

BALDWIN CITY KANSAS
Parks & Recreation Master Plan
APRIL 2010

BARTLETT & WEST
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VISION & GOALS

SECTION I: VISION & GOALS

The City of Baldwin City initiated the creation of this Parks and Recreation Master Plan in the summer and fall of 2009 to guide the development and improvement of its parks, trails, and recreational amenities over the next 5 to 20 years. It was understood by all participants from the very beginning of the process that Baldwin City residents view parks as a fundamental component of the quality of life in their community and the compilation of this plan has exemplified this view.

ORIGINATION OF THE PARKS AND RECREATION MASTER PLAN

During the early months of 2009, the Baldwin City Parks and Recreation Department recognized the need to investigate and study the existing conditions and potential growth of recreational amenities within the community. With the recent addition of a new Intermediate Center on the west edge of town (and the construction of a new Primary Center currently underway) City officials and community members expressed their interest in developing a city-wide plan that would provide not only enhanced amenities for existing parks, but would also address pedestrian safety and accessibility for children attending these new schools.

As Parks and Recreation Director for Baldwin City, Steve Friend also recognized the need for recreational enhancements that would encourage exercise in both youth and adult residents of the community. Citing recent reports that the current generation of youth will be the first with a shortened life expectancy than the previous generation, Steve understood that the City needed a plan to incorporate walking trails, extra playing fields, and recreational facilities (such as a community center) to get the population active. Additionally, the Parks and Recreation Department had experienced an increase in the number of youths registering for fall soccer leagues and proper planning for additional playing fields was going to be an important factor in order to encourage this trend.

In February 2009, the Parks and Recreation Department initiated efforts to obtain public input into the types of amenities that might be included in a recreational master plan for the community. Questionnaires were mailed to the residents of Baldwin City which asked them to prioritize proposed amenities by type and provided the opportunity for residents to leave specific comments regarding what types of Parks and Recreation improvements they'd like to see in the future. 165 responses were collected and the information was compiled to guide the development of the Master Plan.

In April 2009, Bartlett & West was selected by the Baldwin City Council to initiate an investigation into the existing condition of Parks and Recreation facilities as well as to develop a Master Plan for Baldwin to use as they begin to implement recreational amenities which will enhance the quality of life for its residents.

GOALS OF THE MASTER PLAN

The primary objective of the Baldwin City Parks and Recreation Master Plan shall be to provide *quality of life enhancements* for its residents through:

- Integration of pedestrian trails to promote walkability
- Improvement of existing parks to encourage increased use
- Construction of additional playing fields to support recreational leagues and support tournament-play opportunities
- Investigation into the construction of a community center to address the spatial needs of after-school and summer Parks and Recreation programming as well as to provide for the active-space needs of Baldwin City residents

MASTER PLAN SUMMARY

SECTION 2: MASTER PLAN SUMMARY

PROCESS OVERVIEW

The development of this plan has been overseen by Steve Friend, Parks and Recreation Director, and Jeff Dingman, City Administrator. Members of the City Council and staff have also been instrumental in providing information, insight and assistance throughout the process.

Aside from the review and guidance of City officials, the strategy to engage and capture the thoughts of the public revolved around four distinct stages:

1. In February 2009, Steve Friend developed a survey instrument that was mailed to Baldwin City households. The final tally was 165 returned surveys, a fair response which has provided valuable insight into the preferences and hopes of the community in relation to parks and recreation. Section 4 of this report summarizes the findings of this survey.
2. The design team spent several days over several weeks in the parks, noting conditions and observing the way that visitors interacted with the park elements. This was undertaken to gain an understanding of the likes and dislikes of those using the parks on a day-to-day basis.

3. After initial concepts for parks, trails, and recreation were conceived, a Citizen focus group was held to share the inventory results and other findings, and to get feedback on the general collection of improvements tentatively proposed for the community. Again, the comments received were very helpful as refinements of the plans and priorities were developed.

4. Once the feedback from the focus group was compiled and incorporated into the preliminary plan, a public presentation was made to the general community to review the proposed improvements, gather overall feedback, and inform residents about the project.

OVERVIEW OF MAJOR ELEMENTS OF THE MASTER PLAN

During the course of the Master Plan development, several basic issues became the framework for the many specific recommendations that are included in the plan. A summary of the most prominent elements of the plan are outlined below. Additional discussion and detail regarding these elements can be found in the various sections of the full Master Plan report.

GENERAL IMPROVEMENTS TO ALL PARKS

Baldwin City currently has a fairly even distribution of park spaces available to each neighborhood with amenities that, for the most part, are well-programmed. Although a specific plan has been developed for Kapelle Park, it became apparent that individualized park plans would not be necessary for this effort. Based upon community feedback, residents made it well-known that the primary need within Baldwin City is the design and planning of developed trails. Although this feedback received much of the attention from the design team, it is still important to record and note overall improvements that need to be made to the existing parks as a whole:

- Signage and location maps for each park that fall within a consistent signage family hierarchy. Tie all parks to Baldwin City's community identity through the incorporation of new, standardized park entry signs.
- Provide additional lighting
- Provide restroom facilities within *each* park (composting toilets or standard plumbing)
- Provide drinking fountains at *each* park
- Implement an on-going tree replacement plan within the parks

TRAILS SYSTEM OVERVIEW

A major piece of the overall Master Plan is the proposed community-wide trail system, which can be viewed in Section 8 and also in the appendix of this report. The trail system is conceived first and foremost as a recreation and quality of life resource for the citizens of Baldwin City, with the goal of enhancing connectivity for the community and providing safe routes for walking, running, and bicycling. Its primary intent is to support the following uses:

- Provide a community-wide “Safe Routes to School” framework for children walking to and from school
 - Offer general citizen access to community sites, such as parks and recreation facilities, civic sites, commercial shopping areas, and historical points of interest
- Endow Baldwin City with a strong pedestrian trail system that becomes a major point of interest for visitors to the community

The trail plan includes locations of specific trail destinations that trail users would be expected to seek out. These destinations include specific neighborhoods, schools, parks, and historical points of interest that are not currently being served with a direct sidewalk connection.

The proposed trail corridors have been created with the intent to comfortably allow for two-way trail traffic and provide safe interaction with vehicular traffic. The preferred corridors for the trails are those that can accommodate a minimum 6’ wide sidewalk, in areas where sidewalks currently do not exist, and a minimum 10’ wide trail along recreational corridors on undeveloped land.

The following list outlines some of the types of areas where widened sidewalks and off-street trails have been proposed:

- Between existing parks and school sites
 - Along major traffic corridors where widened sidewalks and pedestrian buffers can be accommodated
 - Beneath bridges where major highway intersections occur
- Stream corridors and floodplain areas that would otherwise remain undeveloped

COMMUNITY CENTER

Through the responses collected via the Parks and Recreation questionnaire distributed in February 2009, residents expressed their support for the construction of a community center in Baldwin City. Coming in only second to the construction of pedestrian trails, it has been recommended that

investigation into the construction of a community center continues among City leaders and community groups. The Parks and Recreation Master Plan does not specifically address where or how the facility should be constructed, but it does offer some potential options for its placement and general criteria for how this effort should proceed. If a community center facility can be forged with strong partners and commitments, then increased recreation programming opportunities, access to healthy lifestyles, social opportunities and local school support can be realized.

NEW PARK LAND

Throughout the Parks and Recreation Master Planning process, it was important to consult the Comprehensive Plan that was developed for Baldwin City in 2008. The Comprehensive Plan was developed to study and anticipate the future growth of the community and is a plan for how this growth can be effectively facilitated. An abbreviated section of the Comprehensive Plan addresses how future park land should be allocated within the community as this growth occurs and the Parks and Recreation Master Plan design team considered this recommendation as this document was developed. In addition to consulting the Comprehensive Plan for potential park land allocations, it also contained vital information as to the direction of growth that Baldwin

City is anticipated to take within the next 25 years. According to the plan, growth is expected to occur to the northwest and also to the south of the current Baldwin City limits. There are many factors impacting this growth primarily of which are major transportation routes and industrial/commercial development. As this growth occurs, it is expected that adjacent neighborhoods will also grow at a similar rate and, therefore, park land will need to be set aside to facilitate the needs of these residents. The Parks and Recreation Master Plan outlines where these areas will be set aside and also designates potential locations within the existing community framework where new parks could be located to support this need.

INVENTORY & ANALYSIS

SECTION 3: INVENTORY & ANALYSIS

The following section includes information gathered during the initial phase of the master plan process. The following components are included:

EXISTING PARKS AND RECREATION FACILITIES MAP

PARK FACILITIES ANALYSIS

**Please Refer to Appendix for Existing Parks Map*

The design team conducted an independent review and analysis of all parks and recreation facilities. The notes are compiled in this document and were later reviewed as a basis, in part, for a comprehensive set of recommendations for park improvements, which are found in Section 6 of this document.

COMMUNITY RECREATION FACILITIES (BAKER UNIVERSITY AND CITY OF BALDWIN)

In a community the size of Baldwin City, it's important to make use of all recreational facilities available—whether they're city-owned or privately-owned. Baker University is a great resource to the community in providing partnerships in recreational facilities

programming. In order to gain an accurate perspective on *all* amenities available to the community, it was important to perform a visual inventory of these facilities and to include them in the analysis.

EDUCATIONAL FACILITIES

This report analyzes the service areas within the community as related to recreation opportunities and understands that school playgrounds can, at times, serve the need for neighborhood play areas. Baldwin City is currently in a unique situation in the fact that one elementary school has recently been constructed and another is in construction at the moment. Recognizing that, once the second is completed, the existing elementary school facility may be a choice location for a Community Center, the design team included this site in the inventory and analysis of recreation amenities within the community.

CITY CEMETERIES

In many small communities, city cemeteries serve as a unique recreational outlet in the fact that they provide continuous looping pathways that residents can use for walking, bicycling, or jogging. In a town like Baldwin City, where a comprehensive pedestrian trail system has not yet been addressed, city cemeteries fill a much-needed role and should be included in the inventory and

analysis of this plan. Additionally, Baldwin City is unique in the fact that it's historically rich in its participation of the settlement of Kansas as a free state. Many of the individuals laid to rest in the area cemeteries can be tied to this important chapter and, therefore, the historical significance of these places should be recognized within the Parks and Recreation Master Plan.

HISTORICAL POINTS OF INTEREST

As previously noted, Baldwin City is rich in its history and there are several specific Historical Points of Interest that should be noted within the Parks and Recreation Master Plan. Although each site was not inventoried for specific amenities, it's accepted that these areas are visited solely for the purpose of observing their historical significance. These sites are addressed through the pedestrian trails portion of this plan to provide access to these locations and to enhance the existing Historical Walking Tour of Baldwin City that currently draws visitors to the community.

PARK FACILITIES ANALYSIS

The following section reviews the analysis findings derived from on-site observation.

ALL PARKS:

1. Restroom facilities need to be provided

in every park (composting or traditional plumbing)

2. Water fountains should be provided in every park
3. Integrate each park into the community-wide trail system and provide off-street parking at every park so each can serve as a trailhead location for the pedestrian trail network
4. Improve lighting within park spaces
5. Provide consistent signage and wayfinding elements throughout the park system and at each primary entrance
6. Install cooking elements (outdoor grills) within proximity to the picnic shelter locations provided within each park



Existing Play Structures at Allen Park

ALLEN PARK (JUNE 2009):

(ALLEN PARK IS A PRIVATELY-OWNED PROPERTY. ALL INFORMATION PROPOSED WITHIN THIS SECTION SHALL BE NOTED ONLY AS A GENERAL RECOMMENDATION FOR FUTURE IMPROVEMENTS.)

1. This area contains a picnic shelter which is in good condition
2. A working grill is located in the park but not very close to the picnic shelter—a new one should be installed or the existing one moved closer to the picnic area
3. Gravel parking currently exists at this park but should be resurfaced in either asphalt or concrete at a later time. This site receives a lot of use during the annual Maple Leaf Festival and, if parking were improved and/or expanded, heavy parking volumes could be alleviated at other venues.



Historic Santa Fe Train Depot at Allen Park

4. An active railway line runs along the west side of the site and care should be taken to eliminate pedestrian conflict. For future use, portions of the railway bed could be utilized in a rail-trail scenario to provide pedestrian trail access south to Ottawa and would be an important connection to the regional trail system.
5. The historic Santa Fe Trail depot is adjacent to the park and a large portion of this site is owned by the Santa Fe Trail Historical Society. All improvements must be coordinated in conjunction with this group and possible cost-sharing might be available for future developments.

6. 1 Basketball Goal is currently located at this site but there is no pavement underneath. This equipment should be removed and stockpiled for use elsewhere.

7. 1 Swing structure and 1 slide are located within this area but should be removed. Traditional play surfaces have not been provided beneath these items and this park does not traditionally receive a lot of traffic from young families around the area. The primary focus of Allen Park should be re-directed as a historical site.

8. Add additional landscape areas to increase overall beautification of the area

9. Include this park within the historical trail route and add historical signage

GROVE PARK (JUNE 2009):

1. 2 Separate picnic shelters within this park are in very good condition

2. Updated playground area with two new play structures is within close proximity to one picnic shelter and the pool house

3. The existing pool house with changing rooms and restroom facilities is in nice shape

4. Provide additional restroom facilities that can be accessed during colder months



Existing Play Structures at Grove Park



Existing Pathway and Picnic Shelter at Grove Park

or provide access to the existing restroom in the pool house for visitors to the park

5. Because the pool facility is located within this site, Grove Park is a primary amenity within the community and an ADA play structure should be added to this complex

6. A picturesque footbridge provides access over the creek running through the site

and should be incorporated into the pedestrian paths proposed within the park.

7. Steep grade adjacent to the creek needs to be addressed

8. Add nature signage along footbridge and natural areas/creek

9. Existing 5' wide concrete path within the park should tie into the proposed pedestrian trail system

10. A possible connection/pathway along adjacent street could be a nice connection to Baker University located a few blocks west of the Park

11. Off-Street parking is provided but should be increased to address the increased traffic during busy summer months

12. Grove Park is located at the intersection of two streets without sidewalks—provide a pedestrian for access to this site.

13. Develop this park into the “social park” of the community by adding an amphitheater and activities which include the existing Boy Scout Cabin

14. Consider noise issues for adjacent property owners through buffering methods



Example of no off-street parking at Firetree Park



Existing gazebo/picnic shelter at Firetree Park



Existing sand green golf course at Kapelle Park

FIRETREE PARK (JUNE 2009):

1. This site is located in the north portion of the community and serves newer neighborhoods recently developed in the past few years and has the potential to support additional amenities
2. New playground equipment has been recently installed and is in good condition
3. 5' wide sidewalks connect this area to adjacent neighborhoods
4. The existing gazebo/shelter is in good/new condition
5. Add a pedestrian trail loop in this area to connect to 1st phase of pedestrian trail plan
6. Develop off-street parking to address the need for each park to become a trail-head location. This item is *essential* as parking is not currently allowed on any of the



Existing maintenance structure at Kapelle Park

streets providing access to this park.

7. Investigate potential pedestrian trail linkage at Firetree Neighborhood open space for pedestrian passage across or under HWY 56 (*please refer to Section 8 for further information regarding this item*)

KAPELLE PARK (JUNE 2009):

1. 63 Acres of land is available in this area for future parks development
2. A sand golf course currently resides in this area and receives good use from the general community but could be upgraded into a more traditional plan to attract regional attendance.
3. Kapelle Park is at the southern edge of the community and, although land directly to the east of the site is not available for inclusion with this site, there may be an opportunity to expand the park toward the south, just west of the existing wastewater treatment plant.
4. Improvements to the existing golf course could include the addition of a driving range
5. The existing maintenance shed will need further evaluation for possible incorporation into the development of this space.

6. Provide a venue for community gatherings, a year-round community shelter space
7. Incorporate sand volleyball courts into the final development of the park
8. Integrate a walking trail loop throughout the park and connect Kapelle park to West Park via the community pedestrian trail
9. Provide off-street parking for increased traffic to support regional soccer and cross country as well as use of the golf facilities.
10. Construct additional soccer fields for hosting tournaments and youth leagues
11. Conduct a market analysis for feasibility/funding of a new golf course and overall improvements to this site.

**Please refer to the conceptual plan proposed in Section 7 of this document for further programming information for Kapelle Park*

SPRING CREEK LAKE PARK (JUNE 2009):

1. 5 shelters need replacement or removal and have missing canopies, etc. or are structurally unsafe
2. An unsightly concrete building (currently being used as storage) exists at the entrance to the park and should be screened from view or visually enhanced in

some way

3. The dock at the lake is in disrepair and needs to be replaced
4. Gravel access roads throughout the park are in good shape and should remain as they are with routine maintenance
5. Propose potential pedestrian trail route should be proposed for access from Baldwin City
6. Baldwin City does not currently have a Frisbee Golf Course and Spring Creek Lake Park would be an excellent site for one to be located. Following the removal of dilapidated picnic structures, the design and construction of such a course should be investigated.



Existing storage building at Spring Creek Lake Park

WEST PARK (JUNE 2009):

1. West Park is a neighborhood park serving the southwest area of Baldwin City
2. There are currently 2 playground areas within this site (one newer, one older) and both are in good shape
3. 2 Basketball goals are also included within this park and are also in good condition
4. Off-street parking is provided with sidewalk access to the park and ADA accessibility has been addressed
5. New memorial shelter is in excellent shape and provides a nice amenity to the site



Existing conditions at Spring Creek Lake Park

6. Women’s bridge historical monument with ADA ramp is within close proximity to this area and access should be provided via the community-wide pedestrian trail system.

7. Nice natural vegetation area with adjacent creek and increased signage should be address this natural area.

8. Land has been acquired to the east of the site and a skate park structure will be added in the near future.

9. As this park is further developed, provide pedestrian trail connection for nearby Kapelle Park to the south.



Women’s Bridge Monument and historical marker adjacent to West Park



Example of off-street parking and play areas at



Existing Memorial Shelter structure at West Park



Existing signage at Baker Tennis Courts which should be used as a prototype for signage systems throughout the Parks and Recreation district



Example of resurfacing needed at Baker Tennis Courts



Existing playing fields across from Primary Center



Existing basketball courts at Primary Center



Parking areas at existing Primary Center location

COMMUNITY RECREATION FACILITIES ANALYSIS (BAKER UNIVERSITY AND CITY OF BALDWIN)

BAKER TENNIS COURTS (JUNE 2009)

- 1. 4 Total courts are provided for the use of the Baker University as well as residents of Baldwin City
- 2. Minor repairs are needed (such as resurfacing) but, overall, everything is in good shape
- 3. Minor sidewalk improvements are needed on adjacent streets to address buckling and cracking issues
- 4. Provide connectivity to this facility within the pedestrian trails plan
- 5. Use the current signage in this location as a model throughout the Parks and Recreation system

SWIMMING POOL (JUNE 2009):

- 1. Located in Grove Park, the community swimming pool is a 10 year-old facility paid for by a sales tax effort
- 2. Deck chairs and diving boards have recently been replaced and are in good condition

- 3. Signage on the pool house building needs to be repaired
 - 4. Neighbors have expressed some noise concerns during summer hours and screening needs to be addressed in the re-design of Grove Park
- *Please refer to the conceptual plan proposed in Section 7 of this document for further programming information*

USD 348 FACILITIES ANALYSIS

EXISTING PRIMARY CENTER (LOCATED AT CHAPEL & 6TH STREET) (JUNE 2009):

- 1. 2 Basketball courts (with two goals each) are located at this site and are in good condition
- 2. 1 Picnic shelter structure is located at the center and is in good condition
- 3. Existing playground is in good shape and includes both older and newer equipment
- 4. If this site is developed to support a community center, existing play equipment should be updated to provide ADA play opportunities

5. Open space opportunities are available for potential playing fields if this site is utilized to support a future community center

6. Existing asphalt in the parking and playground areas is cracked and should be resurfaced

7. Refurbish existing ballfields across 6th Street to provide additional practice and game areas for youth leagues

8. Primary north/south pedestrian trail route should provide access to this location with a signalized crossing at 56 HWY

9. Existing building will need extensive renovations to serve as a community center

INTERMEDIATE CENTER (JUNE 2009):

1. Various play structures have been provided that are in good/ new condition

2. ADA play structures need to be provided for all-inclusive play opportunities

3. 1 Picnic shelter is located on the site and is in good condition

4. 2 Basketball goals are situated within the playground and are in good shape

5. No sidewalks throughout the site and pedestrian walkways should be added



Playground equipment and shelter structure at new Intermediate Center



Land adjacent to intermediate Center to be developed



Pedestrian crossing at Santa Fe Rail line needs to be facilitated

6. There seems to be an abundance of space at this location to support the possible inclusion of playing fields as well as the possible development of a community center.

7. Provide a connection across the railroad corridor to Elm Street to connect with the proposed pedestrian trail plan to encourage students to walk to school (Safe Routes to School)

HIGH SCHOOL/MIDDLE SCHOOL (JUNE 2009)

1. Both practice and regulation-sized soccer fields are available

2. 2 Mini-fields and 1 regulation baseball/softball field are on-site and seem to provide ample space for practicing teams



Pedestrian access should be provided along North 6th Street, adjacent to the High School/Middle School Complex

3. Existing track and football facilities are in good condition and should remain as they are

4. Plenty of open space is available for future green space amenities and the location of a possible community center in this location should be investigated.

5. Maintain facilities as currently operated but provide pedestrian trail access on North 6th Street to the proposed community trail network



Entrance to Oakwood Cemetery



Open Space on north edge of Oakwood Cemetery that could facilitate temporary use of ballfields

CITY CEMETERIES

OAKWOOD CEMETERY (JUNE 2009):

1. The site slopes to the northwest where drainage empties into an on-site creek
2. The cemetery has a native area with a creek cutting through the very northernmost portion of the area
3. North of the creek, there is an open space that will not be plotted for many years—this could be used for new playing fields/practice fields in the interim and returned back to cemetery use when expansion occurs (15+ years from now)
4. Private property to the east of the cemetery will be used for practice soccer fields to help alleviate the current need for practice



Existing Signage at Pioneer Cemetery

space. This solution should only be used until soccer practice facilities can be supported and developed at Kapelle Park.

5. Include possible signage for natural areas near creek
6. Investigate possible drainage concerns around creek area

PIONEER CEMETERY (JUNE 2009):

1. This historic cemetery is the burial location of founding members from the Baldwin Community
2. Include pedestrian access to this important location within the trail master plan
3. Enhance signage and develop a historical signage program to include along trail routes
4. Provide a picnic shelter area or bench/table amenity for visitors to this site

HISTORICAL POINTS OF INTEREST

SANTA FE TRAIL MARKER (JUNE 2009):

1. The site currently exists as a triangular piece of land bordered by a gravel access road and country road on two sides
2. A historical monument currently resides at this location to commemorate the crossing of the Santa Fe Trail
3. Enhance existing signage and develop a historical signage program to include at this location as well as along other trail routes
4. Provide a picnic shelter or bench/table amenity for visitors to this site
5. Include this location along the pedestrian trail master plan route for accessibility and as a point of interest



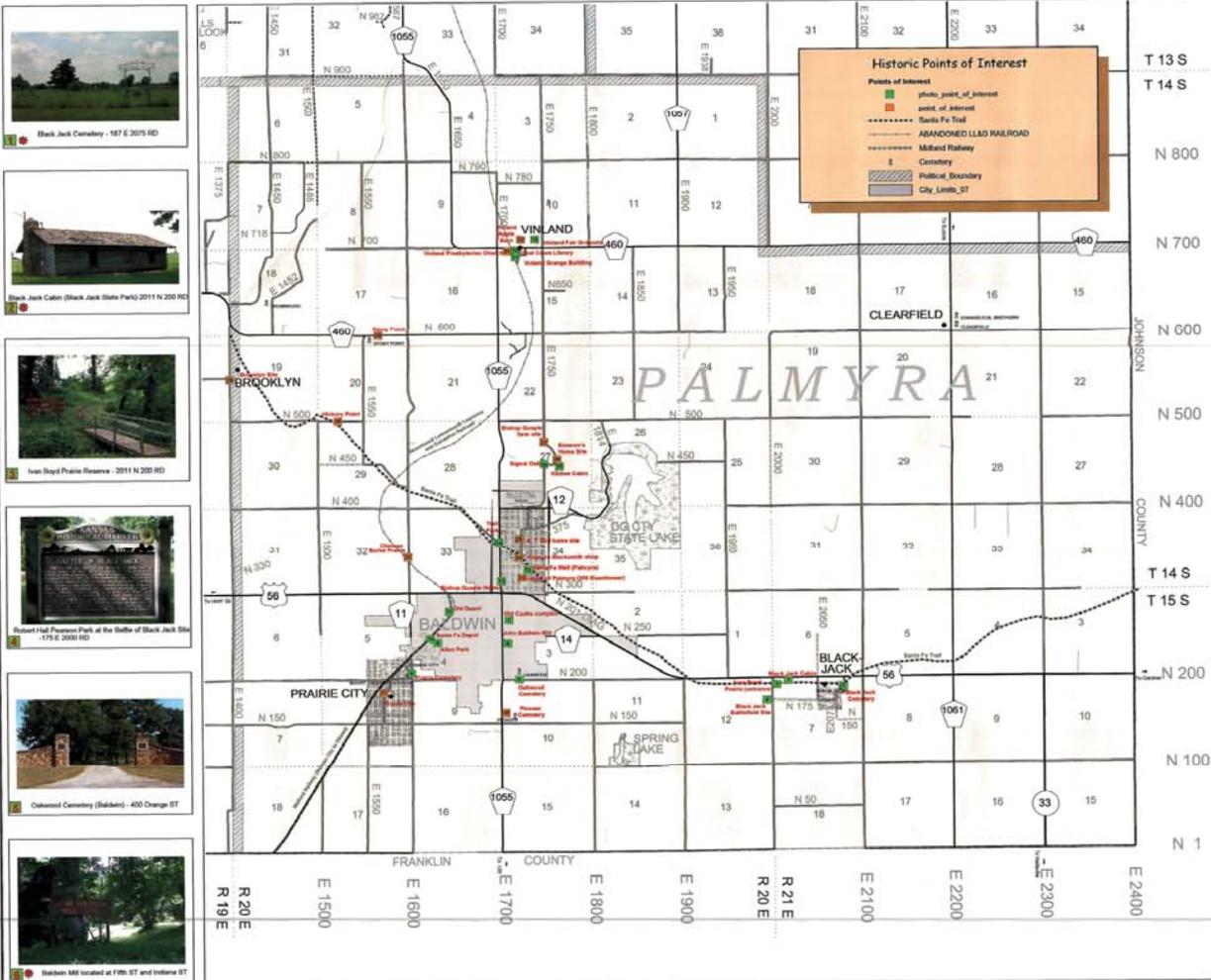
Santa Fe Trail Crossing Site

** The following list of historical sites within the Baldwin City community has been provided for general reference within this plan. The pedestrian trail master plan has provided accessibility for each of these locations and should be referenced for specific information. They have not been evaluated for the purposes of the inventory and analysis phase of this plan, but are still important to note within this section of the document.*

- Palmyra Post Office
- Old Castle Museum
- Kibbee Cabin
- Sullivan House Site
- John Baldwin Grist Mill
- School for the Deaf
- Women's Bridge
- Santa Fe Depot
- Palmyra Well
- Blacksmith Shop
- Dr. Still Home Site
- Signal Oak
- Dr. Simmons Home Site
- Ivan L. Boyd Woods
- Boy Scout Campground
- Douglas County State Fishing Lake
- Coleman's Dell
- Blackjack Battlefield and Nature Park

DOUGLAS COUNTY, KANSAS HISTORIC PALMYRA TOWNSHIP

Map digitized from 1:4000 aerial photography. Map added January 17, 2007.
provided by Douglas County GIS Department



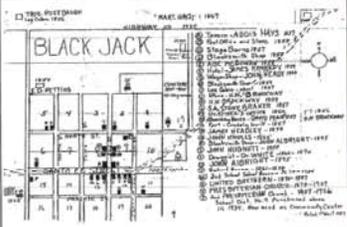
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Additional Points of Interest

Pioneer Cemetery	1700 E 1700 RD
Prairie City	1700 E 1575 RD
Cherokee Baptist Church	1341 E 1600 RD
Center of Palmyra	1300 (Pawnee Ave.)
Palmyra Blacksmith Shop	1341 E 1700 RD
A. T. 588 Home Site	1700 E 1700 RD
Quinn's Home Site	1844 E 1700 RD
Bishop Quayle Farm Site	1481 E 1700 RD
History Park	1520 N 500 RD
Knightside Site	1549 E 1400 RD
Home Church	1700 E 1700 RD
Visiting Presbyterian Church	1807 E 1725 RD
Visiting Apple Barn	1712 E 1728 RD

● Prior Contact Required For Access



Historic Locations Map outlining specific historical points of interest in and around the Baldwin City community. Map courtesy of Baldwin City (Please see appendix for full size map)

SURVEYS & PUBLIC INPUT SUMMARY

SECTION 4: SURVEYS & PUBLIC INPUT SUMMARY

In the early stages of the master planning process, Baldwin Parks and Recreation Director, Steve Friend, utilized a mailed-survey to determine what types of amenities residents would like to see programmed into the community recreational facilities. Although the primary intent of this survey was to evaluate the programming needs of the 63-acres at Kapelle Park, the responses that were received indicated that a much broader approach to planning of the entire parks and recreation system was going to be required.

MAILED CITIZEN SURVEY

**The following information is a direct interpretation from the original Community Park Survey distributed by Parks and Recreation Director, Steve Friend, in February 2009:*

BACKGROUND:

The Baldwin City Council purchased the ground, that currently hosts a sand green golf course, several years with the intent of securing adequate open space to be used to meet the recreational and leisure needs of the community. A citizens committee was formed that was charged with the task of helping determine what the recreational

Results:

Areas that gathered attention were:

1. Walking/Fitness Trail	99
2. Community Center	86
3. Golf Course	64
4. Athletic Fields	46
5. Golf Driving Range	44
6. Playgrounds	34
7. Outdoor Amphitheater	33
8. Skate Park	33
9. Community Garden	29
10. Frisbee Golf Course	18
11. Open Space	7
12. Bike Trails	5
13. Drive-In Movie	3
14. Sand Volleyball	2
15. Cross Country Course	2
16. Tennis Courts	1
17. Indoor Track	1
18. Child Care Center	1
19. Industrial Park	1
20. Indoor Batting Cages	1
21. Parking	1
22. Nature Trail	1
23. Skate Rink	1
24. Wildlife Preserve	1

Committee Thoughts:

Use volunteers to construct
 Next to schools, when funds become available
 Low cost, consider artificial greens, reconfigure
 Soccer & flag football fields needed
 If room allows or instead of golf course
 Other options are available elsewhere
 Could be designed into the site
 Consider the park at 11th & High Street
 Consider another location
 Incorporate with golf course /move to City Lake
 Large shelter house with restrooms needed
 Incorporate with walking trails
 Not feasible
 Could be done in this area or City Lake
 Keep in this location
 There are enough existing courts
 Provide in a Community Center
 Could be provided in a Community Center
 Not at this site
 Locate in a Community Center
 Access site in three areas with parking at each
 Incorporate with walking trails
 Not at this site
 Not at this site

needs were in the community. A survey was developed and distributed throughout the community in an attempt to allow for input from anyone interested in the parks. One hundred sixty-five surveys were returned and the results summarized in this document.

SUMMARY:

The most popular items are pretty obvious, based upon the numbers indicating an interest in those areas. Several of these items could easily be incorporated into the 63 acre site at some point in the future. In addition, there are other areas in the City that could host some of these amenities. Therefore, a decision needs to be made on which items

should be included in the 63 acres tie and which items would be better suited to other locations. At some point a Master Plan needs to be developed for the orderly development of these items.

It is also felt that any plan adopted should strive to encourage development with the use of volunteers and local resources as much as possible and to keep in mind the long-term maintenance issues involved with each amenity.

PUBLIC-INPUT PRESENTATIONS

On September 14th 2009, the design team met with the Citizen's Community group to discuss the progress of the master plan and to review the proposed items for consistency with their initial thoughts on the types of amenities to be included. Comprised of a specific cross-section of 10 representatives from the Baldwin City community, the group provided constructive feedback that was directly incorporated into the master plan prior to its public unveiling on October 6th. Among the items discussed were potential pedestrian trail routes, programming elements for the 63-acre Kapelle Park, and potential funding sources to support the implementation of the plan. In anticipation of the sales-tax quality of life vote approaching on November 7th, the group also discussed ways to convey the importance of the plan and its amenities to the general community

so that the important measure could be passed.

An opportunity for the public to review and comment on the progress of the park master plan was held on October 6th, 2009 at City Hall. The meeting was anchored by the presentation of the inventory and analysis of existing parks and recreation amenities followed by a look at preliminary concepts for the community-wide pedestrian trail system and proposed park amenities.

Following the presentation, residents were provided the opportunity to express their views and feedback regarding the progress of the plan. Among the comments received:

- Should Kapelle Park continued to be developed for only golf
- How important are additional playing fields to the overall plan?
- Restroom facilities need to be provided in each park and made available throughout the year
- Sidewalks need to be developed throughout the community
- Pedestrian trail needs to extend to all historical sites throughout the area
- A potential location for the Community Center should be investigated near the High

School complex

- How much money will the sales tax measure provide to implement the proposed amenities?
 - A pedestrian trail needs to be the most important element to the community
- A Frisbee golf course could be nice at Spring Creek Lake Park



Discussing preliminary thoughts on the Master Plan



Citizen's Community Group Presentation

COMPREHENSIVE PLAN RECOMMENDATIONS

SECTION 5: COMPREHENSIVE PLAN RECOMMENDATIONS

FUTURE GROWTH

In February 2008, Baldwin City officials adopted a Comprehensive Master Plan that studied how the community was growing and what measures could be taken to proactively assist this growth. An outside consultant team assisted Baldwin City with this effort and studied demographic information, growth trends, market analysis, and infrastructure impacts to determine that, within the next 25-50 years, Baldwin City will grow toward the Northwest (near the intersection of 400 Road and Lawrence/1600 Road) and also to the South (near the intersection of 6th Street and 100 Road). Impacting this growth are several impacts including transportation enhancements, industry growth, and the proximity of available land for development. Because Baldwin City is surrounded by available open space, it is necessary to assume that this growth will occur at some point and must be considered when regarding potential areas where new parkland should be planned.

A small portion of the aforementioned Comprehensive Plan addressed the anticipated need for additional park spaces and

the following excerpt has been taken from the report:

"From 2006 until 2030 the projections suggest that Baldwin City will need to utilize approximately between 65-76 acres of 117 acres identified as potential parkland that is undeveloped and under-utilized, for small neighborhood parks, greenways and a community park that is centrally located."

Section 9.5, page 63, Baldwin City Comprehensive Plan

Additionally, the Comprehensive Plan indicates the types of land areas that should be considered for the implementation of these new parks and recreation amenities:

- *"The old BNSF railroad right-of-way may create an opportunity north of U.S. Highway 56 to extend the walking trail system and contribute to the increase of greenways."*
- *"The floodplain land in Baldwin City presents an opportunity to work with landowners and developers to use floodplain property for recreation, greenway, wildlife preserve, open space, or trails."*
- *"The topography and natural streambeds in the planning area provide an opportunity to create "greenways"*

within the community and incorporate the pedestrian trail system.

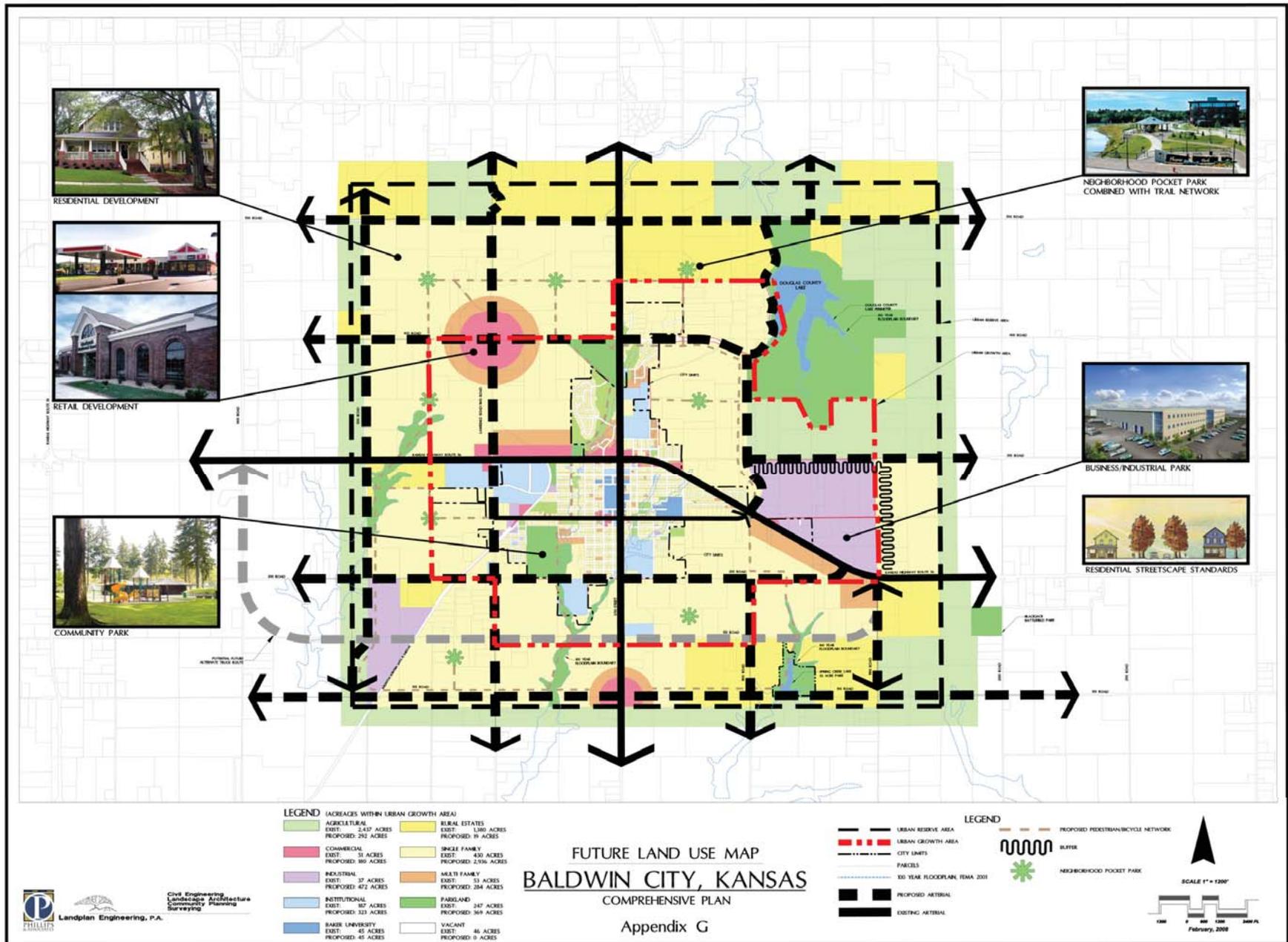
Section 9.4, page 62, Baldwin City Comprehensive Plan

When the Parks and Recreation Master Plan was initiated, the design team recognized that the findings of the Comprehensive Plan would provide an appropriate baseline at which to begin to consider the number and proposed location of where new parks amenities should occur. The information provided by the Comprehensive Plan was strongly considered by the design team and incorporated into the Parks Master Plan wherever feasible.

PROPOSED PARK LOCATIONS AND RADII CHART

**Please Refer to Appendix for Radii Chart and Proposed Park Locations Map*

In addition to considering long-term growth impacts on the Parks and Recreation Master Plan, it was important for the design team to also examine the locations of existing parks within the Baldwin community to determine whether or not residents had adequate access to green space amenities within walkable proximity to their own front door.



Comprehensive Plan and Future Land Use Map adopted by Baldwin City in 2008, illustrating direction of growth anticipated to occur within the next 25-50 years.

Map Courtesy of Baldwin City

In order to gain a more accurate perspective as to how specific neighborhoods were being served by green space, the design team utilized a widely-recognized park classification system to categorize each existing park amenity and to study the walkable-radius area of which it serves. The following list describes the exact breakdown of how each inventoried park amenity was classified for this study:

PARK CLASSIFICATIONS:

COMMUNITY/REGIONAL PARKS:

No Standard Radius
15+ Acres for Desirable Size

Use:

Includes areas suited for intense recreational facilities, such as athletic complexes and swimming pools. May be an area of natural quality for outdoor recreation, such as walking, biking, viewing, sitting, camping, and picnicking. May be any combination of the above, depending on site suitability and community needs. Does allow for both adult and youth programs.

Desirable Site Characteristics:

May include natural features such as waterbodies and areas suited for intense development. Easily accessible for community and regional use.

Baldwin Regional Parks:

Kapelle Park
Spring Creek Lake Park
Douglas County Lake

NEIGHBORHOOD PARKS:

¼ to ¾ mile radius
5-15 Acres for Desirable Size

Use:

Area for active and passive recreational activities limited to youth programs, such as field games, crafts, playground apparatus area, skating, picnic area, basketball courts, etc.

Desirable Site Characteristics:

Suited for active and passive development. Easily accessible to neighborhood population—geographically centered with safe walking and bike access. May be developed jointly with a school.

Baldwin Neighborhood Parks:

Grove Park
West Park
Firetree Park
High School
Existing Primary Center
Intermediate Center

LINEAR PARK:

No Standard Radius
No Standard Acreage

Use:

Area developed for one or more varying modes of recreational travel such as hiking, biking, cross-country skiing, and canoeing. May include active play areas. Examples include the Burroughs Creek Linear Park and Trail.

Desirable Site Characteristics:

Built or natural corridor such as land along river, natural wetlands, and along roads that link other components of the recreational system or community facilities, such as schools, libraries, commercial areas, and other park areas.

Baldwin linear Park:

A linear park does not currently exist within the community of Baldwin City

CONSERVANCY PARK:

No Standard Radius
Sufficient to Protect the Resource

Use:

Protection and management of the natural/cultural environment with passive recreation as a secondary objective.

Desirable Site Characteristics:

Variable, depending on the resources being protected.

Baldwin Conservancy Parks:

Allen Park
Santa Fe Trail Crossing
Palmyra Well
Additional Historical Points of Interest as mentioned in Section 3-f of this document

MINI PARK:

Less than a ¼ mile radius
3-4 Acres for Desirable Size

Use:

Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.

Desirable Site Characteristics:

Within neighborhoods and in close proximity to apartment complexes, townhouse developments, or elderly housing. These parks need to be approved by management before they will be implemented.

Baldwin Mini Parks:

Mini-parks are not currently utilized within the Baldwin City community

SPECIAL USE PARK:

No Standard Radius
No Standard Acreage

Use:

Parks and buildings used for specialized or single purpose recreational or cultural activities such as golf courses, nature observations, marinas, culture and arts, zoos, conservatories, arboreta, display gardens, arenas, athletic complexes, outdoor theaters, gun ranges, downhill sledding areas, or areas that preserve, and maintain interpretive buildings, sites, and objects of archeological significance. Also plazas, squares in or near commercial centers, boulevards, parkways.

Desirable Site Characteristics:

Within communities and is readily accessible.

Baldwin Special Use Parks:

Grove Street Tennis Courts

Although there isn't an exact formula for how many of each type of park should be located in a community the size of Baldwin City, a generally accepted park system design criteria is that neighborhood parks should be located within ½-mile of every residence. Additionally, neighborhoods separated from neighborhood parks by significant transportation elements (such as

major highways) should have access to a mini park—which could be constructed by either the City or a private developer at the time in which the neighborhood is planned.

This diagram shows the coverage afforded by the existing neighborhood parks and elementary schools, community recreational amenities, and primary historic points of interest. Although the majority of Baldwin City is adequately served by the existing neighborhood parks, there are some areas that have been noted which may be better-served through the use of additional parkland or a mini park. Furthermore, in consideration of growth patterns outlined for the community, additional parkland areas have been identified that would serve the residents of future neighborhoods within growing areas. Proposed locations for additional park land have been expressed within this figure. The Parks and Recreation Master Plan recommends the following park amenities for future implementation:

FUTURE NEIGHBORHOOD PARKS:

- Proposed (temporary) Neighborhood Park at Oakwood Cemetery Parcel
- Proposed Neighborhood Park South-east of Kapelle Park
- Proposed Neighborhood Park West of Allen Park
- Proposed Neighborhood Park North-east of High School

- Proposed Neighborhood Park South-east of High School
- Proposed Neighborhood Park North-west of Firetree Neighborhood

Until actual growth occurs, it is difficult to know which order each of these parks should be constructed and it is recommended that the City evaluate community growth patterns every five years to determine whether or not it is necessary to acquire land prior to the occurrence of growth or if the appropriate time to implement the construction of a new neighborhood park has presented itself. Also, it is recommended that basic programming elements within each neighborhood park should include a playground area, walking paths, restroom facilities, drinking fountains, and usable open space. Usable open space is defined for purposes of this analysis as an area large enough to accommodate a youth sports practice and/or neighborhood-scale “pick-up games” such as baseball, football and Frisbee.

FUTURE LINEAR PARKS:

- Baldwin Linear Park to begin at Fire-tree Neighborhood access point and extend south to West Park

As recommended in the Comprehensive Master Plan, there currently exists an area of floodplain, within Baldwin City, that

should be utilized as a linear park. This stretch of land is currently privately-owned, but future investigation into property acquisition and/or pedestrian easements should be initiated. This linear park would also serve as an integral link within the overall pedestrian trail system—serving as a link between northern neighborhoods of Baldwin City to southern areas of the community. Access across Highway 56 for pedestrians is currently very hazardous and the possibility of using a subgrade crossing beneath the bridge of the existing creek in this area should be investigated. Aside from a 10'-wide pedestrian trail, specific amenities are not required to be programmed within a linear park of this type; however, benches and

trash receptacles are recommended.

POTENTIAL COMMUNITY CENTER LOCATIONS:

- Proposed Baldwin Community Center

The residents of Baldwin City have expressed their support for the construction of a Community Center within their town and, although a specific location has yet to be determined, the Parks and Recreation Master Plan has considered three potential sites that should be further investigated to support such a use. Each of these sites has important pros and cons that should be weighed and the following list should serve as a general recommendation for each:



Existing Primary Center building

EXISTING PRIMARY CENTER:

Although not currently within the City's possession, the existing Primary Center is within the City Limits and could possibly serve as an excellent location for a Community Center. Centrally located, this site has an existing structure that could be remodeled to suit such a use and also has existing play areas and outdoor practice fields that could continue to serve a variety of needs. A downfall in the consideration of this area would be the significant costs associated with an extensive remodel of the existing building—which would also be unable to be re-designed to suit the specific programming needs of a community center.

NEW INTERMEDIATE CENTER:

The recently completed Intermediate Center complex (which also includes the new Primary Center) is another important site to consider for the construction of a Community Center. Located on the west side of Baldwin City, this site isn't as centrally-located as the existing Primary Center, however, ample space has been identified by the School District for the construction of a community facility and it's proximity to the two elementary schools would nicely serve the after-school and summer programs that would be supported by the Community Center. Conversely, because this site is on the western edge of Baldwin City, accessibility



New Intermediate Center



Existing High School Complex

concerns would need to be immediately addressed through the construction of pedestrian trails and sidewalks or after-school transportation will be required for students using the center.

AREA NORTH OF HIGH SCHOOL COMPLEX:

A third area which should be considered for the future location of a Community Center is within the vicinity of the existing High School/Middle School complex. Although an exact location has not yet been identified, the City may need to acquire additional land to make this a viable option. One of the primary aspects that contributes toward the consideration of this area is the fact that the High School and Middle School have an abundance of open space amenities that are in good condition which would support a Community Center and the existence of a center in this location would also support many of the after school activities that the Parks and Recreation department would like to endorse. On the contrary, this site is on the northern edge of Baldwin City and, although it would adequately serve the needs of residents living on this side of town, it may not be as accessible to the majority of the community residing south of Highway 56.

Although an exact list of programming needs for the future Community Center has yet to be defined, based upon the preliminary recommendations from both residents as well as members of the Citizen's Committee the following list of items should be thoughtfully considered in the final design and location selection of the facility:

- Indoor Track
- Exercise Center
- Daycare
- Community Gardens
- Indoor Batting Cages
- Playground
- Community Meeting Space Reception Area
- Community Kitchen

PARKS MASTER PLAN MAP

**Please Refer to Appendix for Parks Master Plan Map*

The Master Plan Map in the appendix of this document highlights the community-wide improvements recommended for the parks and recreation facilities in Baldwin City. This plan includes proposed locations for new park areas and highlights existing park areas that should be further developed with additional amenities. Other detailed improvements for these specified areas can be reviewed with the individual park plans in Sec-

tion 6 of this document. Overall recommendations for each park within the system are as follows:

1. Restroom facilities need to be provided in every park (composting or traditional plumbing)
2. Water fountains should be provided in every park
3. Integrate each park into the community-wide trail system and provide off-street parking at every park so each can serve as a trailhead location for the pedestrian trail network
4. Improve lighting within park spaces
5. Provide consistent signage and wayfinding elements throughout the park system and at each primary entrance
6. Install or update cooking elements (outdoor grills) within proximity to the picnic shelter locations provided within each park

It should be noted that this plan is a long-range plan subject to future priority setting and annual review of viability by the Parks and Recreation Department as well as the City Council. Please refer to Section 8 for a list of immediate and long-term recommendations for Master Plan implementation.

PLANNING/PROGRAMMING FOR SPECIFIED PARKS

SECTION 6: PLANNING/PROGRAMMING FOR SPECIFIED PARKS

This Parks and Recreation Master Plan section provides additional insight into the improvement recommendations that have been created for two of Baldwin City's existing parks. The plans are presented with a brief discussion of their proposed amenities and design intent, followed by a graphic plan outlining a preliminary design option (or options) for how the improvements might be addressed.

GROVE PARK

**Please Refer to Appendix for Grove Park Concept Plan*

This neighborhood park is generally in very good condition and many of the features are relatively new. The community pool facility is located within this park and its heavy use during the summer months provides many visitors to the new playground structures and picnic shelters at this location. One of the recommendations of the Comprehensive Plan was to provide a central "community park" location within the heart of Baldwin City. Although Kapelle Park certainly offers the opportunity to fill this role, both the location of Grove Park and its existing reputation for active use suggest it

could fill this role as well. The intent of the proposed re-design of this park is to enhance the amenities that currently exist as well as to propose recreational opportunities that could elevate its current status to become the "social park" of the community. Among the proposed improvements:

1. Provide sidewalks and pedestrian trail connections on both edges of park
2. Increase existing off-street parking to accommodate increased traffic during summer months
3. Construct outdoor amphitheater to support performing arts workshops within the community
4. Address noise issues with the addition of a vegetative barrier for screening adjacent to residential properties
5. Increase natural signage around native creek area
6. Incorporate Boy Scout Cabin into the park scheme
7. Integrate and expand existing pedestrian path within the park
8. Provide additional restroom facilities or provide access to existing pool house restroom during winter months

9. Add ADA playground structure to existing play areas

KAPELLE PARK

Located at the south edge of town, this 63-acre park is currently the home of the Baldwin City sand-green golf course. Although the golf course experiences a good following within the community, recent discussions have been brought up to investigate the potential redevelopment of this parcel to include, not only a golf course, but also the following amenities:

1. Playing fields
2. Parking areas
3. Walking trails
4. Year-round Community Shelter House
5. Par 3 golf course

The City currently owns 63 acres of park land at this location, but there may be a possibility for future incorporation of acreage across 100 Rd, west of the City Wastewater Treatment Plant. Two design concepts have been compiled for Kapelle Park—both include all of the aforementioned amenities however, one utilizes only the existing 63 acres, while the other investigates the additional use of the adjacent land to the south.

**Please Refer to Appendix for Option A & Option B Plans for Kapelle Park*

TRAIL SYSTEM SUMMARY

SECTION 7: TRAIL SYSTEM SUMMARY

The plans on the following pages of this section highlight the proposed community-wide pedestrian trail system and outline an initial phasing plan for future implementation.

TRAIL SYSTEM PLAN

**Please Refer to Appendix for Trail System Master Plan Map*

The trail system is proposed, primarily, as a recreation and quality of life resource for the residents of Baldwin City with the goal of providing accessible and safe corridors for walking, running, bicycling and walking to school. It is primarily intended to facilitate the following uses:

- General access to community sites, such as parks and recreation facilities, schools, and historic points of interest
- Recreational cyclists and families with children
- Runners and walkers

Included on the trail plan are locations of park areas and historical points of interest that may serve as destinations, as well as possible trailhead locations, for the trail system.

Because many parts of Baldwin City do not have existing sidewalks, much of the pedestrian trail plan addresses areas where sidewalks should be implemented to satisfy this need. Although the preferred width of any pedestrian trail is 8'-10' wide, it is recognized that in instances where a sidewalk is under initial construction, a 6' width will be acceptable. The proposed trail routes are intended for areas to provide safe pedestrian environments and minimize interaction with vehicular traffic. It is recommended that future sidewalk enhancements should be considered any time vehicular infrastructure is updated. Although the purpose of this plan was to designate primary east/west and north/south pedestrian routes within the community, it is well-understood that, with future infrastructure enhancements (i.e. improvements to US 56), there may be additional routes for pedestrian use. With that said, the primary goals of the pedestrian trail plan, as outlined within this document, were to:

- Provide accessibility to existing school facilities
 - Create a central North/South pedestrian-safe corridor
 - Create a central East/West pedestrian-safe corridor
 - Safely facilitate pedestrian crossing of Highway 56
- Connect both north and south neighborhoods of Baldwin City

TRAIL SYSTEM PHASING PLAN

**Please Refer to Appendix for Trail System Master Plan Phasing Map*

Due to the extent of the proposed pedestrian trail system, it is imperative to designate a specific plan to address its implementation. The following priorities were used as a guideline when evaluating the proposed phasing of the plan:

1. North/South connectivity
2. Safe Routes to School connections along primary travel ways
3. Connections between all existing parks within Baldwin City limits
4. Connections to Historic Points of Interest
5. Pedestrian trails to existing parks outside Baldwin City limits
6. Connections to existing Historic Points of Interest outside Baldwin City limits
7. Connectivity to future parks

OPINION OF PROBABLE PROJECT COSTS FOR PHASE ONE PEDESTRIAN TRAIL

**Please Refer to Appendix for Probable Costs for Phase One Pedestrian Trail*

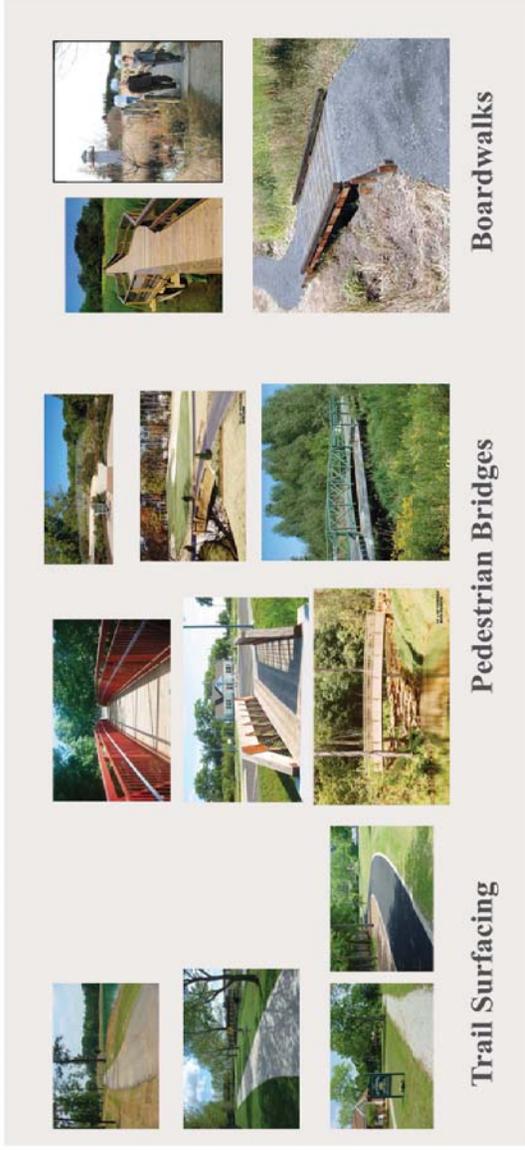
During the public involvement portion of the master planning process, the design team received an overwhelming response from Baldwin City residents indicating that pedestrian trails were lacking within the community and that they should be a priority within the overall phasing of the Parks and Recreation Master Plan. Because of the immediate need to explore funding sources for the first phase of the pedestrian trail, Bartlett & West assembled a detailed cost estimate outlining the general cost of design and construction for this phase. Although it is difficult to pinpoint specific expenses that may occur during the construction of this trail, the following estimate may serve as a guideline to both City and Parks and Recreation officials as they seek out potential funding sources:

TRAIL AMENITIES

Much in the same way that conventional park spaces typically have amenities such as benches, trash receptacles and signage, it's also important to include these types of services along trail corridors. Although specific styles, quantities, and types will be specified

as each phase of trail is constructed, a recommended list of considerations has been compiled:

- Trail Surfacing
- Pedestrian Bridges
- Boardwalks
- Benches
- Trash Receptacles
- Wellness Stations
- Landscaping
- Trailhead Markers
- Historical Markers
- Trail Signage



PRIORITIZATION & IMPLEMENTATION

SECTION 8: PRIORITIZATION & IMPLEMENTATION

**Please Refer to Appendix for the Recommended Costs Estimate and Proposed Phasing Spreadsheet.*

On November 7th, 2009, Baldwin City residents voted to extend a sales tax initiative that would provide \$75,000 annually for quality of life improvements throughout the community. It is assumed that many of the amenities proposed within the Parks and Recreation Master Plan will qualify for these funds. Along with other potential funding sources, it is the intent that these amenities will be incorporated one at a time, based upon priority. Although a more thorough implementation recommendation is included in the following portion of this document, several important items have been listed below—for both immediate as well as long-term implementation:

IMMEDIATE RECOMMENDATIONS:

1. Increase connectivity within the Baldwin community and plan for additional recreational trails in the future
2. Construct restroom facilities at community park locations with year-round availability

3. Investigate the potential for youth soccer and cross-country competition facilities and plan for long-term amenities at Kapelle Park

LONG-TERM RECOMMENDATIONS:

1. Increase community connectivity beneath Highway 56
2. Increase community-wide and regional trail connections
3. Discuss options and develop a location to accommodate a Baldwin City Community Center
4. Develop and construct additional amenities at Kapelle Park
5. Develop additional neighborhood parks as Baldwin City continues to grow and implement a mini-park development code for all new residential developments

IMPLEMENTATION RECOMMENDATIONS AND PHASING PLAN

Based upon the feedback received from the residents, City officials, and Parks and Recreation representatives of Baldwin City, Bartlett & West has assembled a phasing plan and cost estimate table to guide the community as portions of this Master Plan are constructed. Additionally, potential

funding sources have been identified as a starting point to allocate dollars to support the construction of each phase of improvement.

These recommended priorities are a starting point for future discussions and budgets. As with any master plan, certain opportunities arise that may suggest certain projects be moved ahead of others. However, periodic review of annual budgets should always go back to these recommendations and give confidence to the phasing approach proposed through this effort.

APPENDIX

SECTION 9: APPENDIX

SITE INVENTORY PHOTO BANK:



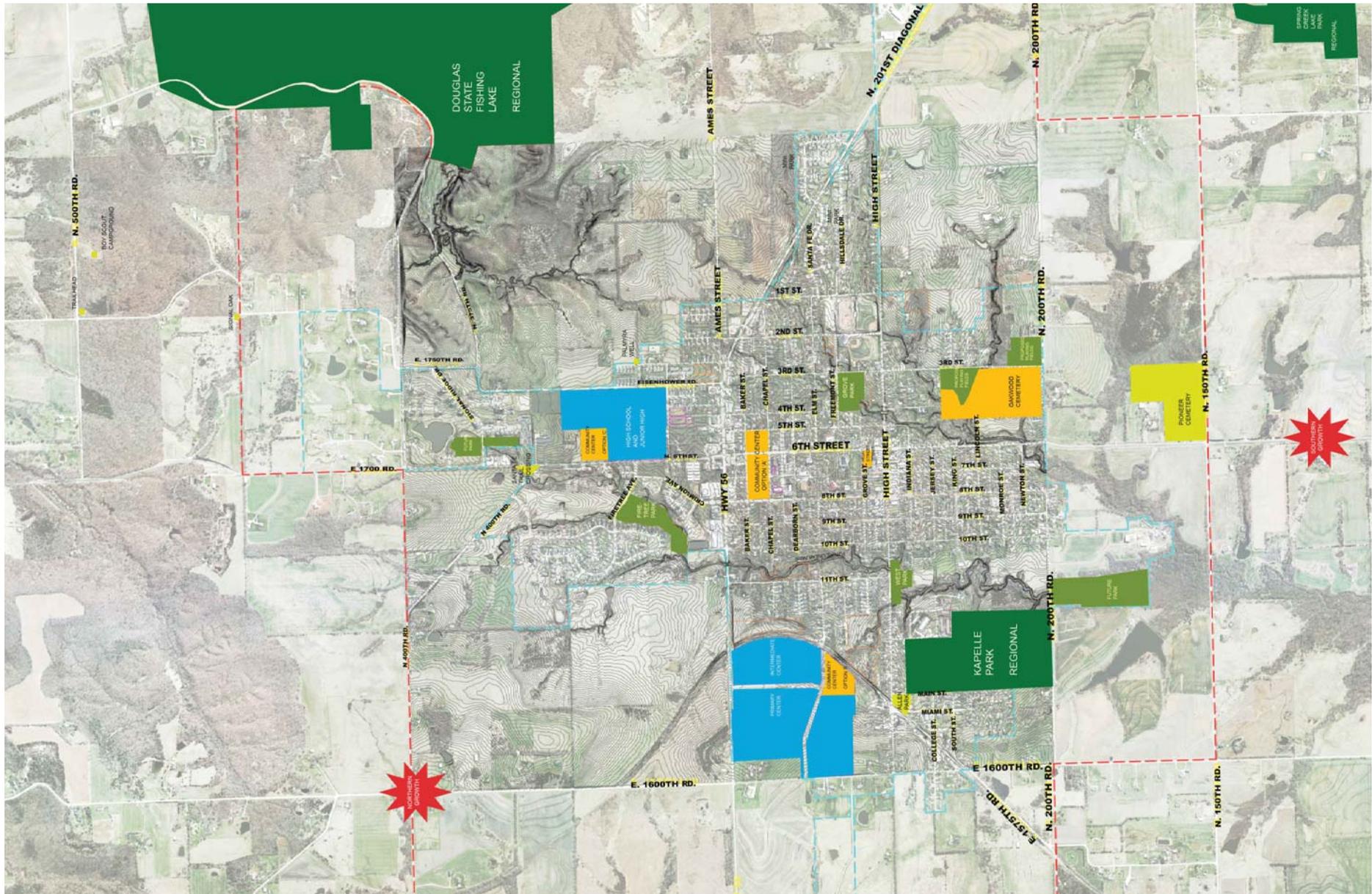




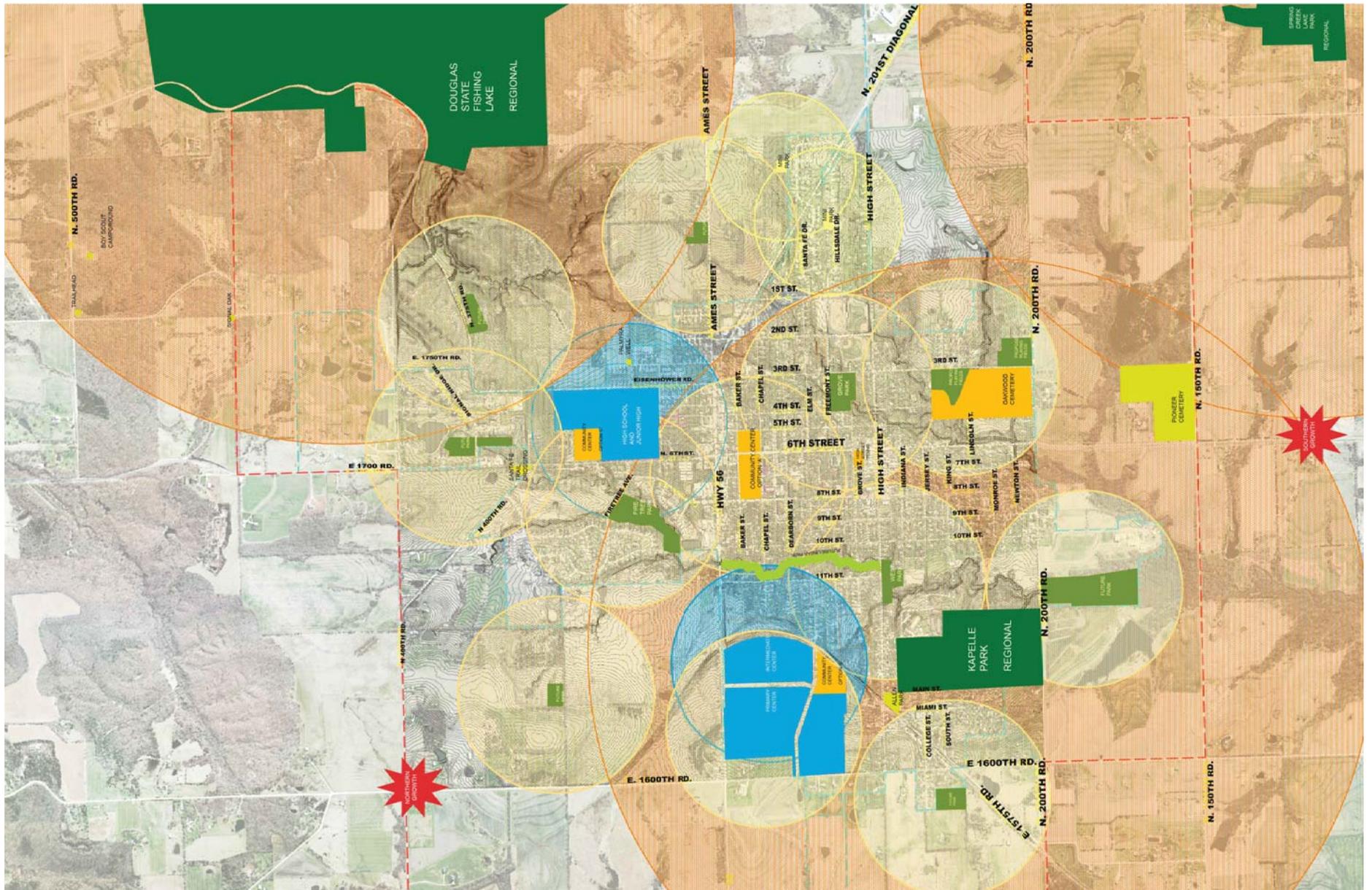




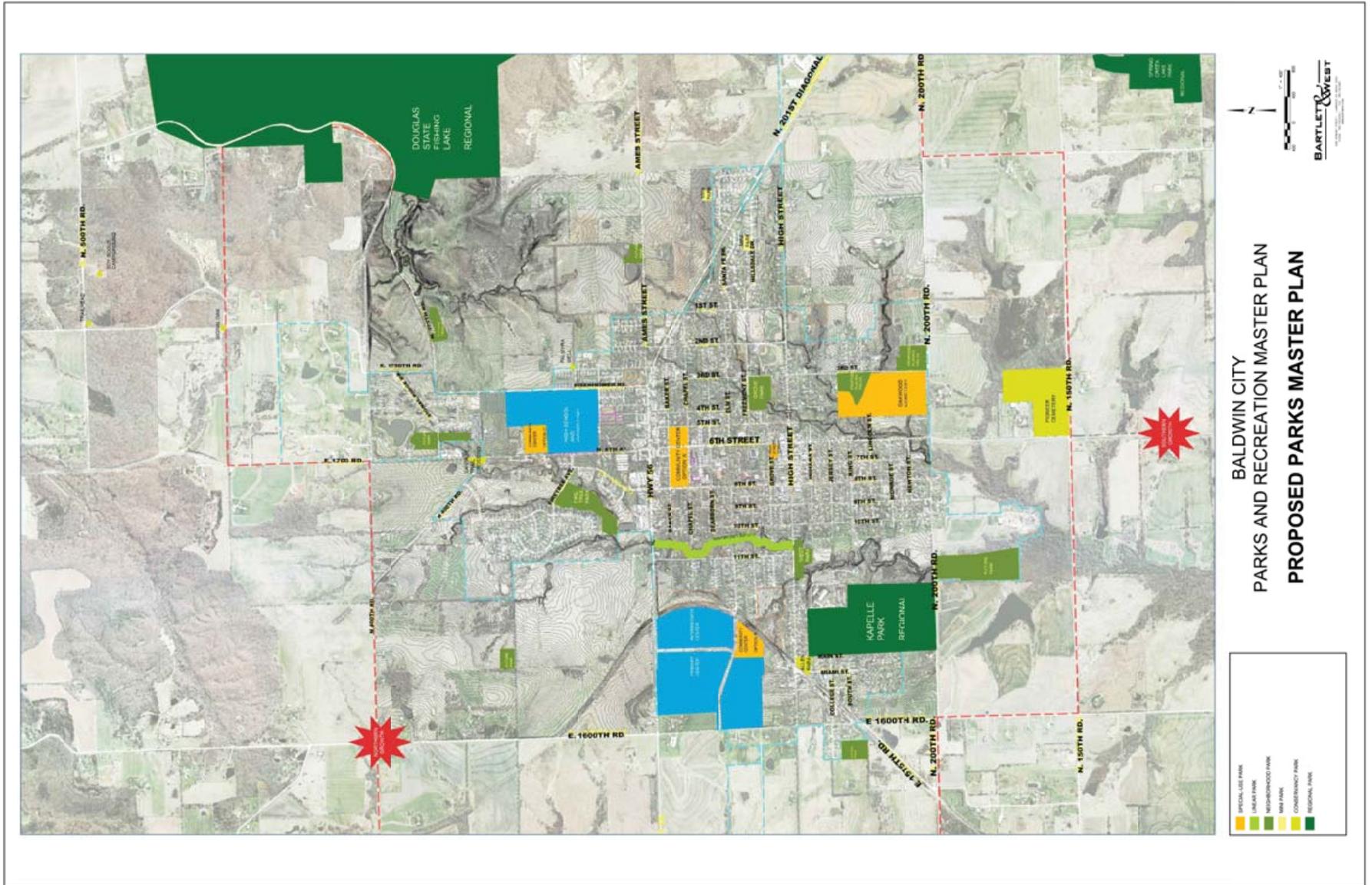




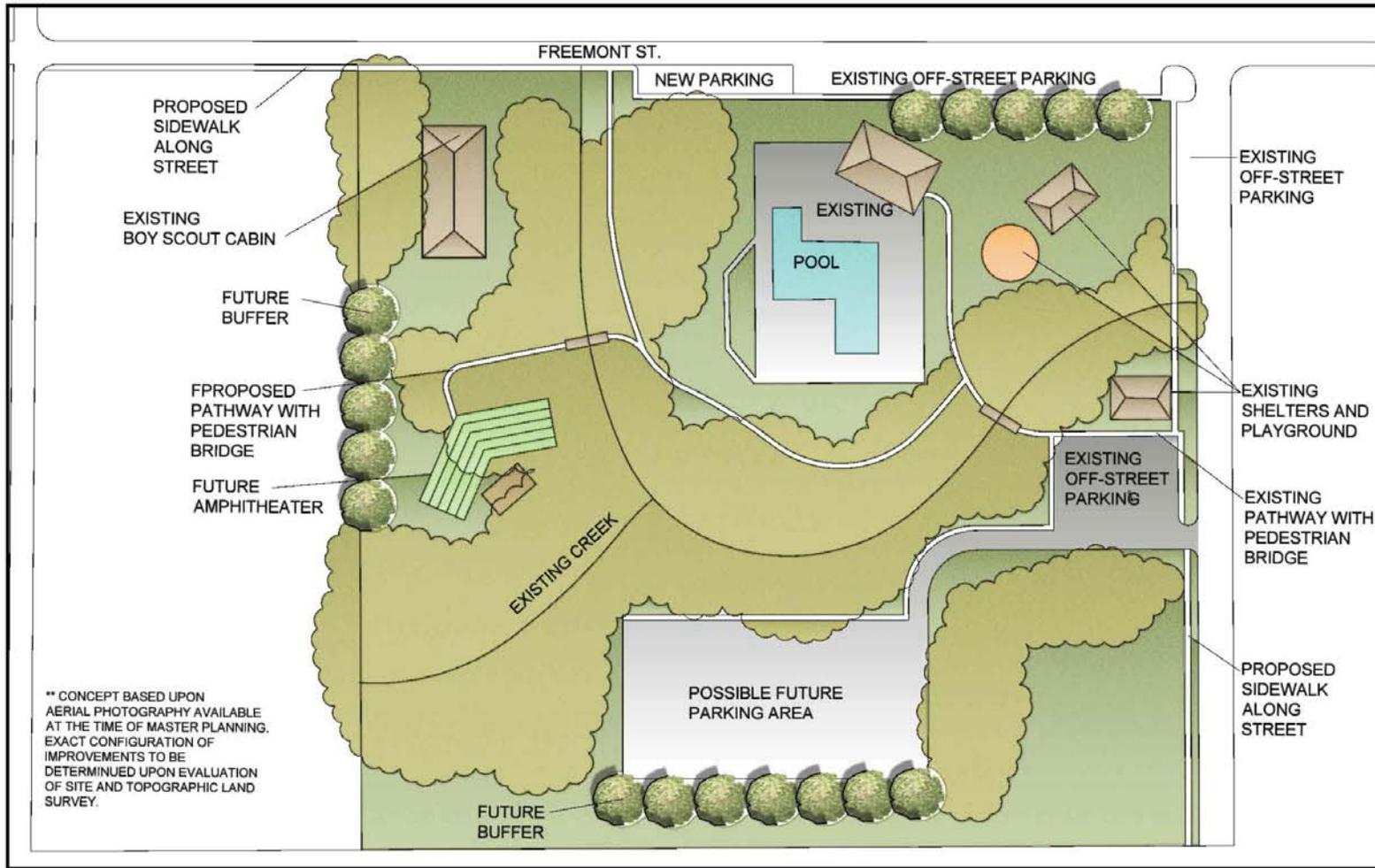
Existing Parks Map



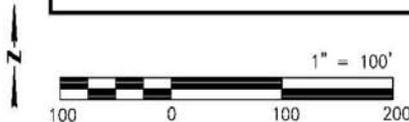
Parks Master Plan Radii Map



Parks Master Plan Map



** CONCEPT BASED UPON AERIAL PHOTOGRAPHY AVAILABLE AT THE TIME OF MASTER PLANNING. EXACT CONFIGURATION OF IMPROVEMENTS TO BE DETERMINED UPON EVALUATION OF SITE AND TOPOGRAPHIC LAND SURVEY.

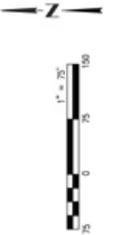


GROVE PARK CONCEPT PLAN

PARKS AND RECREATION MASTER PLAN, JANUARY 2010



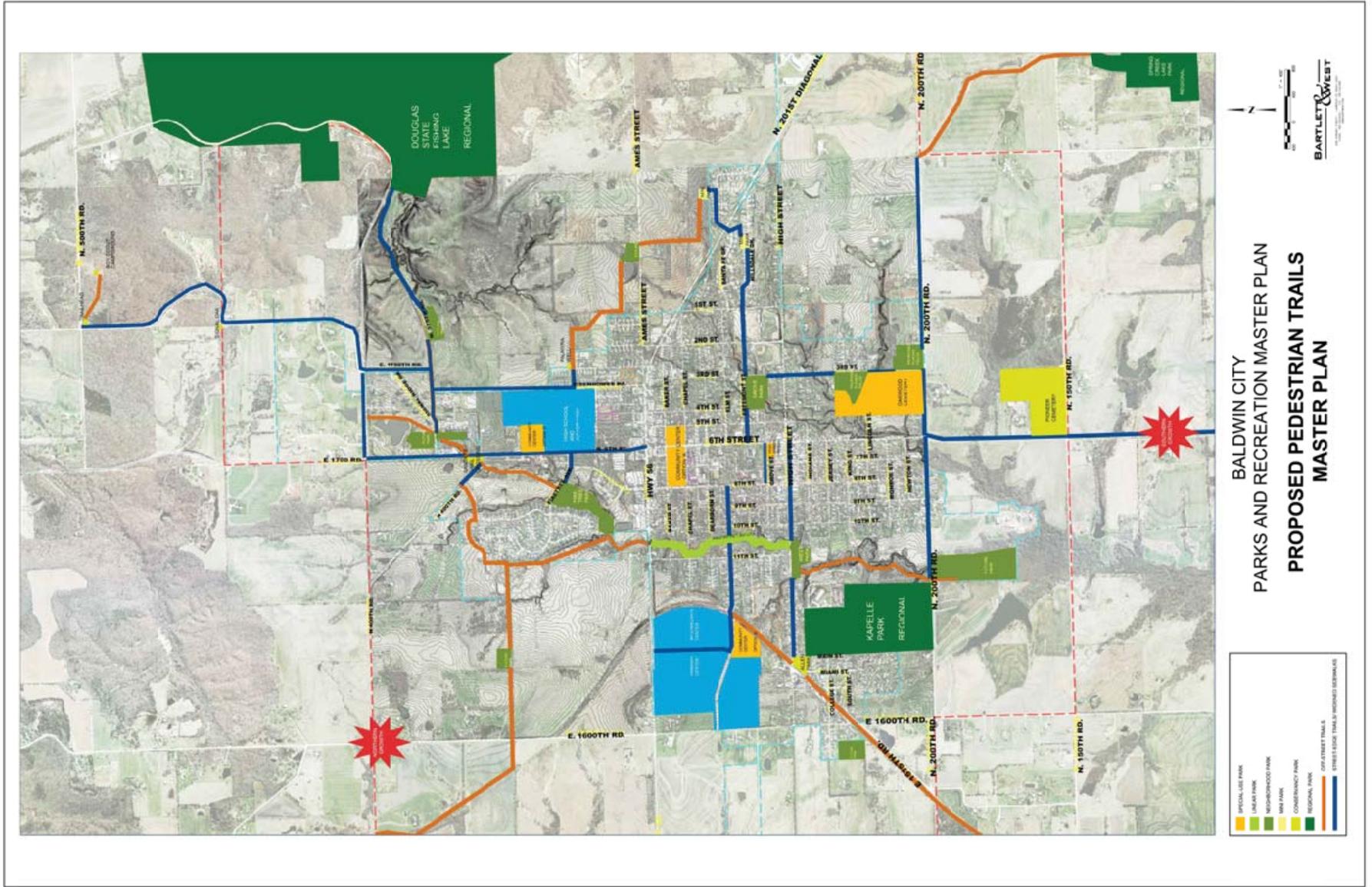
Grove Park Concept Plan



Kapelle Park Design Option "A" Map



Kapelle Park Design Option "B" Map



Pedestrian Trail Plan Map

BALDWIN CITY, KS - PRELIMINARY COST ESTIMATE
 PEDESTRIAN TRAIL, PHASE ONE- SIGNAL RIDGE TO FIRETREE PARK
 Date: DECEMBER, 2009

ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization	L.S.	1	\$24,000	\$24,000
2	Clearing and Grubbing	L.S.	1	\$12,000	\$12,000
3	Grading and Compaction of Earthwork	L.S.	1	\$50,000	\$50,000
4	Removal of Existing Sidewalk and Pavement	S.Y.	50	\$10	\$500
5	Concrete Shared Use Path (4" x 10')	S.Y.	6250	\$34	\$212,500
6	Red Colored Concrete (8" x 10')	S.Y.	30	\$100	\$3,000
7	Concrete Sidewalk Ramp (10')	EA	9	\$1,500	\$13,500
8	Concrete Sidewalk (4")	S.Y.	50	\$30	\$1,500
9	8" Straight Curb (Type C-1)	L.F.	120	\$25	\$3,000
10	Painted Crosswalk	EA	5	\$500	\$2,500
11	Concrete - Trail Low Water Crossing	EA	1	\$7,500	\$7,500
12	Signing	L.S.	1	\$7,500	\$7,500
13	Pedestrian Bridge (<i>Assumes 100' span over floodway</i>)	EA	1	\$130,000	\$130,000
14	Collapsible Bollard	EA	12	\$900	\$10,800
15	Cross Road Pipe (18") (HDPE)	L.F.	150	\$25	\$3,750
16	End Sections (18") (HDPE)	EA	12	\$300	\$3,600
17	Inlet (Curb) (4' x 4')	EA	2	\$3,000	\$6,000
18	Retaining Wall	S.F.	200	\$20	\$4,000
19	Seeding, Fertilizing and Mulching	L.S.	1	\$5,000	\$5,000
20	Silt Fence	L.F.	1000	\$3	\$2,500
21	Traffic Control	L.S.	1	\$5,000	\$5,000
22	Civil Engineering & Design	L.S.	1	\$40,000	\$40,000
23	Geotechnical Borings (<i>Required for Bridge Footings</i>)	L.S.	1	\$7,500	\$7,500
24	Structural Design (<i>Required for Bridge Footings</i>)	L.S.	1	\$15,000	\$15,000
25	Project Topographic Surveying	L.S.	1	\$15,000	\$15,000
26	Construction Staking	L.S.	1	\$10,000	\$10,000
Sub-total					\$595,650
				15% Contingency	89,348
				Grand Total	\$ 684,998

NOTE: This Estimate does not include:

- Any boundary surveying, written legal descriptions or easements, etc.
- Any floodway hydraulic calculations that may be required for the bridges, FEMA floodplain map revisions, etc.
- Any permitting or construction observations services

Opinion of probable cost

Rank	Five Year Recommendations (Approximate)FY 2011-2016 Priorities	Estimated Cost	Possible Funding Sources
<i>In 2010 Figures, shown in proposed order of priority</i>			
1	Phase One Pedestrian Trail	\$685,000	KDOT Transportation Grant Funding/ Quality of Life Sales Tax Funds/ Possible Infrastructure Improvement Funding Coordination
2	West Park: - Add Restroom Facilities - Increase Signage	\$120,000	Quality of Life Sales Tax Funds, Private Donations
3	Firetree Park: - Add Restroom Facilities - Provide Grilling Amenities - Provide Off-Street Parking Stalls - Increase Signage	\$200,000	KDOT Transportation Grant Funding/ Quality of Life Sales Tax Funds/ Possible Infrastructure Improvement Funding Coordination, Private Donations
4	Grove Park: - Provide year-round access to restroom facilities - Increase signage and site lighting - Add onto off-street parking areas - Add/update grilling areas - Provide ADA play structure	\$170,000	Quality of Life Sales Tax Funds, Private Donations
5	Kapelle Park Improvements: - Community Meeting Shelter - Restroom Facilities - Grilling Access Improve Parking Areas and Access to Park	\$30,000	Quality of Life Sales Tax Funds, Private Donations
6	Allen Park (Improvements coordinated with owner): - Remove existing play structures - Enhance landscaping - Relocate existing grill closer to shelter - Increase signage - Investigate parking lot expansion - Enhance lighting	\$60,000	Quality of Life Sales Tax Funds/ Coordinate potential funding sources with Santa Fe Trail Historical Society, Private Donations

Rank	Five Year Recommendations (Approximate)FY 2011-2016 Priorities	Estimated Cost	Possible Funding Sources
<i>In 2010 Figures, shown in proposed order of priority</i>			
7	Oak Grove Cemetery: - Enhance East-Side Playing Fields - Provide Short-Term Use of north portion of park for playing field improvements	\$100,000	Quality of Life Sales Tax Funds, Private Donations
8	Phase Two Pedestrian Trail	\$1,500,000	KDOT Transportation Grant Funding/ Quality of Life Sales Tax Funds/ Possible Infrastructure Improvement Funding Coordination, Private Donations
9	Update Feasibility Study for Community Center: - Investigate potential location of facility - Programming of elements - Community input	\$10,000	Quality of Life Sales Tax Funds, Private Donations
10	Assess community-wide playing field needs	N/A	Parks and Recreation Operating Budget

Rank	Fifteen Year Recommendations (Approximate) FY 2016-2031 Priorities	Estimated Cost	Possible Funding Sources
<i>In 2010 Figures, shown in proposed order of priority</i>			
1	Neighborhood Park Acquisition: Investigate and acquire land for 2 neighborhood park facilities and develop amenities as community growth occurs. Focus on NE side of Baldwin City, across HWY 56 and also on the West side of town, across the railroad line.	TBD	Quality of Life Sales Tax Funds/ Grant Funding/ Possible Infrastructure Improvement Funding Coordination, Private Donations
2	Phase Three Pedestrian Trail - Development of Linear Park and Trail from Firetree Park, under HWY 56 to West Park	\$2,000,000	KDOT Transportation Grant Funding/ Quality of Life Sales Tax Funds/ Possible Infrastructure Improvement Funding Coordination, Private Donations
3	Kapelle Park: - Informational signage and pedestrian trail connection to west park - Enhance lighting	\$1,000,000	Quality of Life Sales Tax Funds/ Possible Infrastructure Improvement Funding Coordination, Private Donations
4	Community Center Construction: - Design and construction of Baldwin City Community Center	TBD Based upon Updated Feasibility Study	Quality of Life Sales Tax Funds/ Coordinate possible Infrastructure Improvement Funding Coordination, Private Donations
5	Neighborhood Park Acquisition: Investigate and acquire land for 2 neighborhood park facilities and develop amenities as community growth occurs Focus on NW side of Baldwin City-- west of Firetree neighborhood and on area west of City Wastewater Treatment Plant to support possible expansion of Kapelle.	TBD	Quality of Life Sales Tax Funds/ Grant Funding/ Possible Infrastructure Improvement Funding Coordination, Private Donations
6	Grove Park: - Construct Community Amphitheater space - Investigate and Expand off-street parking areas - Enhance noise buffers	\$1,500,000	Quality of Life Sales Tax Funds/ Grant Funding/ Possible Infrastructure Improvement Funding Coordination, Private Donations

Rank	Fifteen Year Recommendations (Approximate) FY 2016-2031 Priorities	Estimated Cost	Possible Funding Sources
<i>In 2010 Figures, shown in proposed order of priority</i>			
7	Re-Develop Golf Course at Kapelle Park: - Golf Course Redevelopment - Park Expansion - Additional Parking Areas	TBD Based upon Finalized List of Improvements	Quality of Life Sales Tax Funds, Private Donations

Rank	Twenty-Five Year Recommendations (Approximate) FY 2031- and Beyond	Estimated Cost	Possible Funding Sources
<i>In 2010 Figures, shown in proposed order of priority</i>			
1	Pioneer Cemetery: - Provide park benches and shelter area - Increase signage at this and all historical points of interest prior to implementation of Phase 4 Pedestrian Trail Implementation	TBD	Quality of Life Sales Tax Funds/ Historical Grant Funding, Private Donations
2	Phase Four Pedestrian Trail	TBD	KDOT Transportation Grant Funding/ Quality of Life Sales Tax Funds/ Possible Infrastructure Improvement Funding Coordination, Private Donations
3	Neighborhood Park Acquisition: Investigate and acquire land for neighborhood park/trailhead location NE of Baldwin City along trail to Douglas County State Fishing Lake.	TBD	Quality of Life Sales Tax Funds/ Grant Funding/ Possible Infrastructure Improvement Funding Coordination, Private Donations
4	Phase Five Pedestrian Trail	TBD	KDOT Transportation Grant Funding/ Quality of Life Sales Tax Funds/ Possible Infrastructure Improvement Funding Coordination, Private Donations
5	Neighborhood Park Acquisition: Investigate and assess needs for additional neighborhood park construction based upon growth patterns of Baldwin City.	TBD	Quality of Life Sales Tax Funds/ Grant Funding/ Possible Infrastructure Improvement Funding Coordination, Private Donations