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Landscape Architecture ■ Park, Greenway, and Trail Planning ■ Natural Resource Planning ■ Community Solutions, Design and Planning

## Meeting Minutes

Oakridge Farm at Shawnee Mission Park  
Johnson County Park & Recreation District  
PBA #06037

### Project Kick-off Meeting

September 5, 2006

#### Project Schedule / Process

- The Design Charrette schedule was discussed.  
Meeting Blackouts:
  - No 3rd Wednesday of months-JCPRD Board Meetings
  - October 8th dead week-JCPRD out of town
  - October 18th Board Meeting
  - October 7th – already a public event at Heritage Park
- Meet with user groups prior to the Design Charrette (potentially week before).
- Meet with the equestrian group separate from the other user groups.
- We need a way for the general public to see the park. A “walk in the park”. An idea was to do a public hay ride in the park. Dates for the hay ride: October 21, with an alternate October 28 if inclement weather; 10:00 a.m. to noon. Multi-user groups meeting thereafter.
  - Hay ride tours: 3 wagons, 20-25 adults at a time.
  - Also solicit comments at hay ride, based out of tent – also serving treats
  - Tent with board showing relationship of Oakridge to Shawnee Mission Park
- Charette is November 1-2, November 9, 9:00 a.m. to 8:00 p.m.
- Invitation/Announcements:
  - Standard JCPRD process. Press release and on web site.
  - Press releases and solicitation will be completed by JCPRD. PBA will get e-mail list from Randy and send.
  - Get word out to previous Shawnee Mission Park Master Plan list of public who attended/assisted, hold park user groups meetings, post info in park for others these efforts miss.
- Potential park user groups: Audubon Society; Sierra Club; Archery; Disk Golf; Schools; Mountain Bike (Earth Riders); Hiking; General Park User; Bird Watching; Equestrian

#### Steering Committee

- JCPRD will form and be contact with S.C. members.
- Potential members:
  - Tony Adams, Park Board member
  - Shawn Cairns, Earth Riders
  - Naomi Lopez, Equestrian
  - a nature person (bird watcher, naturalist)



- general park user
- Sarah Mack and/or Mrs. W.W. Mack
- a member of Friends for Parks and Recreation
- a member of Sierra Club
- a member of the Audubon Society

### **General Discussion**

- This is the "People's Park"
- PBA to contact Bill Cobb and Billy (stable manager) for site visits.
- If the horse operations remain on site, then the house along Ogg Drive should remain. The house is currently used as the stable manager's home.
- We want to encourage multi-use trails.
- We want to encourage a park that is multi-use where all the uses "work together".
- Trails located in lower 90% of Shawnee Mission Park have already been master planned as multi-use. That master plan has already been approved (excluding Oakridge Farm portion).
- The horse stables at Heritage Park are stall boarded.
- Jesse Yates, etc: adjacent property owners; Red Oaks Home Owners Association
- Hutton Property-Living Estate. Cannot start master plan process yet for this property.
- Provide Comment cards at each meeting for all who want to comment, but don't want to voice their opinions out loud
- Wildlife component-huge deer population. How will Master Plan handle?

### **House re-use**

- A façade with new amenity attached to it.
- ADA accessible not feasible on upper floors, but will be required on lower floor.
- Focal point that draws all users.
- Restrooms/concessions?
- Addition should look like garage transition.
- Mr. Mack Hardware & Lumber brought lumber in for construction from west.
- Public use only-functional.
- Headquarters of a "Friends for Parks" organization-will it be office friendly?
- Trail head?
- Corporate or parks meeting space?
- Rentable – arboretum, weddings?
- Macks request acknowledgement of Mr. Mack. Bench/memorial is already there.



# Oakridge Farm

*the Mack Homestead master plan*  
Shawnee Mission Park - Johnson County Parks and Recreation District

## Horse User Group Meeting

### What we heard

October 17, 2006

#### **1. What do you like about the current facility at Oakridge? Why did you choose to board at Oakridge?**

- We chose Oakridge because of the pasture
- They allow us to board foals
- Price-compared to other available types of places (pasture board is less expensive than stall or paddock boarding) (this comment not to be confused to mean they chose Oakridge's pasture over other pasture board because of price – Oakridge is much more expensive than other pasture stables)
- Trail access at Shawnee Mission Park
- Family oriented boarding layout – most boarders enjoy this setup in order to be able to afford to have a pet for the kids
- People get together- social events
- Whole family can come to the park – some can do one park activity while others participate in another.
- Service is good
- Availability of lockers-may become a security issue with more users since they are not very secure right now
- 54 horses currently board here
- Size of pastures is desirable
- 83<sup>rd</sup> and Kansas, Stewart Ranch-similar boarding situation but \$90/month boarding fee
- Pastures-size, tree cover (1/2 cover). May have full access, sometimes broken into five pastures
- Convenient location (closest other facilities are 10-12 miles away)
- Cost (\$150/month, as of January \$165/month)
- Trails, don't need trailers
- Private lockers
- Picnic area
- Place for trailer parking
- Vet check every two months with mandatory worming
- Simple and convenient

#### **2. What do you dislike about what you have now?**

- Quality of fences –condition and wire laying around
- Bathroom-port-o-potties – would like at least a handicap accessible size port-a-potty – prefer permanent structure
- Arena – currently unusual in a serious manner because of poor drainage and fencing. Round pen needs to be on flat ground
- \$165 maximum price before these boarders will give up on having horses – currently over-priced, been raised drastically over the last couple of years with no explanation of why or benefit visible
- Drinking water for sick pen needs to be separate from other horses



- Sick pen needs lean-to
- Need winter watering that works
- Overall clean-up/lots of trash
- High traffic areas muddy – gravel could be placed at gates
- Routine maintenance
- Information sharing
- Pastures not divided well
- Price is too high for pasture
- Moldy hay-keep off ground, storage/cover
- Inconsistent feeding/water
- Fresh water in winter/summer (algae growth)
- Access needed for non-boarders
- Very limited alternative water
- Hay quality is poor – moldy the way it's stored
- Barbed wire/hay strings; broken fence wire around
- Farrier-manager doesn't bring up horses
- Too many deer
- Too many deer ticks
- Pasture management is poor
- Hay storage is below standard
- Horse location-mares not separate from gelding.
- No arena (had one previously)
- High use areas muddy
- Unmaintained areas
- Lack of trail markers
- Trail maintenance
- Pasture grasses-fescue

**3. *What are your group's responsibilities/contributions to the facility and trails?***

- Daily care
- Medications
- Trail maintenance
- Very informal organization sweep tack barns/replace hose
- Send in a monthly fee check
- Pick up trash
- Boarders built the current arena
- Maintaining trails
- Organize social events
- Assist with fencing
- Painting
- Tack clean up
- Clearing trails
- Facilities-general maintenance/repairs
- Water
- Upkeep

***What do you perceive are the District's responsibilities/contributions?***

- Full or part time manager
- Set health rules
- Guidance from dist.
- Which pasture are the horses in today? sign
- Facilities maintenance
- Mowing and haying
- Check horses twice a day
- Organizing of health services – is nice, but not required
- Provide more information on expenses and rates charged. Why do the rates go up?
- Stop sending receipts- do more digitally or just consider cancelled check the receipt
- District should do/share proper accounting
- Repair/remove barbed wire
- Repair/remove downed fencing
- Maintain facilities to highest quality
- Pasture rotation; appropriate acreage/horse
- Round up horses for worming and health check (stable manager)
- Daily check on horses morning and night
- Call owner with concerns and questions
- Chain of command

***4. If you could have any amenity in a stable facility, what would it be?***

- A bathroom!!!!
- Shelter where you can tack up
- Picnic shelter
- Saddle area shelter
- Allow more horses on the property
- Possibility of separating pastures for rotation
- Riding corral
- Wash rack-less muddy/windy
- Lean-to at each pasture
- Areas for less experienced riders.
- Trail signs
- Trailer parking
- Good safe pasture/water-good working condition
- Good hay
- Picnic area with shade
- Shelter
- Safe facilities (fences, gates)
- Arena-level, lighted, good surface (footing issue)
- Lockers
- Sick pen-quarantine
- Exercise arena
- Areas for lessons/training
- Restroom/drinking fountain
- Stable manager job description
- Trail marking and difficulty level of trail marked

**5. *What recreational uses do you see compatible with the stable operations?***

- Multi-user trails
- Mountain bikers ok
- Need trail wide enough for four wheeler – safety – medical assistance
- Crushed gravel surface okay
- Cross country skiing
- Multi-use shelter
- Wildlife watchers
- Senior field trips
- Therapeutic riding
- Educational programs
- Corporate retreats
- Manure pickup (money generator)
- Picnic users
- Hay rides
- Scouts and horsemanship
- Hikers
- Cross country skiing
- Wildlife viewing/photography
- Orienteering
- Children and senior education
- Retreats/events
- Non-boarding equestrian users

**6. *What other comments do you have regarding the development of Oakridge Farm?***

- We like it where it is
- Like it not close to busy streets
- Would like alternative (after park hours) access to site
- The prairie isn't at all important
- Keep the facility the way it is until the Hutton Place becomes available
- Better at Oakridge than at Hutton
- Incorporate an interpretive area associated with house
- Partner with Earth Riders for trail maintenance and building.
- No required dry lot boarding!
- Keep it family friendly (recreational and inexpensive)
- Affordable, non-competitive horsemanship
- Currently has enough pasture for horses
- Speed control
- Welcome area



## General User Group Meeting

### What we heard

October 28, 2006

#### 1. What do you like/dislike about Oakridge Farm as it is today?

##### Dislike:

- That the trails are not available.
- Exclusive use by horses
- 40 families (stables) get use of land, perception of "their" property
- Only county facility with stable operations
- Need more horses
- No public parking for horse trailers
- "we don't know what is there"
- In-accessible by anyone but horse users (stable users)
- Not enough access
- Need parking
- Fence at perimeter
- Underutilized
- Debris, dangerous, extra fences
- Barbed wire
- Too much road
- Insufficient signs

##### Like:

- Wooded no unnecessary clearing
- Existing trail system-magical forest
- Large area with few users
- More non-paved trails
- Rural feel-few roads
- Topography
- Terrain
- Trails
- Horses dotting the landscape
- Like isolation for events, close this portion off during events
- Need horse stable and trails
- Separation of horse and bike
- Feel of the "Ozarks"
- Highly usable mountain bike trails (potential)
- Terrain/rocky
- Large woodland area
- Open/undeveloped
- Not developed
- Central
- Lots of potential
- Scenic
- Adjacent to paved and unpaved trails



- Topography well suited to horse, mountain bike and hiking
- Natural area near development
- Large single parcel
- Can get lost but not lost

## **2. How do you envision your user group utilizing Oakridge Farm?**

- More open trails
- Organized races/events
- Orienteering
- 24 hour bike ride
- Adventure racing
- Cross county skiing
- No motorized!
- Gathering place close to parking
- Scout/group camping-primitive
- Connections to paved but mostly unpaved trails.
- Environmentally sustainable mountain bike trails
- Not motorized uses
- No paved trails
- Extend mountain bike trails into farm. Make it a destination.
- No golf course
- Natural/wildlife
- Multi-use
- Mountain bike/hike/horse trails-multi use okay. Crossing each other is okay but keep separate
- Shelters needed
- Grand pavilion-Mack House
- Events starting point-kitchen, races, trail rides, etc.
- Camping-event only and general
- Nature education – tree labeling, orienteering
- Need map for trails
- Friends of the Park-builds trails not just bike trails. Dave Smith is president.
- Longer remote feeling trails with variety of difficulty
- Adventure racing
- Organized trail maintenance
- Hiking, biking, backpacking, mountain bike, trail, running
- Orienteering
- Weekly trail runs
- Extension of existing trails.

## **3. What amenity, facility, or use do you picture as fitting with the development of Oakridge Farm?**

- Nature center at Mack House
- Trails
- Meeting facility
- Turn style at trail crossing to prevent horse/bike conflicts
- Primitive small group camping facility
- Native vegetation restoration/management
- Restrooms, showers



- Pavilion at central point, Mack House, central event area
- Mini amphitheater
- Shelters
- Tent camping only
- Less development the better
- PA system-pavilion
- Drinking water
- Non-paved trails
- Stables
- Hiking/biking trails
- Interpretive signage-identify vegetation, etc.-education
- Trail use guidelines
- Water/drinking fountain
- Primitive camping facility
- Wildlife overlooks/observation towers
- Water/electric. No RV park
- Trail head restrooms
- Picnic shelter
- No exclusive use
- Signage/trail etiquette
- Posted trail hierarchy
- Separate trails for horses and bikers
- Separate parking for horse trailers

**4. What are potential uses of the Mack House? How might this use fit into the development of Oakridge Farm as a whole?**

- Wedding receptions
- Reunions
- Business meetings
- Corporate team work
- Event central
- Pavilion
- Event gathering-kitchen
- Picnic, restrooms
- Internet access-phones would be nice
- Outdoor classroom
- No retail
- Nature center
- Meetings
- Bed and breakfast
- Race venue
- Historic farm
- Petting zoo

**5. What other comments do you have regarding the development of Oakridge Farm?**

- Signs (yield to users), better information, interpretive
- Trail use enforcement
- Directional trails
- Don't over-develop it

- No more road than what's already there
- 100-500 cars potential at race events – grass/overflow parking
- shuttle from parking at theater in the park
- natural surface parking
- multi-use
- properly designed to standards, natural experience
- runners use mountain bike trails, challenges
- don't close to horses
- example trails at Blue River Park
- Rules, education of rules, enforcement
- Mack House-Visitor Center, comment cards
- As little development as possible
- Keep event costs low or they won't precipitate
- Alcohol-consumption okay in this part of the park only
- Smaller loop trail
- Stacked trail system (switchbacks and separate user trails)



## Age Segments for Park Programming Purposes

November 01, 2006

The following represent age segments as evaluated for park programming purposes. Successful parks typically serve at least 10 of the 14 segments.

Age 2-5  
6-8  
9-10  
11-12  
13-15  
16-18  
19-23  
24-30  
31-45  
45-60  
60-70  
70-80  
80+



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# Steering Committee Meeting Minutes

November 1, 2006

## Steering Committee Meeting

### Introductions

### Schedule

#### Site Analysis – Craig & Laurie (PBA), presenters

- Secondary Growth Forest -Also some primary growth present
- Found River Oats growing naturally – large stands
- Deer are browsers not grazers – deer management will be an issue
- Turkey also prolific
- Locust trees can be removed – what about osage orange? Would recommend taking some sections out because of the nuisance, but they are part of the history of the property and food for wildlife.
- Coyote and Bobcat have been spotted in the north section
- Private stables to the north of the property is called Twin Mill Farm
- Sericia lespedeza is present in a small area near the lake dam in the utility corridor – needs to be managed.

#### Mack House: Architectural – Susan and Angie (SRJ), presenters

- We are converting a private residence to a public space
- Needs all new electrical
- water is from a well – non potable
- needs all utilities – currently on a septic system
- First floor meeting rooms appropriate – large number of rooms
- Maybe not worry about ADA access to the third floor
- Is there any specific status? It is not currently listed but is certainly eligible
- Opportunity for tax credits, federal and state
- Does historic designation have disadvantages? – only if you take tax credits
- What is the intention with the house?

#### Market Research – Leon Younger (PROS), presenter

- Users and their age segments – how long are they there, what are they doing?
- Operating Costs – maintenance and operations, level of cost recovery
- Competitor Analysis
- Are there some things that are untouchable?
- What is the ratio of active to passive?
- How does it integrate into the larger park?
- How much flexibility do we have in terms of design?
- Does it have to have economic impact on the County budget?
- What do we make the end use of the house? – Bill Maasen asks



## General Discussion

- What went wrong with previous master plans?
  - Stable operations as interim use was not accepted by public. The public did not want the horses to go away.
- There is another piece of property down on 87<sup>th</sup> Street maybe moving there?
  - Never approached it comprehensively. Currently a breakeven operation. According to numbers from KState, the carrying capacity of the land is 50 horses.
- The stable facility, as it is currently set up, is like a dam to the rest of the Farm property – you don't feel like you can enter in.
- Is there a conflict between non-horse trail users and horse users? Some horse riders like to get out when it's soft, that's the worst for the bike riders. Naomi – she doesn't like to ride a horse on the mud - dangerous
- Trail Permits? – Used to have but do not have any longer – was difficult to manage
- More social trails than managed trails
- Some trails are two foot deep then they don't get used and move over 6 ft. the old one becomes eroded. – This only happens in the areas where a trail cuts perpendicular to the contours and gets an amount of overland runoff.
- The general public is not using Oak Ridge Farm now.
- What barriers are untouchable – Look at property with horses and without.
- Public Comment – Throughout we have heard that horse user group is amenable to incorporating other uses. Need a place to park 50 cars Shuttle people from the theater parking?
- Utilities – proposed to Water One a potable water loop following Ogg rd. They turned it down because of difference in pressure between their two mains.
- There is a need for potable water service throughout the park – not just at the Farm.
- The theater has been used for camping events – is there a way to have them after labor day.
- Look at trails in hours rather than in miles because different modes
- Runners pretty organized.
- 43 owners and 54 horses – 4 horses belong to current stable manager.
- Cattle guards don't work for horses.
- What's the turnover in boarders? 10% per year
- Pasture board is the least expensive and healthiest way to keep a horse.
- User groups down the roads? Scouts, education, outdoor classroom
- Existing scout areas in the Park – two need to get them on the map
- SMP Sewage lagoon near the dam will be removed soon – will be a good location for a trail head
- 12 to 20 miles for a good ride for bike
- 4 to 5 miles, maybe 10 miles
- Horses are allowed to go to other parts of the park but not in the open areas. They don't necessarily need additional trails – revamping the fence system would really be beneficial. Barbed wire fence is a hazard.

## **Visioning Exercise Steering Committee and JCPRD Staff**

### Headlines for Oak Ridge Farm

- New and exciting vision for Shawnee Mission Park: With help from many groups, Shawnee Mission Park becomes family and user-friendly – check website.
- 300 acre Oak Ridge Farm opening announced: This picturesque park will soon become park patrons' favorite destination.
- Journey back in time: New park property opens today, provides passive setting, views and trails that link our past to all.
- Park District opens Serene Oak Ridge property to public use.
- JCPRD land acquisition offers wide appeal.
- Scenic parkland restored and opens to new users: Work will begin on prairie restoration by fall 2007. In addition, work will begin this summer on a new multi-use trail system.
- Secluded and scenic trail system now open for public use: Get back to nature and enjoy a quiet walk in the woods.
- County's most scenic property open to the public summer 2009.
- Trails and education opportunities abound in new front porch to Shawnee Mission Park: Oak Ridge Farm builds on historic past to create a multi-use environment for park users.

### Headlines for the Mack House

- Restoration of historic Mack House is completed and now serves as a visitor center/trail head destination point in Shawnee Mission Park.
- Renovation of historic homestead offers window to trails and natural setting for conferences and meetings: Mack House is a hub for greenway connections.
- Estate house converted for public use: Meeting, retreat and special events center available for rent beginning in January 2009.
- Historic farm house renovated for public events: The Mack House will undergo renovation next year.
- Historic Mack House and homestead becomes focal point for new park uses.
- A snapshot of our past – Oak Ridge Farm: Education center opens today.
- Get away from it all inside the city: A way to combine peace and work in a rural setting.
- Mack House restoration to combine museum with meeting facility.
- Oak Ridge Farm now available for public and private events: JCPRD announces the creation of a diverse event site capable of supporting a broad range of activities in a serene and rural setting.

## Staff Meeting

### General Discussion

- Need 8-10 uses programmed into a park to keep it used/viable
  - Horses: Expand to more people
    - Classes
    - Hold Extension Events
    - Part of Corporate Retreat
    - Camping
    - Special Events
    - Living History
    - Connecting people to nature through a horse's feet
    - Surrey group with organized rides
  - History in nature
  - Nature connection through your own feet
  - Corporate/Large group \_\_\_\_\_
  - Environmental – Historic – Culture
  - Education
  - Environmental Art Displays
  - Mack House:
    - Meeting of uses/users gathering & interaction space – sharing experiences
    - Private concession – wine and beer would be nice
    - "Warming Hut"
- Are the user group comments too adult driven? Need to broaden age levels of users/uses
- Currently the site features of the Farm are unwelcoming
- Yard at the Mack House is nice, welcoming with the shade, etc.
- There will be a new stable manager in 6-8 months when the current one retires
- Conjure images of the Lexington Horse Park with the new amenities?
- If we use the building we need to staff it.
- Is there a market for house or demand for activity?
- Maybe extend the sun room to accommodate groups of a little larger size (15-30) it would also make the sun room ADA accessible.
- Push out wall and make hallway larger
- Fundraising opportunities for improvements to the house are increased by incorporating as much versatility as possible, but everyone likes the home feeling.
- Day use parking for trailers and both options
- Trailer storage is a nice feature. Numbers can be limited. Can we grandfather the trailers?
- We need 40 car parking – parking pods – no sea of parking
- It should be viewed as an entrance to a park that has a stable.
- Feasibility of septic for the Inn operation?
- Environmental solutions could be showcased at the House
- Don't care for the secondary structure - not consistent with low touch and it duplicates Timber Ridge
- Would rather see a more primitive gathering spot. Think about the arboretum – it is really nice but not for wildlife.
- The easement would be the way to get the horses to the lowland
- Provide pedestrian access between the pastures – idea of two big farm gates to bridge the pastures

- Combine restroom with picnic area - not standing alone at the stable.
- Maybe instead of the separate stable entrance the stable entrance comes off the entrance road as the stable manager's house driveway does today.
- Which one has the light touch – does A?

### **Preliminary Program**

- Multi-use
- More trails
- Expand horse operation to more people
- Provide for watershed management education
  - Environmental education
  - Historic education
  - Cultural education
  - Environmental art
- The House –
  - Shared experience
  - Meeting of the minds
  - An inn
  - Warming hut

### **Concept with stable at entry all on the north side of the road.**

- Can't have a mountain bike race on a dead end – trail must loop.
- Wildlife viewing at edges is important.
- Create more of a compound for the stables - even if it stays where it is.
- There will be horse trails connecting to the rest of the park.
- The better your pasture, the more carrying capacity it will have. Richer soil means more horses per acre.

### **Concept with stable relocated.**

- Grazing in the bottomland may be desirable from the standpoint of better grass and more horses per acre.

## **Focus Meeting Between Consultants and Senior Staff**

- It is agreed the park should be planned from a natural resource perspective.
- With the public outcry in the recent past, cutting the equestrian uses out of the master plan would be viewed quite negatively by the general public and the park board.
- Can we make the equestrian facility/use better?
- We must decide how to use 150 acres.
- A park needs 8-10 different experiences to make it work economically.
- The Park District would subsidize 12 to 15 acres.
- A concessionaire would be permitted to put up a building.
- Mike understands that it will take subsidy.
- Keep the herd the same size as it is currently.
- Staff is subsidized
- Create a fun, comfortable place for park users to come together.



- Blend the uses of the Farm with one another.
- Provide some overstuffed chairs at the house.
- The Friends of the Parks has adopted the Mack house as their next project.
- Add a 300 person shelter? (Large corporate shelter)
- Create enough energy that you want to do it.
- 7-8000 sq ft.
- Similar perhaps to Lake County Forest Preserve/Quarry Park
- Provide a 2-3 hour experience.
- Inviting to family and youth.
- Develop with a soft touch, but make it exciting.
- Provide parking pods – not large lots.
- Look at Lomar in St Louis
- Important aspects of a successful park:
  1. Provide 8 – 10 experiences
  2. Assume levels of cost recovery by element
  3. Length of stay – should be a 2-3 hour experience
  4. Capture 10 of the 14 age segments



# Oakridge Farm

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## Steering Committee Meeting Minutes

November 2, 2006

### Concept A

- Perhaps look at a separate access for stables users
- Road safety – view of approaching traffic is best at the driveway's current location at Ogg Rd.
- Ogg Rd speed limit is 25 mph. Will need to improve Ogg Rd at some point – take some of the hump out of the hill?
- Move horse pasture away from the Mack House (staff comment)
- Horse owners like the trees for shelter (staff comment)
- Restoring the homestead's orchard is a good idea, if even for wildlife.
- Concerned about people wanting to walk up hill to get to a proposed shelter – look at placing parking on the hill, in the trees between the house and the north retreat/shelter.
- Use of access road past the house could be reserved for during activities only, unless it gives access to shared parking.
- There is a good wildlife viewing area between "glass house" and satellite pasture.
- Believe the hikers looking at nature don't want to see bikes.
- Are there too many biking trails currently?
- More trails and variety of trails will keep rogue trails in check.
- Horseback riders have been found on bike trails. In horse riders' defense, there is no way to tell what is designated horse trail.
- Route bike trails to keep them out of the first draw in the NE corner of the farm; reserve that ecologically sensitive draw for viewing only.
- Make one option with the bikers looping back to the south near the asphalt trail, instead of circumnavigating the farm.
- Will one shelter facility kill another?

### Concept B

- Stables move to middle.
- Remove the front house.
- Place road to the north, along the forest edge and only to the house.
- There are rocky fields (lower quality pasture) on the south side of the ridge. (Staff agrees likely so)
- First draw (NE corner) has more character than the other draws.
- Grazing on both sides of the road may look too muddy.
- How are we getting horses to the satellite pasture?
- The satellite pasture could be the most pristine prairie.
- We are reducing the amount of pasture with this concept.





## Public Open House

### Comments on Final Master Plan Draft

#### Final Open House of the Charrette

November 09, 2006

#### The Park:

- Fix the levee to remove the marsh below the lake dam – that will make it nicer for the horse boarders in that location.
- We want trails in the “nature preserve” area.
- Will need a water source for the lower (south) pasture
- Improve the grade in the utility easement to help in moving the horses back and forth between upper and lower pastures. Look at access.
- Automatic waterer needed for horse operation.
- Look at adding a steeper or longer downgrade to the bike/hike trail (while staying within design recommendations.)
- Need 2 connectors to existing hike/bike trail on the south side.
- Make the trail lines on the master plan as accurate as possible to limit future conflict.
- Move the horse trail to the north side of easement at the west end of the property.

#### The Mack House:

- Is the sunroom expansion necessary?
- What is the proposed timeline for this project?
- Will the project be phased?
- Should include horse-drawn hay rack rides (or tractors.)
- Sleighrides (show!) and surrey opportunities abound
- Will these be permanent tents or will they be erected per event? (per event)
- Is the catering kitchen in the garage necessary?





# Oakridge Farm

*the Mack Homestead master plan*  
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## The Vision and Design Principals

Final Public Open House of Charrette

November 09, 2006

**Oakridge Farm:** A jewel tucked into north central Johnson County where you can get away without getting lost; where history, ecology, and serenity meet to create endless possibilities.

An inviting place for families to explore nature; providing ways to connect to the living earth, protecting virgin forests, streams and wildlife while expanding education and recreation.

### Design Principals:

1. There are 8-10 experiences within the Park
2. There is a level of cost recovery to each element
3. Targeting a length of stay of 2-3 hours
4. Serve 10 of 14 age segments
5. Low touch development
6. Embody environmental responsibilities
7. Connect people to nature, history, culture and each other
8. Create symbiotic relationships





## What We Heard

### Final Summary for Final Public Open House of Charrette

November 09, 2006

#### Horse User Group:

1. We are here because of the pasture
2. Keep things simple and affordable and family-friendly
3. Fix the fences – remove abandoned fences and wire
4. We need a better bathroom
5. Trails are great, but they need signs and marking
6. Improve communication between the District and the Boarders
7. Separate the sick pen water from the rest of the horses
8. Store/wrap the hay to prevent mold
9. Manage the pastures better. Rotational grazing program should be managed closely.

#### General User Group:

1. Currently not enough access for the public to Oakridge
2. Need Parking on-site.
3. We like the horses and stables operation
4. We want more unpaved trails
5. The less development the better
6. Multi-use and separate trails desired
7. We need shelters
8. We could stage events and races with enough miles of trails that loop appropriately.
9. Trails need to be mapped and signed
10. Need drinking water
11. Need restrooms



## JCPRD Staff Meeting Minutes

January 30, 2007

### Pre-Steering Committee Staff Meeting

#### Phasing

- We need to do some heavy lifting on phase-planning to assist with implementation
- 2007: \$250,000 has been earmarked for utility and infrastructure improvements
- A water main is being constructed between theater road and Barkley Drive. A private line could be pulled off of that and run to the Mack House.
- Shawnee is splitting the cost of pre-fab concrete arch crossing of Little Mill Creek on Ogg Road.
- The Friends group has adopted the Mack House to assist in finding funds for renovation (\$500,000?)
- A restroom for the horse boarders may be a very high priority
- Priorities: who decides? First thing we should do is what it takes to get more public into the Farm, using it.

#### Draft Stables Concept

- Add parking for 20 visitor cars in addition to trailer parking
- Show lower pasture as "potential alternate" since there are some logistical issues with using this area in the pasture rotation

#### Draft Master Plan

- Add ½ mile ADA soft surface trail around wildflower meadow

#### General Discussion

- March 5<sup>th</sup>: JCPRD needs PDFs of report and graphics for printing and distribution for the March 12<sup>th</sup> Committee meeting.
- JCPRD to provide renderings to the newspaper prior to the March 12<sup>th</sup> meeting.
- District will post PDFs on March 13<sup>th</sup> for public viewing on the web (renderings and report)





# Steering Committee Meeting Minutes

January 31, 2007

## Steering Committee Meeting

### Introduction

### Review of Process

### Presentation of Draft Support Documents

- PROS has left concessionaire and other uses out of the report – needs to add these in
- Also add in the expansion into the greenhouse.

### Presentation of Draft Master Plan

- Site a monument sign on the plan
- 6' asphalt trail will be restricted from bicycle use

### Presentation of Draft Stables Concept

### Presentation of Mack House Potential Uses

- Expanding the sunroom meeting room to hold 30 people means removing the greenhouse and replicating the first floor façade on the expansion...is it possible to stay within the restrictions for the historic register if we remove the greenhouse?
- Priorities at house? Garage Concession First?
- Price the addition as a standalone item so it can be phased easily
- Could do convertible use den, with the accessible bedroom/meeting space – it doesn't have to be one or the other.
- Bed & breakfast can be considered a weekend use when programming and scheduling the house.
- Perhaps "bed and breakfast" is the wrong approach – maybe "lodge" is better.
- Milldale Farm currently rents for \$10k/weekend (2 houses and a barn)
- A lodge setting would be a better use (rent the house and bring your own food to cook) – it could be more compatible with meeting space co-use.
- Is there possibility for a sledding hill in conjunction with the house?

### General Discussion

- Design Team will produce preliminary costs of improvements and provide this info with a questionnaire to the steering committee to gather their opinion on what should be built first, and then what to phase in.





## Public Meeting Notes

### Programming of the non-stables option

Additional Public Facilitation Requested by the Park and Recreation Board

May 1, 2007

55 members of the public signed in attendance. Approximately 13 people indicated this was the first meeting they had attended on this topic.

#### This meeting was advertised in the following manner:

- Press Release was sent to 13 reporters at 10 different news reporting agencies on April 16 by PBA (Unsure if any agencies carried the release)
- 3 Public Hearing signs posted on Apr. 11 (2 at the vehicular exits of SMP & 1 at Tomahawk golf vehicular exit)
- Apprx. 20+ (8.5x11 bright yellow) Public Notice signs posted at all kiosk by Apr. 13th
- Emails sent to all citizens that had signed in at the March 28<sup>th</sup> Committee of the Whole Meeting
- Emails sent to all Steering Committee Members
- Noted under EVENTS on JCPRD website for approx. 2 weeks prior to meeting.

The meeting was announced at the following locations:

Park / Facility	Location	Posted Date	Date Removed
Antioch Park	Building A – northeast entry door window	04/17/07	05/01/07
Antioch Park	Building A – west exit door window	04/17/07	05/01/07
Antioch Park	Building C – Registration entry door	04/17/07	05/01/07
Ernie Miller Park	Nature Center – entry door	04/19/07	05/02/07
Mid-America West	Okun – main entry door	04/17/07	05/04/07
Mid-America West	Okun – south entry door	04/17/07	05/04/07
Mill Creek Streamway	Wilder Road Access – info board	04/17/07	05/02/07
Mill Creek Streamway	Barker Road Access – info board	04/17/07	05/02/07
Mill Creek Streamway	Midland Access – info board	04/17/07	05/02/07
Mill Creek Streamway	SMP Access – info board	04/16/07	05/02/07
Mill Creek Streamway	87th Lane Access – info board	04/17/07	05/02/07
Mill Creek Streamway	95th Street Access – info board	04/17/07	05/02/07
Mill Creek Streamway	Northwood Trails Access – info board	04/17/07	05/02/07
Mill Creek Streamway	Northgate Access – info board	04/17/07	05/02/07
Shawnee Mission Park	Visitor Center – entry door	04/17/07	05/02/07
Shawnee Mission Park	Admin Bldg – entry door	04/17/07	05/01/07
Shawnee Mission Park	Off-Leash Area – map board	04/16/07	05/02/07
Shawnee Mission Park	Boat Ramp – light pole (west side)	04/16/07	05/02/07
Shawnee Mission Park	Dam Trail Access – info board	04/16/07	05/02/07
Shawnee Mission Park	Oakridge Stables – info board	04/17/07	05/02/07



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Shawnee Mission Park	Tennis Court Trail Access – info board	04/16/07	05/02/07
Tomahawk Rec Complex	Pro Shop – entry door	04/17/07	05/02/07
Tomahawk Rec Complex	Sports Dome – entry door	04/17/07	05/02/07

## **Introduction**

Bill Maasen, Planning and Development Manager, made introductory remarks that included reading the motion passed by the board on March 28, 2007, requesting this public session. He also provided other background on the site, the parameters of the planning process and introduced Craig Rhodes to begin the planning session.

It was clarified in the opening presentation that the portion of the master plan to the south and west of the entry road was already designed and was not what was to be specifically addressed at the night's meeting – only the portion of the plan where horse boarding operations were previously illustrated. All comments and suggestions, however, were welcomed.

## **Questions/Points of Inquiry by Public in Opening Introduction of Meeting:**

There was discussion about the process for the evening and what was to be on the table for consideration. A: Focusing on the stable area (approximately 100 acres) for future use without the horse operation present.

Has boarding stables' future been determined? A: Not at this time.

There were questions pertaining to the horse operation, i.e. How much are the fees, how many horses exist, how many users etc. A: \$165 per month, approximately 50 horses owned by approximately 40 families.

What are tri-use trails? A: Three use trails, bicycling, walking and running.

What does the fee charge go to? A: Operating expenses at the stable.

District Staff will post the revised plan on the web a couple of days prior to next board meeting of May 16<sup>th</sup> – by Friday May 11<sup>th</sup>

Tonight we are considering questions raised at last month's Board meeting.  
-Michael Meadors

Everyone here should hear all public comments. A: That will happen tonight.

Shawnee Mission Park sees 2.5 million users annually.

Is the Oakridge stable operation self-sustaining? A: Generally it is a break even operation.

## **Comments Received by Comment Card Submittal the Night of the Meeting:**

- Please notify public more effectively...Shawnee Dispatch, Sun, KC Star...
- Let's share! Send emails
- Mountain bikes are NOT compatible with hikers and probably not horses either!
- Let's all peacefully co-exist:
  - 1 paved trail (no horses on this – I am a horse person)
  - 1 dirt trail
 Everyone uses whichever they prefer.  
How about e-mailing out on the lists to notify of meetings.

### Matrix of Programming Choices of the Public

In the second portion of the meeting, the public was split into three groups to meet in individual rooms and evaluate the potential programming options for the area currently occupied by the stables operation. In these breakout groups, ideas were generated and preference was measured by group vote. These preferred ideas were placed on note cards and hung on the wall where the full attendance could come back together and vote for the ideas they see as priorities. Each individual was given 6 sticker-dots with which to cast their vote. All were instructed that it was acceptable to place all six of their dots on one card if they desired. The matrix below lists the options the public viewed as important and the votes they received by the full group of citizens.

Programming Choice	Vote Tally
Tri-use Trails (hike, bike, running – earthen single-track)	63
Less is More	27
Keep it all Natural	25
Wildlife Viewing Areas	24
Exclusive Hiking Trails (hiking only)	22
Base Improvements Only	20
Trail Head for All Types of Users	20
Do Nothing (no trails, parking, biking, etc – nothing)	19
Look-outs on Trails	13
Trail Head – Equestrian Only	11
Only a Limited Amount of Mowed Grass (pro-prairie)	10
More Picnic Shelters (close to road only)	8
Radio Control Flying Field	7
Primitive Camping (in northeast field)	4
Hiking Trails in N/E Draw (but design away from sensitive areas)	3
Observatory (star-viewing structure)	3
Primitive Camping (closer to the Mack house)	2
3-2 Baseball Fields	0
Fishing in Small Ponds (fish to be stocked)	0
No Bikes	0
Outdoor Classrooms/Small Amphitheaters	0
Restrooms/Shower for Campers	0
Small Pavilions	0
<b>TOTAL VOTE TALLY</b> (47 members of the public voted)	<b>281</b>

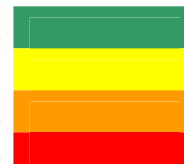
#### Legend

19 or more votes

10-18 votes

1-9 votes

0 votes



The following are scans of the notes taken in the 3 groups during the breakout session.

- SMALL PAVILIONS - OVER LOOKS.
- HIKING TRAILS - STAIRS TO INTER. PLATEAU.
- CAMPING - MOVE.
- TRAILHEAD FOR EQUESTRIAN.  
- NO PAVEMENT.
- STOCK SMALL PONDS FOR FISHING
- NO DEVELOPMENT - NOTHING (TRAILS, PAVING, ETC.)
- SIGNAGE FOR TRAILS,
- WILDLIFE VIEWING AREAS.

- TRAILHEAD? ~~MOUNTAIN BIKES~~
- PRIMITIVE TRAILS.
- NO BIKES
- ADA ASPHALT TRAIL IN WOODS.
- SAFETY ISSUES FOR TRI-USE TRAILS - BIKES
- HIKING IN WRONG LOCATION.  
- TOO NOISY -
- LESS THE BETTER.
- PERMIT FOR HORSES - NOW.
- BUY MORE LAND WITH \$.

192893 KSA

RADIO CONTROL FLYING

KEEP IT NATURAL

NOT WILD ABOUT THE CAMPING

LESS IS MORE

NO 300 PERSON SHELTER

OBSERVATORY

BASE IMPROVEMENTS TO  
ATTAIN PUBLIC ACCESS

TROUT RAISING FACILITY

EXCLUSIVE HIKING TRAILS

3-2 BASEBALL FIELDS

EMPHASIZE THE LOOKOUTS

DEER/WILDLIFE ARE HEAVY IN HORSE AREA

↳ DEVELOPMENT/TRAFFIC WILL LIMIT WILDLIFE EVERYWHERE

300 PERSON SHELTER - NOT LOW TOUCH! - UNANIMOUS

↳ PLACE ELSEWHERE

KEEPING TRISTINE - NO TRAILS IN N/W - 3 AGREE

↳ DESIGN TRAILS AWAY FROM SENSITIVE - 16 AGREE

WANT MORE CAMPING FOR BOY-GIRL SCOUTS W/HISTORIC MILITARY TRAIL

↳ ORIENTEERING ETC

↳ LIKE PRIMITIVE CAMPING - SPREAD OUT 12

PERMITS 12

CAREFUL NOT TO SET UP TRANSIENT DUMP

RESTROOMS - 7 IN FAVOR  
/SHOWERS

PICNIC SHELTERS - JUST ALONG ROAD 14

LIMITED MOWED GRASS 16

TRAIL HEAD - 5



## Memorandum:

**Date:** May 11, 2007

**To:** Johnson County Park and Recreation District Staff

**From:** Patti Banks Associates

**Re:** Concerns from March 28<sup>th</sup> Board Meeting

We would like to take this opportunity to address the concerns raised by the Board and general public regarding Oakridge Farm during the March 28<sup>th</sup>, 2007 Board meeting. There were four concerns of note:

**1. Is there a conflict of having bikes on trails and how can that be addressed?**

There were concerns brought up in the Board meeting regarding the potential conflict of hikers and bicycles on the Tri-use trails. These concerns were not voiced as priority in the initial public process, but were discussed in the May 1, 2007 public meeting and PBA has addressed the perceived conflict by adding an additional trail type to the master plan. These trails are designated as hiking only and will be restricted to this use only. They should be laid out and constructed for minimal negative impact on the areas they traverse, especially considering their presence in some of the most sensitive areas of Oakridge.

**2. The stables' truck and trailer parking lot seems to have short turning radii.**

The previous stables layout plan was not presented at a scale, making it tough to determine parking and turning area for truck and trailer access in the parking lot. PBA took another look at the layout and expanded the lot in the master plan to meet standards similar to those required by semi-trailer use. This is a recommendation set forth by Ontario Trail Riders Association's Criteria for Equestrian Parking Lots and should serve the visiting public well.

**3. Spreading manure on the pastures may increase the nitrate load on the streams.**

Currently, the pastures are fertilized with nitrogen chemical fertilizers to keep the non-native cool season grasses performing up to standard. The Master Plan recommends converting the pastures to native grasses which serve well as forage for equine, tough out the dry, hot summers and do not require fertilization. The Master Plan recommends spreading the dry lot manure in the pastures for proper manure management and overall maintenance of healthy conditions. Additionally, the manure that is deposited in the pastures by the equine should be raked (by tractor) occasionally to break it up and spread it out, also to promote healthy pastures.

Upon inspection of the streams by PBA's conservation ecologist during the initial natural resource inventory, there were no signs present of nitrate pollution in the streams surrounding Oakridge Farm. The Master Plan recommendations will actually greatly decrease the nitrogen load on the land, and pose much less danger to the streams than the fertilization and pest control measures in place on



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neighboring home lots, businesses and golf courses, as well as those posed by the abundant deer population.

**4. Please keep the stables operation family-friendly.**

This comment is one that has come up repeatedly over the history of Oakridge Stables, and it came up in the initial public process and planning charette for this 2007 Oakridge Master Plan from a variety of voices in the public meeting groups. By PBA's understanding from the public comments and feedback during the charette, family-friendly comes to mean affordable, non fancy, simple, non show-type facilities unlike those that are ever-present in the majority of Johnson County's private boarding operations.

Through the 2007 master planning process, it has always been the intent for the stables facility to maintain its family-friendly orientation. The Master Plan illustrates the continuance of pasture-boarding and the re-use of the facilities already present at Oakridge. Additions include an expansion in the parking area to allow trailering-in of horses by the public, elongating the arena to bring it up to a minimal standard size, and an additional structure to cover the hay supply to prevent mold. The initial stables layout illustrated the way the facilities could be modified by a concessionaire should there be a need to make the operation fiscally self-sufficient, but in no way required those types of amenities be a part of Oakridge Stables' future.

**5. Horse boarding operation should have sick pens that are separate from the herd.**

Separate sick & quarantine areas are proposed in the Master Plan. (see page 26 of Oakridge Master Plan report).

**6. Some concern was voiced that the Master Plan may imply expanding the herd.**

The consultants do not recommend expanding the herd as this was not in their scope of services.