

REUSE CONCEPT PLAN

John Garland Park, Kansas City, Kansas



OVERVIEW

On March 20, 2011, EPA Region 7, Kansas City/Wyandotte County Unified Government (Unified Government) and the Oak Grove Neighborhood Association (OGNA) hosted a community workshop to plan for the reuse of the John Garland Park Site. Participants included neighborhood residents, community leaders, local experts, representatives from City Council, and City Parks and Recreation and Planning.

During the workshop, participants gave input regarding future uses and priorities for the site. This reuse concept plan summarizes the outcome of this workshop, in which participants shared their experience, local knowledge and ideas to identify a concept plan and strategy for positioning John Garland Park as a hub of revitalization for the neighborhood.

VISION

The community stakeholders envision John Garland Park as an active park and sustainability showcase that provides opportunities to improve health and wellness, support green jobs for local residents, and produce healthy food for the neighborhood.

SITE REUSE GOALS

- **Jobs and Income Generation.** Develop opportunities for income generation and jobs for local residents, building on urban agriculture efforts and interest in capitalizing on renewable energy potential.
- **Education and Knowledge Transfer.** Create venues for sharing information and knowledge about the environment, site history, green energy and local food. The site should be a destination for learning.
- **Passive Recreation Opportunities.** Connect the proposed Oak Grove Walk and Bike Trail to recreation opportunities at the site, such as a trail with exercise stations, volleyball court, picnic shelter, and open space for informal recreation.

POTENTIAL FUTURE USES

The Unified Government, neighborhood residents and community stakeholders have identified uses for the site that include recreational amenities, urban agriculture, and renewable energy initiatives.

Workshop participants prioritized uses that leverage the unique assets of the site, including the expansive view and spacious dimensions. The recommendations have been included in the conceptual site plan based on participants' input and the site's physical features.



John Garland Park site aerial



John Garland Park location in Kansas City, Kansas



Oak Grove Neighborhood Trails and Recreation

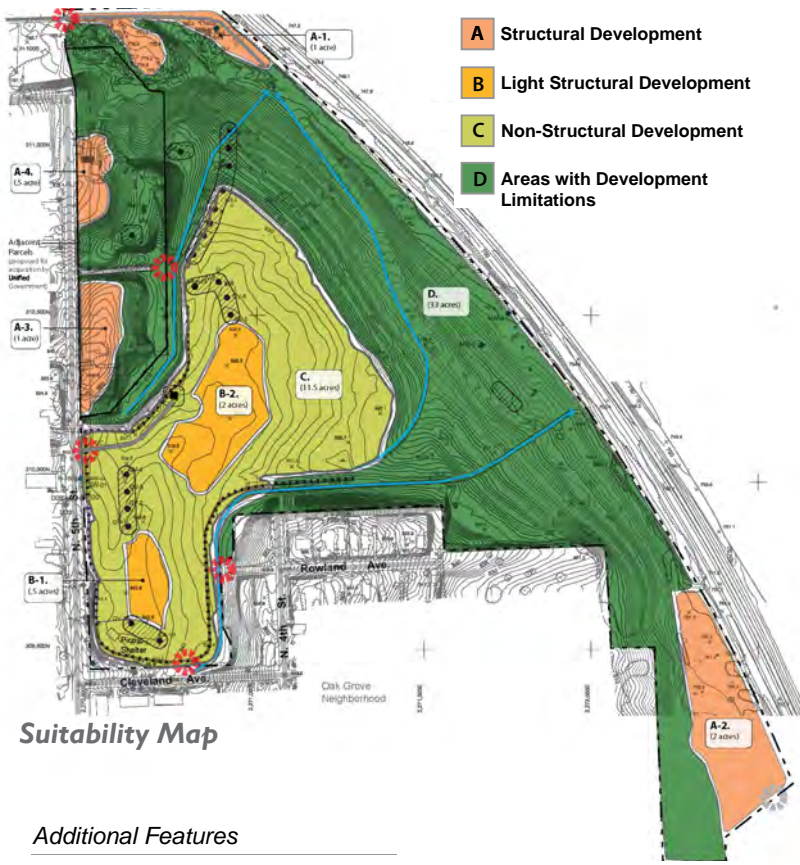
INVESTING IN COMMUNITY

PROGRAM AREA SUITABILITY

Prior to the community workshop, EPA worked with a consultant to develop the site suitability map below. Factors such as slope, soil stability, landfill cap location, remediation controls and accessibility limit the types of future use in certain areas of John Garland Park.

The map below identifies the compatibility of certain uses within reuse zones on the site.

- **Structural Development** refers to areas in which development is not limited by steep grades or remedy components. These areas can accommodate all suggested uses for John Garland Park.
- **Light Structural Development** refers to level areas that can support playing fields or light structures. Footings would be limited to one foot without additional fill, and settlement may occur. Examples of potential uses include picnic structures and ball courts.
- **Non-Structural Development** refers to level areas that can support trails, amenities and infrastructure with minimal footing requirements. Settlement may occur. Examples of potential uses include bike rack station and small sports fields.
- **Areas with Development Limitations** refers to areas in which development may be limited by lack of access, steep grades or remedy components. Potential uses might include walking trails and habitat restoration.



SITE DESIGN

During the reuse planning workshop, participants divided into work groups to explore opportunities and develop ideas around potential features that support the vision for sustainability.

The three work groups focused on:

- Open space, recreation, and cultural amenities
- Urban agriculture
- Renewable energy

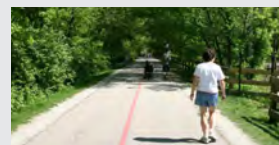
Following the work group discussion and design sessions, the groups came together to share ideas, and discuss the integration and prioritization of design components. The concept map (right) demonstrates how the possible components could potentially be located and connected on the property.

PARK FEATURES

Recreation

1 Pedestrian Path

A paved, accessible walking circuit with fitness stations and educational experiences located along the route.



2 Multipurpose Playing Field

Mowed area that can accommodate a variety of informal recreational uses such as soccer and football.



3 Wild Trails

Mowed pathways extending across the eastern slope to provide opportunities for additional exercise and exploration.



4 Pavilion and Splash Pad

A covered area with comfort stations, adjoining a splash pad for seasonal use.

5 Baseball Field

A potential phased park addition to accommodate growing interest in baseball and providing a league venue.

6 Dog Park

A fenced area to accommodate dogs for exercise and socialization.

Renewable Energy

7 Photovoltaic and Remedy Demonstration Area

An area demonstrating renewable energy production using photovoltaic panels, adjacent to a set of active gas vents with educational signage explaining remedy components of the former landfill site.



Urban Agriculture

8 Apiary

An area designated for beekeeping and educational activities.

9 Fruit trees

A grove of fruit-bearing trees planted along the southwest perimeter.



10 Tilapia Farm and Greenhouse

A small-scale production facility to encourage visitors to learn about urban agriculture and produce food year-round.



MOVING FORWARD

John Garland Park, Kansas City, Kansas



PROJECT PHASING AND IMPLEMENTATION

A phased approach to implementation is outlined below to guide development of the park elements identified in the reuse concept plan.

In addition to site planning, the development of partnerships with institutions, agencies and organizations to provide technical assistance is critical to implement the vision. Examples of assistance needed include:

- Site design
- Energy evaluation (to support urban agriculture and recreational amenities)
- Education and outreach
- Business plan development (for tilapia farm)
- Fundraising
- Program development for land leasing

A team of community leaders and EPA Region 7, including EPA's Environmental Finance Center based out of Wichita State University, have agreed to support the Unified Government by offering implementation guidance and coordination. The Action Coalition will identify and leverage resources and sustain momentum around the park's development to guide the implementation and vision for John Garland Park.

ACTIVITY (LEAD)	PHASE I	PHASE II	PHASE III
Remedial or regulatory activities (Unified Government, EPA, Kansas Department of Health and Environment)	<ul style="list-style-type: none"> • Completion of ambient air monitoring • Fence removal/modification • Technical review of reuse proposals 	<ul style="list-style-type: none"> • Technical review of reuse proposals • Remedy maintenance and monitoring 	<ul style="list-style-type: none"> • Technical review of reuse proposals • Remedy maintenance and monitoring
Planning activities (Action Coalition, in coordination with the Unified Government)	<ul style="list-style-type: none"> • Detailed site design • Identification of stewardship partners and potential funding opportunities 	<ul style="list-style-type: none"> • Greenhouse/fish tank design and funding 	
Construction and implementation activities (Project Partners, in coordination with the Unified Government)	<ul style="list-style-type: none"> • Meadow/prairie seed planting • Fruit tree planting • Apiary • Dog park 	<ul style="list-style-type: none"> • Loop trail with exercise stations • Splash pad • Picnic pavilion • Informal sports field 	<ul style="list-style-type: none"> • Greenhouse/fish tank with photovoltaic installation • Baseball field

PROJECT OVERSIGHT

The Unified Government Public Works Department is responsible for maintaining the site's remedy under regulatory oversight from the Kansas Department of Health and Environment.

Public Works Department goals for the reuse of the site include:

- Ensure that future site uses are compatible with landfill remedy.
- Consider opportunities for recreation, education and demonstration projects.
- Identify partnership opportunities for implementation and funding of future site uses.

Owned by the Kansas City/Wyandotte County Unified Government (Unified Government), the John Garland Park Site operated as a landfill facility from 1972 until 1974. After the landfill's closure, a public park was established on the southern portion of the Site. The park was part of the original plan for the landfill as a demonstration of surface reuse at sanitary landfills and was intended to serve as a neighborhood amenity. Due to community concerns about environmental health and safety, the Unified Government closed the park in the 1990s.

With oversight from EPA and the Kansas Department of Health and Environment, the Unified Government upgraded the landfill cap in 1993 and completed an upgrade to the landfill gas collection system in 2011. Along with these remedy improvements, EPA has evaluated site conditions to ensure the site is safe to return to recreational use.

For More Information

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