

City of Andover



Park System Master Plan

2014 – 2024



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Table of Contents

Executive Summary

Introduction	1
A Cooperative Vision	2
Existing Parks Facilities & Recreational Programs	6
Central Park	8
13th Street Sports Park.....	21
Andover Cornerstone Park	33
Mini-Parks	35
Andover Municipal Golf Course	39
Bicycle & Pedestrian Pathways.....	41
Existing Recreational Programs	42
Park & Recreational Needs Assessment	43
Andover Community Analysis	43
Other Community Recreational Facilities in Andover.....	47
Needs Assessment Comparisons	50
Andover Needs Assessment	56
Future Park & Recreation System	57
Fundamental Goals	57
Parks Planning Issues	58
Objectives.....	63
Plan Implementation & Funding	75
Coordination with Other Plans	76
Phase, Priority, & Budget	77
Funding Options	84
Information Resources.....	85

*If you plan cities for cars and traffic, you get cars and traffic.
If you plan for people and places, you get people and places.*

– Fred Kent, Project for Public Spaces –

Executive Summary

Planning Process Since Andover's previous *Park System and Open Space Master Plan* was adopted in 1998, the City has developed substantial new parks and pathways, the school system's recreational facilities have expanded, and the Andover YMCA has opened. This new *Andover Park System Master Plan* assesses existing park and recreational facilities, analyzes community needs, determines objectives, suggests implementation strategies, and establishes priorities and budgets for components of the park system over the next ten years. This *Plan* will help Andover develop a park system that meets both current expectations, and future demand.

Public input for this *Plan* was provided through community stakeholder interviews, and meetings with a Steering Committee of community representatives committed to improving the park system, coaches active in local children's sports programs, and the general public.

Cooperation The City of Andover, the Greater Wichita YMCA and the Andover YMCA, and the Andover School District provide the bulk of the community's recreational facilities and programs. Discussions were initiated among the three organizations, to establish a process for developing written agreements that support effective cooperation and coordinated long term planning.

Existing Facilities Andover currently has about 202.4 acres of City-owned parkland. 13th Street Sports Park and Central Park are designated for active and passive activities respectively. Andover Cornerstone Park is the City's prototype for new neighborhood parks. There are three Mini-parks in residential neighborhoods, each less than an-acre in size. The newly renovated Andover Municipal Golf Course reopened in May 2014. The City's pathways network continues to grow, especially with the addition of the Redbud Railtrail. (Phase 1 of the Redbud, from 159th Street to the Sports Park, will be constructed in 2014.) Substantial recreational facilities and programs are also provided to Andover by the School District, the YMCA, and by private facilities from golf courses to Home Owners Associations.

Needs Assessment Andover's park and recreation system must fit the community, balancing expectations for recreational services with the resources that can be realistically committed. Andover's recreational needs were determined through a demographic and economic analysis of the City, a web-based community survey conducted in 2013, and by comparisons to national standards, to comparable communities, and to a standard level of service.

Andover is an economically well-off community, with earnings and income substantially higher than regional and national norms; expectations for quality recreational facilities and services are also high. The City's population has an unusually high percentage of children, but people over fifty still comprise nearly a quarter of the population, and their recreational needs should also be addressed. The City is historically fast growing, and should expect its parks and recreational needs to grow substantially as well in the future.

Andover's park system needs for the ten year span of this *Plan* include expanding facilities and programs for adults; adding more multi-use practice fields, multi-use/basketball courts, and picnic shelters; developing an Amphitheater, a dog park, outdoor fitness equipment areas, and outdoor pickleball courts; and expanding the pathway network, including the Redbud Railtrail. In particular, plan to acquire land for parks sooner rather than later, since the value of land in Andover can only be expected to rise as the City continues to develop.

Goals Three overarching goals – quality of life, walkability and connectivity, and community health and wellness – are fundamental to providing park and recreational services in Andover. Other parks planning concepts important to good decision-making include economic and environmental sustainability, green infrastructure, ADA accessibility, the health impacts of adequate shade structures, and the importance of tree maintenance and landscaping.

Plan Implementation The *Andover Park System Master Plan* is intended to be adopted as an Element of the new *City of Andover 2014-2023 Comprehensive Plan*, which was completed in 2014. As an Element, yearly review of this *Plan* by the Planning Commission is required. Coordinate the development of new parks with other existing planning efforts, including the Andover Subdivision Regulations, the Site Plan Review process, and the Andover Comprehensive Plan, as well as with plans by the Wichita Area Planning Organization (WAMPO) and by Butler County.

Phase, Priority, & Budget The final section of this *Plan* shows park system objectives sorted by phase and priority, with estimated budgets. Projects are divided into short-term, mid-term, and long-term phases, to spread the costs of development over the ten-year course of the *Plan*, allowing for a sustainable rate of investment in the park system. Priorities provide an objective framework to help determine which projects to develop first within each phase.

A budget range is provided for those objectives which will not be achievable within expected operational funding. The figures are conceptual, intended to give an idea of relative costs, to allow for phasing, and for budgeting Capital Improvement funds. Budget numbers will need to be adjusted for inflation as the years go by. As each project approaches implementation, more detailed decisions on scope and materials will allow more refined budget projections.

Funding The cost of the park system must remain within a budget that respects not only capital costs and program expenditures, but also ongoing maintenance and staffing requirements. As new facilities are developed, operational and maintenance demands will eventually increase to the point where additional staff and funding for parks will be required.

Keep a budget reserve on hand, to facilitate pursuit of opportunities for parkland acquisition as they arise; this will be a cost-effective precaution in the long run. The City should also continue to work with developers to encourage the provision of private open space and recreational facilities within new subdivisions.

Public funding sources may include local capital improvement funds, bond referendums, or state and federal grant programs. Federal and state grants are often matching grant programs, and require partial local funding of each project. Private funding sources may include grants from foundations, land acquisition with the help of land trusts, or corporate sponsorships for projects or special events. Parks can compete successfully for alternative funding sources, through partnerships with the corporate community, developers, nonprofit organizations, and community volunteers. Park systems may also be able to generate income through facilities rental, naming programs, or other entrepreneurial activities.

Funding the development and operation of a park system is a challenge for every community. Parks are worthy of support, and will return value on investment for the City of Andover.

Introduction

The Value of Parks When people think of parks, they think of recreation – but that is just the beginning of what parks do for a community. Parks improve our quality of life and enhance community livability, making them an important factor in attracting new business and contributing to economic growth. They serve people of all ages, and all economic backgrounds, strengthening our sense of community. Parks protect open space that preserves wildlife habitat, improves air and water quality, and helps mitigate flooding. They are outdoor classrooms that help us learn about and appreciate nature.

Background The City's previous *Park System and Open Space Master Plan* was originally intended to serve from 1995 through 2010, and was updated in 2003 to be valid through 2013. Since that time, Andover has developed substantial new parks and pathways facilities. The community's recreational and open-space needs have changed as the City has grown. The Andover school system and its recreational facilities have expanded. The recent construction of the Andover YMCA has significantly changed recreational opportunities in the community.

Park System Master Plan To help Andover develop a park system that meets its citizens' contemporary expectations, and has the potential to fulfill increasing recreational demand in the future, a Park System Master Plan is an indispensable tool. A Master Plan consolidates information on resources, constraints, and opportunities. It provides an outline of where the park system is, where it is going, and how it will get there. A Parks Plan will help the community meet goals established in the City's new Comprehensive Plan. Having a Park System Master Plan in place also enhances funding opportunities, since many grant providers demand a master plan as a prerequisite in any proposal.

This *Park System Master Plan* assesses existing park and recreational resources in Andover, providing a baseline data set for future reference, and a working tool for City staff and governmental leaders. It analyzes the community's park and recreational needs, and determines specific objectives to be achieved in order to meet those needs. It suggests implementation strategies, for the City to develop a balanced park system that cost-effectively attains those objectives. This *Plan* then establishes priorities for developing the components of the park system for the next ten years, proposes a budget, and identifies funding options.

The Planning Process In 2013, the City engaged Rice Foster Associates (RFA), the landscape architecture and planning firm which had developed Andover's earlier Park Plans, to produce a new Park System Master Plan for the community. RFA worked with City staff, interviewed community stakeholders, collaborated with a Steering Committee of community representatives committed to improving the park system, met with Coaches active in local children's sports programs, and facilitated public input meetings – all to develop a Plan that would *fit* Andover's needs, expectations, and resources.

RFA also initiated a discussion among leaders from the City of Andover, the Greater Wichita YMCA and the Andover YMCA, and the Andover School District. These three entities provide the bulk of the community's recreational facilities and programs. Establishing a process for effectively coordinating their activities is essential for successful parks planning.

A Cooperative Vision

In Andover, recreational facilities and programs are available from three major sources: the City park system, the Andover YMCA, and the Andover Schools. Different programs are managed by different organizations, and often take place on facilities owned and operated by another institution.

Currently, for example, the Andover YMCA provides basketball and baseball for children younger than age 8, and baseball, flag football, soccer, volleyball, and basketball programs for children up to 5th grade. The City manages baseball, softball, football, and basketball programs for children ages 8 through 15 years old. To support these programs, the City uses its own 13th Street Sports Park, as well as school facilities—including Elementary School gyms for basketball, Middle School practice fields for football practice, and the District Stadium for football games. The School District manages sports programs for its own students, utilizing its own facilities.

During the academic year, Andover School District recreational facilities are heavily utilized by students during school hours, and high school recreational facilities are also heavily used on evenings and weekends. Some School recreational facilities, including playgrounds and practice fields, are available for use by the community outside of school hours, but many facilities are fenced and locked when school is not in session. This practice protects the schools from potential liability problems, and lowers maintenance needs, but also reduces the benefit to the community of these public resources.

The City of Andover has a *Facilities Sharing Agreement* with the Greater Wichita YMCA, written during the negotiations preceding the construction of the Andover YMCA. Those negotiations resulted in the Andover YMCA constructing a pool and waterplay facility instead of sports fields on their site, on the understanding that the YMCA would have access to City fields for their sports programs. The creation of the YMCA Waterpark allowed the City to forgo development of a public pool, with all its construction and operational costs.

However, City-owned practice and playing fields have proven inadequate to support both City and YMCA programs. Because every field is now in heavy use throughout the growing season, from spring through fall, there is never time for turf to recover, and the quality of the over-used fields has entered a downward spiral. This is a problem that is urgently in need of a solution.

Various arrangements have been made over the years, as to which organization manages which programs, on what site. As Andover's recreational system has grown larger and more complex, these arrangements have grown more cumbersome and inefficient to manage. It is time to revisit the cooperative arrangements among the City, the YMCA, and the School District, and find solutions that benefit all the participants, as well as the community at large.

The community's long term recreational needs will be met effectively only when each organization offering recreational services in Andover can base its own long term plans on a solid understanding of its partners' intentions. While this *Plan* provides some suggestions for streamlining the process of providing recreational facilities and programs in the Andover area, it will be up to the City, the YMCA, and the School District to decide on the best way to coordinate among themselves.

Coordinating Recreational Facilities and Programs in Andover

Andover has both short term and long term challenges to its recreational system; solutions for both will depend on a good working partnership among the three major service providers. Three concepts are key to developing a more efficient cooperative arrangement among the City, the YMCA, and the Andover School District: allow each organization to *focus* on doing what it does best, *simplify* delivery of recreational services, and *communicate* regularly and effectively with each other and with the public.

Focus Assess the resources and abilities of the three organizations, and define a role for each that plays to its strengths. Changes to the recreational role of the School system would likely be a matter of clarification rather than fundamental revision. It is the roles of the City and the YMCA that could be substantially altered, to the advantage of both.

Consider dividing programs between the City and the YMCA by sport, as opposed to dividing them by age, so that each institution can concentrate its resources and focus on doing a *few things very well*, instead of trying to be all things to all people.

For example, the City might focus on baseball and perhaps football, while the YMCA concentrates on soccer, basketball, and volleyball. This would reduce the load on the fields at the Sports Park enough to allow for long term sustainability. Alternatively, the City might decide to focus its parks program on providing greenspace, pathways, and facilities for activities other than traditional team sports, while making an agreement with the YMCA to manage all the sports programs in the community. The 13th Street Sports Park would then continue to be owned by the City, but the sports programs taking place there would be managed by the YMCA.

Simplify By having the City and the YMCA focus on particular sports, the delivery of recreational programs to the community will be simplified. Programs will be less time-consuming to administer for all providers. Participation in sports programs will be easier to understand and manage, for both children and their parents. Simplified delivery will offer more continuity for a child growing through the programs, and inflict less frustration on adult volunteers trying to manage day-to-day logistics.

Communication Effective communication among the three organizations is essential in order to schedule the use of all of the community's facilities to their maximum sustainable potential, and to develop programs that meet the needs of the community without waste or duplication. Effective communication to the public would include clear and simple information on available programs, an easily understandable process for involving both children and adults in activities, and a predictable and publicly available schedule for all facilities.

Ideally, the three institutions involved in providing recreational services in the Andover area should commit to mutually acceptable terms defining the roles and responsibilities of each party. This could take the form of a single agreement among all three institutions, or instead be three separate agreements between each pair of organizations. The *Facilities Sharing Agreement* between the City of Andover and the Greater Wichita YMCA would need to be reviewed and updated, and *Facilities Sharing Agreements* between the City of Andover and USD 385, and between USD 385 and the YMCA would need to be established. Defining agreements in writing will allow all three institutions to engage in long term planning based on predictable conditions.

Organizational Roles

While the role of the School District is fairly well defined, the roles of the City and the YMCA may change substantially in the near future. The current system of delivering recreational services in Andover is under considerable strain, so some changes are essential, but the extent of those changes is up for discussion.

The Andover School District has excellent recreational facilities, which serve the needs of its students well. The District also allows some of its facilities to be used for programs managed by the City and the YMCA. Other school facilities, particularly practice fields, are used on an ad hoc basis by the public.

School facilities were built with tax dollars, and so there is a reasonable expectation that they should serve the community at large. It is also in the schools' best interests to help the City and the YMCA, since programs supported by those organizations help youngsters develop skills which they then bring with them to school sports teams.

The role of the School District in providing community recreational services currently involves maintaining its existing facilities, managing school sports programs for students, and allowing some of its facilities to be utilized for City and YMCA sponsored recreational activities. This role probably does not need to change substantially, so much as it needs to be clarified.

Before the City and the YMCA can plan effectively, they need to know exactly which facilities the School District is willing to make available for long term community use, and which ones it is not. To allow existing school facilities to be utilized to the best advantage of the community at large, with maximum efficiency but without over-using them, arrangements for scheduling them should also be defined and clarified.

City of Andover All of the City recreational facilities suitable for use by organized sports teams are located at 13th Street Sports Park. Andover YMCA programs also use these fields. With one exception (pickleball), all current City recreational programs are geared for children. The YMCA offers recreational activities for adults, but not competitive sports programs for adults.

Open space, pathways, and parks for non-scheduled recreational activities are facilities ideally provided to the community by the City. It is the City's role in operating team sports that is currently in question, given that the YMCA is already providing those services to some extent. Should the role of the City in providing community recreational services include management of organized sports? If so, what is the best way to divide management of those sports programs between the City and the YMCA?

YMCA The indoor sports facilities and the waterpark at the Andover YMCA are excellent. Utilizing those facilities, as well as City and School facilities when appropriate, the YMCA provides recreational facilities and programs for both adults and children in the community.

The YMCA's decisions as to the extent of its programs in the future, and the potential development of additional YMCA facilities in Andover, will be substantially influenced by the City's long-term intentions for its own sports programs.

Short-term Goals

While the Park system in general is doing well, existing City sports fields cannot sustain their current load. Solving this problem is the most essential short term goal for Andover's recreational planning.

Multi-purpose Fields There is an immediate pressing need for more multi-purpose fields in Andover. The City developed a new lighted multi-purpose field across the road from the ACC, to be available starting in the spring of 2014, and that should help take some of the pressure off the existing system. With some updating, the baseball facilities at the Sports Park could probably handle the demand for baseball and softball programs for the foreseeable future, especially if the outfields were not also being utilized so often as multi-purpose fields, and if the baseball facilities at the schools are also utilized to support programs.

Better coordination with the School system, to allow its multi-use and practice fields to be utilized as efficiently as possible for community programs, might also provide a little leeway. For instance, the City or the YMCA could work out a partnership with USD 385, to use elementary and middle school fields in the evenings, on weekends, and during summer months, whenever school programs are not using them.

While increased utilization of School facilities may help get the community through the next few years, the District does not have enough excess capacity to solve the problem in the long term. As the student population continues to increase, student demand on the facilities will also increase, and as time goes on facilities will become less available for community use.

The long term solution to the need for more multi-use fields in Andover is to develop enough of them to support the demand, or to reduce the number of programs to fit the available facilities in a sustainable manner. Since reduction of programs below demand is not an outcome desired by anyone, the question becomes a matter of how many fields are necessary, who will develop them, and where they will be located.

Long term Goals

Three overarching goals shape the approach to providing park and recreational services that will meet the needs of the Andover community into the future.

- Develop a park system that enhances Andover's **Quality of Life**.
- Develop a pathways system that supports community **Walkability and Connectivity**.
- Develop facilities and programs that support **Health and Wellness** for people of all ages.

Long term goals and specific objectives will be discussed in more detail in the *Future Park and Recreation System* chapter of this *Plan*.

Existing Parks Facilities & Recreational Programs

Andover currently has about 202.4 acres of City-owned property which is designated as parkland. Only 3.1% of that acreage is water—the 2.4-acre Lake George in Central Park, and two ponds on the Municipal Golf Course which together cover 3.8 acres. Nearly one third of Andover's park acres are dedicated to the Municipal Golf Course.

13th Street Sports Park is the City's original park, and is designated primarily for "active" use. Its fields are heavily utilized for children's team sports, including baseball, soccer, and football. **Central Park** is designated for "passive" activities, and has facilities designed for unscheduled use by visitors of all ages. The Park's southern half is maintained as a natural area, with trails. **Andover Cornerstone Park** is the City's prototype for new neighborhood parks, and is large enough to include a practice field. There are three older neighborhood **Mini-parks** in residential neighborhoods, each less than an-acre in size. The **Andover Municipal Golf Course** has just been renovated, and opened for public use on May 1, 2014, after the new turf was well-established.

City Parks				
Park	Location	Size (acres)	park land %	Major Facilities
Central Park	1607 East Central (1 mile east of Andover Road)	70.55	34.9%	Gazebo, playground, picnic shelters; walking paths, arboretum, stocked fishing lake; The Lodge; Conference Cabin; Andover City Hall, Andover Library
13th Street Sports Park	1008 East 13th Street (½ mile east of Andover Road) <i>(Area includes recently acquired SW corner)</i>	59.44	29.4%	picnic shelters, walking paths, 4 baseball/softball diamonds (3 lighted), 3 multipurpose fields (1 lighted) (soccer, football, T-ball), basketball court, sand volleyball court, 2 horseshoe pits, 2 tennis courts, 2 playgrounds; restrooms, concessions, parking lots; Andover Community Center (ACC)
Andover Cornerstone Park	– NW of 21st & Andover – (at Cornerstone Parkway & Sandstone Street)	5.06	2.5%	Picnic shelter with 3 picnic tables, bench, playground; multi-use field; irrigated turf; raingarden; parking lot
Andover Heights Mini-Park	– SW of 21st & Andover – (at the intersection of Marc Street & Aaron Street)	0.45	0.2%	Picnic table, 2 benches, swing set; sign; irrigated turf
Andover Village Mini-Park	– NW of Kellogg & Andover – (on Village Road, north of Lexington Street)	0.61	0.3%	Picnic table, 2 benches, swing set; sign; irrigated turf
Williamsburg Mini-Park	– NW of Kellogg & Andover – (at Williamsburg Street & Jamestown Street)	0.75	0.4%	Picnic table, bench swing, sandbox with mechanical diggers, basketball court, bike rack; irrigated turf
Andover Municipal Golf Course	N of Kellogg, between 159th & Andover Road	65.54	32.4%	Formerly <i>Cedar Pines</i> . Under renovation – reopened on May 1, 2014
		202.39 total acres		

● Like the City itself, **Andover's parks** are distributed in close proximity to Andover Road, and are all within a mile of the right-of-way. Currently, all City Parks are north of Kellogg. As development continues in the southern half of the City, additional parks will be needed there.

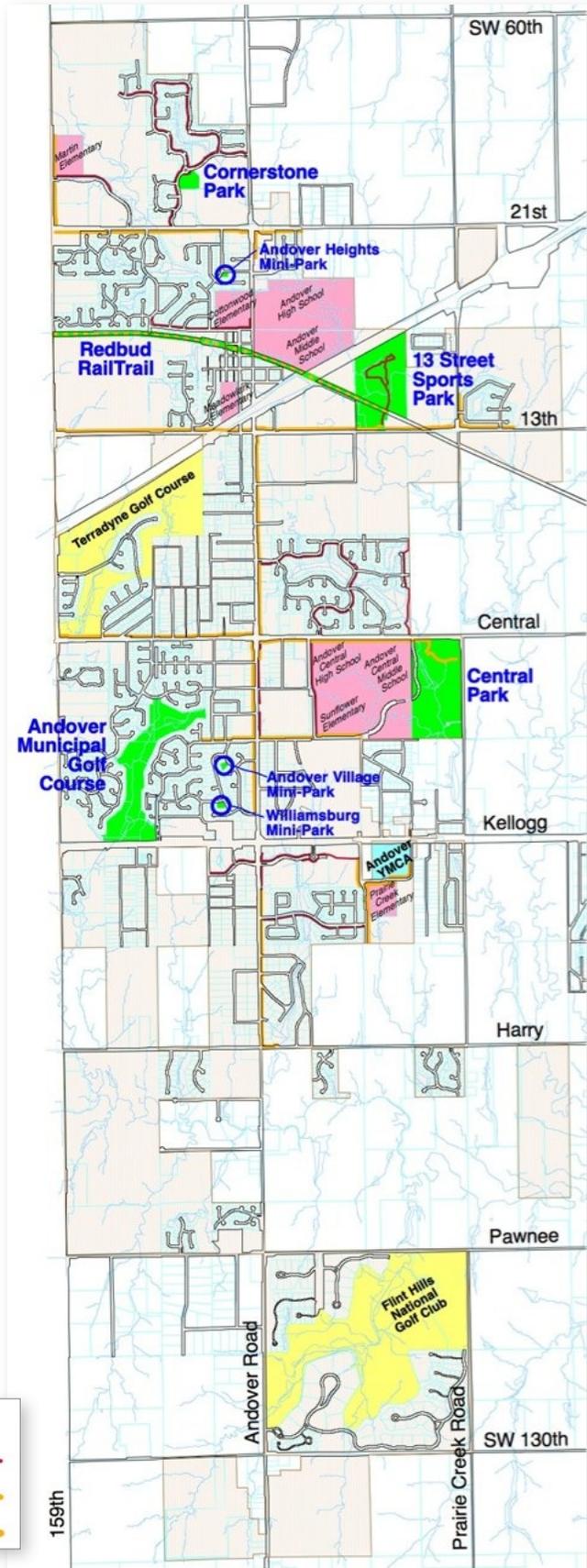
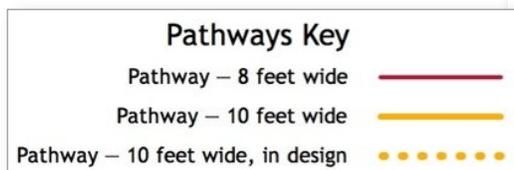
Though far from complete, Andover's **pathway system** is well established north of Kellogg, and beginning to be extended south of the highway. However, Kellogg / US-54 is a major obstacle to bicycle and pedestrian traffic, and making a safe connection across Kellogg is the major challenge facing the development of a comprehensive pathways network in Andover.

● In addition to the facilities provided by the City Park Department, the **Andover YMCA** also offers extraordinary recreational opportunities to the community. The City of Andover and the Greater Wichita YMCA have had an official *Facility Sharing Agreement* since June 2007. This helps them coordinate facilities and programs, to avoid duplication of effort and wasted resources.

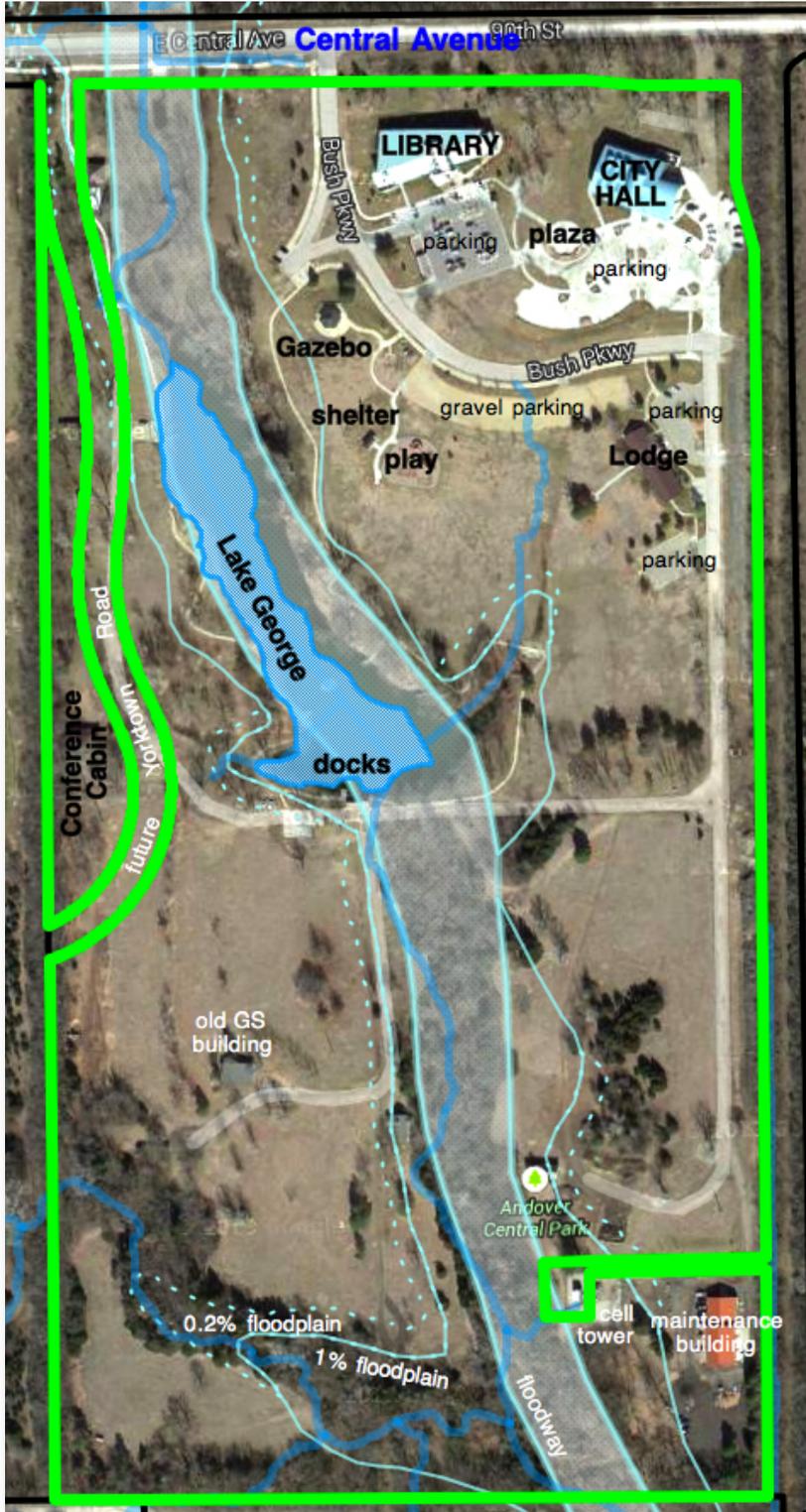
● In addition to the Municipal Golf Course, Andover is home to two high-quality **private golf facilities**: Flint Hills National Golf Club, and Terradyne Country Club & Golf Course.

● The **Andover School District (USD 385)** provides numerous recreational facilities and programs to the children of the community. Some school facilities are also available for use by the public after school hours.

Each City Park will be individually assessed in the sections that follow.



Central Park



Location: 1607 East Central;
south of Central Avenue,
1 mile east of Andover Road

Size: 70.55 acres

Facilities:

- Andover Library
- Andover City Hall
- Andover Lodge
- Conference Cabin
- Parks Maintenance Building

- Gazebo
- Picnic Shelters (2)
- Playground
- Walking Paths

- Entry Monument Sign
- Paved Parking Lots (4)
- Gravel Parking Lot
- Storage Buildings

- Lake George (stocked; docks)
- Girl Scout Arboretum
- Irrigated Turf (some areas)

Aerial: Imagery ©2013 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2013 Google

History of Acquisition

Formerly Girl Scout Camp Seikooc, the park and adjacent school property were purchased cooperatively by the City of Andover and USD 385, in 1998. The City's portion was \$875,000; about \$200,000 was paid at the time, and the balance was paid through a bond issued in 1999.

Context & Connections

Central Park is on the eastern edge of the City, and about halfway between the north and south boundaries of Andover. Vehicular access is from Central Avenue, which becomes a gravel road just east of the Park entry drive. Although Douglas Avenue dead-ends along the Park's southwest corner, there is neither a vehicular nor a pedestrian access from Douglas.

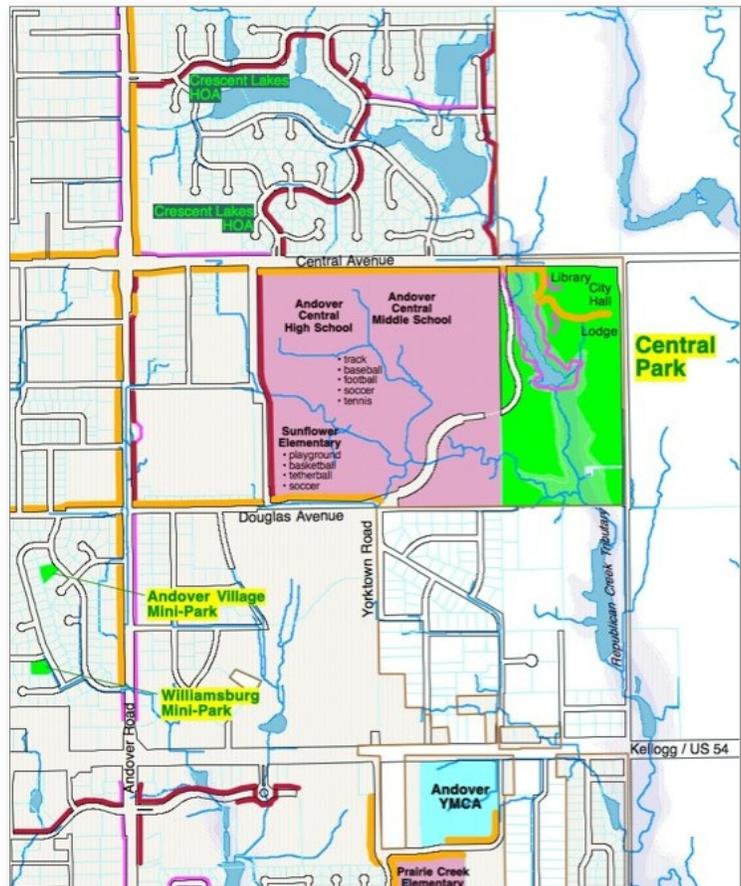
The right-of-way for Prairie Creek Road is adjacent to the eastern boundary of the Park, but floodplains to the north and to the south of the Park make it unlikely that this portion of Prairie Creek will ever be developed as a roadway. Future plans call for Yorktown Road to be extended from Douglas to Central, through the southeast corner of the school campus and the northwest edge of the Park.

Central Park is adjacent to the Andover Central School campus, which includes Andover Central High School, Andover Central Middle School, and Sunflower Elementary School. However, the only pedestrian connection between the park and the school campus is the 10-foot wide concrete bike path along Central. A densely grown tree row and a 6-foot high chainlink fence currently separate the two properties.

There is an 8-foot wide concrete path connecting the Crescent Lakes residential area to Central Avenue, almost directly across from the Park's northwest corner. A marked crosswalk, with curb cuts and ADA ramps on both sides, links the neighborhood to the Park and the school campus, across the four lanes of Central Avenue.

The future extension of Yorktown Road should include an adjacent 10-foot wide path, linking the Central and Douglas Avenue bike paths, and providing a comfortable pedestrian connection from the neighborhoods south of Douglas to the schools and the Park.

Though it may not occur within the timeframe of the 10-year period of this Plan, consider the Yorktown Road right of way for a potential future pedestrian connection across Kellogg.

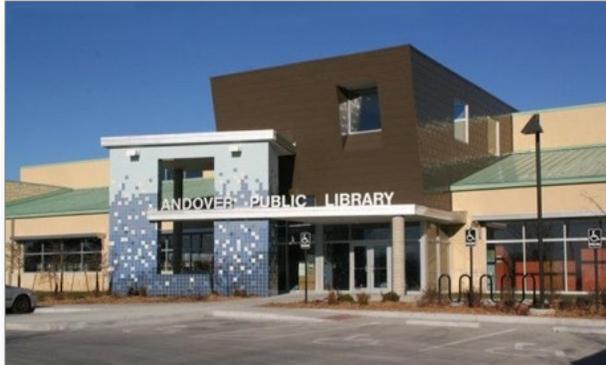


Facilities

In this section, a short description, photos, and notes on condition are included for significant facilities in Central Park. The *Facilities Key* aerial on the following page shows the location of each facility; in the text, numbers in parentheses indicate the Key reference.

Municipal Campus The Civic Center campus in Central Park includes the **Andover Public Library [4]** and **Andover City Hall [5]**. The Andover Public Library at 1511 East Central Avenue opened in 2008. The City moved its offices to the new Andover City Hall at 1609 East Central Avenue on

January 3, 2011. The City Hall building was paid for with a one cent sales tax; the bond took effect on October 1, 2010, and payment was completed on September 30th, 2013. Both of these facilities are in excellent condition, and are expected to last well beyond the period of this *Plan* without the need for expansion, renovation, or extraordinary maintenance.



Andover Public Library



Andover City Hall



Andover Civic Center Plaza

Pedestrian pathways connect the two buildings in the Civic Center campus. Along the path between the Library and City Hall is the **Civic Center Plaza [9]**. The Plaza, with its limestone seatwall and landscaping, was installed in 2011.



Central Park Facilities Location Key

1. Central Avenue Crosswalk
2. Stormwater Box Culvert
3. Entry Monument Sign
4. Andover Public Library
5. Andover City Hall
6. Outhouse 1
7. Picnic Shelter / Northwest
8. Picnic Shelters / Creekside
9. Andover Civic Center Plaza
10. Gazebo
11. Utilities
12. Dock 4
13. Picnic Shelter / Playground
14. Playground
15. The Lodge at Central Park
16. Outhouse 2
17. Windmill
18. Lake George
19. Dock 3
20. Dock 5
21. Culvert under Path
22. Conference Cabin
23. Dock 2
24. Dock 6
25. Canoe Storage Building, Picnic Shelter / Dock 1
26. Outhouse 3
27. GS Cabin / Log Cabin
28. GS Cabin / Meadow
29. GS Cabin / Horse Creek
30. GS Cabin / Green
31. Yard Waste Recycling Area
32. Cell Tower (private)
33. Park Maintenance Building

PARKING

- A. Library / Paved
- B. City Hall / Paved
- C. Playground / Gravel
- D. Lodge north/ Paved
- E. Lodge east ADA / Paved
- F. Lodge south/ Paved
- G. Shelter / Gravel & Paved
- H. Gazebo / Paved
- I. Dock / Gravel & Paved
- J. Lake / Paved
- K. Overflow / Gravel
- L. Maintenance / Paved

Yellow Lines:
asphalt or gravel roads

Aerial: Imagery ©2013 DigitalGlobe,
U.S. Geological Survey, USDA Farm
Service Agency, Map data ©2013 Google

The Lodge at Central Park [15] Acquired from the Girl Scout Council along with the park property, this older building is in fairly good condition – with the exception of the doors and windows, which are in poor condition, and need to be replaced. It is the City's intention to budget for window and door replacement in 2015. With reasonable maintenance, the Lodge should remain in good condition through the period of this *Plan*.

Remodeled in 2000, the Lodge has two meeting rooms (each able to accommodate about 100 people), a non-operational but decorative fireplace, restrooms and a full-service kitchen. The building is ADA accessible, and its facilities can be rented by the public for meetings and special events. This building also has potential as a support facility for the proposed Amphitheater in Central Park.



The Lodge at Central Park – NE Entry



The Lodge at Central Park – NW & SW sides



The Lodge at Central Park – SE Entry

Conference Cabin [22] Also a former Girl Scout facility, the Conference Cabin is west of the south end of the Lake. The structure is in good condition, and with routine maintenance should remain so throughout the period of this *Plan*.

The Conference Cabin is ADA accessible, and has a kitchen, a restroom, and a main room which accommodates 20 people. The facility is available for use by the public for a rental fee. Currently used mostly for coaches' meetings and fitness classes, the Conference Cabin is underutilized, and could support additional programs.



Conference Cabin – view from SE



Conference Cabin – view from NE

Four additional cabins left over from the Girl Scout era still remain in the southern half of Central Park. All of these Cabins are functionally obsolete, and will eventually be demolished. They will be regularly evaluated by City staff to determine the most appropriate time for each cabin's removal.

Girl Scout Cabin / Log Cabin [27] This structure is the farthest southwest of the Cabins in Central Park. It is a log cabin, tucked into the trees, with a fireplace at one end. It is boarded up, but is still used occasionally by the Andover Fire and Rescue Department for smoke training.



GS Cabin / Log Cabin [27]

Girl Scout Cabin / Meadow [28] This building is in an open meadow, in the southwest quadrant of Central Park. It is a cement block and wood structure with an asphalt shingle roof, and is currently boarded up. The Park Department uses it for fertilizer storage.



GS Cabin / Meadow [28]

Girl Scout Cabin / Horse Creek [29] Located in the southern quarter of the Park, almost directly south of the Canoe Storage Building, this cabin is among the trees on the west bank of the Republican Creek tributary. It is a cement block and wood structure with an asphalt shingle roof and a central fireplace.



GS Cabin / Horse Creek [29]

Horse Creek Cabin was dedicated by the City for use by the Boy Scouts, who have an agreement for unrestricted access to the facility. The Boy Scouts have made improvements to the structure, through Eagle Scout projects. Though the building is currently closed, the bathrooms in this Cabin are being re-plumbed by the City.

Girl Scout Cabin / Green [30] This building is in the southeast quadrant of the Park, north of the cell tower. It is in very poor condition, but is currently used by the Park Department for auxiliary storage.



GS Cabin / Green [30]

Parks Maintenance Building [33]

Constructed in 2006-2007, this 48x120-foot metal building houses an office, restroom, shop, garages, and storage space for the Park Department. There is also a large fenced yard around the facility, for secure outdoor storage. The building is in excellent condition, and with routine maintenance should remain so throughout the period of this *Plan*.



Parks Maintenance Building – view from NE [33]

The City operates a **yard waste recycling area [31]** just north of the Maintenance building.



Yard Waste Recycling [31]



Parks Maintenance Building – view from SW

Gazebo [10] Constructed in 2005, the Gazebo is a landmark and visual focal point for visitors driving into the Park's main entry. It has limestone columns and a

standing seam metal roof with a cupola, and is lighted. It functions as a special events shelter, and can be reserved for private use. There is no charge for use of the Gazebo, though a \$150 damage deposit is required to reserve it. The floor of the Gazebo incorporates engraved paver bricks and a brass plaque, which recognize and appreciate the donors who helped fund the facility. With reasonable maintenance, the Gazebo should remain in excellent condition through the period of this *Plan*.

In the summer of 2013, temporary bleachers were added to the south, to provide seating for Greater Andover Days events. Though the temporary bleachers will go back to 13th Street Sports Park in the spring of 2014, they have proven popular with people using the Gazebo for musical performances or weddings, and have demonstrated a need for seating at the Gazebo.



Donor Recognition



Donor Recognition



Gazebo [10]



Gazebo – with temporary bleacher seating

Picnic Shelter Northwest [7] This shelter was originally installed by the Girl Scouts in Camp Seikooc. It is a 24x24-foot shade structure, on a circular concrete pad, and is lighted. The City installed a new roof, and added six 8-foot aluminum Pilot Rock Universal Access picnic tables. The facility is in very good condition, and can be reserved at no charge for private use.



Picnic Shelter Northwest [7]

Picnic Shelter at the Playground [13] This shelter is adjacent to the Playground, and provides shade and comfortable seating for adults who are watching over children busy on the play equipment. The facility is an Americana "Navajo" 12x24-foot shade structure, with lighting, and was installed in 2009 on a rectangular concrete pad. The shelter houses two 8-foot aluminum Pilot Rock Universal Access picnic tables.



Picnic Shelter at the Playground [13]

Picnic Shelters at Creekside [8] These two adjacent shelters are nestled in the trees on the west bank of the Republican Creek tributary that flows through Central Park. They were Girl Scout facilities, and are still in reasonably acceptable condition for their age; however they are not ADA accessible, are not lighted, and are not in keeping with the design standards of more recently constructed picnic shelters. The firepit is used for flag retirement ceremonies, to respectfully destroy worn flags by burning.



Creekside Picnic Shelters / firepit [8]

Picnic Shelter at the Canoe Storage Building [25] This small wooden shelter is adjacent to the Canoe Storage Building, on the south shore of the Lake. It was also a Girl Scout facility, and is still in reasonably acceptable condition for its age, but is not lighted, is not ADA accessible, and is not up to the Park's current design standards.



Picnic Shelter adjacent to Canoe Storage Building [25]

Additional Picnic Facilities There are also sheltered picnic areas at several of the remaining Girl Scout Cabins, as well as individual picnic tables installed at various locations around the Park. The older facilities are generally not lighted, are not ADA accessible, and are relatively high maintenance, constructed primarily of wood or concrete block.

Canoe Storage Building [25] Originally a Girl Scout facility, this concrete and wooden building is on a concrete pad. It is on the south shore of Lake George, tucked between the lakeshore pedestrian path and an asphalt access road. There is an adjacent picnic shelter immediately to the east of the Canoe Storage Building, and a fishing dock on the lakeshore nearby. A paved parking area and an outhouse are across the road to the southwest. Except for a large split in the wall at the southwest corner, this building is in sound condition. The aeration pump for Lake George has been installed in a fenced enclosure in the west end of the structure, but the Canoe Storage Building is currently serving no other function.



Canoe Storage Building interior mural



Restroom, Road, Blind/Picnic Shelter, Path, Dock, Overflow

Playground [14] This ADA accessible facility was installed in 2009, with equipment suitable for children from toddlers to early teens. The substrate requires routine maintenance, and the equipment must be regularly checked for safety reasons, but the facility is in excellent condition and should remain so for the duration of this *Plan*.



Lake George [18], and Windmill [17]

A western tributary of Republican Creek flows through Central Park from north to south, entering the Park through a box culvert under Central Avenue. Water for Lake George is supplied by the Creek. The Lake's water level is controlled by an overflow structure on the southern edge of Lake George, located just east of the Canoe Storage Building.

There is a Windmill on the western shore of the Lake, which functions, but mostly just pumps water up from the Lake's water table and then puts it back into the Lake.



Lake George



Central Avenue box culvert



Windmill



Windmill outflow



Overflow Structure

Fishing Docks There are six handicapped-accessible fishing docks on the shores of Lake George, all wooden structures on concrete piers, which were constructed by the City in 2003. They were funded with the help of a Kansas Department of Wildlife and Parks grant under the Community Fisheries Assistance Program (CFAP), to support ADA access to community lakes in Kansas.

The Lake is stocked with fish by the Kansas Department of Wildlife, Parks, and Tourism, also through the CFAP Program. A state issued fishing license is required to fish in Lake George.

To make the Docks easier to reference individually, they are numbered here beginning with the dock at the Canoe Storage Building at the south end of the Lake and working clockwise around the shore. Four docks are on the west shore, and two are on the east shore.

Dock	Location	Facilities Map Key
1	South shore, near Canoe Storage Building	25
2	West shore / southernmost dock	23
3	West shore / middle dock	19
4	West shore / northernmost dock	12
5	East shore / northernmost dock	20
6	East shore / southernmost dock	24



Typical Fishing Dock

Restrooms Within Central Park, there are publicly available restrooms in the Library and in City Hall, which are accessible only during business hours. Restrooms in the Lodge and the Conference Cabin are typically not accessible to the public, since the buildings are locked unless they are in use for a particular meeting or event.

There are three free-standing single-stall outhouses in the park, which are not lighted or heated, but are available at all times. One of these restrooms [6] is west of the Northwest Picnic Shelter, one [16] is west of the Windmill, and one [26] is south of the Lake. These outhouses were constructed by the City, and are in good condition; with routine maintenance, they should remain so for the period of this *Plan*.



Outhouse – northwest [6]



Outhouse – Windmill [16]



Outhouse – S of Lake [26]

Signs The Andover Central Park entry monument sign [3] is constructed of an engraved limestone slab on an ashlar limestone base. The sign itself is in very good condition, though in need of cleaning; the lighting and landscaping also are currently in need of some maintenance.



Entry Monument Sign [3]



Rules

A brown metal regulatory sign showing the Park rules is mounted on two posts, just north of the gravel parking lot across from the playground. It is in good condition.

Furnishings There are a variety of benches, picnic tables, and trash receptacles in Central Park, of varying ages and in varying conditions. They will be maintained and replaced as necessary.

Utilities The transformer, meter, and distribution board of the Park's electrical system are fairly new, and in excellent condition. They are also quite unattractive, and should be more thoroughly screened from view.



Electrical Panel & Transformer



Water Hydrant

There are water hydrants at various locations around the Park, left over from the Girl Scout era.

Walking Paths A recently constructed 1.25-mile concrete walking path winds around Lake George. It is in excellent condition. Drainage from the area west of the Lodge passes through a **culvert** under the path [21], on its way to Lake George.



Old Bridge at Creek [8]



Path culvert

There is an **old concrete pedestrian bridge [near 8]** over Republican Creek, in the northern end of the Park, dating back to the Girl Scout camp. It is in poor condition, and needs to be removed and possibly replaced.



Pedestrian Path around Lake George

A system of mulch nature trails in the southern portion of the Park will be operational by June of 2014.

Roads Roads associated with the Library, City Hall, and the Lodge are concrete, with curbs and gutters. They were installed in conjunction with the Library and City Hall construction projects, and are therefore new enough to remain in excellent condition throughout the course of this *Plan*.



Chip sealed road south of Lake George

The road which extends from the Lodge road south to the Maintenance Building, as well as the main road which runs east-west just south of the Lake, and then runs north-south along the west edge of the Lake, are chip-sealed with a 6-inch asphalt milling lift.

The City also chip sealed a portion of the County right-of-way for Prairie Creek Road with a 6-inch asphalt milling lift, to facilitate vehicular access during special events and Greater Andover Days.



Chip sealed road near Conference Cabin

Other roads in the park are gravel, but are adequate to support the traffic they bear. With routine maintenance, they should remain in good condition throughout the period of this *Plan*.

Parking Lots The concrete parking lots recently constructed in conjunction with the Library [A] and City Hall [B] are in excellent condition, as are the lots associated with the Lodge [D, E, F], and the Gazebo [H]. These should require nothing beyond routine maintenance for the ten-year span of this *Plan*.



Gravel Parking Lot [C]

The large gravel parking lot [C] near the Playground will be redesigned and upgraded as part of Park improvement associated with the Amphitheater project.

Auxiliary parking areas in Central Park are well-sited, and well-maintained. Some are gravel, some asphalt, and some are concrete for ADA accessibility. There are three auxiliary parking areas distributed along the west shore of the Lake. The northernmost [G] is associated with the Northwest Picnic Shelter. The middle lot [I] is concrete and serves Fishing Dock 4. There is also a gravel lot immediately across the road from Lot I, which once served a now-demolished Girl Scout Cabin; it may now be redundant. The southernmost lot [J] is across the road from the Canoe Storage Building. Another parking lot [L] is associated with the Maintenance Building. New gravel overflow parking areas [K] created along the Prairie Creek Road right-of-way as part of the 2013 test concert are also in very good condition.



Parking area [G]



Parking area [I]



Parking area [J]

13th Street Sports Park



Location: 1008 East 13th Street; north of 13th, & about ½-mile east of Andover Road

Size: 59.44 acres

Facilities:

- 4 Baseball/Softball Diamonds (3 lighted)
- 2 Soccer/Football/T-Ball Fields
- 2 Practice Fields
- Picnic Shelters
- 2 Playgrounds
- Waterspray Play Area
- Basketball Court
- Sand Volleyball Court
- 2 Horseshoe Pits
- 2 Tennis Courts (lighted)
- Walking Paths
- Redbud Railtrail

- Entry Monument Sign
- Paved Parking Lots (2)
- Gravel Parking Lot
- Restrooms (3)
- Concessions Building
- Storage Buildings

- Andover Community Center (ACC)
 - Office
 - Restrooms
 - Kitchen
 - Gymnasium
 - Loft
 - Storage Rooms

- Parks Maintenance Yard
- City Tree Farm
- Cell Tower
- Irrigated Turf (some areas)

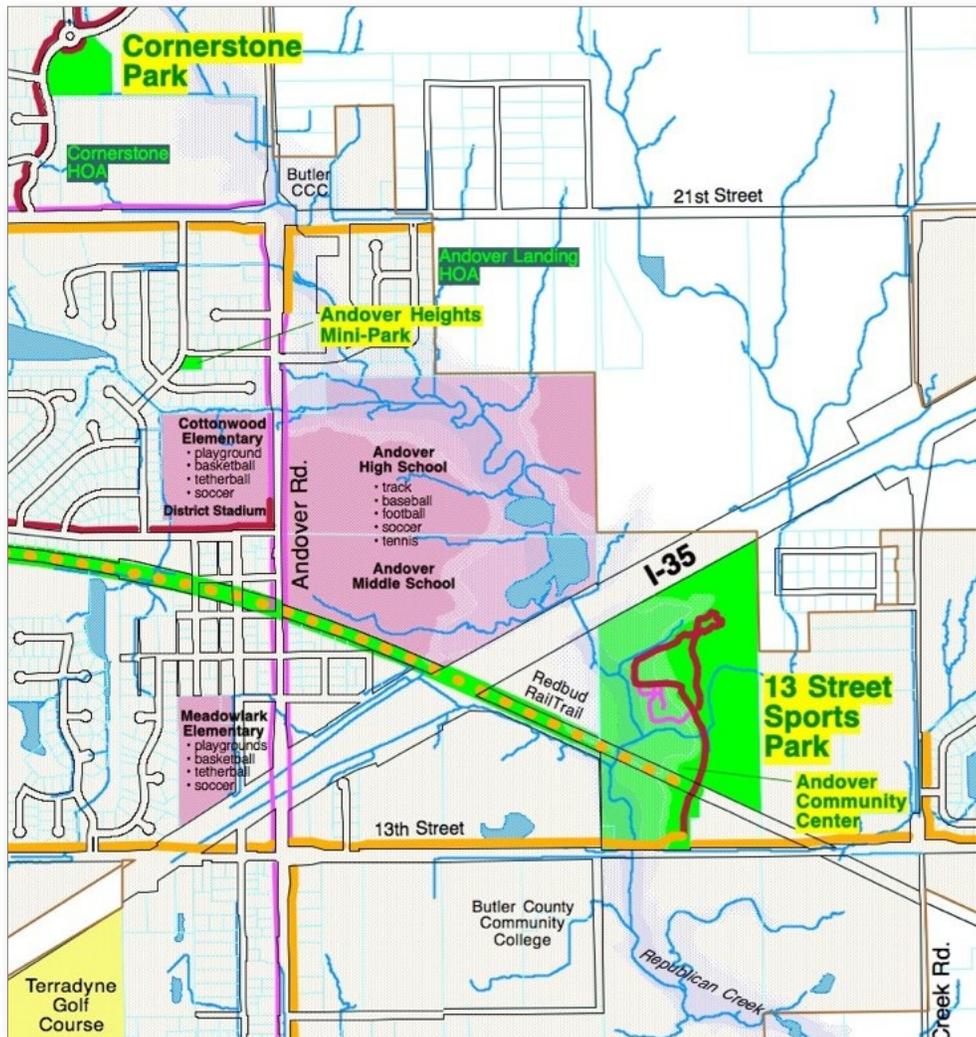
Aerial: Imagery ©2013 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2013 Google

Context & Connections

The 13th Street Sports Park is in the northeastern part of the City, a half mile east of Andover Road. Vehicular access is from 13th Street, via Patricia Lane, which is the main road into the Park. The northern boundary of the Park abuts the elevated I-35 highway right of way. An existing 10-foot wide concrete path along the north side of 13th Street provides good bicycle and pedestrian access.

The Redbud Railtrail passes through the Park just south of the Andover Community Center and as this Trail is developed it will provide even better access for bicyclists and pedestrians. The first segment of the path in Andover, from 159th Street to Patricia Lane, will be constructed in 2014. The Redbud Railtrail goes under I-35, and will offer an excellent connection to the Park for nearby neighborhoods, and for Andover High School and Andover Middle School.

The City of Wichita has already built portions of the Redbud Railtrail which lie in its jurisdiction. Eventually the Redbud will reach from downtown Wichita, through Andover, to Augusta.





13th Street Sports Park Facilities Location Key

1. Diamond 1 (lighted)
2. Diamond 2 (lighted)
3. Diamond 3 (lighted)
4. Diamond 4 (not lighted)
5. Practice Field 2
6. Practice Field 1
7. Multi-use Field / NW
8. Restroom Building 2
9. Restroom Building 1 / Concessions
10. Playground / Waterspray / Picnic Shelters
11. Equipment Storage
12. Batting Cage
13. Restroom Building 3
14. Horseshoe Pits
15. Picnic Shelter
16. Future Multi-use Fields
17. Cell Tower
18. Basketball Court
19. Picnic Shelter
20. Sand Volleyball Court
21. Maintenance Area
22. Playground / ACC
23. Andover Community Center (ACC)
24. Multi-use Field / ACC
25. City Tree Farm
26. Redbud Railtrail
27. Picnic Shelter
28. Tennis Courts
29. South Meadow
30. Restroom Building 4
31. Entry Monument Sign

PARKING

- A. Main / Paved
- B. ACC / Paved
- C. Tennis / Gravel

Aerial: Imagery ©2013 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

Facilities

Andover Community Center (ACC) [23]

The Andover Community Center is a metal building originally constructed as a private gymnastics studio, and later purchased and renovated by the City. It contains men's and women's restrooms, a large ADA accessible restroom, a kitchen with a serving pass-through, a storage room for chairs and tables, storage closets, an office, a second story loft area, and a large gymnasium. There is a small parking lot in front of the building, with ADA accessible spaces, and a large parking lot behind the building.



Andover Community Center (ACC) [23]

The ACC can be rented by the public for use as a special event venue, and has been used in the past for birthday parties, weddings, and other celebrations. The large main room can seat 200 people at tables or up to 300 people theatre style. The loft space is accessible only by an open stairway, however, and since the staircase has been determined to be a hazard, the upper level is no longer available for public use. This has made the facility less attractive as an event venue. Without the loft, there is also minimal space available for audiences to view the play in the gym.



ACC Kitchen

The ACC gymnasium has been used in the past for volleyball, but installation of needed overhead lighting reduced the vertical clearance, and made that activity problematic. The gym is now set up with three courts which can be used for tennis or pickleball, and can also be used for basketball. The ACC currently supports the most active pickleball program in the state.



Restrooms & Office

The Andover Community Center Building is in good condition, and should need only routine maintenance for the period of this *Plan*. However, the facility is underutilized. Correcting the issues with the staircase and restoring access to the Loft level would make the entire facility far more attractive as a rentable event space, and more usable as a gymnasium.



ACC Gymnasium



ACC Loft



Open Staircase

Restroom / Concessions Building 1 [9] At the north end of the Park's main road, at the dropoff turn-around, there are two buildings. The eastern-most building is a cross gable structure with a cupola, constructed of concrete block, brick, and wood. It contains restrooms and a concessions facility. This building is in fair condition, and with minor routine maintenance should remain so for the duration of this *Plan*.



Drinking Fountain



Restrooms vestibule



Restroom / Concessions Building 1 [9]

Restroom Building 2 [8] Just west of the Concessions Building, there is a second restroom building. It is also constructed of concrete block, brick, and wood, but has a simple gable roof. This building is in good condition, and with minor routine maintenance should remain so for the duration of this *Plan*.



Restroom Building 2 [8]

Restroom Building 3 [13] Located south of the main parking lot, this concrete block structure has an open roof with a prefabricated concrete panel in the middle, and wooden shed roofs on either end. This building is in poor condition, and in need of upgrading.



Restroom Building 3 [13]

Restroom Building 4 [30] Located just west of the tennis courts, this concrete block restroom building depends on a septic drain field which is no longer functioning properly. The building is currently locked up and unavailable for use by the public, and should be demolished.



Restroom Building 4 [30]

Baseball / Softball Diamonds [1, 2, 3, 4]

Located in the north end of the Park, clustered around a central core of support facilities, these four diamonds see heavy use for baseball, softball, and T-ball. Diamond 1 is to the west, Diamond 2 is the farthest north, Diamond 3 is the farthest south, and Diamond 4 is to the east.



Typical Dugout



Typical Bleachers

Diamonds 1, 2, and 3 are lighted. The City is currently in the process of having the outfield fence of Diamond 1 relocated, to get an existing lightpole out of the playing field.



Backstop at Diamond 2 [2]

The equipment at all four ball diamonds is in reasonably good condition for its age, but the facilities are old enough that certain items may need to be upgraded within the span of this *Plan*, including the scoreboards, and possibly the dugouts.

There are two scoreboards in the Park, but they are not ideally located, and neither one is currently operational.

All four diamonds need to be regraded to establish a proper infield crown for drainage. Though the outfield turf is irrigated, heavy use of all the fields in the Park for various sports from spring through fall means that the grass never has a chance to recover, resulting in poor turf quality. (For instance, in the fall, each diamond is used by two teams concurrently, for football practice.)



Scoreboards

When all the diamonds are in simultaneous use, parking and dropoff areas are insufficient to accommodate the visitor load. There is also a systemic need for more shade in visitor areas, either from shade structures or from trees (which will need to be protected from damage to roots and bark in order to survive the crowds in the Sports Park).



Batting Cage [12]

Batting Cage [12] The existing Batting Cage in the Sports Park is insufficient to meet the demand.

Equipment Storage [11] This brick storage building and its adjacent secure storage yard are located at the east end of the support facilities core. The building's wooden gable ends are not weather-tight, and need repair. The building is cluttered with old equipment and supplies, and would be far more useful if the accumulation of unused material was cleaned out.



Equipment Storage [11]

Support Facilities Core The baseball diamonds are clustered around a core of support facilities, which includes the Restroom/Concessions Building, an additional Restroom Building, two picnic shelters, a playground, and a small waterspray area, all located conveniently close to the drop-off area and turnaround at the end of the Park's main road. These facilities will each be addressed later in this section.

Practice Fields [5 & 6] There are two practice fields in the Sports Complex, located at the far northeast corner of the Park. They are far enough from the central core of support facilities to be somewhat inconvenient to access, and so are generally used only when the other fields are already occupied. They are irrigated but not lighted, and are typically used for daytime soccer or football practice.



Practice Field [5]

Soccer / Football / T-ball Multi-use Field / Northwest [7] This multi-use field is located in the northwest corner of the Sports Complex, and is used for soccer and football, and with the addition of portable batting cages, for baseball and T-ball. It is irrigated, but not lighted or, and is large enough to be used for two games simultaneously.



Soccer/Football/T-ball Field/NW [7]

Soccer / Football / T-ball Multi-use Field / ACC [24] This new multi-use field is located east of the Andover Community Center, and was installed in 2013. It is lighted and irrigated, and will be used for soccer and football, and with the addition of portable batting cages, for baseball and T-ball. It is large enough to be used for two games simultaneously.



Soccer/Football/T-ball Field/ACC [24]

Picnic Shelters / Support Core North & South [10]

Two similar picnic shelter buildings are located in the support facilities core area, adjacent to each other, between the Concessions Building and the Playground. They are both basic wooden structures, with corrugated metal roofs over a concrete pad. The North Shelter houses a single wooden picnic table, and the South Shelter houses two aluminum picnic tables.



Picnic Shelter—Support Core North [10]

These shelters are in fair condition, but may need to be replaced within the ten-year span of this *Plan*.

There is a freestanding aluminum picnic table adjacent to the South Picnic Shelter, which is designed to be ADA accessible. (The end of the table extends far enough beyond the legs to allow a wheelchair to roll underneath.) Unfortunately, the table is not located on a concrete surface adjacent to an accessible route, so cannot be utilized as intended.



ADA picnic table on grass

Picnic Shelter / Main Parking [15] This shelter has an adjacent grill, and is located south of the main parking lot. It is of similar age and construction as the shelters in the support core area. Like them, it is in fair condition, but may need to be replaced within the ten-year span of this *Plan*.



Picnic Shelter / Parking [15]

Picnic Shelter / Volleyball [19] This big shelter, located east of the Basketball Court and just west of the Sand Volleyball Court, is suitable for family reunions and other large gatherings. It is a wooden structure with an updated standing seam gable roof, over a substantial concrete pad. It currently houses seven aluminum picnic tables, and has two adjacent grills. It is in good condition, and should need only routine maintenance within the ten-year span of this *Plan*.



Picnic Shelter / Volleyball [19]

Picnic Shelter / Tennis [27] This shelter is located northwest of the tennis courts, and is remarkably quiet and isolated compared to the Sports Park's other shelters. It is a wooden structure with an updated standing seam gable roof, over a concrete pad. It currently houses three wooden picnic tables, and has an adjacent grill. It is in good condition, and should need only routine maintenance within the ten-year span of this *Plan*.



Picnic Shelter / Tennis [27]

Picnic Tables / Freestanding There are a number of freestanding picnic tables located about the park, typically on concrete pads. They are generally in good condition, but should be evaluated individually. Many of them are in need of additional shade, and more of them should be accessible.



Freestanding picnic tables

Playground / Support Core [10] Three connected play areas are located in the central support core of the Sports Park, near restrooms and picnic shelters. One area contains a swing set on a sand substrate. It is in good condition, but may need to be updated during the course of this *Plan*. Two other play areas, one designed for toddlers and one for elementary age children, provide updated and ADA accessible playground equipment on a bark mulch substrate. These areas are in excellent condition, and should need only routine maintenance and safety checks during the course of this *Plan*.



Swing Set / Core



Toddler Play Area / Core



Playground / Core

Waterspray Area / Support Core [10] The fourth play area in the central support core is a small waterspray facility, with three spray elements – a dolphin, an elephant, and a tortoise. They are in good condition, but have been underutilized in recent years due to drought-related water use restrictions.



Sprayer in trunk



Waterspray elements

Playground / ACC [22] This ADA accessible playground was funded in part by the Kansas Department of Wildlife and Parks *Local Government Outdoor Recreation Grant Program*. It is located off the northwest corner of the large parking lot behind the ACC Building. It is basically in very good condition, though in need of some minor routine maintenance.



Playground / ACC



Donor Recognition Sign

This playground is so inconspicuous that it is likely underutilized. Wayfinding signs or other efforts to increase community awareness of this facility are needed.

Basketball Court and adjacent Horseshoe Pits (in foreground)

Large Picnic Shelter at left in photo is east of the Basketball Court



Basketball Court [18] This fenced full court outdoor basketball facility is new, and is easily accessible from the main parking lot. It is not lighted. It is in excellent condition, and should need only minimal routine maintenance for the 10-year span of this *Plan*.

The basketball court and the adjacent Horseshoe Pits comprise the "Grant Nelson Sports Area", which was funded by a memorial donation.

Horseshoe Pits [14] There are a pair of nicely designed horseshoe pits in the Park, easily accessible from the southwest corner of the main parking lot. They are in excellent condition, and should need only routine maintenance for the period of this *Plan*. A couple of adjacent benches, with accompanying shade trees, would be a very welcome addition.



Horseshoe Pits

Sand Volleyball Court [20] This facility is adequate for casual play, but does not meet NCAA or Federation of International Volleyball design standards regarding sand type, drainage and depth, net height and tension, or boundary markers. The lack of edging between the turf and the sand makes it somewhat difficult to maintain, and the net posts need additional structural support to maintain proper net tension.



Sand Volleyball Court

Tennis Courts [28] There are two fenced and lighted tennis courts in the southwest corner of the Sports Park, with their own access drive and gravel parking area. They are in reasonably good condition for their age, but the backdrop needs to be replaced, and the surface is likely to require some significant maintenance during the 10-year period of this *Plan*.



Tennis Courts

Lighting Controls

Maintenance Storage Building & Yard [21] Separated from the rest of the Park by a tree lined creek bed, this utilitarian area provides a secure fenced yard, with an open shed for storage of mowers and similar equipment. The large turf area nearby is used to stockpile mulch, gravel, and other bulk materials.

The access road to the Maintenance area requires improvement, ideally creating a separate access from the main parking lot from the pedestrian path.



Bulk materials stockpiles



Maintenance Storage Building & Yard

City Tree Farm This part of the Park was used for some years to grow young trees to an appropriate size for installation on City properties, including parks and street rights-of-way. However, most of the trees have already been transplanted; only a few are left, and the site is now largely overgrown.



City Tree Farm

Signs The 13th Street Sports Park entry monument sign is constructed of an engraved limestone slab on an ashlar limestone base, with a metal silhouette of playing children above. The sign itself is structurally in very good condition, though in desperate need of cleaning. The lithichrome paint in the letters needs to be touched up, and many of the lighting fixtures need to be repaired or replaced. The landscaping could also use some upgrading and maintenance.



Entry Monument Sign

A brown metal regulatory sign showing the Park rules is mounted on two posts, on the east side of the entry road, a short ways north of the multi-use field east of the ACC. The sign is in good condition.



Rules

Furnishings There are a variety of benches, picnic tables, and trash receptacles in the 13th Street Sports Park, of varying ages and in varying conditions. They will be maintained and replaced as necessary.

Utilities The Sports Park's water supply and electrical system are in good condition, and should need no significant improvements during the span of this *Plan*.

Walking Paths A system of concrete walking path winds through the Sports Park, connecting destination facilities. The paths are generally in excellent condition.



Path along 13th Street to Park Entry



Typical Path in Park



Redbud Railtrail

An inactive railroad right-of-way bisects the Sports Park, just south of the ACC. It is currently in the process of being developed as a pedestrian and bicycle pathway. With the help of a federal Transportation Enhancement grant, the City will in 2014 construct a 10-foot wide concrete path in the right-of-way, from 159th Street to Patricia Lane, which is the Sports Park's main entry road. The City of Wichita has already built portions of the Trail within its jurisdiction. When completed, the **Redbud Railtrail [26]** will eventually run from downtown Wichita, through Andover, and on to Augusta.

Roads The Sports Park's main entry road is called Patricia Lane. It is asphalt, with concrete curbs and gutters. From 13th Street, it winds north through the Park, dividing at its northern end into a one-way loop with a large drop-off zone. It is generally in good condition, and should need only routine maintenance during the period of this *Plan*.



Entry Road / Patricia Lane

Maintenance access roads in the Park are gravel, but are adequate to support the traffic they bear. With routine maintenance, they should remain in good condition throughout the period of this *Plan*.

Parking Lots There are two large paved Parking Lots in the Sports Park. The **main parking lot [A]** is centered in the northwest quadrant of the Park, and primarily serves the baseball diamonds, the northern multi-use fields, and the cluster of facilities immediately to its south. It is asphalt, with concrete curbs and gutters, and is in good condition. The **ACC parking lot [B]** is divided into a small front lot, and a large rear lot. They are both asphalt, with no curbs or gutters, and are in good condition.



Rear Parking Lot at ACC

The **gravel parking lot [C]** which serves the Tennis Courts and the nearby Picnic Shelter is in poor condition, and does not function well for vehicular circulation.



Gravel Parking Lot at Tennis Courts

Andover Cornerstone Park



Location: 2304 North Cornerstone Parkway;
south of the roundabout at
Cornerstone Parkway &
Sandstone Street

Size: 5.06 acres

Facilities:

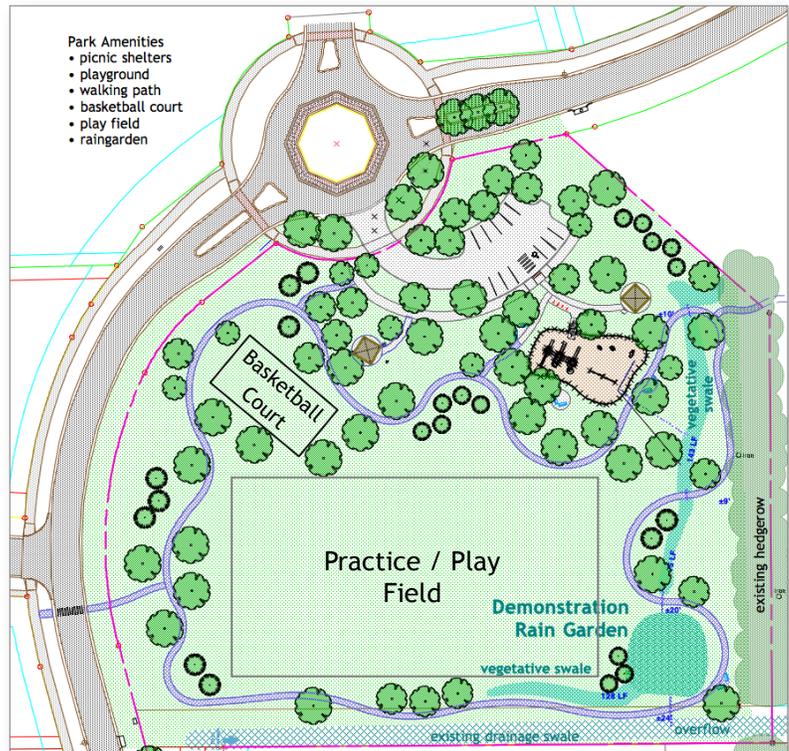
- Picnic Shelter
- Playground

- Paved Parking Lot

- Demonstration Raingarden
- Irrigated Turf (some areas)

- Future Development
 - Practice / Play Field
 - Basketball Court
 - Measured Walking Path

Aerial: Imagery ©2013 DigitalGlobe, U.S. Geological Survey,
Map data ©2013 Google



Concept Plan for
Andover Cornerstone Park
– by Rice Foster Associates

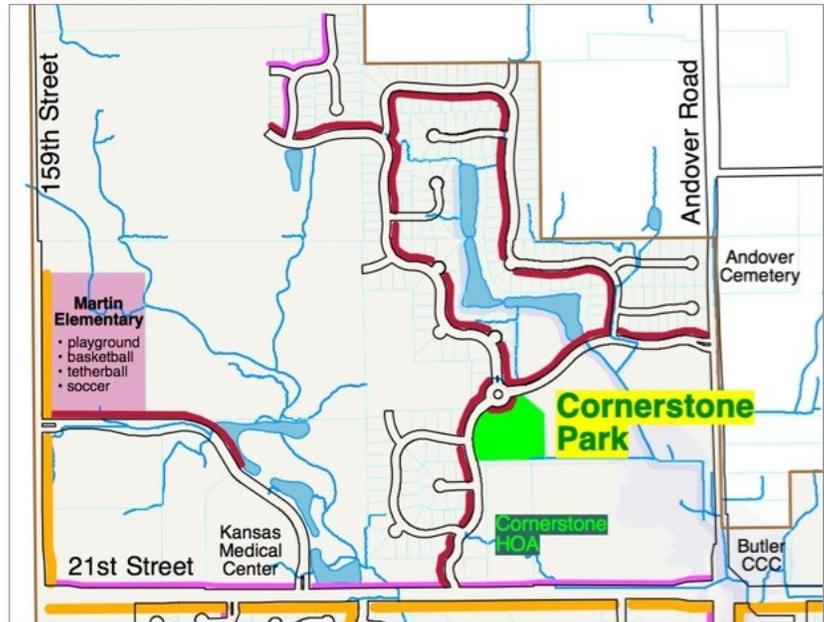
History of Acquisition

The land for Andover Cornerstone Park was acquired by the City of Andover as a dedication from the developer of the Cornerstone subdivision. The property was valued at \$176,000.

Context & Connections

This Park is only a quarter of a mile north of 21st Street, and has a paved parking lot to support easy vehicular access. However, it is not as familiar to the community as the larger parks, and is currently underutilized. Additional wayfinding signs would help increase public awareness of Andover Cornerstone Park.

An 8-foot wide concrete path parallels the main roads in the Cornerstone development, allowing easy pedestrian access for the surrounding neighborhood. That path connects to the path along 21st Street, which then links the Park to the rest of the Andover Pathway network.



Facilities

Currently, the facilities at this Park consist of a playground, an adjacent picnic shelter, a demonstration raingarden, a multipurpose practice and playing field suitable for soccer, football, or T-ball, and a parking lot and pathways. Two aluminum picnic tables are sized for children; an adult table is ADA accessible. All the Phase 1 facilities were installed in 2010, and are in excellent condition.



Cornerstone Picnic Shelter & Playground

Future development will include an additional picnic shelter, an outdoor basketball court, and a measured concrete walking path (5-feet wide, and one third of a mile long). Completing the development of Cornerstone Park should definitely take place within the next five years.



Mini-Parks

Mini-Parks are less than an acre in size, and usually occupy a single lot in a suburban residential development. Typically they contain an open grassy area, some basic playground equipment, a bench or two, and a picnic table. **Andover Heights Mini-Park** and **Andover Village Mini-Park** are very similar in size, equipment, and condition. **Williamsburg Mini-Park** is slightly larger, with more updated facilities.

Mini-Parks are currently designed for use mostly by parents bringing very young children to play, and by neighborhood pre-teen children who are old enough to walk to the park by themselves and too young to drive. These parks are, at least potentially, a place where adult neighbors can meet and get to know each other. When well-maintained, they contribute to a neighborhood's quality of life.

Context & Connections

Mini-Parks have no on-site parking facilities, and those who might drive to them have to park on the adjacent street. However, most users walk or bicycle to the Mini-Parks. Rolled curbs at Heights and Williamsburg allow smooth access by bicycles and strollers. Andover Village Mini-Park has stand-up curbs which prevent easy wheeled access.

None of the three parks has sidewalks nearby, so access for pedestrians requires walking on streets. Though all three Mini-Parks are within a short walk of pathways along Andover Road, for people living east of Andover Road the road itself is likely a barrier to pedestrian use.

Andover Heights Mini-Park is within a block or two of Cottonwood Elementary School's playground. However, the school playground is fenced, and only accessible during school hours. The school also has basketball courts and tetherball facilities, as well as a soccer field and a large open grassy area northwest of the Stadium.

Facilities

The Mini-Parks have irrigation systems which utilize City water, which were not used during the recent two-year drought due to water restrictions. As a result, the original fescue turf in all three Mini-Parks is currently in very poor condition. Since the turf needs to be rehabilitated anyway, consider replacing the fescue with buffalograss, to reduce future water needs.

Some of the recreational facilities in these parks, such as the basketball court in Williamsburg Mini-Park, are new and in excellent condition. Other facilities are aging, and likely to need replacement during the ten-year span of this *Plan*—notably the swing sets and their substrates in Andover Heights Mini-Park and Andover Village Mini-Park.

When changes beyond routine maintenance do occur in a Mini-Park, it will then become necessary to upgrade that park to meet the standards of the *ADA Accessibility Guidelines*. The potential cost to bring each of these small parks into compliance may be substantial. Options for the cost-effective future development of the Mini-Parks will be discussed in more detail in this *Plan's* section on "Future Parks Improvements".



Aerial: U.S. Geological Survey, Map data ©2013 Google

Andover Heights Mini-Park

Location: 1912 N. Marc Avenue; southwest of 21st Street & Andover Road; at the intersection of Marc Street & Aaron Street.

Size: 0.45 acres

Facilities:

- Swing Set
- Picnic Table
- 2 Park Benches

- Sign
- Irrigated Turf

Acquisition: Deeded to City in 1980 by I.L. Leatherman.



The aluminum picnic table and two aluminum park benches are new and in good condition, though minor damage due to vandalism has occurred. They should remain useful for the duration of this *Plan*. The swing set is in good condition, but is older and will likely need to be replaced near the end of this ten-year *Plan*. The park sign is made of painted wood, and will need regular maintenance.



swing set



sign



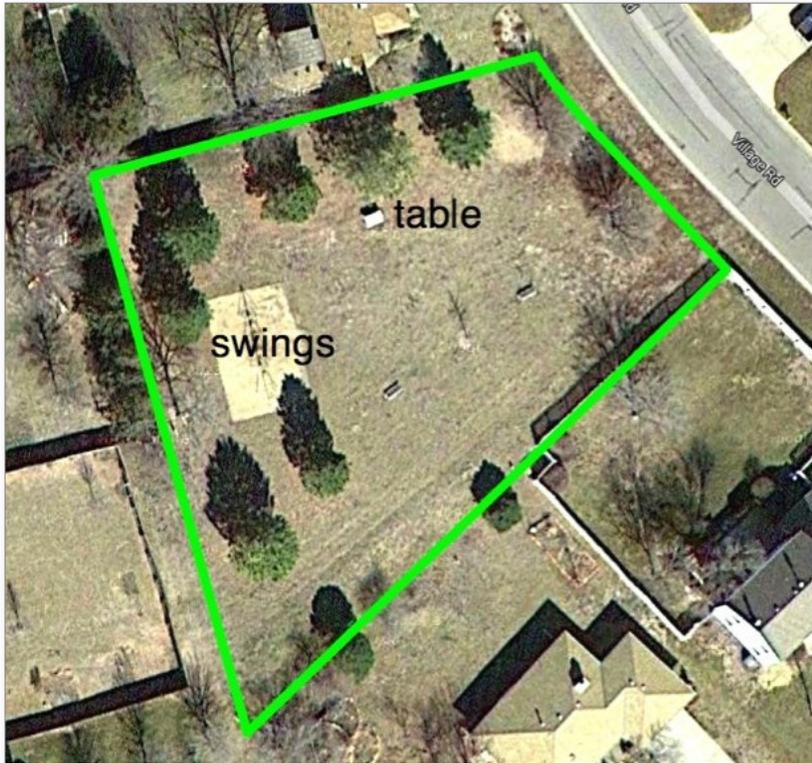
picnic table



bench



irrigation



Aerial: U.S. Geological Survey, Map data ©2013 Google

Andover Village Mini-Park

Location: 155 S. Village Road; northwest of Kellogg & Andover Road; on Village Road, north of Lexington Street

Size: 0.61 acres

Facilities:

- Swing Set
- Picnic Table
- 2 Park Benches

- Sign
- Irrigated Turf

Acquisition: Deeded to City in March of 1980 as a part of the Shadybrook Development.

The aluminum picnic table and two aluminum park benches are new and in good condition, though minor damage due to vandalism has occurred. They should remain useful for the duration of this *Plan*. The swing set is in good condition, but is older and will likely need to be replaced near the end of this ten-year *Plan*. The park sign is made of painted wood, and will need regular maintenance.

This is the only Mini-Park with a standup curb. A curb cut and ramp would improve access for bicyclists and strollers.



standup curb



typical Mini-Park sign & irrigation system vacuum breaker



bench



picnic table



swing seats



swing set



Williamsburg Mini-Park

Location:

325 S. Williamsburg Street;
northwest of Kellogg
& Andover Road;
on the corner of Jamestown
and Williamsburg Streets

Size: 0.75 acres

Facilities:

- Basketball Court
- Bench Swing
- Picnic Table
- Sandbox with 2 Mechanical Diggers
- Bike Rack

- Sign
- Irrigated Turf

Aerial: U.S. Geological Survey, Map data ©2013 Google

The basketball court, sandbox, mechanical diggers, bench swing, and bike rack are new and in excellent condition. The picnic table, of plastic coated metal mesh, is showing minor wear damage, but should remain useful for the duration of this *Plan*. The park sign is made of painted wood, and will need regular maintenance.



overview



basketball court



picnic table; sandbox & diggers



mechanical digger



picnic table



bike rack



bench swing



irrigation

Andover Municipal Golf Course



Aerial: Imagery ©2013 DigitalGlobe, U.S. Geological Survey,
USDA Farm Service Agency, Map data ©2013 Google

History of Acquisition

The land for the Andover Municipal Golf Course was acquired by the City of Andover as a dedication from the developer of the Green Valley Greens subdivision. The golf course was developed with a Wildlife and Parks grant, and opened in 1989.

Context & Connections

The Andover Municipal Golf Course, located north of Kellogg and west of Andover Road, is surrounded by residential development. Access to the Clubhouse parking lot is from Kellogg.

This public golf course is within three miles of two private golf facilities in Andover – Terradyne Country Club & Golf Course, and the Flint Hills National Golf Club. There are also two private golf courses on the east side of Wichita: Crestview Country Club is about 4 miles away, and the Sierra Hills Golf Club is about five miles away. The nearest other public courses are the Hidden Lakes Golf Course in Derby, and the Braeburn Golf Course on the Wichita State University campus in Wichita, each about 11 miles away.

Facilities

Originally known as the Andover Public Golf Course, and then renamed Cedar Pines of Andover, this facility had recently been closed while undergoing a complete renovation. It opened again on May 1, 2014, after the new turf was well established, as the Andover Municipal Golf Course.

Clubhouse The Clubhouse is in excellent condition, and should need only routine maintenance during the course of this *Plan*.

Maintenance Building This structure is in fair condition, but will need new siding during the course of this *Plan*.

Entry Road & Parking The entry road is asphalt, with concrete curbs and gutters. The parking lot is asphalt. Both are in good condition, and should need only routine maintenance during the course of this *Plan*.

Fairways & Greens / Irrigation New turf was planted in 2013 at the tees and greens. New sprinkler heads for the irrigation system were also installed in those areas in 2013, and the irrigation pump was overhauled.

Bicycle & Pedestrian Pathways

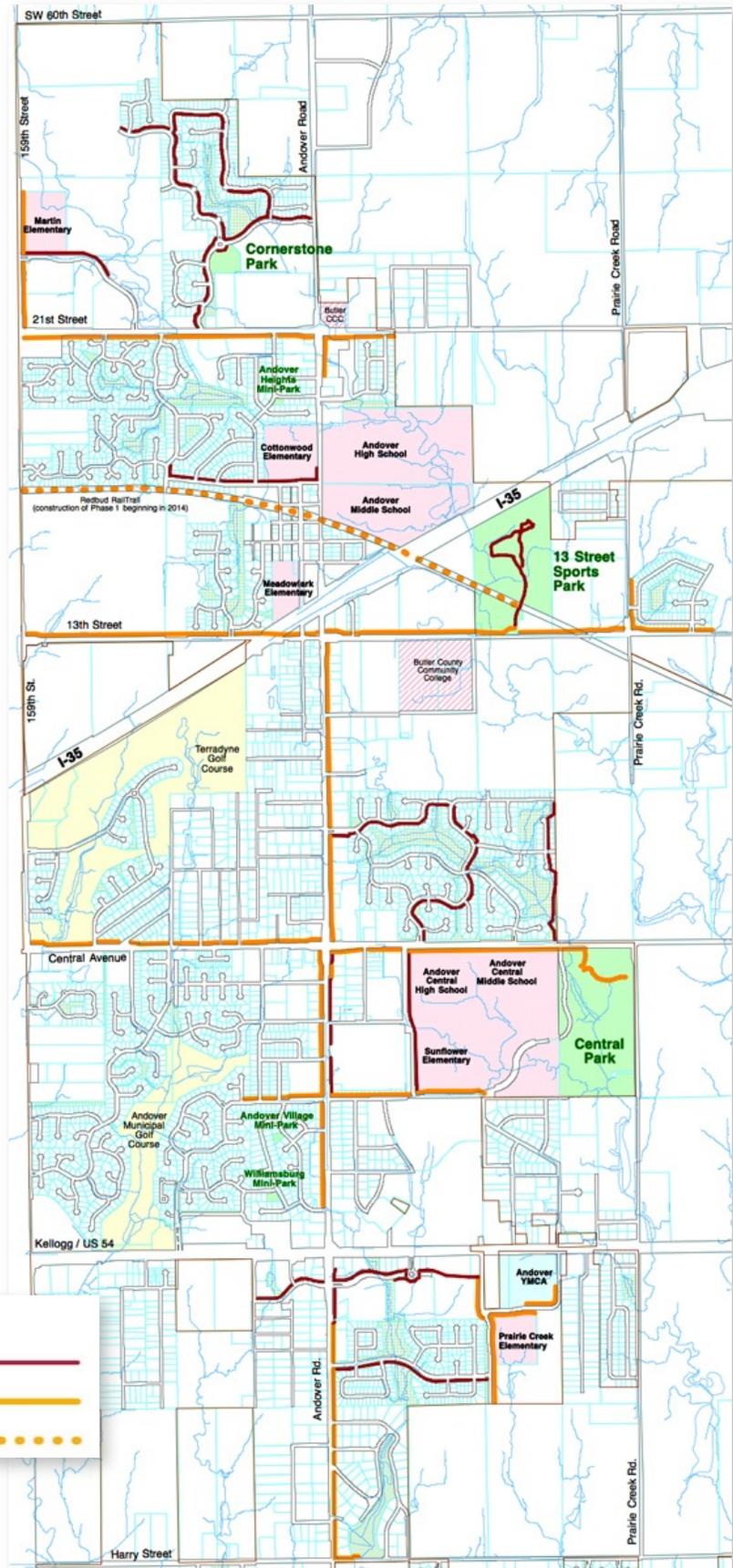
Andover's Pathway System currently includes nearly 10 miles of 10-foot-wide concrete paths, and almost 7 miles of 8-foot-wide concrete paths.

The first phase of the Redbud Railtrail in Andover, which will begin construction in the fall of 2014, will add another 1.7 miles of 10-foot-wide concrete pathway to the system.

Butler County will construct an additional half mile of 10-foot wide concrete path south from Harry Street, along the east side of Andover Road, during the summer of 2014.

These concrete pathways are generally in very good condition, and should require only routine maintenance during the course of this *Plan*.

There are also miles of concrete sidewalks in the pedestrian network, which are typically 6-foot-wide or less. The City budgets approximately \$10,000 per year to maintain and increase the sidewalk system.



Pathways Key

- Pathway – 8 feet wide —
- Pathway – 10 feet wide —
- Pathway – 10 feet wide, in design - - - - -

Existing Recreational Programs

City of Andover

The City of Andover currently has only one recreational program for adults. Games of Pickleball are hosted at the Andover Community Center four times a week.

Organized sports programs for children are much more extensive. In the fall the Andover Recreation Department offers Tackle Football / Mid-States Junior Football League, and in the winter it offers Basketball for girls and boys; both programs are for grades 3 to 6. The City also manages Youth Sports Clinics at various times during the year. The City's summer programs for youth include:

- Boys Baseball (age 8-15)
- Girls Softball (ages 9-15)
- Machine Pitch (age 8-10)
- ASA Modified Pitch (ages 9-10)
- Kid-Pitch
- Fast Pitch Softball /Wichita Heights Junior Softball League (age 11-15)
- Wichita Heights Junior Baseball League (age 11-15)

The Andover City Recreation Programs use the 13th Street Sports Park ball diamonds for Baseball and Softball practices and games, and for Football practice. Basketball practice uses all six USD 385 Elementary Schools, and two of them for games. Football programs practice at both USD 385 Middle Schools, and use the School District Stadium for all football games.

More information on City of Andover recreational programs is available at:

- www.andoverks.com/index.aspx?nid=18

The City Recreation Department also organizes and supports various cultural events and community celebrations during the year.

Andover YMCA

The Andover YMCA offers summer Baseball and Softball programs for boys ages 5 to 7, and for girls ages 5 to 8; Flag Football, Soccer, and Volleyball in the fall; and Basketball in the winter for children in Kindergarten through grade 2. A wide range of other programs are available, including Swimming, Track, Racquetball, Gymnastics, Skating, Climbing, Dance, Cheer, and Martial Arts. More information on YMCA recreation programs is available at:

- www.wichitaymca.org.

Andover School District / USD 385

The School District manages sports programs for its own students, utilizing its own facilities. Information on School athletic programs is available on the District website, on the pages for each individual school, at:

- www.usd385.org

Park & Recreational Needs Assessment

The first step in assessing Andover's needs is to understand some fundamental demographic and economic facts about the City. The second step is to recognize the additional recreational assets available to the community, beyond the City park system itself. In Andover's case, this includes substantial recreational facilities and programs provided by the School District, an extraordinary YMCA, and private facilities from golf courses to Home Owners Association properties.

Understanding existing conditions and resources provides a solid foundation for assessment, but establishing the park and recreational needs of a community is fundamentally a subjective process. Attempts to make needs assessment more objective include comparisons to national standards, to comparable communities, or to a desired level of service. These comparisons can offer some useful insight, but in the end, determining recreational needs is a matter of balancing an individual community's expectations against that community's resources.

Andover Community Analysis

The following population information is from the *2010 Census*, and from the *2008-2012 American Community Survey 5-year Estimates*, both administered by the Census Bureau. The U.S. Census is taken only once every ten years, so the American Community Survey (ACS) provides updates in the years between censuses. Updates are provided once every three years to small cities.

Population information is available in more detail from the U.S. Census Bureau FactFinder website at <http://factfinder2.census.gov>. More detailed Kansas information, including historic demographic data, is available from the University of Kansas *Institute for Policy & Social Research*, at www.ipsr.ku.edu/ksdata.

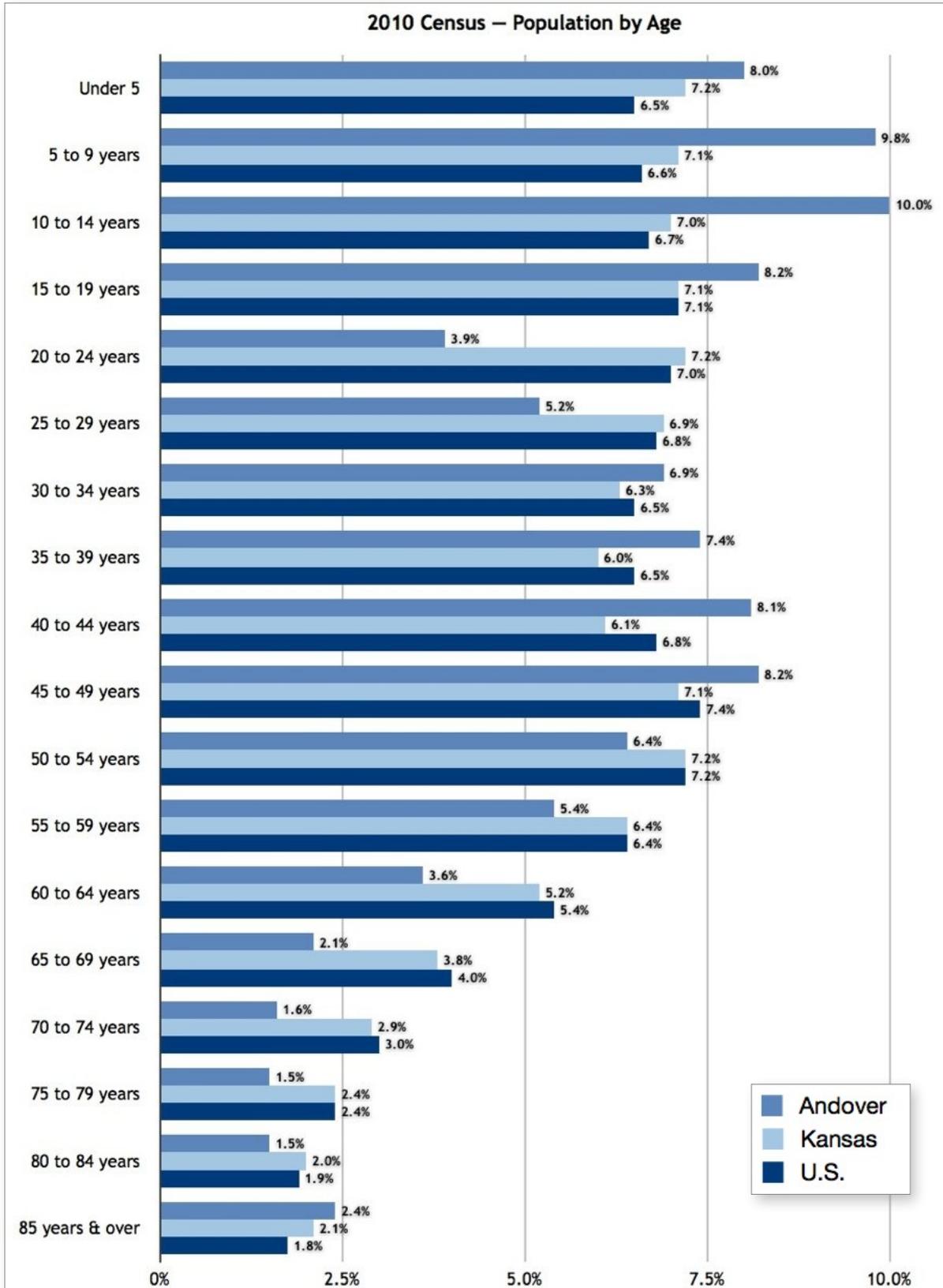
Andover's Historic Population Growth

As detailed in the following table, the population of the United States has been growing by an average of about 11.0% per decade for the last forty years, while Kansas has been growing by about 6.2%. Andover has been growing by an average of 58.6% per decade for the last forty years. Even with the recession of recent years, Andover's population grew in the 2000's by 76%.

(Census)	US		Kansas		Andover	
	Population	% Change	Population	% Change	Population	% Change
1960	179,323,175	—	2,178,611	—	186	—
1970	203,211,926	13.3%	2,246,578	3.1%	1,880	910.8%
1980	226,545,805	11.5%	2,363,679	5.2%	2,801	49.0%
1990	248,709,873	9.8%	2,477,574	4.8%	4,204	50.1%
2000	281,421,906	13.2%	2,688,418	8.5%	6,698	59.3%
2010	308,745,538	9.7%	2,853,118	6.1%	11,791	76.0%
Average (1980–2010)		11.0%	—	6.2%	—	58.6%

The U.S. Census Estimated Population for Andover as of July 1, 2012 is 12,099.

2010 Population – Comparison by Age Group



Andover has a very large percentage of children, compared to both the state and the nation – 36% of Andover's population is 19 years old or younger. The percentages for residents in their twenties drop drastically, possibly because entry-level housing is difficult to find in Andover. Adults from thirty to fifty, typically parents of young children, also live in Andover in unusually high percentages.

While Andover has a lower percentage of people over fifty than the state or the nation, as a group they still comprise nearly a quarter of the City's population (24.5%), and their recreational needs should be addressed.

Families & Households

Data on families and households in Andover is from the 2010 U.S. Census. By Census definition, a *family* consists of two or more related people residing in the same housing unit. A *household* consists of all people who occupy a housing unit regardless of relationship, and may refer to a person living alone.

Households & Families in Andover (2010 Census)		
Family Households	3,129	77.5%
<i>Husband & Wife with own child(ren) under 18 years</i>	1,499	37.1%
<i>Husband & Wife without own child(ren) under 18 years</i>	1,042	25.8%
<i>Female householder with own child(ren) under 18 years</i>	280	6.9%
<i>Female householder with other relatives</i>	136	3.4%
<i>Male householder with own child(ren) under 18 years</i>	123	3.0%
<i>Male householder with other relatives</i>	49	1.2%
Non-Family Households	907	22.5%
<i>Female living alone (65 years and over)</i>	287	7.1%
<i>Male living alone (under 65 years)</i>	223	5.5%
<i>Female living alone (under 65 years)</i>	180	4.5%
<i>Other non-family households</i>	117	2.9%
<i>Male living alone (65 years and over)</i>	100	2.5%
TOTAL HOUSEHOLDS	4,036	100.0%

- Average household in Andover: 2.89 people
- Average family in Andover: 3.34 people
- Households with people under 18 years: 1,980 (49% of total households)
- Households with people 65 years or older: 755 (19% of total households)

An extraordinary 77.5% of Andover's households are family households; in comparison, the figure for the nation as a whole is 66.4%. In Andover, 37.1% of households consist of a married couple with a child or children under 18 years of age; the national figure is 20.2%. Only 22.5% of Andover's households are non-family, compared to 33.6% nationally.

Earnings & Income

Median earnings are for full-time, year-round workers. Information is from the 2008-2012 American Community Survey 5-Year Estimates.

	Median Earnings		Median Income	
	Males	Females	Household	Family
United States	\$48,629	\$37,842	\$53,046	\$64,585
Kansas	\$45,485	\$34,167	\$51,273	\$64,731
Sedgwick County	\$47,269	\$34,675	\$49,885	\$63,017
Butler County	\$53,594	\$34,975	\$57,424	\$71,540
Andover	\$64,083	\$43,131	\$84,280	\$95,906

The **per capita income** figure is a mean, derived by dividing the total income of every person 16 years old or over by the total population. It is useful for comparisons, but should not be considered an accurate representation of actual income or earnings for a typical adult working Andover resident. (Data is from the 2008-2012 American Community Survey 5-Year Estimate.)

– Annual Per Capita Income –	
United States	\$28,051
Kansas	\$26,845
Sedgwick County	\$25,856
Butler County	\$27,081
Andover	\$34,180

Overall, Andover is an economically well-off community, with earnings and income substantially higher than regional and national norms.

Implications

From a parks and recreation perspective, Andover is historically fast growing, and should plan for substantial growth in its recreational needs in the long term. In particular, community leaders would be wise to acquire land for parks sooner rather than later, since the value of land in Andover can only be expected to rise as the City continues to develop.

Andover's population is weighted toward families with children, and while it makes sense to focus on that demographic group's recreational needs, the rest of the community also deserves services. Andover's economic status is higher than most, and it should be expected that citizens' expectations for quality recreational facilities and services will also be high.

Other Community Recreational Facilities in Andover

Andover has some remarkable recreational resources that are not part of the City park system, but which have a powerful impact on fulfilling the community's recreational needs. Because these assets exist, the City park system can and should focus on providing recreational services that do not unnecessarily duplicate facilities and programs offered by other organizations.

The Andover School District and the Andover YMCA are particularly significant recreational service providers. Additional private facilities, including two major golf courses and a variety of Home Owners Association properties, also contribute to the recreational opportunities available for Andover residents.

Andover YMCA

The 115,000-square-foot Andover YMCA is the largest facility in the Greater Wichita YMCA's system. This extraordinary \$23 million facility opened in June of 2009, and serves not only Andover residents, but a wider region from Wichita's east side to Augusta.

- Climbing Tower
- Family Center
- Cardio Equipment
- Express Fitness
- Strength Equipment
- Youth Fitness Center
- Program Studios
- Gyms
- Racquetball Courts
- Family Pool
- Lap Pool
- Outdoor Waterpark
- Drop-in Nursery
- Early Learning Center
- Adult Locker Rooms
- Family Locker Rooms
- Youth Locker Rooms
- Sauna
- Steam Room
- Whirlpool
- Indoor Track
- Gymnastics Center



Aerial: Imagery ©2014 Google

Andover School District / USD 385

There are two high schools, two middle schools, and six elementary schools in the Andover School District (USD 385). Each school has a gymnasium.

Andover High School and **Andover Middle School** share a campus on the east side of Andover Road, between 21st and 13th Streets. **Andover Central High School** and **Andover Central Middle School** share a campus on the south side of Central Avenue, east of Andover Road. Outdoor athletic facilities at each campus include:

- track
- football
- tennis
- baseball
- soccer

There are six Elementary Schools in the Andover School District: **Cottonwood**, on the west side of Andover Road, between 21st and 13th Streets; **Martin**, on the east side of 159th, north of 21st Street; **Meadowlark**, on the west side of Main Street, north of 13th Street; **Prairie Creek**, south of Kellogg, east of Andover Road, just south of the YMCA; **Sunflower**, on the north side of Douglas Avenue, east of Andover Road, just south of the Andover Central campus; and **Wheatland**, north of 21st Street, a half mile west of 159th Street (outside of the City Limits). Outdoor athletic facilities at each Elementary School include:

- playground
- tetherball
- basketball
- soccer

The USD 385 **District Stadium** is adjacent to Cottonwood Elementary School, west of Andover Road, between 21st and 13th Streets. The Stadium has a football field, and track and field facilities. It is lighted, with locker rooms, stadium seating, and an associated parking lot shared with Cottonwood Elementary.

Private Golf Courses

There are numerous golf courses, both public and private, available to Andover residents in nearby communities. Two very high quality private golf facilities are located within Andover.

Terradyne Golf Course is an 18 hole award-winning championship course, located east of 159th Street, between Central Avenue and I-35. Selected by Golf Week magazine as one of the best courses in America, its facilities include an indoor hitting studio, a 3-hole practice course, and a 320 yard driving range.

The **Flint Hills National Golf Club** and its associated residential development occupy a square mile between Andover Road and Prairie Creek Road, and between Pawnee Street and SW 130th Street. It is a private 18 hole golf course, and was ranked in Golf Digest's list of Top 100 Courses in America.

Home Owners Association (HOA) Recreational Facilities

Use of HOA recreational facilities is typically restricted to residents of the subdivision in which they are located. However, the demand satisfied by these private facilities reduces community demand on equivalent public facilities.

In subdivisions along 21st Street, **Quail Crossing** has a playground, picnic tables, and a path by the pond; **Cornerstone** has a swimming pool with a clubhouse; and **Andover Landing** has a swimming pool and basketball court. In subdivisions along 13th Street, **Cedar Park** has a playground, swings, picnic tables, and a path by the pond.

In subdivisions along Central Avenue, **Green Valley** has several swimming pools, paths and a basketball court; **Crescent Lakes** has two swimming pools with clubhouses, a playground, and a path by the pond. In subdivisions along Harry Street, **Lakeview Heights** has some lovely greenspace around its lakes, and **Aspen Creek** has a path by the pond.



Lakeview Heights – greenspace at pond

In subdivisions along Pawnee Street, **Tuscany** has a swimming pool with a poolhouse, and a playground. In subdivisions along SW 130th Street, **Flint Hills** has a gazebo with a path, and extensive reserve areas beautifying the subdivision.

If use of HOA pools and other recreational facilities is limited to homeowners and their guests, the facilities are generally not considered to be "public", and ADA requirements would therefore not apply. However, the Fair Housing Act applies to private facilities, and requires that reasonable accommodations for residents with disabilities must still be provided.

Country Club Recreational Facilities

In addition to the Golf Course, **Terradyne Country Club** in Andover has a swimming pool and three tennis courts available to its members.

Needs Assessment Comparisons

Comparisons to other park systems, based on national standards, comparable communities, or a designated level of service, can provide a context for decisions regarding Andover's recreational needs. The results of a community survey and polling of the Parks Plan Steering Committee also yielded some useful insight. The results of these comparisons and opinions should not be regarded as prescriptive, however. Instead, they should be used to help establish a pattern of potential services, which should then be adjusted by local knowledge to reflect a reasonable balance between Andover's wishes and Andover's resources.

National Standards

The Center for City Park Excellence (CCPE) at The Trust for Public Land gathers information on public parks from the 100 most populous cities across the country. Although the CCPE does not collect data from cities as small as Andover, its information can still provide a frame of reference. Some pertinent information from the CCPE's *2012 City Park Facts* is noted below, from the cities as a group, and from the City of Wichita in particular. Wichita's park system helps establish community expectations for park services throughout its metropolitan area, which includes Andover.

Acres of Parkland per 1000 Residents

- Wichita: 12.1
- Median for Low-density Cities: 20.5
- Median for 100 largest cities: 13.1
- Andover's Census-estimated 2012 population was 12,099 residents, and the City has 202.39 acres of parkland, for a figure of **16.7** acres of parkland per 1000 residents. Note that the figure for Andover includes land used for the Library and City Hall, which take up about 8 acres.

Acres of Parkland as Percentage of City Area

- Wichita: 4.5%
- Median for Low-density Cities: 5.5%
- Median for 100 largest cities: 7.9
- Andover has 202.39 acres of parkland, and 6,396.4 acres within its city limits, for a figure of **3.2%** parkland as a percentage of city area.

Annual Spending on Parks and Recreation per Resident

- Wichita: \$47 Total Expenditure (\$45 Operating Expenditure, \$3 Capital Expenditure)
- Median for 100 largest cities: \$82 Total Expenditure (\$59 Operating, \$18 Capital)
- Andover's estimated 2012 expenditure on parks and recreation per resident was **\$68** total, including **\$43** in operating expenditures and **\$25** in capital expenditures.

Adjusted for Wichita's low cost of living index (as calculated by the *Council for Community and Economic Research*), Wichita's adjusted total expenditure was \$51. The adjusted median for total park and recreation expenditures per resident for all 100 surveyed cities was \$82.

Regular Non-seasonal Park Department Employees per 10,000 Residents

- Wichita: 4.2
- Median for 100 largest cities: 5.2
- Andover's Census estimated 2012 population was 12,099 residents, and the City had **7** regular non-seasonal park department employees per 10,000 residents.

Comparable Communities

This Comparable Communities exercise is intended to provide general comparisons between Andover's park system, and the park systems of some Kansas cities similar in population *now* to what Andover's population *will be* by the end of this *Plan's* planning period in 2024. This comparison should help give a little context to the City's expectations for future facilities.

Based largely on the City's historical growth rates, it is estimated that by 2024 Andover will have a population in the range of 15,000 to 20,000.

The adjacent table shows the 2010 populations of Kansas cities ranging from Andover's current 11,791 up to Emporia's 24,916. Although no other city is perfectly comparable to Andover, six cities with some general similarities (shown in bold) were selected for park system comparisons.

Data for the following tables was collected in several ways. Park numbers, acres, and pathway miles are based on email correspondence with Park Department Directors. Facilities quantities for other cities are estimated, based on City Park Department website data and evaluation of aerial photos of the parks.

Comparable Cities	Population (2010 Census)
Andover	11,791
Winfield	12,301
Arkansas City	12,415
Ottawa	12,649
El Dorado	13,021
McPherson	13,155
Great Bend	15,995
Gardner	19,123
Newton	19,132
Pittsburg	20,233
Hays	20,510
Liberal	20,525
Prairie Village	21,447
Derby	22,158
Junction City	23,353
Emporia	24,916

City	El Dorado	Great Bend	Gardner	Newton	Prairie Village	Derby	Andover
2010 population	13,021	15,995	19,123	19,132	21,447	22,158	11,791
number of parks	15	11	18	18	12	25	7
acres of parks	117.7		374	172	64	330	202
miles of paths	6.0	7+?	10.18	7.0	1.98		16
YMCA	✓	–	(Olathe - 6 miles)	–	✓	–	✓
USD Recreation Commission	–	✓	–	✓	–	✓	–
Tree Board / Tree City USA	20 years	30 years	10 years	37 years	16 years	20 years	–

In many ways, Gardner may be the most closely comparable city to Andover's future self. Gardner is a prosperous and fast growing suburban city on the outskirts of Kansas City, with a very desirable school system, no Recreation Commission, and an excellent YMCA only 6 miles away.

All six comparable cities are Tree City USA communities. The Tree City USA program was established by The Arbor Day Foundation and the National Association of State Foresters. Andover may eventually wish to consider participation in the program.

Comparable Communities – Facilities Comparison

Facilities noted in red on the table below are those where Andover currently has notably fewer of a given facility than some comparable communities. This does not necessarily mean that Andover needs more of these particular facilities. This information is offered to provide a context for the community's choices – but in the end those choices must suit *Andover's* wishes, and none other.

City	El Dorado	Great Bend	Gardner	Newton	Prairie Village	Derby	Andover
Event Area / Community Building	–	✓	✓	✓	✓	✓	ACC, Lodge, Conference Cabin
Physical Fitness Facility	YMCA	–	YMCA	–	YMCA	–	YMCA
restrooms	7	5	5	10	info not available	7	7
concessions	3	1	2	3	info not available	info not available	1
amphitheater / band shell	1	1	1	1	–	1	pending
ball diamonds	10	16	15	9	7	19	4
basketball courts	3	3	2	2	6	3	2
BMX track	1	1	–	–	–	–	–
disc golf course	–	1	–	–	–	1	–
dog park	1	–	–	–	–	–	–
exercise trail	–	–	–	–	4	–	–
fishing area	2	2	2	1	–	3	1
gazebo	2	–	–	2	1	5	1
golf course (city-owned)	–	–	1	–	–	–	1
gymnasium	1	–	–	–	–	–	YMCA
horseshoe courts	9	10	–	6	–	–	2
ice skating	–	1	–	–	–	–	–
picnic shelter	7	7	18	11	7	17	11
playground	13	6	11	16	8	14	7
public art	1	–	1	1	–	–	–
public garden	–	–	–	1	–	–	–
sand volleyball	–	3	2	2	2	3	1
skate park	1	1	–	1	1	1	–
sledding hill	–	–	–	1	–	–	–
soccer/football fields	6	2	4	3	5	5	4
stadium	1	–	–	1	–	–	USD
swimming pool	2	1	2	1	4	2	YMCA
tennis courts	4	4	8 (USD)	4	15	–	2
waterplay/ waterspray	2	1	1	1	–	2	1; YMCA

NOTE: Facilities quantities for other cities are estimated, based on City Park Department website data and evaluation of aerial photos of the parks.

Level of Service

Over fifty years ago, the National Recreation and Park Association (NRPA) established standards which classified parks into categories, defined a geographic service radius for each type of park, and developed recommendations for the number of various recreational facilities desirable for a given population. These standards were intended to provide only a guideline for minimum goals to be achieved, and were always meant to be tailored to fit each community individually.

The old NRPA standards should never be used as the sole means of assessing the need for parkland and recreational facilities, and are now considered obsolete. However, so long as their limits are recognized, they can offer one more perspective for analyzing community needs.

– NRPA Park Categories –				
Park Type	Service Radius (miles)	Desired Size (acres)	Desired Acres per 1000 Residents	Description
Mini-Park	¼	<1	no longer recommended	Serves immediate neighborhood. Typically has playground, picnic table.
Neighborhood Park	¼ to ½	5 to 15	1 to 2	Serves surrounding neighborhoods. Provides open space, and facilities such as playgrounds, picnic tables, and basketball courts.
Community Park	1 to 2	25+	5 to 8	Accessible for community at large. Typically sports complex, swimming pool, or similar major facilities.
Regional Park	several communities	200+	5 to 10	Typically a large natural area.
Special Use Park	N/A	Varies	Varies	Specialized single-purpose facility, such as golf course, skate park, etc.

By these standards, Andover has three Mini-Parks (Andover Heights, Andover Village, and Williamsburg), one Neighborhood Park (Cornerstone), two Community Parks (13th Street Sports Park and Central Park), and one Special Use Park (Andover Municipal Golf Course).

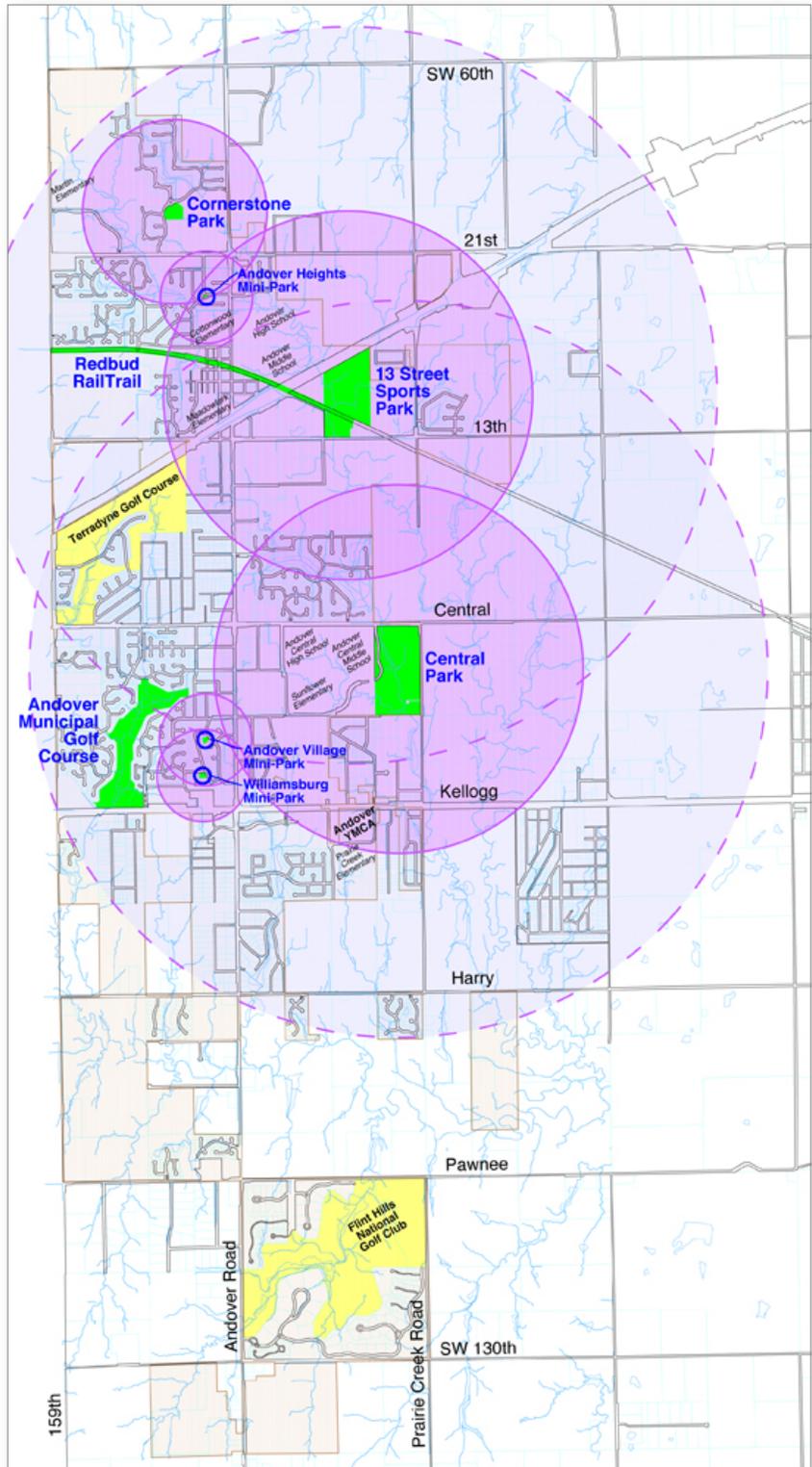
Based on Andover's 2012 Census estimated population of 12,099 residents, by NRPA standards the City should currently have about 12 to 24 acres of Neighborhood Parks (it has 5 acres); 60 to 96 acres of Community Parks (it has 130 acres); and 60 to 120 acres of Regional Parks (it has none).

The old NRPA parkland standards suggested 10 acres of park property per 1,000 residents. Based on Andover's 2012 Census estimated population of 12,099 residents, by those standards the City should currently have 121 acres of parkland; it has 202 acres. Based on Andover's maximum estimated population of 20,000 by the end of this Plan's planning period, by NRPA standards the City should have 200 acres of parkland by 2024.

NRPA standard service radii for each of Andover's parks are shown on the adjacent diagram. The three Mini-Parks are shown with ¼-mile service radii. Cornerstone is shown as a Neighborhood Park, with a ½-mile service radius. The 13th Street Sports Park and Central Park are both shown as Community Parks, with 1- to 2-mile service radii.

Based on NRPA standard service radii, Andover would consider acquiring another Neighborhood Park or two, and another Community Park, all south of Kellogg.

Again, these level of service standards are shown here only to provide one more perspective on the community's recreational needs. They should by no means be considered definitive.



Parks Survey

As part of early efforts to solicit community input for this Parks Plan, the City of Andover utilized SurveyMonkey to publish an online survey in the spring of 2013. Only 54 responses were received, which is less than half of one percent of Andover's population. Although the results are not statistically valid, they do offer some insights to community attitudes.

- 75.5% of 53 respondents wanted Central Park to remain a passive use park.
- 84.9% of 53 respondents "rarely" use the Mini-Parks.
- 80.4% of 51 respondents "often" felt that City parks were normally clean.
- 88.2% of 51 respondents "often" felt safe in City parks.
- For 51 respondents, priorities for parks included Children's Play Equipment (70.6%), Bathrooms (66.7%), Paths (64.7%), and Benches/Tables (60.8%).

Parks Plan Steering Committee Poll

At a meeting on February 27, 2014, seventeen Parks Plan Steering Committee members were polled using an iClicker audience response system, asking for their opinions on a number of potential recreational facilities for Andover. The results provide perspective from a group of dedicated local parks proponents.

The first set of questions concerned potential expansion of existing Andover parks facilities. **Picnic Shelters** and **Basketball Courts** received notably positive support, while additional Tennis Courts, Sand Volleyball Courts, and Horseshoe Courts were not considered particularly desirable.

The second set of questions concerned the potential development of new and different facilities in the park system. **Outdoor Fitness Equipment** for adults, a **Dog Park**, and **Outdoor Pickleball Courts** received positive support, while a **BMX Track** was not considered particularly desirable.

Should Andover develop more...			
	Yes	No	Abstain
Basketball Courts?	12	2	3
Picnic Shelters?	9	4	2
Ball Diamonds?	7	5	4
Playgrounds?	7	7	1
Sand Volleyball Courts?	3	11	2
Horseshoe Courts?	2	9	3
Tennis Courts?	1	11	5

Should Andover develop...			
	Yes	No	Abstain
Outdoor Fitness Equipment?	15	2	0
Dog Park?	13	3	1
Outdoor Pickleball Courts?	10	3	4
Disc Golf Course?	9	6	2
Skate Park?	8	9	0
BMX Track?	4	11	2

It should be noted that the results might have been different had the Committee included teenagers or young adults, especially regarding the Disc Golf Course, the Skate Park, and the BMX Track.

Andover Needs Assessment

All of the previous needs assessment comparisons offer a helpful context for decision making, but in the end, Andover's park and recreational needs will be defined by Andover, for Andover. Its park and recreation system must fit *this* community, balancing Andover's expectations for recreational services with the resources that can be realistically committed to providing those services.

The Andover park and recreation system has many demands on its resources. Existing facilities must be well maintained, and new facilities should be periodically developed to continue fulfilling patrons' highest priority interests. The cost of the park system must remain within a budget that respects not only capital costs and program expenditures, but also ongoing maintenance and staffing requirements. The park system should have enough land to meet current open space requirements, as well as the financial ability to make property acquisitions to answer future needs.

Given all these demands, Andover's park system needs for the ten year span of this *Park System Master Plan* can be summarized in the following list. Specific goals and objectives are itemized in the next chapter.

- Maintain and enhance existing facilities to the high level of quality expected in Andover.
- Expand the system's unilateral focus on children, and add recreational facilities and programs to serve adults.
- Add more of some existing facilities, notably multi-use practice fields, multi-use/ basketball courts, and picnic shelters (particularly one or two more large reservable shelters, one in Central Park, and perhaps one more in a Community Park to be developed south of Kellogg).
- Add some new facilities, notably outdoor pickleball courts, a dog park, and outdoor fitness equipment suitable for adult use.
- Continue to develop the pathway network, notably the Redbud Railtrail.
- Acquire additional parkland, particularly south of Kellogg.
- Develop and implement cooperative agreements among the City, the YMCA, and USD 385.

Future Park & Recreation System

Three broad, long-term goals for Andover's park system have been determined during the course of this planning process. Decisions reflecting the concepts expressed in these overarching goals will shape the future of Andover's park system, resulting in park and recreational services that will meet the needs of the community over the next ten years, and beyond.

Fundamental Goals

When choices must be made among the many objectives listed in this chapter, and priorities must be set, the available options should each be assessed based on how well they fit three fundamental goals.

- Develop a park system that enhances Andover's **Quality of Life**.
- Develop a pathways system that supports community **Walkability and Connectivity**.
- Develop facilities and programs that support **Health and Wellness** for people of all ages.

Quality of Life The three factors that most powerfully impact a residential community's quality of life are its school system, its housing stock, and its parks and recreation resources. A good park system is an essential factor in maintaining the high quality of life that sustains Andover's economic success. Andover's park system should reflect the community's character, enhance residents' sense of community, and contribute to the City's vitality.

Walkability and Connectivity Interest in having the option to choose a walkable lifestyle – one that allows people to live, work, and play without needing to drive to every destination – is being driven both by younger generations (who spent too much of their childhoods in the back seat of a car), and retiring baby boomers. Continuing to improve and expand Andover's pathway and sidewalk system will increase opportunities for residents to travel safely and comfortably by bicycle or on foot, from home to community destinations.

Health and Wellness General levels of fitness for both adults and children have been declining for decades, and have resulted in a well-documented obesity epidemic in America, with profound effects on public health. Typically, about a third of the population are capable of maintaining an individual exercise regimen, but most people need the incentives of convenience and fun in order to build exercise into their daily routines. Attractive parks and pathways encourage participation in physical activity, and support healthier lifestyles for Andover's residents.

Statistics and supporting studies on the obesity epidemic and its effects have been collected by the American Heart Association, and are available on their website at www.heart.org.

- American children's cardiovascular endurance fell an average of 6% per decade during the 30 years between 1970 and 2000.
- Children today are roughly 15 percent less fit than their parents were as youngsters.
- In a mile run, children today run a mile about a minute and a half slower than their peers 30 years ago.

Parks Planning Issues

Other parks planning concepts, though not specific to Andover, are still important to good decision-making. Bear the following ideas in mind as you build the future of Andover's park system.

Economic Sustainability

Selecting parks facilities that require less staff time, in management or in maintenance, contributes to the economic viability of the park system. Investing in good design and high quality materials results in long term maintenance savings.

Dedicating some staff time to writing grant proposals can produce significant financial benefits for the parks system. Coordinating with a parks volunteer nonprofit organization can result in donated work-hours, expanded grant opportunities, and extraordinary community support.

Environmental Sustainability

As each park is developed, incorporate principles of environmental sustainability. Strive for preferential use of recycled and regionally produced materials, and low-water-use landscapes. Natural landscaping provides ecological advantages for water, soil, and wildlife, and can also reduce the costs of watering, mowing, and disposal of grass clippings.

Green Infrastructure

Consider utilizing parkland as green infrastructure, which can function not only as greenspace, but also manage stormwater runoff, reduce flooding, and improve water quality – often more economically and effectively than traditional concrete ("gray infrastructure") solutions. Raingardens and rainswales may aid in on-site handling of stormwater runoff.

More information on green infrastructure is available at:

- Center for Neighborhood Technology – www.cnt.org/water/green-infrastructure/
- Center for Neighborhood Technology / Stormwater Toolbox– <http://greenvalues.cnt.org>
- Center for Green Infrastructure Design – www.greeninfrastructuredesign.org

There is already a Raingarden at Cornerstone Park. Other parks would make an ideal location to demonstrate some additional green infrastructure concepts to the community. In particular, consider handling stormwater runoff from parking lots in the parks with raingardens or rainswales.



*drainage slots
from parking lot
to rainswale*

*low maintenance plants
and elevated storm drain
in parking lot rainswale*



Accessibility

For park system facilities to be accessible for everyone, they should comply with the **Accessibility Guidelines of the Americans with Disabilities Act (ADA)**. Access Guides on Recreation Facilities, including **Play Areas, Golf Facilities, and Fishing Piers**, are available at:

- www.access-board.gov/guidelines-and-standards/recreation-facilities/guides

The **Guidelines for Outdoor Developed Areas**, which became effective on November 25, 2013, are an amendment to the **Architectural Barriers Act Accessibility Guidelines**. The requirements in these **Guidelines** apply only to facilities constructed or altered by federal agencies or on federal land, but they offer useful guidance for desirable levels of accessibility in other outdoor recreational areas. Information on the **Guidelines for Outdoor Developed Areas** is available at:

- www.access-board.gov/guidelines-and-standards/recreation-facilities/outdoor-developed-areas/final-guidelines-for-outdoor-developed-areas

New guidelines are currently being developed by the US Access Board for public rights-of-way, which among other things will address **Sidewalks, Parking, and Shared-use Paths**. The deadline for comments on these proposed guidelines was in May of 2013, and although it may be several more years before final guidelines become mandatory, they will undoubtedly take effect during the course of this *Plan*. More information is available at:

- www.access-board.gov/guidelines-and-standards/streets-sidewalks

Accessibility issues will particularly affect the future of the three Andover **Mini-Parks**, which do not currently meet accessibility guidelines, but which will need to be brought into compliance once any significant changes are made to their facilities. This may include the addition of an ADA parking space at each park, curb cuts at Andover Village Mini-Park, an accessible path from the parking space to the park equipment, and installation of accessible equipment (including benches, picnic tables, and play equipment).

Among other things, the **Guidelines for Outdoor Developed Areas** address **picnic tables, fire rings, grills, trash and recycling receptacles, water hydrants, and benches** at outdoor recreation facilities. The Andover City park system is not within the scope of these **Guidelines**, but they may provide helpful criteria for making local parks more accessible. For instance, they require that if there are two or fewer picnic tables in a picnic area, they should both be accessible, and if there are more, then 20% of the tables should be accessible, and the accessible tables should be dispersed around the park. They require that benches in parks have a 36-by-48 inch concrete pad nearby, which adjoins an accessible route, to allow wheelchair users to sit beside the bench.



Pilot Rock
Universal Access
Picnic table

Shade

Parks are heavily used in summer, and in our climate that means intense heat and intense sun. Shade has long been a welcome amenity in parks, but more recently has been recognized as a significant health and safety issue as well. Every year, over one million cases of skin cancer are diagnosed in the United States. The best way to prevent skin cancer is to provide lifelong protection of the skin against the sun's ultraviolet radiation.

Some basic information on the importance of shade is available at:

- www.parksandrecreation.org/2012/April/Shelter-from-the-Sun/

Currently, there are three typical methods of furnishing shade over broad outdoor areas: trees, overhead structures such as picnic shelters or pergolas, and fabric shade structures. Because fabric shade structures may be less familiar, some additional information on them is provided here.

Fabric shade structures are typically less expensive than solid-roof shelters. Materials may be waterproof (canvas, vinyl, or coated fabrics), or breathable (knitted polypropylene). While the waterproof fabrics offer protection from rain, the breathable fabrics let hot air escape through their porous weave, reducing temperatures beneath them by as much as twenty degrees.

Fabric structures can be designed in an endless variety of shapes, but two types are often used in park applications – shade sails and hypars. A **shade sail** is a triangular piece of fabric, tension mounted on three poles. A **hypar** (short for hyperbolic paraboloid) is a rectangular piece of fabric, mounted under tension on four poles, with two diagonally-opposite corners high, and the other two corners low. This results in a continuously curved surface that sheds water very effectively, and can be oriented so the low corners protect users from low-angle eastern and western sunlight.



Triangular Shade Sail



Tensioned Hypar

The American Academy of Dermatology offers a *Shade Structure Grant Program* to public schools and non-profit organizations, for up to \$8,000 to install permanent shade structures, particularly at playgrounds. The City may be able to associate with a non-profit parks support group to pursue such a grant. More information is available at:

- www.aad.org/spot-skin-cancer/what-we-do/shade-structure-grant-program

Landscape in the Parks

Parks are a community's primary provider of public greenspace, and well-maintained landscapes are an essential feature of a good park system. Note that "well-maintained" does not necessarily mean manicured. While mowed turf and ornamental plant beds have their place, as do sports fields, parks also are often residents' most immediate source of contact with natural landscapes.

Natural landscapes appeal to people in a very fundamental way, are essential to support wildlife, and are generally much less costly to maintain than manicured landscapes. The importance of contact with nature, especially for children, has been described by author Richard Louv as "Nature Deficit Disorder", beginning in his 2005 book *Last Child in the Woods*. More information on the physical and psychological impacts of insufficient contact with nature is available at www.childrenandnature.org.

Most of the parks in Andover's system have fairly manicured landscapes, with the exception of the southern half of Central Park, which is intended to retain its natural character. Continue to protect and enhance its landscape of riparian trees along the streams, amid meadows of buffalograss and native wildflowers.

Poison Ivy There is an ongoing grounds maintenance program in the park system, which among other things works to control poison ivy, particularly near pedestrian paths and picnic areas.

Turf In our climate, fescue grasses must be irrigated, and require a great deal of care to thrive. Nevertheless, they provide the bright green turf which many Americans continue to associate with "a proper lawn". Fescue turf lawns are currently sustained in the northern part of Central Park, around the Library, City Hall, and Lodge, and in parts of Cornerstone Park.

Bermudagrass is the turf of choice for sports fields in our region. Very tough and drought-tolerant, it is also very invasive, and is not considered acceptable in neighborhoods trying to maintain fescue lawns. While it will survive without irrigation, it is more attractive and can withstand much heavier use when watered, though it does not need as much water as fescue. Much of the 13th Street Sports Park has Bermudagrass turf, and that grass can be expected to eventually spread throughout the Park.

Buffalograss is a native warm-season grass which, once established, can thrive without irrigation. It is also naturally short, and does not necessarily require mowing. It will not withstand the punishment sustained by heavily utilized sports fields, but it can be used successfully in less busy fields such as the one at Cornerstone Park. The turf in the three Mini-Parks was originally fescue, but after years of drought is currently in very bad condition. Since the turf needs to be restored anyway, consider replacing it with buffalograss – which will not be incompatible with neighbors' fescue yards, but will significantly reduce the Mini-Parks' maintenance requirements.

In the Andover park system, aim toward reducing fescue grass areas as much as possible over the next ten years. Not only will this reduce mowing and irrigation costs for the City, it will reduce water use during a period when water costs can only be expected to rise substantially. Also consider reducing manicured landscapes in general, and opting for natural landscapes wherever appropriate – and in parks, they can be appropriate almost everywhere!

Trees A Tree Farm is a good investment for a City. It allows saplings to be purchased when they are young and inexpensive, then planted and field grown to a size where they can be safely installed in public landscapes, primarily in parks and street rights-of-way. For many years, the City of Andover had a Tree Farm in the southeast part of 13th Street Sports Park, but it is no longer used. A new City Tree Farm will be located at the Andover Wastewater Treatment Plant.

The City will need an ample supply of trees over the coming years. Existing trees suffered from the severe heat and drought of the summers of 2011 and 2012; young recently-installed trees were especially vulnerable. Currently, many of the trees that had been planted in public landscapes in Andover are dead, or severely stressed and prone to subsequent wind damage, insect infestation, and disease.

Though the City maintains an ongoing tree maintenance program, it has been overwhelmed in recent years by the effects of a series of natural setbacks, including ice storms, wind storms, and severe droughts. Every park in Andover's system has trees in need of removal, and damaged trees in need of significant restorative pruning. Every park has areas where new trees would be welcome, for shade, as screening, to define spaces, or as a landscape accent.

- Continue to promptly remove and properly dispose of pine trees as they succumb to pine wilt and/or pine tip moth.
- Prune and supplement trees in the Central Park Arboretum.
- When replacing trees in 13th Street Sports Park, provide tree guards or other protection.
- Establish a City policy for replacement of Memorial Trees.



Bark split new tree in Cornerstone Park



Debarked mature tree in Sports Park



Memorial Tree stump in Sports Park



Root-girdled and bark-damaged Memorial Tree in Sports Park



Topped and dead new tree in Cornerstone Park



Bark split and decay in new tree in Cornerstone Park

Objectives

This section contains checklists of potential future projects which have been discussed during this planning process. Numbers in parenthesis reference the keyed maps shown in this *Plan's* chapter on Existing Facilities. The Tables which follow include:

- OBJECTIVES – Central Park
- OBJECTIVES – 13th Street Sports Park
- OBJECTIVES – Andover Cornerstone Park
- OBJECTIVES – Mini-Parks
- OBJECTIVES – Andover Municipal Golf Course
- OBJECTIVES – Pathway Network
- OBJECTIVES – Land / New Parks
- OBJECTIVES – Signage
- OBJECTIVES – Furnishings / Lighting
- OBJECTIVES – General

OBJECTIVES – Central Park
New Facilities
Implement the ongoing plan for the Amphitheater in Central Park. <i>(See information on the Amphitheater which follows.)</i>
<ul style="list-style-type: none"> • Consider using Lodge [15] as support facility for Amphitheater. • Upgrade the gravel parking lot [C] as part of the Amphitheater project. • Install road improvements as necessary to support Amphitheater traffic.
Construct public Restroom , located to serve both the Playground and the Amphitheater.
<ul style="list-style-type: none"> • Consider designing the restroom structure to be hardened as emergency shelter. <i>(Possible FEMA funding)</i>
Construct public Restroom , located south of the Lake. <i>(Possible CFAP funding)</i>
Add new Picnic Shelter , large enough for family reunions and similar events, and available for reservation. Consider locating it southwest of Lake George, in the area between the Conference Cabin and the proposed new public restroom, and close enough to the road for easy vehicle access. Ideally, utilize an existing parking lot, and open up a view to the Lake.
Construct a Dog Park in the southern part of Central Park, including a 1-acre fenced area for small dogs, and a 3-acre fenced area for large dogs, with double gated entries for each area. Protect trees as necessary. Provide good vehicular access and adjacent parking. <i>(See information on Dog Parks which follows.)</i>
<ul style="list-style-type: none"> • Add benches for visitors
Add an Outdoor Adult Fitness Equipment area, possibly near the Playground. <i>(See information on Outdoor Adult Fitness Equipment which follows.)</i>

OBJECTIVES – Central Park <i>(continued)</i>
Improvements
<p>Canoe Storage Building (25): Renovate as picnic shelter with cafe style tables and chairs. <i>(See information on Canoe Storage Building which follows.)</i></p>
<p>Construct bicycle/pedestrian access to Park from Douglas in perimeter fence. Use overlapped/chicane style entry to discourage motorcycles and ATV's/4-wheelers; include a gate to be closed and locked during amphitheater events. Install gravel path from Douglas, connecting to mulch nature trails in Park. <i>(See information on Douglas Avenue Access which follows.)</i></p>
<p>Screen utilities at Central Park with a combination of freestanding fence or trellis panels (ideally removable for occasional maintenance access), and landscaping.</p>

Amphitheater The concept plan for the Amphitheater is still under development, and so is still subject to change. Currently the facility is intended to support a maximum audience of approximately 3500 people, for about four to six major shows each year. It will also be used for smaller local performances, and will be available for rent as a venue for weddings and other private events.

The design will focus resources on the essential elements of a performance venue, and plan the site to accommodate future additions to facilities, such as a permanent concessions area or additional restrooms, when and if they prove to be needed. One of the primary goals of the design is to eliminate the need for any permanent fencing in the Park. Instead, necessary gate control will be provided with temporary fencing, which is readily available for rent. Chairs for reserved seating will also be rented as necessary, thereby eliminating the need for security fencing around permanently installed seating.

In general, the Amphitheater is intended to be a simple structure, which will impose its presence on Central Park as little as possible. It will be located just east of the southern end of Lake George, facing north-northeast toward City Hall. This will give the audience a view through and beyond the Amphitheater to the Lake, and will put the setting summer sun out of the eyes and to the side of both performers and audience.

The Amphitheater will consist of a low stage, 30" to 36" high, approximately 40 by 92 feet in size. The main stage area will be 60 feet wide, with two 16-foot wide support areas at the sides. A simple overhead structure will support rigging and shade the stage. There will be no backdrop behind the stage, nor any walls or enclosed rooms associated with the structure.

A small concrete pad directly in front of the stage will support temporary seating for approximately 300 people. The balance of seating for concerts will be lawn seating on terraced slopes, shaped by curved concrete retaining walls about 16" to 18" high. A ramp at the front of the stage will provide ADA access to the stage from the audience area.

A public restroom building will be constructed near the Playground, of a size suitable to support park users during the majority of the year. It will have separate sections for men and women, at least one unisex stall for opposite gender caregivers, and an appropriate number of ADA accessible stalls. Portable restrooms will be rented for major events as needed. Lightpoles at the newly paved parking lot east of the Playground will provide power outlets, and allow the parking lot to serve as a concessions area for food trucks.

Tour groups of the scale that will perform at an Amphitheater of this size typically operate out of self-contained tour buses and trucks, making backstage support facilities non-essential. A tour vehicle parking area, large enough for three buses or semis, will be located southwest of the stage. A path from the parking area will form a ramp to the back of the stage, to facilitate equipment transfer. The parking area and its associated path will be screened from the audience by landscaping, to preserve the park's ambience for the audience and to allow concealed access to the back of the stage by performers. Power for tour vehicles will be provided, so they do not have to run their generators for the duration of their stay.

Power for the stage will also be provided, but the technical equipment (sound system and lighting) for each event will be either rented or provided by the touring acts. This eliminates the need for the City to purchase, upgrade, maintain, operate, and store expensive specialized equipment which becomes technologically obsolete very quickly.

Dog Park A Dog Park requires about 2 to 5 acres of park land, near a good access road, and far enough from residential development to avoid noise conflicts. Larger areas actually require less maintenance, since the turf is more likely to remain in good condition. For Andover, a Dog Park with about 4 fenced acres and adjacent parking is recommended.

Dog Parks do not coexist well with sports fields, where parking is often problematic, so the 13th Street Sports Park is not a good potential location. Of the other existing parks in Andover, only Central Park offers appropriate space and conditions for a potential Dog Park.

The most suitable area in Central Park is in the southwestern quadrant, as shown in the adjacent concept diagram. This site is currently underutilized, has adequate space, mature shade trees, and access from an existing maintenance road. It will eventually have very good access from Yorktown Road.



Dog Park Design and Management Basics

Good dog parks have separate enclosures for small dogs and large dogs, each with a double-gated entry vestibule. Fencing material should respond to the character of the site, and is commonly 4' high for small dogs, and 5' or 6' high for large dogs. A section for small dogs is ordinarily about 0.5 to 1 acre in size, and a section for large dogs from 1 to 3 acres. Larger enclosures reduce potential aggression among the dogs, and make it much easier to sustain healthy turf.

Well-drained turf is the most cost-effective substrate for a dog park, and generally requires the same maintenance regimen as a sports field. Some dog parks avoid the need for a turf irrigation system by fencing two areas, and alternating between them every few months, allowing time for the off-duty turf to recover. If adequate land is available, investing in a little additional fencing can eliminate the need for an irrigation system, and reduce watering costs, so this may be a good strategy to consider.

Most dog parks have an associated volunteer support group that helps maintain the park, sponsors programs and special events, and raises funds for additional amenities. Rules of behavior for dog parks are well established, and are in general effectively enforced with peer pressure. Plastic bag dispensers and lidded trash receptacles help park patrons to pick up after their own dogs.



Dog Parks help people socialize, too...



combination people / dog drinking fountain



some little dogs think they're much bigger than they actually are...



dog agility equipment



dog waste disposal station

Outdoor Adult Fitness Equipment When first available, outdoor fitness equipment for adults was often dispersed along a jogging path to provide a sequence of individual exercise stations. More often now, however, equipment units are grouped in a single outdoor exercise area that encourages multigenerational social interaction.



Like indoor fitness equipment, outdoor units are designed to help improve cardiovascular fitness, increase flexibility, and tone muscles. They are often made of similar materials as children's playground equipment, in order to be robust enough to withstand outdoor conditions. Outdoor fitness units tend to be simpler in design than indoor units, which makes them less intimidating to many people. Many units accommodate two to four users simultaneously, to promote the social interaction which makes them fun, and encourage people to continue using them. Units that are accessible under ADA guidelines are available.



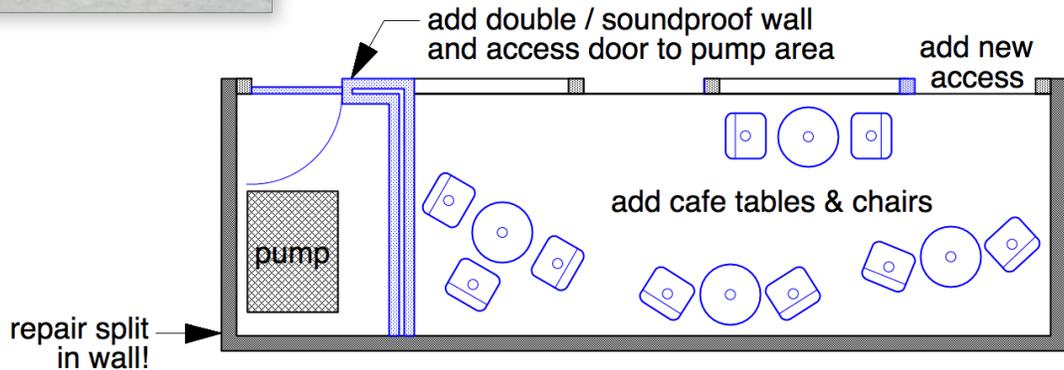
The fresh air and changing scenery of an outdoor exercise session reduce the tedium of an indoor workout. Health studies have shown that simply being outside helps decrease tension and depression levels, and improves people's mood and sense of well-being.

Outdoor fitness equipment tends to appeal to those who do not typically go to indoor fitness centers. It helps to engage that population and introduce them to healthy exercise habits. It allows people of all ages and all fitness levels to have free access to non-intimidating but effective fitness equipment, which they can use on their own schedule and at their own pace.



Canoe Storage Building This structure is very solidly built, and would be costly to demolish. Though currently dark, claustrophobic, and very uninviting, it commands a lovely view of Lake George. If the structure is to be retained and reused, repair the split in the wall at the southwest corner, and consider renovating the building as a cafe-style picnic shelter.

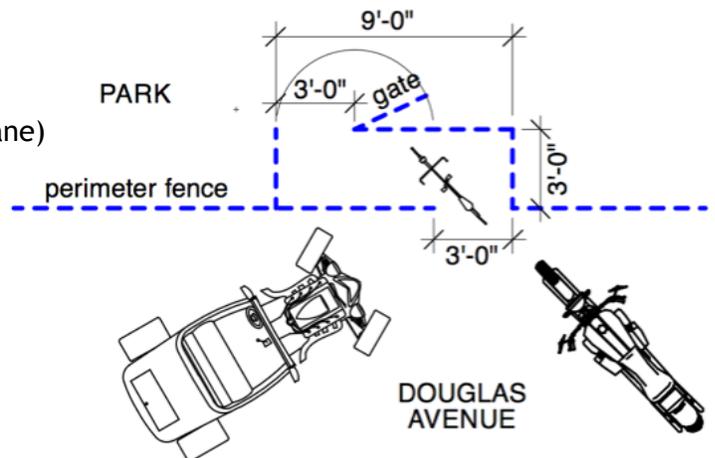
Open another entrance in the front wooden half-wall, to ease circulation. Remove the metal roof, but retain the wooden joists for overhead shade; if more shade is desired, add trellis to the existing roof joists. Paint the building inside and out, and add a bit of landscaping. Ideally, relocate the noisy Lake aeration pump which currently occupies the west end of the structure. Alternatively, build a double wall, as thoroughly soundproof as possible, between the pump and the remaining usable space. Add small bistro tables with rotating chairs, maintaining ADA access. Rename the structure (Lakeside Picnic Shelter?).



Douglas Avenue Access

Create an overlapped fence entrance (a chicane) to allow pedestrians and bicyclists in, but block motorcycles and ATV's. (Dimensions shown are approximate.)

The adjacent Bicentennial Subdivision to the south of Central Park is not currently within city limits.



OBJECTIVES – 13th Street Sports Park
Renovation
Enhance ACC entrance . Add awning over front door. Consider improvements to sign, lighting, and landscaping; planting 2 trees in lawn east of sidewalk; and adding "ACC" graphic on front wall.
Central Core
<ul style="list-style-type: none"> • Picnic Shelters (10, 15) – may need to be replaced before 2024. • Swing Set and substrate (10) – may need to be replaced before 2024.
Ball Diamonds
<ul style="list-style-type: none"> • Relocate and repair existing Scoreboards, or replace. • Upgrade Dugouts.
Tennis Courts surface will need to be replaced before 2024.
New Facilities
Develop additional multi-use practice field(s) on area [16] southeast of Ball Diamond 3.
Install Outdoor Pickleball Courts near ACC, north of rear parking lot near playground.
Add up to 3 additional Batting Cages , possibly east of Diamond 3 and west of Diamond 2. <i>(High ratio of value to investment!)</i>
Develop youth multi-use fields at site of former tree farm.
Add new Restroom Building in area near Tennis Courts.
Develop multi-use practice field(s) on old parking area south of Tennis Courts.
Install path connecting southwest section of Park to the Redbud Railtrail.
Roads & Parking
Develop parking lot along east side of Patricia Lane. <i>(As per concept proposed by City.)</i>
Develop parking lot east of ACC. <i>(As per concept proposed by City. Funded for construction in summer of 2014.)</i>
Develop parking lot near tennis courts, in southwest corner of Park, on old house site.
Demolition
Upgrade Restroom Building 3, south of Main Parking [13].
Demolish Restroom Building 4 near Tennis Courts [30]

Restroom & Picnic Shelter' at Tennis Courts



Tennis Court surface cracks



Renovations in the Southwest Corner of 13th Street Sports Park A former residential lot was recently acquired at the southwest corner of the 13th Street Sports Park. Currently the area has two lighted tennis courts, a picnic shelter, a non-functional restroom, and a gravel parking area in poor condition. It is separated from the rest of the park by Republican Creek, and feels disconnected and rather isolated.

The former residential building has been demolished, and the site could be easily developed as a small paved parking lot, with access from 13th Street. This would allow the current gravel parking area, south of the existing tennis courts, to be developed as a multi-use playing field. The existing non-functional restroom needs to be demolished, and replaced with a new restroom. Add a pathway from the new parking lot to the existing tennis courts and picnic shelter. Ideally, extend the path northward, staying west of the Creek, and link it to the Redbud Railtrail, which would then provide access to the rest of the park. The path would need to cross the drainage ditch south of the railtrail embankment, but making this connection would significantly increase the usability of this entire corner of the park.

OBJECTIVES – Andover Cornerstone Park
Facilities
Install Multi-use / Basketball Court . <i>(as in Plan)</i>
Install measured Walking Path (5-feet wide, and one third of a mile long). <i>(as in Plan)</i>
Consider adding adult Outdoor Fitness Equipment .
Install second small Picnic Shelter . <i>(as in Plan)</i>
Install Bicycle Rack .

OBJECTIVES – Andover Municipal Golf Course
Design and install Entrance Sign .
Pave Cart Paths .
Upgrade or replace Irrigation System .

OBJECTIVES – Mini-Parks
All Mini-Parks
Upgrade Park Signs .
Bring parks into compliance with ADA.
Andover Heights Mini-Park
Replace swings with smaller playground pieces requiring limited substrate.
Install Bicycle Rack .
Install adult Fitness Equipment .
Install Basketball half court.
Andover Village Mini-Park
Consider selling Andover Village Mini-Park, which is less than 1000 feet away from the bigger and better equipped Williamsburg Mini-Park.
If Andover Village Mini-Park is retained:
<ul style="list-style-type: none"> • Provide curb cut for bicycle and stroller access. • Replace swings with smaller playground pieces requiring limited substrate.
Williamsburg Mini-Park
Install adult Fitness Equipment .

Mini-Parks These small parks are relatively expensive to maintain, given the number of people they actually serve. Before investing in improvements to these facilities, carefully consider ways in which their value to a broader population can be enhanced, and their maintenance costs can be reduced. Given the lack of parking, however, be careful to develop facilities primarily attractive to pedestrians and bicyclists.

Andover Village Mini-Park and Williamsburg Mini-Park are only about 800' apart. Village Mini-Park is more centrally located in the neighborhood, but Williamsburg is larger, and has more updated facilities (mechanical diggers, and basketball court).

None of the three Mini-Parks meet current *ADA Accessibility Guidelines* (ADAAG) standards. The ADAAG guidelines are complex, and do contain exceptions, but in general they can be expected to come into effect once a facility or space is altered beyond the requirements of routine maintenance. Meeting ADAAG standards typically involves the provision of at least one ADA parking space, a sidewalk that qualifies as an accessible route, and playground equipment that meets *ADA Accessibility Guidelines for Play Areas*.

Two of the Mini-Parks contain swing sets which are aging, with a substrate material beneath them which does not meet current standards. It is likely that they will need to be replaced before the end of this *Plan's* 10-year duration.

OBJECTIVES – Pathway Network
Continue to develop Andover's pathways network, including areas south of Kellogg, to link destinations and neighborhoods.
Redbud Railtrail
Complete construction of Redbud Railtrail / Phase 1.
Pursue implementation of Redbud Railtrail / Phase 2 – 1.5 miles from Sports Park southeast to Meadowlark Road. Portion from Patricia Lane to 13th Street will be a 10-foot wide concrete path; from 13th Street to Meadowlark, the trail will be surfaced with packed crushed limestone. <ul style="list-style-type: none"> • Apply for TAP grant funding for Phase 2. • Consider applying for Brownfields Targeted Assessment funds through KDHE.
Cooperate with Wichita/ Sedgwick County to encourage development of the Redbud Railtrail eastward from Wichita to 159th Street.
Cooperate with Butler County and City of Augusta for development of the Redbud Railtrail from east of Andover to Augusta.
Yorktown Path
Pursue development of Yorktown Road from Central to Douglas, and its adjacent 10-foot wide bike path . This Path will also add a pedestrian access between the Andover Central School campus and Central Park, and improve the visibility and usability of the Conference Cabin.
Pursue completion of Yorktown Road from Douglas to Kellogg, with an adjacent 10-foot wide bike path . In particular, plan for the vital pathway connection across Kellogg, linking the YMCA and Andover Marketplace to the pathway network.

A pathway network for bicyclists and pedestrians serves as an alternative transportation option, as well as a recreational facility. The more that a pathway system interconnects neighborhoods with community destinations, the more it will be used. In particular, the system should link residential neighborhoods to parks, libraries, schools, and other destinations. A good sidewalk network is also an essential part of the system, in order to get people onto the pathways.

Ideally, corridors for pathways should be established in areas of future growth *before* development occurs. Corridors may be established in drainage easements, utility easements, and transportation rights-of-way, or in dedicated pathway easements.

Pathway projects are often funded through 80:20 matching grants under a federal program that is administered through state Departments of Transportation. Earlier programs, including the Transportation Enhancements program and the Safe Routes to School program, have recently been superseded by the **Transportation Alternative Program (TAP)**. To be eligible for TAP funding, paths are typically required to be concrete and at least 10 feet wide. More information on TAP is available at:

- www.enhancements.org/index
- www.fhwa.dot.gov/environment/transportation_alternatives/

OBJECTIVES – Land / New Parks
Pursue property Vacation of the portion of Prairie Creek Road adjacent to Central Park, and incorporate vacated property into Park. <i>(Currently a Butler County right-of-way.)</i>
Acquire land for more multi-use fields, ideally south of Kellogg. Consider developing a Sports Field Complex , focussed on fields appropriate for soccer and football, with shared parking, concessions, and restrooms. Coordinate with the YMCA.
Acquire land for two more 5-acre Neighborhood Parks , ideally south of Kellogg, for development similar to Cornerstone – with parking, playground, fitness equipment, picnic shelter, multi-use/basketball court, and un-lighted multi-use practice field.
Discuss with USD 385 the potential use and ownership of the land southeast of the future Yorktown Avenue right-of-way on the Andover Central campus.

In a fast-growing community like Andover, with high land values, it makes sense for parkland to be acquired sooner rather than later, ideally *before* development occurs nearby. Consider property in floodplains, unsuitable for other development, for use as parkland.

OBJECTIVES – Signage
Design and install Identity Sign for Andover Cornerstone Park . <i>(Clarify its status as a City park!)</i> This sign design will become the standard for future Neighborhood Park signs.
Design and install improved Identity Sign for each Mini-Park .
Install internal wayfinding sign system in both 13th Street Sports Park and Central Park .
<ul style="list-style-type: none"> • "You are Here" Maps. • Directional Signs (pointing to destinations – especially the ACC Playground).
Install wayfinding signs for Andover Cornerstone Park , near Cornerstone Parkway on 21st Street and on Andover Road.
Design and install Raingarden interpretive signage in Cornerstone Park.
Design and install tree information signs at the Arboretum in Central Park.
Develop Andover Parks Brochure . Dispense from existing brochure rack in City Hall.

OBJECTIVES – Furnishings / Lighting
Furnishings
Select a standardized design for Andover Parks Trash Receptacles, Recycling Receptacles, Benches, and Bike Racks . Replace existing items as needed with consistent replacements.
<ul style="list-style-type: none"> • Install Bike Racks in Andover Heights Mini-Park, in Andover Village Mini-Park, in Andover Cornerstone Park, and at unserved destinations in Central Park and 13th Street Sports Park.
Lighting
Begin transition to LED lighting for sports fields as soon as economically feasible. In the meantime, when possible, select lighting luminaires designed to allow future retrofitting with LED modules.

OBJECTIVES – General
Cooperative Agreements
Update June 2007 <i>Facility Sharing Agreement</i> between City and Greater Wichita YMCA.
Implement cooperative agreement with Andover School District USD 385. <ul style="list-style-type: none"> • Partner with USD 385 to utilize their existing multi-use fields and baseball fields to capacity for the next few years, until enough additional facilities can be constructed to support the demand of both City programs and YMCA programs.
Policies, Procedures, and Programs
Develop more programming for adults .
Establish a City Memorial Tree Policy for replacement of Memorial Trees in parks.
Review existing City regulations and revise as necessary to provide for development of sidewalk and pathway system .
Assess ADA access in the Park System.
Review availability of Emergency Shelters in 13th Street Sports Park and in Central Park; assess sufficiency based on additional future need.

Plan Implementation & Funding

The *Andover Park System Master Plan* is a tool, which can be used to:

- Provide baseline data on existing parks facilities.
- Offer direction for City officials and staff as they develop future parks facilities.
- Communicate Andover's parks development plans to the community.
- Expand funding opportunities, since many grants require a master plan as a prerequisite.
- Help meet Andover's community planning goals.

Element of the Comprehensive Plan The *Andover Park System Master Plan* is intended to be adopted as an Element of the new *City of Andover 2014-2023 Comprehensive Plan*, which is expected to be completed in 2014.

Annual Review of Park System Master Plan As an Element of the Comprehensive Plan, an annual review of the *Park System Master Plan* by the Planning Commission is required. A yearly review of this *Plan* by City staff and Park Committee representatives is also recommended, so they may reassess the suitability of the priorities and budget recommendations of remaining projects on an annual basis. Factors such as funding availability, site constraints, or phasing considerations will almost certainly change the details of implementation over the course of the next ten years – yet so long as the fundamental intent is achieved, this *Park System Master Plan* will have served its purpose.

Staffing, Operations, & Maintenance Many of the objectives listed in this report amount to maintenance tasks or enhancements to existing facilities. Their completion will not notably increase ongoing operations responsibilities.

Completing other objectives – such as the Redbud Railtrail, the Amphitheater, the two new restrooms in Central Park, the Dog Park, Outdoor Fitness Equipment installations, and acquiring new parks – will eventually increase operational and maintenance demands to the point where additional staff and operational funding for parks will be required. Staff time will also have to be dedicated to project supervision, as these major projects are being developed.

Land Acquisition During the next ten years, the City of Andover will face challenges as it tries to both enhance the park properties it already owns, and acquire new parkland for future development. Keeping a budget reserve on hand would allow the City to pursue opportunities for obtaining appropriate property for new parks as they arise, and would probably save money in the long run. The City should also continue to work with developers to encourage the provision of private open space and recreational facilities within new subdivisions, particularly in the areas south of Kellogg.

Coordination with Other Plans

As City staff and community members work to move each park project through the process of implementation, it is important to coordinate those endeavors with previously established planning efforts. The Andover Subdivision Regulations, the Site Plan Review process, and the Andover Comprehensive Plan all impact park and open space issues, either directly or indirectly. Other planning efforts by the Wichita Area Planning Organization (WAMPO) and by Butler County may also influence Andover's park system development.

Subdivision Regulations It is to be hoped that the City may continue to acquire some of the property needed for new neighborhood parks by means of negotiation during planning for new development. Subdivision Regulations are an important tool to achieve this end; see in particular the definition of "Reserve", and Article 6, Sections 102 and 103.

The Andover Subdivision Regulations are available at:

- www.andoverks.com/DocumentCenter/Home/View/44

Site Plan Review Andover's Site Plan Review process helps to ensure that decisions affecting the physical form of the city support the community's long term vision for the character of the City's places. Andover's *Site Plan Review Criteria*, as well as *Guidelines for Landscaping and Parking Lots*, *Guidelines for Miscellaneous Structures*, and *Guidelines for Site Lighting*, are available at:

- www.andoverks.com/index.aspx?nid=181

Comprehensive Plan It is critical that the City's Planning Commission members keep park and pathway needs in mind during the development review process. As new plans are reviewed, they should be assessed based on how well they help the community achieve connectivity, walkability, and a healthy lifestyle for the people of Andover. This *Park System Master Plan* is not only a guide for City staff, it is an essential tool for the Planning Commission as well, as they all work to improve the quality of life in Andover. Information on the new *City of Andover 2014-2023 Comprehensive Plan* is available at:

- www.andoverks.com/index.aspx?nid=424

WAMPO The Wichita Area Metropolitan Planning Organization is responsible for transportation planning in all of Sedgwick County, plus Mulvane and Andover, which are part of the Wichita metropolitan area. Bicycle and pedestrian facilities are included in their responsibility for transportation planning. Andover park projects affected by WAMPO include the Redbud Railtrail, and the pedestrian connection across Kellogg / US Highway 54. Planning for bicycle and pedestrian facilities in Andover should be informed by the following WAMPO documents:

WAMPO Regional Pathways System Plan (2007), and its 2011 Update

- www.wampo.org/Work/BicyclePedestrian/2011%20Regional%20Pathways%20System%20Plan.pdf

US 54 Corridor Study

- www.andoverks.com/DocumentCenter/Index/65

US 54 Design Guidelines

- www.andoverks.com/DocumentCenter/View/1296

Regional Safe Routes to School Plan (2008)

- www.wampo.org/Library/RL%20Documents/2008%20Regional%20Safe%20Routes%20to%20School%20Plan.pdf

Phase, Priority, & Budget

The following tables show the previously noted objectives, now sorted by phase and priority, and with an estimated budget range. To transform these objectives into reality, the City must carefully balance its most pressing parks needs against all available resources, and strive to first develop those facilities which will produce the most value for the investment. The tools to achieve that balance are phasing, priorities, and budgets.

Phasing helps to spread the costs of developing a number of major projects out over the ten-year course of this *Master Plan*, allowing for a sustainable rate of investment in the park system.

-  **Short term objectives** are intended to be implemented during the four years ranging from 2014 through 2017.
-  **Mid term objectives** are intended to be implemented during the four years ranging from 2018 through 2021.
-  **Long term objectives** are intended to be implemented during the four years ranging from 2021 through 2024.
-  **Ongoing objectives** are intended to be implemented as necessary throughout the planning period.

Priorities provide an objective framework to help determine which projects to develop first. Funding availability will undoubtedly affect the rate at which facilities are developed, but the relative priority of each facility compared to other facilities should stay much the same.

- **Priority 1** objectives are essential, required either to meet regulatory demands or to address health and safety issues, or are fundamental to efficient park planning.
- **Priority 2** objectives are desirable, and will help Andover achieve one of its three overarching goals for the park system – quality of life, walkability and connectivity, or health and wellness.
- **Priority 3** objectives are recommended, and will respond to the wishes of the community for particular park facilities, or will maintain or enhance the quality of existing park system assets, help Andover achieve other goals for the park system, or address issues with long-term benefits to the community.

Budgets help define what is affordable, and when. The budget numbers for these objectives are in 2014 dollars, and reflect installed costs for each project. Objectives are described with an estimated budget *range*, since design decisions and materials selections will considerably affect the final implementation costs. Funding estimates for land acquisition are not included, nor are design fees or contingency reserves.

In the following tables, in the column labeled "Park", these abbreviations apply:

- | | | |
|-------------------------|-----------------------|-------------------------------|
| • C = Central Park | • P = Pathway Network | • Hm = Heights Mini-Park |
| • S = Sports Park | • G = Golf Course | • Vm = Village Mini-Park |
| • Cs = Cornerstone Park | | • Wm = Williamsburg Mini-Park |

Short-Term Objectives (2014-2017) – Priorities 1 & 2			
Objective	Park	Priority	Budget Range
Negotiate Cooperative Agreement(s): <ul style="list-style-type: none"> • Update YMCA <i>Facility Sharing Agreement</i> • New Agreement with USD 385 	–	1	Operations Budget
Complete construction of Redbud Railtrail / Phase 1.	P	2	Already Budgeted
Install Bike Racks (10): <ul style="list-style-type: none"> • In Andover Cornerstone Park • At unserved destinations in Sports Park • At unserved destinations in Central Park • In Heights & Village Mini-Parks 	All	2	\$2,500 – \$9,500
Add adult Outdoor Fitness Equipment.	C, Cs	2	\$10,000 – \$30,000
Acquire land south of Kellogg to develop new 5-acre Neighborhood Park, similar to Cornerstone – with parking, playground, fitness equipment, picnic shelter, multi-use/basketball court, and un-lighted multi-use practice field.	–	2	\$500,000 – \$600,000
Apply for TAP grant funding for Redbud Railtrail Phase 2, from Patricia Lane to Meadowlark.	P	2	Operations Budget
Pave existing gravel parking lot; include extra power to light poles, to allow it to serve as concessions area for food trucks during Amphitheater events.	C	2	\$150,000 – \$180,000
Construct Restroom Building for Amphitheater and Playground.	C	2	\$120,000 – \$175,000
Construct Amphitheater, including associated pathways, tour vehicle parking lot, and road improvements.	C	2	<i>To Be Established</i>
Subtotal			\$782,500 – \$994,500

Short-Term Objectives (2014-2017) – Priority 3			
Objective	Park	Priority	Budget Range
Develop parking lot east of ACC.	S	3	\$7,500 – \$9,500
Select a standardized design for Andover Parks Trash Receptacles, Recycling Receptacles, Benches, and Bike Racks.	–	3	Operations Budget
Construct Dog Park, with associated Parking Lot.	C	3	\$70,000 – \$87,000
Develop parking lot, with lighting, along east side of Patricia Lane. <i>(As per City concept.)</i>	S	3	\$200,000 – \$250,000
Develop additional multi-use practice field(s) on area [16] southeast of Ball Diamond 3. <i>(grade, hydroseed with Bermudagrass, irrigate)</i>	S	3	\$27,000 – \$35,000
Canoe Storage Building: renovate as picnic shelter.	C	3	\$17,000 – \$25,000
Design and install Identity Sign for Andover Cornerstone Park, which will become the standard for future Neighborhood Park signs.	Cs	3	\$1,200 – \$4,000
Install wayfinding signs for Andover Cornerstone Park, on 21st Street near Cornerstone Parkway and on Andover Road.	Cs	3	\$300 – \$700
Install internal wayfinding sign systems at Sports Park & Central Park, including "You are Here" Maps and Directional Signs pointing to destinations. <ul style="list-style-type: none"> • Install directional signs for ACC playground • Install directional signs to new nature trails 	S, C	3	\$3,000 – \$6,000
Install Basketball/Multi-use Court. <i>(as in Plan)</i>	Cs	3	\$23,000 – \$28,000
Add up to 3 additional Batting Cages.	S	3	\$3,500 – \$22,500
Acquire land for more multi-use fields, ideally south of Kellogg. Consider developing a Sports Field Complex, focussed on fields appropriate for soccer and football, with shared parking, concessions, and restrooms. Coordinate with the YMCA.	–	3	(Land Acquisition)
Screen utilities with fence or trellis panels and landscaping.	C	3	\$1,800 – \$2,500
Provide curb cut for bicycle and stroller access to Andover Village Mini-Park.	Vm	3	Operations Budget
Subtotal			\$354,300 – \$470,200

Mid-Term Objectives (2018-2021) – Priorities 1 - 3			
Objective	Park	Priority	Budget Range
Review availability of Emergency Shelters in 13th Street Sports Park and in Central Park; assess sufficiency based on additional future need.	C, S	1	Operations Budget
Implement Redbud Railtrail / Phase 2, from Sports Park southeast to Meadowlark. (Budget shown includes 20% match for TAP grant plus cost of design/engineering. TAP grant, if won, would provide 80% matching funds for construction budget. (Total project cost: \$1,500,000.)	P	2	\$250,000 – \$300,000
Install measured Walking Path (5-foot wide, and one third of a mile long). <i>(as in Plan)</i>	Cs	2	\$35,000 – \$42,000
Install adult Fitness Equipment.	Wm	2	\$3,000 – \$5,000
Install adult Fitness Equipment.	Hm	2	\$3,000 – \$5,000
Organize community wellness activities/events.	–	2	Operations Budget
Install Outdoor Pickleball Courts near ACC, north of rear parking lot near playground.	S	3	\$26,000 – \$35,000
Upgrade Restroom Building 3 south of Main Parking [13]	S	3	\$3,000 – \$15,000
Relocate and repair or replace Scoreboards (4).	S	3	\$4,000 – \$30,000
Develop youth multi-use fields at site of former tree farm.	S	3	\$27,000 – \$35,000
Enhance ACC entrance. Add awning over front door; improve sign, lighting, and landscaping; plant 2 trees in lawn east of sidewalk; add graphic "ACC" on front wall.	S	3	\$3,000 – \$5,000
Install multi-use/basketball half court.	Hm	3	\$10,500 – \$12,500
Install improved Identity Sign for each Mini-Park (3).	–	3	\$1,200 – \$2,200
Develop multi-use practice field south of tennis courts, in southwest corner of Park.	S	3	\$13,500 – \$17,500
Develop parking lot (20 spaces) southwest of tennis courts, in southwest corner of Park.	S	3	\$22,000 – \$26,000
Subtotal			\$401,200 – \$530,200

Long-Term Objectives (2022-2024) – Priorities 1 - 3			
Objective	Park	Priority	Budget Range
Install path connecting new parking lot in southwest section of Park to the Redbud Railtrail.	S	2	\$17,500 – \$20,000
Acquire second 5-acre parcel of land south of Kellogg, to eventually develop as another new Neighborhood Park.	–	2	\$75,000 – \$130,000
Demolish and replace Restroom Building 4 near Tennis Courts [30].	S	3	\$45,000 – \$75,000
Construct Restrooms south of Lake George. (CFAP funding possibility.)	C	3	\$45,000 – \$75,000
Construct large Picnic Shelter, southwest of Lake George.	C	3	\$30,000 – \$35,000
Install second small Picnic Shelter. (as in Plan)	Cs	3	\$18,000 – \$27,000
Install Raingarden interpretive signage in Cornerstone Park.	Cs	3	\$600 – \$1,500
Install tree information signs (20) at the Arboretum in Central Park.	C	3	\$2,400 – \$3,500
Upgrade Baseball Diamond dugouts (8).	S	3	Operations Budget
Construct gated overlapped bicycle/pedestrian entry from Douglas, and gravel path to trails.	C	3	\$600 – \$1,000
Replace swings with smaller playground pieces requiring limited substrate.	Hm	3	\$10,000 – \$25,000
Replace swings with smaller playground pieces requiring limited substrate.	Vm	3	\$10,000 – \$25,000
In central core, Picnic Shelters [10 & 15] may need to be replaced before 2024.	S	3	\$45,000 – \$52,000
In central core, Swing Set and substrate [10] may need to be replaced before 2024.	S	3	\$8,000 – \$15,000
Tennis Courts surface will need to be upgraded before 2024.	S	3	\$12,000 – \$15,000
Subtotal			\$319,100 – \$500,000

Ongoing Objectives – Priorities 1 - 3			
Objective	Park	Priority	Budget Range
Assess ADA access in the Park System.	All	1	Operations Budget
Institute ADA Compliance at Mini-Parks, as other major improvements are implemented.	Hm, Vm, Wm	1	\$270,000 – \$300,000
Develop more programming for adults.	—	2	Operations Budget
Review existing City regulations & revise as necessary to support sidewalks and pathways.	P	2	Operations Budget
Continue to develop pathways network, including south of Kellogg.	P	2	Operations Budget
Install adjacent 10' bike path, when Yorktown Road / Central to Douglas is constructed. (±0.4 miles)	P	2	\$80,000 – \$100,000
Install adjacent 10' bike path, when Yorktown Road / Douglas to Kellogg is constructed. Include construction of the vital pathway connection across Kellogg. (±0.5 miles)	P	2	\$100,000 – \$125,000
Encourage Butler County & Augusta to develop the Redbud Railtrail from Andover east to Augusta.	P	2	Operations Budget
Encourage Wichita/Sedgwick County to develop the Redbud Railtrail from Wichita to 159th.	P	2	Operations Budget
Develop Andover Parks Brochure. (Printing Allowance)	—	3	\$250 – \$500
Replace existing Trash Receptacles, Recycling Receptacles, Benches, and Bike Racks as needed with consistent replacements.	All	3	Operations Budget
Pursue property Vacation of the portion of Prairie Creek Road adjacent to Central Park, and incorporate vacated property into Park.	C	3	Operations Budget
Establish a City Memorial Tree Policy for replacement of Memorial Trees in parks.	—	3	Operations Budget
Transition to LED lighting for sports fields.	All	3	\$200,000 – \$300,000
Discuss with USD 385 the potential use and ownership of land SE of future Yorktown.	—	3	Operations Budget
Subtotal			\$650,250 – \$825,500

Total Budget

The budgets developed for these projects are conceptual, and are intended only to provide enough of an idea of relative costs to allow for phasing, and for budgeting Capital Improvement funds. The figures will have to be adjusted for inflation as the years go by. Then, as each project approaches implementation, far more detailed decisions will need to be made on scope and materials, allowing the development of much more accurate budget projections.

The total budget estimates for each phase of park facilities development are shown in the table below. The budgets do not include funds for the Amphitheater, for land acquisition for multi-use fields, design fees, or contingency reserves, nor do they include the costs of existing staff, or of additional staff who might be required to operate and maintain new properties and facilities. The budget shown for Mid Term Objectives assumes that a Transportation Alternatives Program grant will fund 80% of the Redbud Railtrail Phase 2 construction costs.

Total Investment	Budget Range		
Short Term Objectives (2014-2017 / 3 ½ years)	\$1,136,800	–	\$1,464,700
Mid Term Objectives (2018-2021 / 4 years)	\$401,200	–	\$530,200
Long Term Objectives (2022-2024 / 3 years)	\$319,100	–	\$500,000
Ongoing Objectives	\$650,250	–	\$825,500
TOTAL for 10-year span of Park System Plan	\$2,507,350	–	\$3,320,400
<i>Annual Average over 10 years</i>	<i>\$250,735</i>	<i>–</i>	<i>\$332,040</i>

Existing Budget For comparison, information is provided below on Andover's expenditures for Parks in 2012, the last year for which complete data is currently available. The total annual investment in the Andover Parks system in 2012, including both operating funds and capital investments, was \$821,990. Total capital outlay was \$305,224.

Andover Parks Budget – 2012			
Operating Budget		Capital Outlay	
Salaries	\$299,464	Parks Department	\$39,151
Contractual	\$89,390	Parks Improvement Fund	\$114,718
Commodities	\$71,685	Park Impact	\$151,355
Recreation Department	\$34,236	<i>Total Capital Outlay</i>	<i>\$305,224</i>
Golf Course	\$964		
Park Impact	\$21,027		
Total Operating Budget	\$516,766	2012 PARKS TOTAL:	\$821,990

Andover has a history of successfully implementing ambitious Park System planning objectives, with the acquisition and development of Central Park being the outstanding case in point. The objectives described in this *Park System Master Plan* are well within the capability of the community to achieve within the next ten years. This *Plan* proposes an average annual capital outlay in a range of roughly \$250,000 to \$330,000 – which compares reasonably with existing expenditures, as shown by the total capital outlay in 2012 of approximately \$305,000.

Funding Options

Funding the development and operation of a park system is a challenge for every community, for parks must compete for City dollars with other public needs. But parks are worthy of support, and will return value on investment for the community.

Public Funding Sources

Public funding sources may include local capital improvement funds, bond referendums, or state and federal grant programs. Federal and state grants are often matching grant programs, and require partial local funding of each project. The Redbud Railtrail Phase 1 in Andover was funded largely through a Transportation Enhancement (TE) grant, and it is recommended that the City seek funding for Phase 2 through the Transportation Alternative Program (TAP), which is the successor to the TE program. Funding for environmental assessment may be available through KDHE's Brownfields Targeted Assessment Program, which offers grants for both Phase I screening assessments, and for Phase II full site assessments.

Park systems may also be able to generate income through facilities rental, naming programs, or other entrepreneurial activities. In Andover, naming rights for the new Amphitheater are a potentially valuable asset.

Private Funding Sources

Unlike most other public services, parks can and do compete successfully for a wide array of private funding sources. To have access to those options, parks advocates in Andover should nurture partnerships – engaging the corporate community, developers, nonprofit organizations, and community volunteers.

Private funding sources may include grants from foundations, land acquisition with the help of land trusts, or corporate sponsorships for projects or special events. Dedicating some staff time to writing grant proposals, and to providing support and liaison with appropriate nonprofit volunteer groups, can result in positive financial benefits for parks projects and programs, as well as increased community involvement and public support for the park system.

Volunteers Volunteer activities can help reduce the need for additional staff. Trails and Dog Parks in particular tend to inspire dedicated volunteer support. The Redbud Railtrail in Andover, which has not even been built yet, is already being actively supported by the local volunteer group **AARTI – the Andover-Augusta RailTrail Initiative**. During their first year of activities, they have cleaned up the trail during half a dozen volunteer Workdays, raised money to purchase signs for the trail, and sponsored their first special event (a bike fair) in May of 2014.

Consider creating an *Andover Parks Foundation* to manage bequests of funds or property. While most people are not inclined to donate to a government, many will happily support public parks through a nonprofit organization. Also, while some grants may be available only to governmental entities, others are available exclusively to private nonprofits – so having a strong and active partnership between the City and a local parks support nonprofit organization offers access to the greatest range of potential funding opportunities.

Information Resources

Parks

Trust for Public Land

- TPL / Center for City Park Excellence – www.tpl.org/center-city-park-excellence
- TPL / Creating & Funding Parks – www.tpl.org/creating-and-funding-parks
- TPL / Economic & Health Benefits of Parks – www.tpl.org/economic-health-benefits
- TPL / Fitness Zones – www.tpl.org/our-work/parks-people/fitness-zones

Project for Public Spaces / Parks – www.pps.org/parks/

Alliance for Community Trees – <http://actrees.org/about-us/>

Pathways

Pedestrian and Bicycle Information Center – www.pedbikeinfo.org/

Rails-to-Trails Conservancy – www.railstotrails.org

KDOT / Bicycle and Pedestrian Transportation – www.ksdot.org/burRail/bike/

The National Center for Bicycling & Walking – www.bikewalk.org

Partnership for a Walkable America – www.walkableamerica.org

National Center for Safe Routes to School – www.saferoutesinfo.org

Parks & Pathways Funding

National Transportation Alternatives Clearinghouse – www.enhancements.org/

FHWA / TAP – www.fhwa.dot.gov/environment/transportation_alternatives/

EPA / KDHE Brownfields Targeted Assessment Program –
www.kdheks.gov/brownfields/targeted_assess_prog.html

Costs for Pedestrian and Bicyclist Infrastructure Improvements –
http://katana.hsrb.unc.edu/cms/downloads/Countermeasure%20Costs_Report_Nov2013.pdf

National Park Service / Land & Water Conservation Fund – www.nps.gov/ncrc/programs/lwcf/

Federal Grants Clearinghouse – www.grants.gov/

American Trails / Funding & Resources Library –
www.americantrails.org/resources/funding/index.html

The Land Trust Alliance – www.landtrustalliance.org/about

Kansas Land Trust – www.klt.org/

