

# GARDEN CITY COMPREHENSIVE PLAN

February 2023



# Acknowledgments

## City Commission

Deborah Oyler - *Mayor*  
Roy Cessna  
Shannon L. Dick  
Manny Ortiz  
Troy Unruh

## Garden City Planning Commission

Beverly Glass  
Marc Gigot  
Leonard Hitz - *Chairman*  
Jeana Anliker  
Sean Collins  
Lance Rupp  
Nathaniel Haeck - *Vice-Chairman*  
Steve Michel  
Brian Crockett

## Steering Committee

Jeana Anliker - *Planning Commission*  
Manuel Ortiz - *Garden City Governing Body*  
Lona DuVall - *Finney County Economic Development*  
Myca Bunch - *Garden City Chamber of Commerce*  
Roxanne Morgan - *Finney County Visitor Bureau*  
Cassandra Gonzales - *Downtown Vision*  
Melissa Gallegos - *Downtown Vision*  
Janene Radke - *Public Member*  
Mark Russo - *Public Member*  
Cecilia Douglass - *Public Member*  
Jimmy Deal - *Public Member*  
Sandy Hawley - *Public Member*  
Isidiro Marino - *Public Member*

## City of Garden City

Matt Allen - *City Manager*  
Danielle Burke - *Assistant City Manager*  
Derek Ramos - *Assistant City Manager*  
Trent Maxwell - *Director, Neighborhood & Development Services*  
Aleecya Charles - *Assistant Director, Neighborhood & Development Services*

John Presisto - *Planner, Neighborhood & Development Services*  
Mike Muirhead - *Director of Public Works & Utilities*  
Aaron Stewart - *Director of Parks & Recreation*  
Courtney Prewitt - *Police Chief*  
Jamie Stewart - *Communications*  
Jon Irsik - *Fire Chief*

## Consultant Team

Rick Planning + Design, Englewood, CO - Lead Planner

Britt Palmberg - *Principal Planner & Project Manager*  
Hannah Shurance - *Senior Planner*  
Adam Merceica - *Associate Planner*  
Sabrina Sessarego - *Assistant Planner*  
Jared Gorby - *Urban Designer*  
Brian Mooney - *Senior Advisor*

Vireo, Kansas City, MO - Downtown Planning & Community Outreach

Stephen Rhoades - *Urban Designer*  
Triveece Penelton - *Community Engagement Specialist and Planner*  
Becca Pruitt - *Urban Designer*

Project Vision 21, Aurora, CO - Bilingual Community Outreach

Francisco Miraval - *Owner*

Felsburg Holt & Ullevig, Lincoln, NE - Multimodal Transportation Planning

Jesse Poore - *Transportation Planner*

PEC, Wichita, KS - Infrastructure Planning & Implementation

Sarah Unruh - *Principal, Municipal Division*  
Kristen Zimmerman - *Community & Regional Planner*  
Matt Williams - *Land Use Planner*

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Chapter 1  
**Executive Summary**



Credit: City of Garden City

**The Garden City Comprehensive Plan serves as an advisory document, guiding the community over the next 10 to 20 years. This section provides an overview of the key takeaways and major outcomes of the Comprehensive Plan process conducted in 2021 and 2022 and a summary of the most significant goals for Garden City through 2045.**

## Community Context

The following metrics and takeaways from a review of existing conditions in Garden City helped shape the goals and action items outlined in the Comprehensive Plan.

- Projections indicate that the city's population may increase from around 31,000 to over 40,000 in the 2040 to 2045 time frame. These projections assume that Garden City will continue to attract new employers and the real estate market will supply additional housing units as demand for housing continues to grow.
- Garden City will continue to grow as the most diverse community in Kansas with representation from across the globe.
- The limited supply and elevated prices for housing in Garden City are major issues, mirroring trends across the nation in 2022.
- Garden City will likely continue to experience demand for more retail and industrial development as the community continues to grow as the regional hub for Southwest Kansas and beyond.
- The city has gaps in the networks of sidewalks and bicycle facilities and gaps in access to neighborhood parks.
- Garden City fares relatively poorly across various public health metrics. The community should explore ways to encourage healthy living, improve access to child care, and increase civic engagement.

## Community Vision

Input from the community throughout the planning process resulted in the following Vision Statement, which represents the long-term, overall goal for the desired position of the community over the next 20 years.

*Garden City is a leader in Southwest Kansas and the region in providing economic opportunity for all and serves as a diverse, full-service community for all generations. It cultivates a high quality of life, including activities and interests for people of all ages, arts and cultural opportunities and a well developed network of trails, parks, and open spaces. Garden City's Downtown serves as the "heart" of the community, and it continues to attract people from around the region for unique shopping, entertainment, and food and beverage options. Downtown, along with many of the older corridors within Garden City, serve as areas for diverse types of new housing to serve all sectors of the community. While the city continues to grow outward, it also focuses on strengthening its core with a vibrant mix of new housing and commercial development. As Garden City continues to grow and evolve, it is emerging as a true destination and the regional leader for Southwest Kansas.*



Credit: City of Garden City



Credit: City of Garden City

## Recommendations

The following presents overarching recommendations from the Comprehensive Plan.

### Future Land Use

The Future Land Use Plan provides additional areas for residential neighborhood development on the west side of town, to the north and east of Garden City, and to the south along Highway 83. The plan provides additional areas for industrial and business park development on the city’s southeast and northwest sides. The plan outlines a vision for the older corridors in town (Fulton, Taylor, Kansas, and others) to redevelop over time into areas of mixed-use development that could include a mixture of housing and commercial uses.

### Community Character

This chapter of the Comprehensive Plan outlines general design guidance for development and public spaces. It provides a vision for the development of “Complete Streets” around Garden City, in particular on the older corridors in the community including Fulton, Taylor, and

Kansas Avenue. The chapter also provides goals and action items to promote historic preservation and to provide for enhanced gateways into Garden City.



Credit: City of Garden City

### Economic Development

Garden City will pursue opportunities to expand and diversify the economic base of the community, through the development of business or industrial parks, an innovation district, and potentially a logistics center. It will use incentives strategically to attract new employers and enhance Downtown Garden City. It will support smaller, local businesses and proactively pursue additional regional attractors such as a convention or conference center, a civic center / sports arena, an ice skating rink, redevelopment of the fairgrounds complex, and enhancements along the Arkansas River corridor, to enhance the marketability of Garden City. The city and the community will continue to pursue projects to enhance Downtown Garden City as a regional attraction.



Credit: City of Garden City

## Housing

Garden City has established a goal of creating an additional 4,000 housing units by 2030 to support the arrival of new companies in the community and anticipated growth over the next several years. The Comprehensive Plan outlines a series of goals and action items to help provide for a housing base that will serve the full range of households across different ages and income ranges.

## Multimodal Transportation

The Comprehensive Plan outlines a series of goals and action items to provide a transportation system that serves people walking, bicycling, and using transit, in addition to vehicular traffic. The plan highlights improvements to regional highways, including potential upgrades to the bypass route around the city and planning for four-lane highway connections to the north, south, and east from Garden City, to enhance the city's connections to regional and national highway networks. The Comprehensive Plan calls for implementation of Complete Streets principles across the community, the completion of biking and walking trail networks around Garden City, completing gaps in the sidewalk network, and planning proactively for local street improvements and new streets in new neighborhoods.

## Parks and Open Space

The Comprehensive Plan highlights potential improvements to the Arkansas River as a key recreational corridor serving the region. The plan calls for a greatly expanded trail network for walking and biking around the community and from Garden City to nearby destinations. The plan provides goals and action items tied to parks and open space, and the Garden City Parks and Recreation Master Plan (a separate document) provides greater detail concerning the city's plans for parks and open space.



Credit: City of Garden City



Credit: City of Garden City

## Community Facilities and Services

The Comprehensive Plan provides a set of goals and action items to guide the city in providing essential services (including fire and police) and related facilities as Garden City continues to grow.

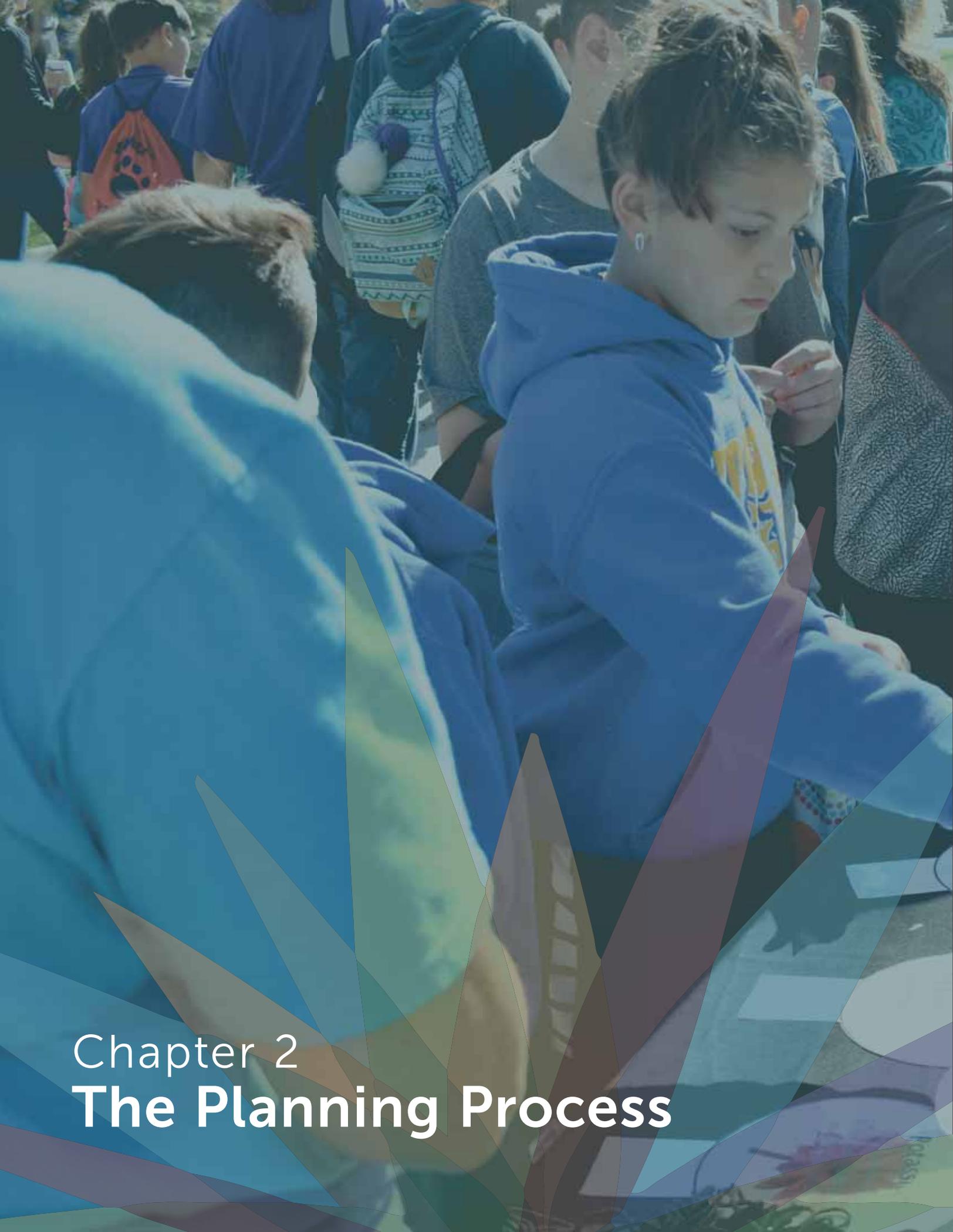


*Credit: City of Garden City*

## Resiliency

Garden City faces several risk factors in terms of resiliency tied to natural disasters including drought and wildfire. The Comprehensive Plan provides goals and action items to guide the city in preparing for economic, environmental, and community shocks in the future.

Garden City has continued to thrive and has completed several major projects such as Garden Rapids at the Big Pool and a new fire station, over the last 10 years. The city has emerged as the regional hub of Southwest Kansas and continues to attract interest from major employers and a range of retailers and other businesses. As the city looks forward over the next two-plus decades, this plan provides a foundation for how Garden City can build upon its successes and strengthen its position as a major regional hub on the High Plains. It provides a roadmap for how Garden City can address many of the quality of life factors (covering housing, transportation, open space, and other areas) that may impede the community's continued growth. The Garden City Comprehensive Plan sets a vision and action steps for the community to continue to mature and serve the interests of everyone as growth continues.



Chapter 2  
**The Planning Process**



Credit: City of Garden City

# Purpose of the Comprehensive Plan

A Comprehensive Plan serves as an advisory document, guiding the future growth and evolution of a community over the long term. Garden City's Comprehensive Plan outlines the Vision of the Garden City community for the next 20 years. It sets the foundation for how the city will operate in the future based upon a set of identified policies and action items relating to future land use and development; community character; housing and economic development; parks, trails, and open space; multimodal circulation and transportation; community facilities and services; sustainable infrastructure; and resiliency. The Comprehensive Plan includes a robust Implementation Plan which identifies the prioritization of recommended action items from the plan and the anticipated timing and resources required to complete each action item. The overall goal of Garden City's Comprehensive Plan is to provide a "road map" that will help the community to continue to grow while maintaining and enhancing the city's status as a great place to live, work, and visit.

## How to Use the Comprehensive Plan

The Garden City Comprehensive Plan is organized around a set of Goals, Policies, and Action Items for each topic (and organized into various chapters). Elected leaders, the business community, residents, and visitors can refer to each chapter for guidance regarding how the community will achieve its vision for the future.

### Definitions of Goals, Policies, and Action Items:

Each of the chapters relating to a general topic or foundation of the Comprehensive Plan (Chapters 5 through 13) include the following:

#### Goals

A goal is a qualitative statement of desired direction or future condition(s). Goals read like directives to the community at-large and typically start with the word "To." Goals should be carefully crafted to ensure that they are achievable. An example of a goal for parks, trails, and open

space may be, "To maintain an interconnected system of trails, open lands, and natural areas using a variety of conservation methods."

Policies

Policies are statements of the city’s official position to inform decision-making for the various topics included by chapter in the Comprehensive Plan. An example of a policy for the parks, trails, and open space goal listed above may be, "The city shall work to preserve trail corridors identified in the Comprehensive Plan through the development review process, purchase of lands, or collaboration with other public or private sector partners."

Action Items

Actions summarize recommended initiatives that the city should pursue to achieve the goals identified in each chapter of the Comprehensive Plan. Some goals may have many actions and some goals may have only a few actions.

Actions can be assigned to general categories, such as:

- Regulations (e.g., code changes)
- Plan development / revisions
- Public / capital improvements
- Policy changes / updates
- Programs
- Coordination and partnerships
- Financial mechanisms



Credit: City of Garden City



Credit: City of Garden City

## Relationship to Other Planning Documents

The Garden City Comprehensive Plan establishes the vision for the Garden City community for the next 20 years and the foundation for other documents that provide more detailed guidance for how Garden City will evolve in the future. Specifically, the Comprehensive Plan serves as an umbrella document over the following documents:

Garden City Downtown Plan

The community simultaneously provided input on the Comprehensive Plan and Downtown Plan in 2021 and 2022. The Downtown Plan document (a companion document to this plan) provides detailed guidance and a roadmap for how Downtown Garden City can attract greater vitality and serve as the true heart of the city and a signature amenity for visitors from throughout Southwest Kansas and beyond.

Garden City Parks and Recreation Master Plan

This document, adopted in December 2022, reviews and provides more specific recommendations for the programs, facilities, and amenities of the city’s Parks and Recreation department, drawing from the high level input and recommendations for parks, trails, and open space included in the Comprehensive Plan.

Garden City Historic Preservation Plan

This plan, completed in 2017, outlines the history of Garden City and the various historic structures and districts in the community. The plan provides recommendations on the following:

## Chapter 2: The Planning Process

- Rehabilitation and preservation of Garden City's historic neighborhoods.
- Rehabilitation and preservation of Downtown buildings.
- Increasing heritage tourism in Garden City.
- Increasing public awareness and support for historic preservation.

### Garden City Water and Sewer Master Plans

Garden City completed a Sewer System Master Plan in 2016 and a Water Master Plan in 2020 to document existing sewer and water infrastructure conditions and capacities in the city. The two plans also outlined a series of potential expansions and improvements needed for the water and sewer systems. City staff have been using these two documents to guide infrastructure projects throughout Garden City.

### Legislative Authority

Under Kansas law, Comprehensive Plans are advisory in nature and are not binding on the future actions of the city, the City Commission, the Planning Commission, and other boards and commissions in Garden City. This plan serves as a guide for how city staff and elected leaders make decisions in the future. The Future Land Use Map illustrates the vision for what could be developed on various parcels in the future. This map includes various parcels on the outskirts of Garden City that are not currently included in the city's boundaries. For these parcels, the Comprehensive Plan provides guidance for future land uses and development if property owners request to be annexed into the city, and if the City of Garden City agrees to the annexation. Finney County has final authority over land use decisions for parcels located in unincorporated areas surrounding the City of Garden City, outside of the city's boundaries. Importantly, the Comprehensive Plan does not represent an "annexation plan" for Garden City. Rather, it articulates the vision of the city for lands inside and outside of its boundaries in the event the property owners of particular parcels request annexation into the city in the future or decide to pursue development opportunities.

Kansas statutes empower the Planning Commission to formally review and adopt the city's Comprehensive Plan, and refer it to the governing body (the City Commission) for final adoption. The City Commission may adopt the Comprehensive Plan, override the recommendation of the Planning Commission by a two-thirds majority vote or may return the plan to the Planning Commission with instructions



for revisions to the document. State law also instructs planning commissions to review or reconsider the Comprehensive Plan at least once per year and consider any amendments, extensions, or additions to the document during this regular review of the plan.

### How the Community Will Use This Plan

The City of Garden City will use the Comprehensive Plan as the foundation to help guide its operations on a day-to-day basis. The Comprehensive Plan will provide an overall guide for decisions made by the City Commission, Planning Commission, and other boards and commissions in the City of Garden City. The business community, including developers, builders, and various business enterprises across all industries, will follow the vision and general guidance provided by the Comprehensive Plan with regard to how the community will evolve in terms of future land uses, multimodal transportation, parks and open space, overall economic development, and other key topics. The city, along with the business

community, will use the Comprehensive Plan in order to help convey the vision and direction of Garden City to individuals and businesses considering investment in the community. In this sense, the Comprehensive Plan serves as a marketing document for Garden City and helps the community put its best foot forward with potential businesses and residents.

Residents and visitors will use the Comprehensive Plan to understand the vision for the Garden City community, the key goals and action items the community is pursuing, and how different areas around Garden City may grow and change over the next 20 years. The following outlines some key points concerning what the Comprehensive Plan does and does not involve:

- The Comprehensive Plan provides a guide or vision for how future development should proceed in various areas in and around Garden City. It is NOT a formal proposal for any development (residential, commercial, etc.).
- The Comprehensive Plan provides a guide for how areas may develop, if landowners request annexation into the city, and the city agrees to the annexation. It is NOT a plan for future annexations.
- The Comprehensive Plan provides a guide for future land uses. It does NOT, however, provide a plan for how specific parcels must develop in the future.
- The Comprehensive Plan provides a guide for the future planning of park and open space areas. It does NOT provide any specific proposals to develop a park or preserve an open space on a given parcel or area. The Comprehensive Plan does not provide specific guidance on the programs and services offered through the Parks and Recreation department.
- The Comprehensive Plan provides a guide for the future evolution of the transportation network serving Garden City. It is NOT, however, an official document authorizing

the construction or improvement of any road, trail, or other transportation facility in Garden City.

- The Comprehensive Plan provides a general guide for the expansion and maintenance of utility infrastructure in Garden City. It is NOT a detailed utility plan or infrastructure study.
- The Comprehensive Plan provides a general plan for economic development in Garden City. However, it does NOT provide a formal economic development tool (such as a tax incentive).



Credit: City of Garden City



Outreach at Stuff the Bus, July 2022  
Credit Rick Planning + Design

## Chapter 2: The Planning Process

- The Comprehensive Plan is advisory in nature. The City Commission and other boards in Garden City are NOT obligated to follow the advisory guidance provided in the Comprehensive Plan.
- The Comprehensive Plan provides a long term plan for the Garden City community. It does NOT necessarily plan for what will happen immediately or over the short term in the various areas in and around Garden City.

The following provides information concerning how various actors or groups around Garden City will use the Comprehensive Plan:

### City Staff

Members of the city staff will use the Comprehensive Plan to guide their day-to-day functions, plan for future improvements and initiatives, and evaluate concepts and development proposals made to the city. The city staff will use the Comprehensive Plan as their “north star” to shape more detailed plans and studies conducted by various departments and to guide ongoing planning and design efforts.

### City Commission and Planning Commission

These bodies will use the Comprehensive Plan to guide their long term strategic planning for the city and to evaluate proposals and ideas that come before these bodies on a regular basis. Both the City Commission and Planning Commission will use the vision and various recommendations contained within the Comprehensive Plan to guide all other city plans and programs on a yearly basis.

### Developers and Property Owners

Developers and property owners will use the Comprehensive Plan to understand how future development and redevelopment should proceed in various areas around Garden City.

### General Public

Residents and visitors to Garden City will consult the Comprehensive Plan to understand the community’s long term vision and the key policies and recommendations that the city is following to achieve the vision. The general public will use

the Comprehensive Plan as a reference document to understand the framework behind various city-led programs and initiatives.

## The Comprehensive Plan Process

The project team for the Garden City Comprehensive Plan executed a comprehensive, transparent, and orchestrated community outreach effort. The overall outreach effort, branded as “Grow Garden City,” worked throughout the planning process to reach a broad



range of participants and create a consensus for the recommendations and policies included in the Comprehensive Plan that will guide Garden City over the next two decades. During the project, members of the consultant team and representatives from the city met with community leaders, property and business owners, and the public to review, discuss, and advance the components of the Garden City Comprehensive Plan.

The Comprehensive Plan drew from input gathered from the following community outreach activities:

### Project Webpage and Contact Database

The City of Garden City hosted a webpage on the city’s website throughout the planning process to share information about the project schedule, community surveys, and community meetings and events held to publicize the Comprehensive Plan. The project team also maintained a database of contacts collected throughout the

plan to inform everyone of new community surveys, upcoming meetings and events, and other updates for the Garden City Comprehensive Plan.

**Community Open Houses**

The project team hosted two community-wide open houses in Spring 2021 to gain input from the community concerning their vision for Garden City and input on a range of key issues facing the community over the next 20 years. These open houses were conducted in-person in March and June 2021. Members of the community had the option to join these open houses virtually via Zoom. Attendees (both in-person and virtually) provided input concerning their vision and key issues for Garden City through a “Mural” exercise.

**Outreach at Community Events**

The Comprehensive Plan focused its outreach efforts where people gather at the variety of events held around Garden City throughout the year including the following:

- Opening Day at Garden Rapids at the Big Pool, May 29, 2021
- Garden City Wind baseball game, June 2021
- Food Truck Friday, June 2, 2021



*Outreach at Patrick Dugan's Coffee House  
Credit: Rick Planning + Design*



*Outreach at Food Truck Friday, June 2022  
Credit Rick Planning + Design*

- Sip 'n Shop Day in Downtown Garden City, November 13, 2021
- VFW Veterans Day Parade, November 13, 2021
- Food Truck Friday, June 3, 2022
- Food Truck Friday, July 8, 2022
- Food Truck Friday, August 5, 2022

**Retail Outreach**

The project team conducted outreach, including passing out flyers for community surveys and speaking with residents and visitors about key issues for the Comprehensive Plan, at various retailers and destinations around Garden City. The project specifically conducted outreach at the following local businesses:

- Patrick Dugan's Coffee House
- Central Cup Coffee House
- Flat Mountain Brewery
- Hidden Trail Brewing
- Tractor Supply Company
- Dick's Sporting Goods
- Garden City Family YMCA

**Stakeholder Meetings**

The consultant team convened a series of stakeholder meetings throughout the process to discuss key issues for the Comprehensive

## Chapter 2: The Planning Process

Plan and discuss preliminary and final concepts for inclusion in the plan document. The team convened meetings with the following groups in developing the Garden City Comprehensive Plan.

- Downtown Vision and Downtown property and business owners
- Garden City Area Chamber of Commerce
- Local realtors and builders (joint meeting)
- Senior Center of Finney County (lunch meetings)

### Youth Outreach

The project team conducted outreach with middle and high school students during each of the three rounds of community engagement for the Comprehensive Plan. The team presented at a series of assemblies at Garden City High School



*Outreach at Garden City High School  
Credit: Rick Planning + Design*

(GCHS) and presented and met directly with nine different classes at GCHS (mainly focused on civics or social studies) to share concepts from the Comprehensive Plan and have discussions about what the plan means for their future in the community. The planning team met with several classes focused on social studies at Kenneth Henderson Middle School and Horace Good Middle School and met directly with the Student Council at GCHS.

In total, the Comprehensive Plan gained input from around 1,100 middle and high school students as the Comprehensive Plan progressed.

This group of residents (under age 18) was one of the most represented demographic groups in the three community surveys completed for the plan.

### Spanish Language Outreach

The Garden City Comprehensive Plan provided Spanish language versions of all community surveys conducted as part of the plan as well as translation services at the community-wide open houses. Dr. Francisco Miraval, a native Spanish language speaker and a member of the consultant team, conducted outreach regularly to a range of Spanish language organizations in Garden City and Southwest Kansas and assisted with outreach to Spanish language media (radio, TV). Francisco also regularly reached out to churches and non profit organizations within the Latino community in Garden City.

Bertha Mendoza, with the Garden City branch of the Kansas State University Extension Service, assisted the effort by convening several Spanish language-only meetings in Garden City throughout the project to gain input on key issues from community members and make sure that Spanish speakers took community surveys that informed the plan.

### Community Surveys

The Garden City Comprehensive Plan included three major community surveys to gain input from residents, visitors, business and property owners, and others in the community. The three surveys were provided via Survey Monkey links and were advertised through the city's social media channels, bilingual flyers around town, newspaper articles, interviews with local media, and through emails and distribution by members of the Steering Committee and the City Commission. In total, the Comprehensive Plan received over 4,149 completed surveys during the course of the effort, representing 13.25 percent of the city's estimated 2021 population.

### City Commission and Steering Committee

A Steering Committee of 13 individuals, representing different geographic areas around the community and a range of business and non profit interests, met on several occasions

throughout the plan to review alternative, preferred, and final components of the Comprehensive Plan and provide input to the project team. Members of the committee also helped with community outreach by distributing flyers for community surveys at various events and by helping to spread the word about the project in general, throughout the effort.

The City Commission met with the project team on six occasions to review input from the community, to review concepts to be presented to the community, and to review the preferred and final versions of the Comprehensive Plan. Members of the City Commission also assisted with outreach to major employers and various groups around the community.

**Key Themes from Community Engagement**

The following emerged as key themes or consistent takeaways from the community throughout the various engagement activities:

- The desire to have more attractions and activities in Downtown Garden City, to draw more people to the heart of the community.
- The need to create more activities and places for youth in Garden City.
- The strong desire for more entertainment and more things to do in Garden City.
- The significant and urgent need to provide more housing of all kinds that would serve growing industries in Garden City and the needs of people throughout all stages of their lives.
- The need to improve regional highways that serve the Garden City area, to reduce congestion, reduce truck traffic, and better connect Garden City to the region and to other states.
- The need to improve and create more trails and other routes for non-motorized travel, including people walking and biking.

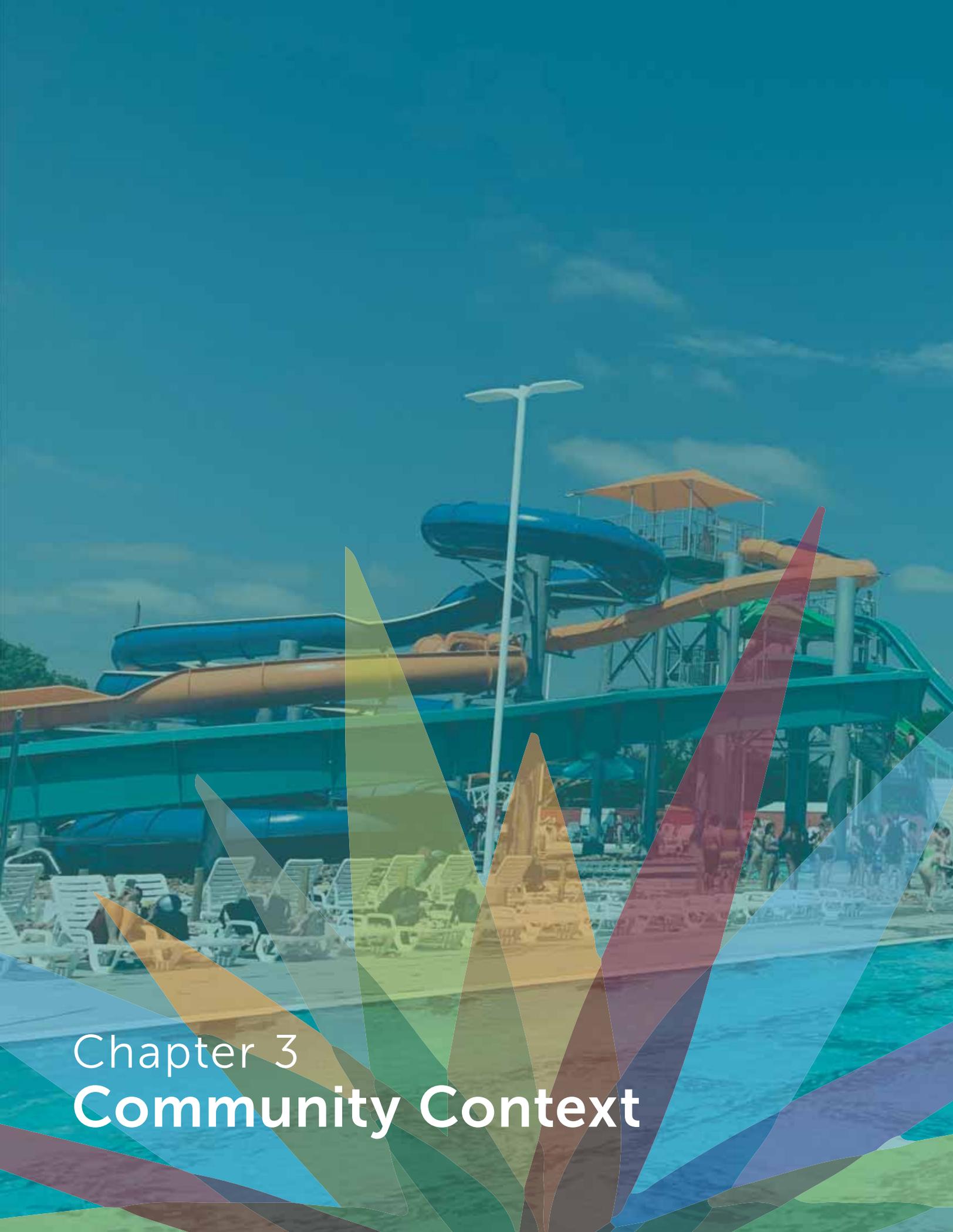
- The desire to reimagine the older commercial corridors in Garden City as areas for redevelopment and for “Complete Streets” that serve all modes of travel and create more attractive entries into the community.
- The need to add civic amenities that enhance Garden City’s status as the regional hub of Southwest Kansas.
- The desire to leverage the Arkansas River and other corridors for future open space and related amenities.



*Outreach at Food Truck Friday, June 2022  
Credit: Rick Planning + Design*



*Outreach at Chamber of Commerce Holiday Party  
December 2021  
Credit: Rick Planning + Design*



Chapter 3  
**Community Context**



Credit: City of Garden City

In the summer of 2021, the project team completed a Community Assessment documenting existing conditions and how Garden City compares with other communities around the country. This effort served as a foundation for the development of the new Comprehensive Plan. The following summarizes various key metrics and takeaways from the Community Assessment and how they impact the Comprehensive Plan. Appendix A contains the Community Assessment document and detailed data collected during the process.

### Demographics and Population

The population of Garden City grew steadily from the 1960s through the 1990s, with the 2000 U.S. Census indicating a population of nearly 30,000 residents. Local officials note that both the 2010 Census and the 2020 Census have undercounted the number of residents in the city. Based upon data concerning the number of utility customers, building permits issued, and other metrics, the city's Neighborhood and Development Services department (NDS) estimated the 2020 population at 31,290 residents. As outlined in the Community Assessment document, Garden City may reach a projected population of between 34,000 and 38,000 by 2040, depending on annual rates of growth ranging from 0.4 percent to 1.0 percent. The projected population of between 34,000 and 38,000 residents, by 2040, would assume that current growth trends continue or accelerate moderately for Garden City.

Importantly, the arrival of a significant new employer or business operation in Garden City could greatly increase the projected population of Garden City within the next two decades. Providing additional housing units in Garden City could also result in an increase in population, as many employees who currently commute to the city from outlying communities may choose to live close to their place of employment. As noted in Chapter 8 of the Comprehensive Plan, for example, the City Commission has set a goal of adding 4,000 new housing units in Garden City by 2030. Assuming an average household size of 2.5 persons per housing unit, achieving this housing goal could result in adding 10,000 residents to Garden City's population and pushing the total population above 40,000. The population projections could very quickly exceed official estimates based upon new development.

Garden City's population is younger and considerably more diverse than other communities in Kansas. Over 54 percent of residents are Hispanic, compared to 13 percent of Kansans, in the 2020 Census. Nearly 24 percent of residents in Garden City in the 2020 Census classified themselves as a mixture of ethnic categories. In addition to the Hispanic population, Garden City has significant populations of immigrants and their families from southeast Asia, Africa, and other continents. Garden City has been dubbed the "Ellis Island of the Plains" and its diversity is truly unique in the Great Plains region.



Credit: Rick Planning + Design

The median household income in Garden City of \$64,000 is slightly lower than the statewide median household income of around \$68,000 (as of the 2020 Census). Adults in the community have lower levels of educational attainment compared to the state. The distribution of household incomes in Garden City is wider than in most Kansas communities, reflecting the need to provide housing options serving a wider range of household types.

## Housing

The Community Assessment provided the following key takeaways regarding housing in Garden City:

- Garden City has a relatively sizeable share of homes built more than 30 years ago, and thus the repair and upkeep of these aging homes may inform community priorities going forward.
- The homeownership rate in Garden City is lower than the averages for Kansas and the nation, representing an area for improvement going forward.
- Over 20 percent of households pay more than 30 percent of their income for housing. Input from the community as part of the first and second surveys for the Comprehensive Plan identified the lack of housing and the cost of housing as two of the major challenges facing Garden City.



Credit: Rick Planning + Design

## Employment

Garden City has a favorable ratio of jobs to households, reflecting its status as a regional hub of employment for Southwest Kansas. The higher jobs to housing ratio, however, indicates that many employees are commuting from surrounding communities due to the cost of housing in Garden City. The city (within the city limits) has a significant concentration of jobs based in the retail, services, and government sectors. The areas around the outskirts of Garden City (including manufacturing plants) account for a considerable number of manufacturing positions.

## Local Real Estate Market

Analysis conducted as part of the Community Assessment, as well as community and stakeholder input throughout the Comprehensive Plan process, revealed the following takeaways regarding the local real estate market:



Credit: Rick Planning + Design

- While retail vacancies are present in certain commercial centers around Garden City, in general the community continues to thrive as the regional hub for retail serving Southwest Kansas and surrounding states. Local economic development officials note that regional and national retailers continue to look for opportunities in Garden City, and that the community could add more retailers if space was available.

## Chapter 3: Community Context

- Given the prospects for continued growth of the Garden City population and continued interest from companies looking to expand in Garden City, long term demand for all real estate types remains positive.
- The main constraint on growth in Garden City in recent years has been supply and the costs of labor and construction materials. The city appears to need more industrial land to serve future demand.

### Community Health and Quality of Life

The Community Assessment provided the following takeaways concerning various quality of life metrics and measures for Garden City compared to peer communities across the middle of the country.

- The community health of Garden City is a concern with relatively higher rates of obesity, smoking, and crime than many comparable communities.
- Efforts to encourage more recreation and active living would help improve metrics tied to public health.
- Garden City has relatively limited options for affordable Internet connectivity. Improving Internet connectivity could enhance economic competitiveness and improve equity in the community.
- Garden City should explore ways to increase access to child care to improve overall quality of life and improve the ability of the community to attract new residents and businesses.
- The rate of civic engagement in Garden City is relatively low, including the voting rate.

### Multimodal Transportation

The Community Assessment provided the following takeaways concerning the multimodal system of transportation serving people driving, walking, cycling, and using transit in the Garden City area:



*Credit: Rick Planning + Design*

- Households in Garden City spend more than the national average on transportation costs and drive significant distances each year. Making it easier to walk or bike around town to conduct daily errands or to connect to recreation could reduce reliance on automobiles.
- Creating improved access to alternatives to driving would help vulnerable populations in the community including seniors, individuals with disabilities, and low-income households.
- The city has added several trail and sidewalk connections over the last several years. However, various gaps in connectivity for people walking and cycling exist around different areas of Garden City.
- The significant width of most local streets in Garden City provides opportunities to create bike sharrows, bike lanes, and enhanced pedestrian crossings to provide safer conditions for people walking and biking.
- Garden City Regional Airport provides a foundation for the ongoing development of the community.

## Parks and Open Space

The Community Assessment provided the following major takeaways concerning parks and open space in Garden City:

- Garden City has fewer acres devoted to parks and open space relative to its population, compared to national metrics, if the acreage of Buffalo Dunes Golf Course (located several miles south of town) is not included.
- Several areas around town lack quick access to a nearby park or open space, within a 10 minute walk (which is a generally used as the standard nationally for access to parks and open space).

The Community Assessment document contains additional information and data concerning all of the topics addressed in the Comprehensive Plan, including topics not highlighted in this chapter (including Resiliency and Infrastructure).



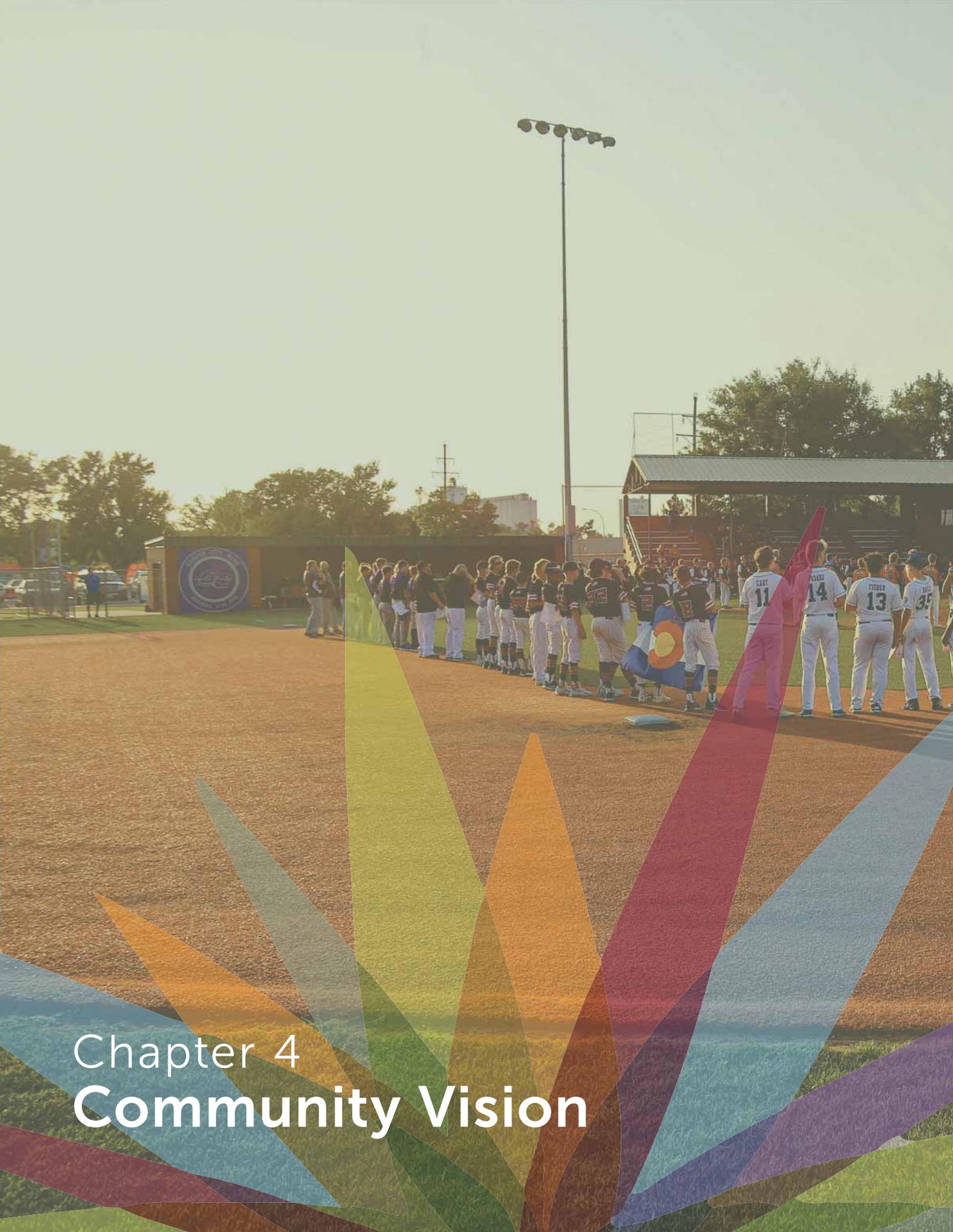
*Credit: Rick Planning + Design*



*Credit: Rick Planning + Design*



*Credit: Rick Planning + Design*



Chapter 4  
**Community Vision**



Credit: City of Garden City

The Garden City Comprehensive Plan gathered input from thousands of local residents, businesses, and visitors throughout the process that informs the 20-year vision for the Garden City community. The project team hosted two open houses in Spring 2021 to gather input regarding the key issues facing the community and the vision of attendees for the future.

The following key words or phrases emerged from initial open houses and outreach to describe Garden City today:

- Regional hub
- Friendly, thriving small town feel
- Diverse
- Lots of potential
- Need more things to do
- Ready for more change

The following key words and phrases emerged to describe Garden City in the future:

- High quality of life
- Lively and exuberant Downtown
- Progressive (in terms of health and efficiency)
- Leaders in the state
- Welcoming, inclusive
- Active community
- Draw from small town heritage

This input, along with various discussions with stakeholders and all three community surveys conducted for the Comprehensive Plan, informed the following vision statement for Garden City in 2045.



Credit: City of Garden City



Garden City is a leader in Southwest Kansas and the region in providing economic opportunity for all and serves as a diverse, full service community for all generations. It cultivates a high quality of life, including activities and interests for people of all ages, arts and cultural opportunities, and a well developed network of trails, parks, and open spaces. Garden City's Downtown serves as the "heart" of the community, and it continues to attract people from around the region for unique shopping, entertainment, and dining options. Downtown, along with many of the older corridors within Garden City, serve as areas for diverse types of new housing to serve all sectors of the community, and while the city continues to grow outward, it also focuses on strengthening its core with a vibrant mix of new housing and commercial development. As Garden City continues to grow and evolve, it is emerging as a true destination and the regional leader for Southwest Kansas.

# Community Vision

The following provides additional description of the key tenets of the community vision:



*Credit: City of Garden City*

## High Quality of Life:

Garden City offers all of the features, amenities, and programs necessary to provide for a high quality of life that attracts and retains residents, businesses, and visitors. It offers arts and cultural opportunities through schools, nonprofits, and other entities. The community features a well developed network of trails, parks, and open spaces to serve Garden City as it continues to evolve. Local educational institutions, including Garden City Community College, the public schools, and other entities, provide education and training for people of all ages and needs.



*Credit: City of Garden City*

## Economic Growth for Everyone:

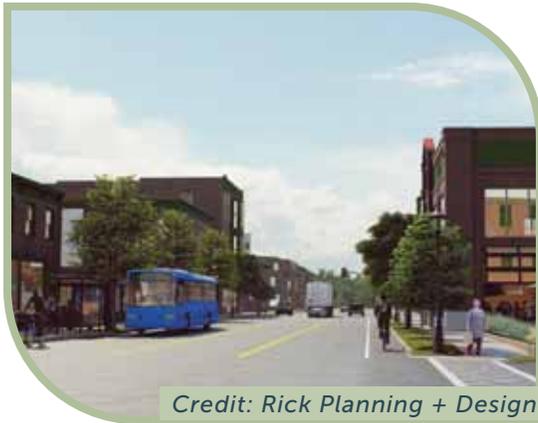
Garden City continues to grow, providing opportunities for entrepreneurship and career development and advancement for people of all backgrounds and interests. It cultivates industries and opportunities that help to retain young people in Garden City and it offers entrepreneurial and business opportunities for every scale of business, from small businesses to larger companies. The community works with educational institutions and industry leaders to ensure that Garden City has educational and training programs necessary to attract talent and companies to invest in the community.



*Credit: City of Garden City*

## A Vibrant Downtown – The “Heart” of Garden City:

As illustrated in the Garden City Downtown Plan, the city’s downtown district offers opportunities to live, work, and play for everyone and serves as the central hub of activity for the region. Downtown is evolving into the community’s entertainment and cultural heart. As this emerges, more opportunities to shop, dine, and live in or near the Downtown continue to emerge. Downtown Garden City is known as one of the cultural gems of Kansas and one of the main reasons why people travel to the city from throughout Southwest Kansas and surrounding states.



*Credit: Rick Planning + Design*

## A Community of Character and Vitality – Inward and Outward:

Garden City continues to grow as the regional hub for Southwest Kansas in an outward direction. Older neighborhoods continue to strengthen with transportation, cultural, and aesthetic improvements. The older corridors in town (Kansas Ave, Taylor, Fulton, Mary and others) emerge as signature gateways into the community, using Complete Streets strategies to stimulate reinvestment and the creation of great places along these routes. The older sections of Garden City serve as the foundation for the creation of additional housing units to serve the community's growth.



*Credit: Rick Planning + Design*

## Continued Development of Regional Attractions

Garden City continues to pursue a host of key regional facilities and amenities that strengthen the community's status as the hub of the High Plains. The city is actively pursuing a new sports arena, conference center, fairground upgrades, and other notable attractors, to enhance the attractiveness of Garden City as a place to live, work, play, visit, and invest.



Chapter 5

# Future Land Use and Development



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*Credit: Rick Planning + Design*

The Future Land Use Plan provides the framework for the future use of land, including development and redevelopment, for areas within the city limits of Garden City and for surrounding unincorporated areas of Finney County that may develop in the future, within the boundaries of the city. The Future Land Use Plan articulates the growth patterns desired by the Garden City community and will serve as the foundation for the evaluation of development concepts and proposals as the city continues to grow and evolve.

The Future Land Use Plan presented in this chapter has a planning horizon of 2045. Several factors influenced its creation, including the community vision, growth projections for Garden City, community input gathered throughout the planning process, input from elected leaders and city staff members, and emerging trends in how cities grow and develop. A review of the physical characteristics of the community, including a review of existing land uses in and around Garden City, also informed the creation of preliminary and final versions of the Future Land Use Plan. Real estate and market forces will continue to influence the phasing and implementation of the Future Land Use Plan. As market conditions and trends change, the city should periodically review and update the Future Land Use Plan (at least every five years) to ensure that the Comprehensive Plan remains a strong tool to guide community growth and development.



Credit: City of Garden City



Credit: Rick Planning + Design



# Land Use Categories

The following pages provide general descriptions of the land use categories included within the Future Land Use Plan. These descriptions provide the general guidelines for land use planning by category in Garden City through 2045. The categories provide guidance for the application of the city’s development code and zoning ordinance in regulating land development and redevelopment.

## AGRICULTURE

The Garden City Comprehensive Plan assumes that various areas surrounding Garden City, within unincorporated Finney County, will be preserved as areas with agricultural operations over the next 20 years. To prevent haphazard development in the outskirts of Garden City, the land use plan assumes that these areas could not be subdivided into parcels smaller than 40 acres. The plan assumes that areas shown as Agriculture would continue to operate as agricultural lands and would not be developed into other residential or commercial uses through 2045.



Credit: City of Garden City

## OPEN SPACE

This land use category captures the larger parks and open spaces within and near Garden City, such as Finnup Park, Wildwood Park, and the Finney County Game Refuge. It also includes the Arkansas River corridor, extending east-west across the entire planning area. The river corridor could be developed into a signature open space and amenity for the region with a variety of features and facilities.



Finnup Park  
Credit: Rick Planning + Design



Arkansas River Corridor  
Credit: Rick Planning + Design

### LOW DENSITY RESIDENTIAL

**Housing Types:** Single Family Detached, Townhomes, Duplexes

**Allowed Residential Density:** 3 – 6 dwelling units per acre

This land use category includes various housing styles and types with a density range of three to six units per acre, including traditional single family detached homes along with single family attached units such as townhomes and duplexes. A wide variety of lot sizes, house sizes, and architectural styles may be included within the Low Density Residential designation. In addition to residential uses, areas shown as Low Density Residential on the Future Land Use Plan may include various parks and open spaces, including neighborhood and pocket parks, faith-based institutions, schools, and other community facilities and amenities.

The Future Land Use Plan anticipates several areas for the preservation and potential growth of primarily Low Density Residential uses, including:

- Undeveloped areas to the north and east of the city, as far east as Towns Road and as far north as Rodkey Road.
- An undeveloped area to the south and east of Towns Road and US 50 / 400.
- Areas on the western outskirts of Garden City, between Mary Street and the Arkansas River corridor, and to the west of Taylor Avenue.
- Areas to the south of the Arkansas River corridor, between Business 83 and US 83.
- The existing Southwind neighborhood, located in unincorporated Finney County to the south of Garden City and east of US 83.
- The existing low density residential neighborhood, located in unincorporated Finney County, to the south of the Arkansas River corridor and west of VFW Road.



Credit: Rick Planning + Design



Credit: Rick Planning + Design



Credit: Rick Planning + Design

## MEDIUM DENSITY RESIDENTIAL

**Housing Types:** Single Family Detached, Townhomes, Duplexes, Patio Homes, Condominiums, Apartments

**Allowed Residential Density:** 6 – 24 dwelling units per acre

This land use category includes various housing styles and types with a relatively wide range of allowable densities, ranging from 6 to 24 residential units per acre. Neighborhoods within this land use category include a variety of housing styles and types, along with various parks and open spaces, public uses, and faith-based organizations. Smaller areas of retail and commercial land uses may also be located within the Medium Density Residential category, primarily along arterial streets, to serve neighborhood needs.

The Future Land Use Plan anticipates that most of the older neighborhoods in Garden City would continue to evolve as Medium Density Residential, including areas between Mary Street and Fulton Street, and generally between Taylor Avenue and Jennie Barker Road. This category also includes some moderate density residential developments located in close proximity to industrial parks to the south and east of US 50 / 400 and Farmland Road.



## MIXED USE

**Housing Types:** Townhomes, Row Homes, Condominiums, Apartments

**Allowed Residential Density:** 12 – 40 dwelling units per acre

**Recommended Floor to Area Ratio (FAR) for Non-Residential Uses:** 0.5 – 2.0

The Mixed Use category provides flexibility for property owners to integrate more than one land use within a particular building or property. Projects may integrate different land uses (including residential and commercial uses), vertically (within the same building). Alternatively, projects may horizontally mix uses by connecting the various land uses through sidewalks, trails, the street network, and other urban design strategies. The overall goal of Mixed Use is to better tie different land uses within a given project or within a neighborhood and to avoid the strict separation of land uses that are typical of most forms of development completed in the United States since World War II.

The Mixed Use category includes areas along and near several of the older commercial corridors in Garden City, including Taylor Avenue, Kansas Avenue, and Fulton Street. It also includes a small area for mixed use development south of town, near the junction of Business 83 and US 83. The Mixed Use category includes Downtown Garden City and parts of surrounding residential neighborhoods.

The vision for Mixed Use in Garden City is to redevelop the older corridors in town into well designed districts that provide spaces for people to live, play, and work. Allowing for Mixed Use along the aforementioned corridors in the city also provides significant areas that could be developed into higher density housing. This type of infill residential growth along the older corridors will help the city reach its goal of adding 4,000 residential units by 2030. As discussed in other chapters, the vision for Mixed Use along the older corridors and in

the Downtown area relates to goals of the community to reimagine the corridors using “Complete Streets” principles and to strengthen Downtown Garden City as the hub for the city and for Southwest Kansas.

The Garden City Downtown Plan (a separate document) contains additional recommendations on a block-by-block level for the Downtown area and complements the recommendations and guidance of the Garden City Comprehensive Plan.



*Credit: City of Garden City*



*Credit: Rick Planning + Design*



*Credit: Shutterstock*

**RETAIL / COMMERCIAL**

**Recommended Floor to Area Ratio (FAR) for Non-Residential Uses:** 0.5 – 2.0

Retail / Commercial areas include a wide range of businesses that provide goods and services. They may include neighborhood-oriented retail centers that offer uses geared to daily needs (such as a pharmacy, dry cleaner, bank or restaurant). They may also include commercial uses that draw shoppers from a wider area, such as the Schulman Crossing area on the east side of Garden City.

The Future Land Use Plan anticipates Retail / Commercial areas along Buffalo Jones Avenue, to the west of Railroad Street to Anderson Road; along US 50 / 400 around Taylor Avenue, and around the intersection with Anderson Road; at the intersection of Campus Drive and the US 83 bypass; and along stretches of K-156 and US 50 / 400 as these highways exit the city to the east.



Credit: Rick Planning + Design



Credit: City of Garden City

**BUSINESS PARK / INDUSTRIAL**

**Recommended Floor to Area Ratio (FAR) for Non-Residential Uses:** 0.1 – 1.0

The Business Park / Industrial category primarily includes employment-related uses either arranged in formal “Business Park” settings, or in smaller concentrations located in various areas around Garden City. These areas enjoy proximity and access to major transportation corridors to serve the needs of companies. The Future Land Use Plan identifies a large area for Business Park or Industrial uses on the southeast side of town, south of Fulton Street and east of Finnup Park, and to the south of US 50 / 400 and east of US 83. The plan also anticipates a new area for growth in this land use category to the south of US 50 / 400 and west of Taylor Avenue, and a smaller area along the east side of US 83, north of US 50 / 400. The Future Land Use Plan also categorizes the Garden City Regional Airport (GCK) and surrounding parcels as Business Park / Industrial. While the airport functions of GCK represent a public use, support businesses may locate around the airport as the community continues to grow.



Credit: City of Garden City

## Goals, Policies, and Actions

Goals, policies, and actions provide the direction to implement the Garden City Comprehensive Plan. The following goals, policies, and actions are not listed in order of priority but are intended to cover a wide range of land use (LU) related topics.

**LU Goal 1:** Maintain a healthy balance in land uses between residential, commercial, office / business park, industrial, and park / open space

**LU Policy 1.1:** Promote and guide land use for a diverse range of industrial, commercial, and office development to support a balanced and resilient tax base for the City of Garden City.

**LU Policy 1.2:** Encourage the diversification of housing options in Garden City to meet the full range of the community's housing needs.

**LU Action 1:** Monitor and provide reports to the community on development activity, platting and lot inventories, and building permit data (broken into residential versus commercial).

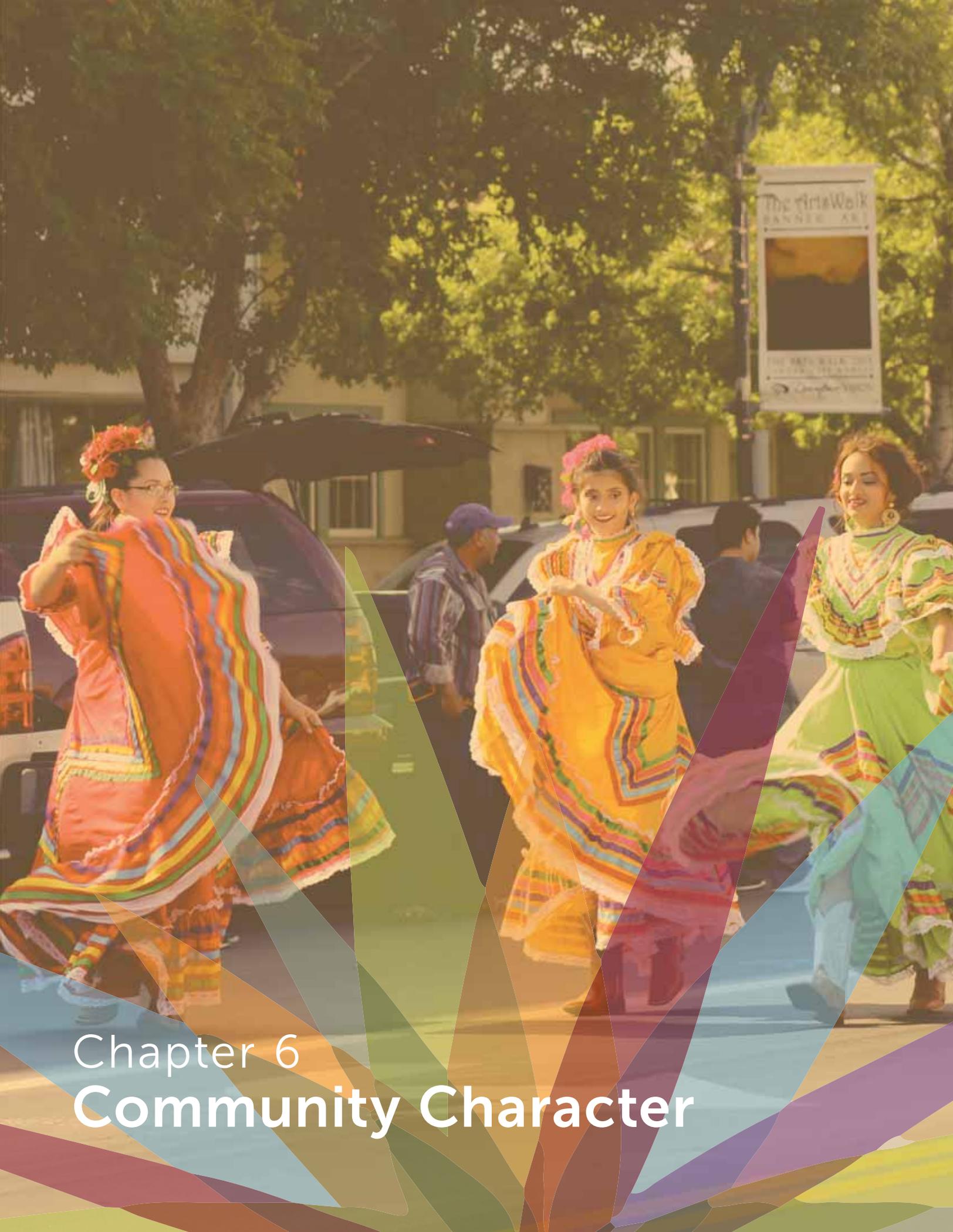
**LU Policy 1.3:** Preserve open space corridors along the Arkansas River and adjacent areas to protect sensitive natural areas through the Open Space land use designation.

**LU Policy 1.4:** Support institutional land uses and their expansion, in particular to enhance neighborhood uses and services.

**LU Goal 2:** Future development in Garden City incorporates appropriate levels of density to support increased housing options, the viability of neighborhood commercial uses, and overall long-term neighborhood sustainability.

**LU Policy 2.1:** Ensure that the density / intensity of development will be compatible with the general characteristics of the surrounding area.

**LU Policy 2.2:** Support higher density and intensity in areas appropriate for more intensive activities. The design and execution of these development areas must be of high quality and integrate with surrounding areas.



# Chapter 6 Community Character



Credit: City of Garden City

The term “community character” typically refers to the distinct identity or “feel” of a place. Community character influences the collective impression a city presents to residents and visitors. Companies and potential residents often choose a city to live and conduct business, in part, based upon the perceived character of the community. Community character relates to the aesthetic appearance or quality of different parts of Garden City. The way the city is laid out and the way development, redevelopment, and public improvements are executed influences the quality of this character.

The historic neighborhoods in Garden City, along with iconic features such as Stevens Park, Finnerup Park, Garden Rapids at the Big Pool, the Windsor Hotel, and the State Theater, provide the historic context for the continued evolution of the city’s character. Garden City has an opportunity to harness its economic potential and cultivate a community character that sets the city apart from others on the Great Plains.

The arts and cultural resources of Garden City, reflecting the diverse, international cultures present in Garden City, also shape the character of the community. Key events such as the Banner Art Walk, Fiesta Mexicana, Beef Empire Days, and cultural and historic resources such as the Finney County Museum, enhance the quality of life and character of Garden City and make the city a unique place to live, work, and visit while attracting interest from Southwest Kansas and surrounding states.

The majority of participants in the initial community survey for the Comprehensive Plan identified Downtown Garden City as the “heart” of the city. The Garden City Downtown Plan, completed as a separate document at the same time as this Comprehensive Plan, provides detailed recommendations and strategies to enhance Downtown as the cultural and historic

heart of the city. The outcomes of the Downtown Plan integrate with the recommendations and action items outlined in this chapter for Community Character.



Credit: City of Garden City



Credit: City of Garden City

# Approach to Neighborhood Revitalization and Development

## Incentives for Neighborhood Revitalization

The current rules for the city's Neighborhood Revitalization Program (NRP) provide tax rebates in exchange for qualified improvements to existing residential and commercial properties in eligible areas within Garden City. The current rules for the NRP allow for up to \$2.5 million in tax rebates for commercial projects, and up to \$500,000 for eligible residential projects. The Comprehensive Plan suggests that the city amend the rules for the NRP to provide greater flexibility for entities considering revitalization projects for the rehabilitation of both residential and commercial projects. The Comprehensive Plan suggests that the limit for tax rebates be raised to \$3 million for projects involving both residential and commercial rehabilitation.

## Community Design Principles and Approaches

The Garden City Comprehensive Plan, as noted in Chapter 2, does not serve as a regulatory document and does not govern the approvals of individual projects within the city. However, this chapter outlines community-wide principles and guidelines for design and development that will serve as the basis for updates to Garden City's land use code and future planning efforts for different districts and neighborhoods. This chapter helps guide projects and improvements within the city going forward.

The following community design principles extend across all areas of Garden City, as the community continues to change and develop:

- Parking areas should be located away from streets, to the rear or to the side of commercial and other non-residential buildings, to avoid having large, paved parking areas dominate the landscape along streets and corridors.
- Developments should plan for shared parking areas between different buildings to reduce the footprint of parking areas in the community and to improve connections between different developments.



*Credit: Rick Planning + Design*



*Credit: Rick Planning + Design*

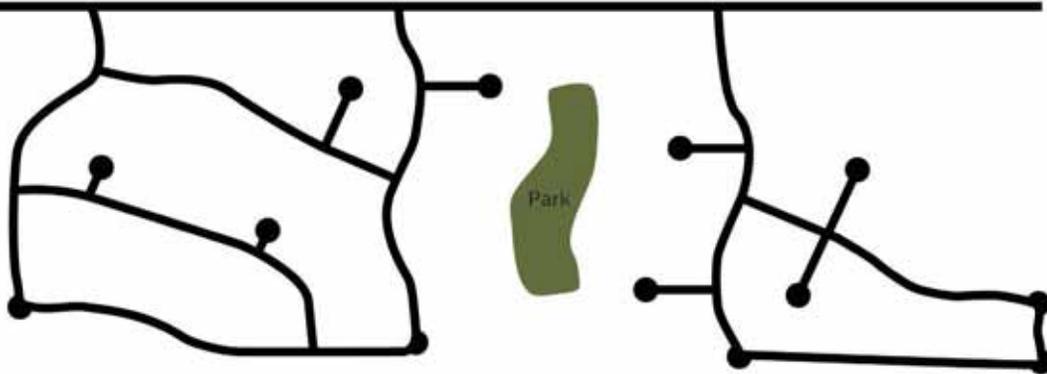


*Credit: Rick Planning + Design*

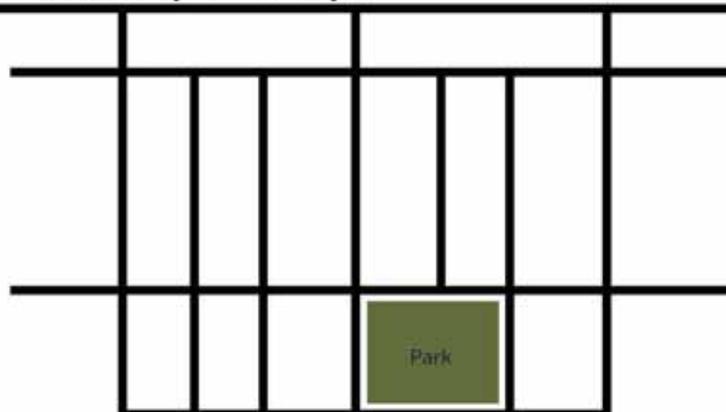
## Chapter 6: Community Character

- ▶ The city will encourage integration and connections between different neighborhoods and between different shopping or civic spaces around Garden City. The city can require the following as tools to provide for better connections:
  - ▶ Sidewalk, walkway, and / or trail connections between different neighborhoods.
  - ▶ Street connections, including a grid of streets, to link different neighborhoods and districts (see diagram below).
- ▶ Developments should provide for appropriate transitions between land uses, including transitions in density, height and architecture between commercial and residential uses. In general, areas of greater density or development intensity should be located closer to arterial corridors within Garden City or near intersections of collectors. Areas located farther away from these intersections, within the interior areas of neighborhoods, should have lower densities and lower building heights.
- ▶ The city will work with the development community, Finney County, and other regional partners to implement non-vehicular and multimodal routes around and through various parts of the city. Additional trails, sidewalks, bike lanes, and paths will enhance the non-vehicular movement of people across the community. Chapter 9 (Multimodal Transportation) provides additional guidance regarding how Garden City can improve connections between different areas of the community for all types of mobility and movement.
- ▶ The city will encourage neighborhoods and business districts to include community amenities that enhance quality of life and the

### Suburban Street Pattern



### Grid Street Pattern (Desired)



*Credit: Rick Planning + Design*

sense of place, including gathering places such as plazas, small parks, and connections to nearby parks and designated open spaces.

### Complete Streets

The term “Complete Streets” refers to efforts by communities to plan for major street corridors in a comprehensive way. Complete Streets plan for people walking and biking in addition to vehicular traffic. They create a more attractive environment that improves the look, feel, and economic strength of surrounding neighborhoods and businesses.

Complete Streets corridors typically include the following:

- Improved landscaping and street trees.
- Improved street lighting (for vehicular traffic) and lighting along sidewalks and walking areas (for people walking).
- Public art installations.
- Signage, monumentation and improved gateways.
- Installation of public seating areas and related street furnishings.
- Redevelopment along corridors geared to create walkable, bikeable, and more active corridors that promote community interaction and vitality similar to traditional Main Streets and related types of districts.

As outlined in the Land Use chapter, the Garden City Comprehensive Plan envisions that several of the major, older street corridors in town (including Fulton, Kansas Avenue, North Taylor, Mary Street, and Campus Drive) could be reimaged and improved over time with “Complete Streets” concepts. The Future Land Use Map identifies areas along these corridors for potential Mixed Use development, including a mixture of commercial space and housing units.

The illustrations that follow highlight how several of the older corridors within Garden City could evolve into “Complete Streets” corridors over time.



Credit: Rick Planning + Design



Credit: Rick Planning + Design



Credit: Rick Planning + Design

## Fulton Street, from Downtown east to Campus Drive

The following view depicts how areas along Fulton Street, looking west from 7th Street toward Main Street, could evolve over time to include streetscape improvements, additional redevelopment in the form of multi-story, mixed use development, and other features to improve the look and feel of this key corridor.

STEP 1



STEP 2



STEP 3



Credit: Rick Planning + Design

Step 1 shows the existing conditions on this stretch of Fulton. Steps 2 and 3 introduce additional street trees, seating areas, and pedestrian lighting. Steps 4 through 6, on the next page, show how redevelopment of properties along Fulton into mixed use buildings could occur in stages. Step 7 shows the ultimate vision for the Fulton corridor, including improvements for bus lines in the area, a potential bike lane, and various areas for outdoor seating and dining, to complement the surrounding land uses.

STEP 4



STEP 5



STEP 6



STEP 7



Credit: Rick Planning + Design

RICK

## North Taylor, from Kansas Avenue north to Mary Street

The following view depicts how areas along North Taylor Street, looking south from around Olive Street, could evolve over time to include streetscape improvements, additional redevelopment in the form of multi-story, multi-family development, and other features to improve the look and feel of this part of the corridor.

Chapter 9 (Multimodal Transportation) provides additional guidance concerning the design of Complete Streets corridors, from a transportation perspective.

STEP 1



Step 1 shows the existing conditions along this stretch of North Taylor. Step 2 illustrates how improved crosswalk and pedestrian facilities could be installed, near term, to enhance safety.

STEP 2



Credit: Rick Planning + Design

## STEP 3



Step 3 illustrates the introduction of initial streetscape enhancements, including landscaping and improved street lighting. Step 4 shows the development of infill, mixed use buildings along the west side of Taylor over time.

## STEP 4



Credit: Rick Planning + Design

## Approaches to Historic Preservation

The overall goal for historic preservation in Garden City involves preserving the historic character of Downtown, the original neighborhoods of the city, Finnup Park, and other historic resources around the community. At the same time, Garden City seeks to balance the historic character of these areas with the ongoing changes and evolution of different areas around Garden City.

The Landmarks Commission is charged with overseeing the preservation and enhancement of historic resources in the city. Garden City will continue to leverage the work of this commission going forward. The city will continue to explore and introduce new tools and policies to encourage the preservation and enhancement of historic properties and resources in the community. A proactive approach to historic preservation will ensure that the historic character of Garden City is preserved and contributes to the community's overall quality of life.

Specifically, the Comprehensive Plan recommends the following as key elements for the city's historic preservation strategy.

### Establishment of a design review process for historic properties and historic districts:

The city should formalize a design review process for properties and districts with historic status on the Kansas Register of Historic Places or the National Register of Historic Places. This review process will ensure that projects requiring permit approval in the city affecting historic properties will maintain the historic character of these properties and districts around the community.

## Establishing Historic Preservation Incentives:

A variety of state and federal incentives are available to encourage the maintenance and enhancement of historically designated buildings and properties in Garden City.

Available incentives for historically designated properties and districts include a 20 percent Federal Tax Credit for income producing properties listed on the National Register of Historic Places and a 25 percent state historic rehabilitation tax for qualifying expenses on eligible properties through the State Historic Preservation Office (SHPO) in Kansas. The state also provides grants through the Heritage Trust Fund, the Historic Preservation Fund, and various departments.

The City of Garden City should explore additional, potential incentives to encourage historic preservation, such as providing exemptions or variances from select building code and zoning standards for historically designated properties.



Credit: Rick Planning + Design

## Approaches to Community Gateways

The 2009 Comprehensive Plan identified the creation of updated community gateway monumentation as an action item for the community. However, this action item has not been completed. The current Comprehensive Plan recommends that the city, working with partners in the community, follow through and install a set of new gateway monuments at the edges of the city to better announce Garden City to people traveling into the city. These gateways should be located along the main highway entries into town (US 83, US 54 / 400, and K-156). A gateway entry could also be installed at the Garden City Regional Airport to greet individuals as they deplane in Garden City.

Gateway monuments for Garden City may incorporate some of the key historical themes from the community such as the buffalo or the yucca symbol featured in the city's logo. Gateway monumentation may include pylons or similar obelisks, or could involve stone features along the side of the road that draw from natural materials. The gateway signs into the Flint Hills region, for example, incorporate limestone commonly found in the Flint Hills of eastern Kansas. The gateway monuments may also highlight the global nature of the community and incorporate the city slogan (The World Grows Here). The following provide examples of gateway entry monuments from other communities across the middle of the country.



*Credit: Rick Planning + Design*



*Credit: Shutterstock*



*Credit: Rick Planning + Design*



*Credit: Rick Planning + Design*

# Goals, Policies, and Actions

Goals, policies, and actions provide the direction to implement the Garden City Comprehensive Plan. The following goals, policies, and actions are not listed in order of priority but are intended to cover topics related to community character (CC).

**Community Character Goal 1:** Enhance streetscapes and other elements of the public realm around Garden City.

**CC Policy 1.1:** Establish and use regulatory standards and incentives to enhance streetscapes and public spaces in the community.

**CC Action 1:** Establish a “Complete Streets” policy and associated design guidelines to steer the designs of various corridors around the city as improvements and/or adjacent developments are completed.

**CC Action 2:** Update the city’s design standards and municipal codes as they relate to the design of public spaces such as plazas and parks.

**CC Policy 1.2:** The city will encourage the completion of connections (for walking and biking) from neighborhoods to parks, open space areas, and other community destinations.

**CC Action 3:** Pursue grants and other funding to complete connections for walking and biking between different areas of the community.

**CC Action 4:** Update the city’s design and development standards to require new developments and redevelopments to provide connections for walking and biking from residential areas to nearby commercial areas and community destinations (including parks, open space, and public facilities).

**CC Action 5:** Update the city’s design and development standards to require new developments and redevelopments to provide street or driveway connections to adjacent developments, where feasible. The update to the city’s design and development standards should

emphasize the establishment of a grid network of streets in new developments to provide for greater connectivity.

**Community Character Goal 2:** Continue to enhance the character and vitality of Downtown Garden City.

**CC Policy 2.1:** The city will continue to work with community groups, property owners, developers, merchants, and community members to pursue efforts to preserve and enhance the character of Downtown Garden City.

**CC Action 6:** Pursue the action items and recommendations outlined in the Downtown Plan (a separate, companion document to the Comprehensive Plan).

**Community Character Goal 3:** Continue to enhance the character and vitality of existing neighborhoods and areas of infill development in Garden City.

**CC Policy 3.1:** The city will continue to encourage the adaptive reuse of existing buildings and the infill development of vacant and underutilized parcels within Garden City to enhance the overall sense of community character.

**CC Action 7:** Update the city’s program of development incentives to encourage the adaptive reuse of buildings and the infill development of vacant or underutilized properties.

**CC Action 8:** Update the city’s development standards to allow live/work units and expanded home occupations as a way to encourage the creative use and reuse of properties within existing neighborhoods around Garden City.

Community Character Goal 4: Continue to promote the installation and enhancement of public art around Garden City.

**CC Policy 4.1:** The city will integrate public art within public spaces, where feasible, and encourage public art on private properties and developments throughout the community.

CC Action 9: Update the city's development standards to encourage and incentivize the installation of public art within new developments.

CC Action 10: Develop a rotating public art program to provide for the annual installation of additional public art around the city, and the regular rotation and introduction of new public art on an annual basis.

Community Character Goal 5: Continue to enhance the arts and cultural programs and resources in the Garden City community.

**CC Policy 5.1:** The city will continue to collaborate with other community partners in the public and private sectors to enhance and expand programming, events, and cultural offerings around Garden City.

CC Action 11: Collaborate with community groups and partners to add more events and programming during months of the year that have fewer community events (in particular, during winter).

CC Action 12: Pursue additional cultural events that feature cultures present, but less prominent, in Garden City, such as cultures from southeast Asia, Africa, and central and South America.

CC Action 13: Continue to pursue grants and other sources of outside funding to provide for enhanced arts and cultural events and programming in Garden City.

Community Character Goal 6: Continue to preserve and enhance the historical resources and properties of the Garden City community

**CC Policy 6.1:** The city will continue to identify, enhance, and preserve historic resources in Garden City.

CC Action 14: Explore opportunities to provide funding and other incentives for projects involving the rehabilitation or adaptive reuse of historically-designated properties in Garden City.

CC Action 15: Update the city's development code to require developments including or in proximity to historically-designated properties to provide sufficient access to historic properties and include design elements geared to the preservation of these properties and resources.



# Chapter 7 Economic Development



Chestnut ST

Credit: City of Garden City

Garden City has served as one of the strongest economic engines for Southwest Kansas over the last four decades. The community has embraced and attracted new employers and new residents from around the world who have sought employment in the area. Larger agriculture-related employers such as Tyson Fresh Meats and Dairy Farmers of America (DFA) represent some of the largest employers in Finney County. The arrival of the new empirical foods plant will bring an additional 300 jobs to the city by 2023. Garden City also has strong employment in the healthcare segment, and significant retail employment with the concentration of regional retail in the eastern portion of town.

As Garden City continues to grow as the regional hub for Southwest Kansas, the community seeks to continue to diversify and strengthen its economic base to better weather economic shocks that may impact a particular industry, such as agriculture. It also seeks to expand market awareness of Garden City to potential new companies outside of Southwest Kansas to further strengthen the economy of the Finney County area. Garden City also desires to continue to leverage economic development to strengthen the fiscal position of the city, to provide a cushion for municipal finances and to lessen the tax burden on local residents.

A large share of residents in Garden City cite employment and job opportunities as the magnet that attracted them to the community. A total of 630 respondents in the first community survey for the Comprehensive Plan, or around 43 percent of all respondents, cited “good job opportunities” as one of the top reasons why they live in Garden City. Over 85 percent of all respondents in the same survey indicated that job creation was “somewhat important” or “very important” for the future development of the community.

While Garden City has cultivated significant retail strength over the last 20 years with the introduction of various national retailers at Schulman Crossing and other areas in the eastern part of town, residents continue to desire further expansion of retail and entertainment in the city. Around 58 percent of respondents to the first community survey indicated that Garden City needs more bars and nightlife; 80 percent indicated the city needs more sit-down restaurants; 92 percent indicated that Garden City needs more entertainment; 64 percent noted that the city needs more gift stores and small retail stores; and 49 percent would like to see more big box retailers.



Credit: City of Garden City

# Overall Economic Development Approach



Credit: Rick Planning + Design

The following guiding principles serve as the foundation for Garden City's economic development strategy for the next ten to 20 years:

- Garden City will continue to pursue opportunities and provide a business climate conducive to expanding and diversifying the economic base of the city. The community will actively seek partnerships and opportunities to diversify the local economy to protect the city from economic shocks and to provide economic opportunities to all residents and household types.
- As outlined in Chapter 8, Garden City will proactively pursue projects and strategies to provide sufficient housing to serve the needs of residents and to attract new employers and companies to the area. Around the country, the ability to provide affordable housing for all types of households has become critical to generating new economic development. Garden City must resolve housing affordability and availability issues to continue to expand and flourish as a regional hub.
- Garden City will continue to leverage partnerships with the private sector and with other public sector entities to attract new employment and new companies and to strengthen the economic development position of the community.
- The city will strategically use economic incentives to attract new companies to Garden City. The city will prioritize incentives tied to projects that will strengthen Downtown Garden City as the heart of the community and the region. The city will conduct analysis to ensure that economic incentives will result in a net return on investment for taxpayers and will leverage incentives at the state and federal levels to minimize the size of incentives provided directly by the City of Garden City.
- The Garden City community will continue to support smaller, local businesses as a key element of the city's economic development strategy. In keeping with the city's motto (The World Grows Here), Garden City will support small businesses and entrepreneur efforts to continue to build the city's brand as a place of economic opportunity for people from throughout the world.
- Garden City will proactively pursue projects to create additional regional attractors to serve the needs and desires of local residents and visitors and enhance the attractiveness of Garden City throughout the middle of the country as a place to live, play, and conduct business.
- The city and the community will continue to support efforts to strengthen Downtown Garden City as the key regional attraction for the community. Over the next ten years, as outlined in the Downtown Plan document, Garden City leaders will deliver on promises to complete catalytic projects that will jump start the Downtown district, building upon its historic character, the variety of events hosted Downtown, and the base of existing Downtown merchants and businesses.

## Chapter 7: Economic Development

The final community survey for the Comprehensive Plan reflected support for a variety of ideas to expand employment and the local economy, as outlined below:

Third Community Survey, Question 5: I am in favor of pursuing the following ideas to expand employment and the local economy in the future (select all that apply).	
	Number of Responses
"Innovation District", to attract research firms and to support small business development	390
Internship or apprenticeship programs through Garden City Community College	387
Internship or apprenticeship programs with local tradesmen	385
Traditional business parks or industrial parks	310
Logistics centers (to facilitate distribution of goods)	272
All of the above	634
Other	48



Credit: Rick Planning + Design

The following provides additional information and guidance concerning these key economic development approaches:

### Traditional Business Parks or Industrial Parks

As outlined in Chapter 5, the Future Land Use Plan for Garden City includes an increase in the scale of areas denoted for Business Park or Industrial land uses, primarily on the southeast and northwest sides of town. Community leaders expressed throughout the Comprehensive Plan process that the city needs additional areas to accommodate new companies as they seek out opportunities in Garden City beyond the existing industrial zones in the city. The city should

pursue the development of one to two new business parks to accommodate companies of various sizes.

The nature of business parks has continued to evolve over the last 20 years, and today many companies select business parks based upon the availability of a variety of amenities and features. The city should integrate the following in the formal development of new business parks to serve growth over the next 10 to 20 years.

- A new business park should be developed using a set of design guidelines regulating the design and aesthetic appearance of buildings and structures, to provide for a high quality and integrated look and feel to the park. The design guidelines should also require the installation of sidewalks, landscaping, and trails to serve the needs of employees and enhance the attractiveness of the park to new companies.
- The business park should allow the development of retail and other service uses, especially along major arterial streets, to provide for the everyday needs of employees and visitors. The design of the business park should provide for the integration of these service uses with other areas of the park through a grid street system, trail and sidewalk connections, and other features.

- The business park land use category should allow for the development of breweries and entertainment-related uses (such as climbing gyms, trampoline parks, boxing centers, and related facilities) to diversify the tenant base at the park and provide amenities for business park users and the broader community.
- The business park should allow for the development of live-work units or employee housing units within the park, as needed, to serve the needs of companies.
- The development of a system of trails and sidewalks can provide an attractive amenity for employers and employees and enhance the marketability of the business park.
- The business park should integrate attractive signage and wayfinding, along with an overall branding of the project, to enhance its marketability locally and across the region.

## Innovation District

Several communities around the country have instituted “Innovation Districts” that address the needs of research firms and smaller entrepreneur ventures. These districts are generally defined as areas within cities where public and private sector partners work to attract entrepreneurs, start-ups, and business incubators. According to the Brookings Institute, Innovation Districts are physically compact, accessible to trails, transit lines, and the local street network, technically wired to serve the broadband and other needs of tenants, offer an integration of places to live and shop, and provide offices and creative spaces used by companies. Rather than focus on discrete industries, Innovation Districts represent an intentional effort to develop new products or solutions through the synergies between different market sectors and specializations. For example, information technology may integrate with agriculture-oriented industries within an Innovation District. Innovation Districts can also focus on culture, food, or other industries.

In Garden City, Innovation Districts could be formed to leverage the technical abilities of students at Garden City Community College to serve companies in the agriculture or medical fields, among others. An Innovation District containing a small business incubator, containing support services and technical assistance to entrepreneurs and fledgling businesses, could also help Garden City grow its base of smaller companies.

An Innovation District could be developed as part of redevelopment efforts in or on the edges of Downtown Garden City or could be developed on vacant property elsewhere in the community. In keeping with the general theme of Innovation Districts, these projects ideally would be located within an existing area of Garden City, such as along one of the older corridors in town such as Fulton or Taylor. The development of a small Innovation District along one of these older corridors in town would help support small business development while assisting with the ongoing revitalization and strengthening of these corridors entering the city.

## Logistics Center

Logistics centers have emerged as a critical element in the nation’s supply chain and typically include spaces designed by companies to store, prepare, and distribute various products. Distribution centers for companies represent one of the best examples of logistics centers.

Garden City has the potential to explore the creation of a logistics center, given the base of industries in the community and the city’s status as a regional hub on the High Plains. As noted in the Transportation section of the Comprehensive Plan (Chapter 9), Garden City would enhance its ability to attract and sustain a logistics center if the city was connected via four lane highways to the broader regional network. For example, extending an interstate corridor north from Amarillo, Texas through Garden City to the Interstate 70 corridor would significantly increase the ability of Garden City to support a logistics center.



*BNSF Intermodal Facility, Edgerton, KS  
Credit: Shutterstock*

## Regional Attractors

An overarching theme of input throughout the Comprehensive Plan process centered around having more things to do and more entertainment in Garden City. Based upon this input and discussions with stakeholders and city leaders, the Comprehensive Plan presented a series of possibilities for the creation of “regional attractors”. All of the projects listed below would strengthen Garden City’s position as a regional hub, improve quality of life, enhance economic development, and attract more visitors, companies and residents to the local area over time.

Respondents to the final community survey for the Comprehensive Plan were asked to select two of their preferred “regional attractors” from the list below. All of the potential projects generated interest with the ideas to develop a civic center / sports arena and an ice skating rink receiving the most support.

## Internship Programs

Several community colleges around Kansas offer formal internship programs to students. Garden City Community College already allows for internships for its students. GCCC could work with the Finney County Economic Development Corporation to develop formal and larger internship programs tied to various industries.

**Third Community Survey, Question 6: The following should be the top priorities for the city to create additional regional attractions in Garden City (please choose two).**

	Number of Responses
Ice skating rink	473
Civic center/sports arena	472
Redevelopment/renovation of the fairgrounds complex	384
Trails and other improvements along the Arkansas River	335
New convention center/conference center (with meeting rooms)	268
Other	162



*Colby Events Center, Colby, KS  
Credit: City of Colby Website*

The following provides brief profiles of these various projects to create regional attractors in Garden City.

## Convention Center / Conference Center

While the Clarion Hotel on Kansas Avenue has some meeting rooms and small conference facilities, Garden City regularly runs short of meeting rooms to accommodate groups. The city is likely missing out on additional business tied to small conventions and gatherings given the lack of meeting room space in Garden City. For example, Hays recently opened a new conference center as part of its new Hilton Garden Inn development.

A new conference center could be funded through the Sales Tax and Revenue (STAR) bond program orchestrated by the State of Kansas, given the ability of this type of facility to bolster the tourism industry in Southwest Kansas.



*Hilton Garden Inn & Convention Center - Hays  
Credit: Hilton Garden Inn website*

## Civic Center / Sports Arena

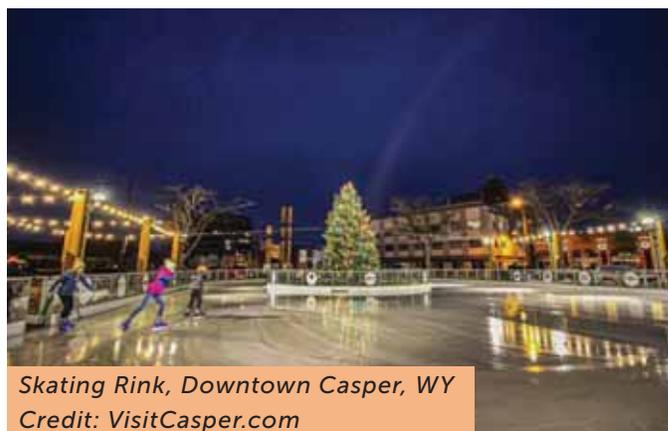
The United Wireless Arena in Dodge City, completed in 2011 with a capacity of 5,300 people, is the primary multi-purpose arena serving the Southwest Kansas market. It is attached to the Boot Hill Casino and conference center. The Garden City community expressed a good deal of interest in having its own arena or civic center to attract regional shows and activities.



*Denny Sanford Premier Center, Sioux Falls, SD  
Credit: Shutterstock*

## Ice Skating Rink

A significant portion of respondents to the Final Community Survey supported developing an ice skating rink during the winter months. A number of cities across the country have installed ice skating rinks as part of a public plaza in their downtown areas. Garden City could explore this possibility for the Downtown district. The space used for an ice skating rink during the winter months could be converted to space for outdoor dining or other outdoor games during the warmer months of the year. Ice skating rinks have proven popular in attracting families and could help stimulate economic development for nearby restaurants and establishments. The City of Garden City is currently conducting a feasibility study for the completion of a recreation facility that would include an indoor skating rink. The community may also support the creation of an outdoor skating rink in the community, as an amenity in the Downtown area.



*Skating Rink, Downtown Casper, WY  
Credit: VisitCasper.com*



*Skating rink at night, Downtown Spartanburg, SC*  
Credit: Shutterstock

## Redevelopment of the Fairgrounds Complex

The current Finney County Fairgrounds Complex includes an outdoor rodeo arena and other associated buildings, mainly oriented around the annual Finney County Fair. The Fairgrounds Complex also includes a very large parking lot on the south side of the property. This parking lot remains vacant during various times of the year when events do not take place at the fairgrounds.

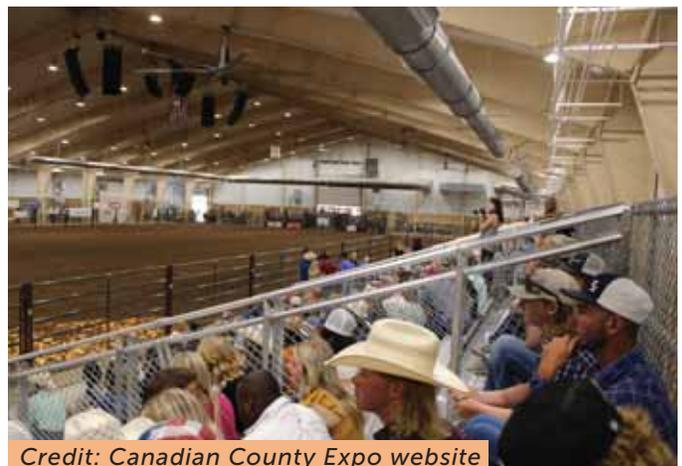
Garden City leaders have explored the possibility of partnering or collaborating with Finney County to complete upgrades or renovations to the fairgrounds complex in the past. A significant number of respondents to surveys for the Comprehensive Plan favored upgrades to the fairgrounds as a way to promote regional tourism and business for Garden City. The fairgrounds occupy a sizeable area on the southern edges of Downtown Garden City and due to this strategic location has the potential to greatly increase tourism in the community. The proximity of the fairgrounds to the Downtown district means that the revitalization of both destinations could feed off of each other.

Counties around the country have renovated or refurbished their fairgrounds to serve multiple groups of users and to draw business and activity beyond the traditional county fair schedule each summer. Counties of various sizes have developed indoor arenas, updated meeting space, and conference centers as part of fairgrounds

complexes, and some have attracted hotel development. Given that fairgrounds already serve as a central gathering place in many communities, the evolution of fairgrounds to year-round activities and community-wide meetings and shows makes sense.

Many of the regional attractors desired by residents in Garden City could locate at or on the edges of the fairgrounds complex, including a sports arena, a conference center, civic center, and similar venues. The location of the fairgrounds within a short drive or a quick walk from Downtown Garden City and from Finnup Park makes the facility a natural location for a larger scale anchor such as an arena or conference center. The presence of sizeable parking facilities at the fairgrounds and connections to regional highways also makes the fairgrounds an attractive candidate for various regional amenities.

The Canadian County, Oklahoma Expo and Events Center, for example, represents the revitalization of the fairgrounds for Canadian County, located in El Reno, west of Oklahoma City. The first phase of the fairgrounds project, with a price tag of \$15 million, opened in 2021. The Expo and Events Center includes an indoor arena for equestrian and livestock shows, an events center for banquets and trade shows, various meeting spaces rented out to businesses and community groups, and outdoor spaces for concerts and other gatherings. The fairgrounds also include spaces for RVs to park (for rent).



Credit: Canadian County Expo website



Credit: Canadian County Expo website

Other notable counties that serve as regional hubs across the middle of the country have revamped their fairgrounds over the years to serve a variety of purposes, including meetings and events throughout the year. The Kansas Expocentre, representing the modern version of the Shawnee County Fairgrounds, opened in Topeka the mid 1980s and features a 9,000 seat sports arena (now known as the Stormont Vail Events Center). The Kansas Expocentre also includes other events and meeting spaces and included the development of a hotel nearby. In northern Colorado, Larimer County opened the latest version of its fairgrounds complex, known as the Ranch Events Complex (The Ranch), in Loveland around 20 years ago. This facility features the Budweiser Events Center, a 7,200 seat arena, and additional spaces for events and agricultural activities. Today, the Ranch serves as the largest concentration of event space in northern Colorado.

While planning for the use of the Finney County Fairgrounds would require ongoing cooperation and planning between the city and Finney

County, the strategic location of the fairgrounds, and the desire of the community as expressed during the Comprehensive Plan to improve the fairgrounds area, presents a great opportunity for the two governing bodies and the community to explore possibilities for the fairgrounds complex. The city and county have an opportunity to potentially complete improvements at the fairgrounds that would help drive regional tourism and business activity, encourage visitation to the nearby Downtown district, and benefit Finney County and the city fiscally.

### Trails and other improvements along the Arkansas River

As outlined in the Parks and Open Space chapter, the community has expressed interest in making improvements to the riverbed along the Arkansas River to create additional regional attractions in Garden City. The location of the riverbed, close to Finnup Park, Lee Richardson Zoo, Downtown Garden City, and the Finney County Fairgrounds, creates the opportunity for the city to develop attractions along the riverbed that would work in tandem with the traffic to Finnup Park, in particular, to generate increased traffic and business in Downtown Garden City.

Potential amenities along the river that could enhance the Arkansas River as a regional attractor include the following:

- Mountain bike / dirt bike course
- Trails along the river for biking, walking, and/or equestrian movement
- Picnic and gathering areas
- Zip line
- Dune buggy course

While developing amenities along the riverbed would require coordination with the U.S. Corps of Engineers and other authorities, Garden City has a unique opportunity to leverage the presence of the riverbed at the doorstep of Downtown Garden City, to create a notable regional attraction.

# Goals, Policies, and Actions

Goals, policies, and actions provide the direction to implement the Garden City Comprehensive Plan. The following goals, policies, and actions are not listed in order of priority but are intended to cover topics related to economic development (ED).

**ED Goal 1:** Garden City will add 1,500 jobs by 2030 and 4,000 jobs by 2045 across a range of industries and specializations.

**ED Policy 1.1:** The city will leverage marketing efforts by the Finney County Economic Development Corporation (EDC) and use economic incentives strategically to reach its goals for job creation.

**ED Action 1:** Work with private property owners to establish one new Business Park and one new Industrial Park in Garden City to provide space to accommodate new companies.

**ED Action 2:** Update the city's policy for the use of economic incentives to ensure that these incentives result in the greatest number of new jobs created in Garden City and a net fiscal benefit to the city.

**ED Action 3:** Update marketing materials and strategies on a regular basis (every one to two years) to ensure that Garden City is well established on the regional and national stages to compete for new employment.

**ED Policy 1.2:** The city will work with partners to continue to enhance the training and education needed to attract or create additional employment in Garden City.

**ED Action 4:** Update or further develop internship programs between Garden City Community College and local firms.

**ED Action 5:** Develop training programs, as needed, with educational institutions across the state, to develop the local workforce to align with the needs of current and future employers in Garden City.

**ED Goal 2:** Pursue initiatives to support small business and startup growth and overall entrepreneurship in Garden City.

**ED Policy 2.1:** The city will support efforts to stimulate small business and start up growth in Garden City.

**ED Action 6:** Work with private and public sector partners to explore the possibility of developing an "Innovation District" in or close to Downtown.

**ED Action 7:** Update small business training programs serving local businesses and entrepreneurs in the Garden City area.

**ED Goal 3:** Pursue efforts to develop or improve regional attractors that will bring additional business and visitation to Garden City.

**ED Policy 3.1:** The city will pursue projects to create additional regional attractors, or enhance existing regional attractors, that are fiscally sound and generate the greatest return on investment.

**ED Action 8:** Explore the feasibility of developing a new conference center in Garden City.

**ED Action 9:** Conduct due diligence for the potential development of a civic center or arena in the city.

**ED Action 10:** Develop a feasible plan to integrate a public ice skating rink into Downtown Garden City.

**ED Action 11:** Develop a feasible plan, in conjunction with Finney County, to complete upgrades to the Finney County Fairgrounds. These upgrades could incorporate various regional attractors (new arena, conference or meeting space, etc.) that would satisfy other action items in the Comprehensive Plan. Form a working group with Finney County to explore and develop plans for upgrades and revitalization of the fairgrounds complex.

**ED Action 12:** Develop a feasible plan to integrate tourism-oriented improvements along the Arkansas River riverbed.



THE  
**WINDSOR**  
EST. 1887

Pine ST

*Regan & Co.* Real Estate  
RESIDENTIAL & COMMERCIAL 276-3525

HOTEL  
WINDSOR

BOOKING 1

Credit: City of Garden City



# Chapter 8 **Housing**



Credit: Rick Planning + Design

As Garden City has continued to grow and anticipates additional growth over the next two decades, providing sufficient housing has taken on greater importance. The community requires a sufficient inventory of housing to serve residents and households of all types, including housing for people across the entire income spectrum. Garden City also must provide a significant number of additional housing units in the coming years as the new empirical foods plant opens in town and as additional firms consider the city for expansion. Across the country, the ability to provide affordable, quality housing for employees and employers has become a key economic development goal, as discussed in Chapter 7. If Garden City is unable to provide sufficient housing, companies may reconsider their expansion plans for the city. Alternatively, employees may be forced to commute from outlying communities in Southwest Kansas such as Scott City, Lakin, Ulysses and other towns. Garden City in particular is in short supply of houses appropriate for middle and upper income professionals including doctors, teachers, firemen, and other essential workers. At the same time, increasing supply costs and a relatively small base of builders and developers in Southwest Kansas have created headwinds for Garden City in creating additional housing inventory.



*Credit: Rick Planning + Design*

Based upon input from the community and elected leaders, the Garden City Comprehensive Plan outlines a series of proactive goals and action items designed to deliver the housing units needed to serve the city’s growth. The City Commission in 2022 set an ambitious goal for Garden City – to create an additional 4,000 housing units by 2030 based upon projected needs. Nearly 80 percent of respondents to the final community survey for the Comprehensive Plan either “Strongly Agreed” or “Agreed” with this goal, along with the goal of the city to proactively stimulate housing development through land purchases, municipal-led development activities, and other steps intended to prime the market for accelerated housing development.

The community also expressed through outreach for the Comprehensive Plan, support for mixed use development, taller buildings, and greater density to help achieve Garden City’s housing goals. Nearly 70 percent of respondents to the final community survey either Strongly Agreed or Agreed with the statement, “I am in favor of allowing for higher density and taller building heights where appropriate around Garden City to help reach the city’s goals to add more housing.” Over 56 percent of respondents in the final community survey supported the Future Land Use Map, which contains a series of corridors geared to mixed use development, including a wide range of housing types. Overall, the Garden City community recognizes the significant need to add more housing and supports changes to the existing development patterns in the community to help address the local housing crisis.

# Overall Housing Approach

The following guiding principles underpin Garden City’s housing strategy for the next 10 to 20 years.

- Garden City will work with public and private sector partners to provide a housing stock that supports the full range of residents (including residents of different ages, incomes, abilities, and household types) and that supports the ability of older residents to age in place in their own homes.
- Garden City will support the development of housing that provides for a diverse housing inventory, including a variety of unit sizes and types, bedroom configurations, and densities across the community.
- The city, along with other partners in the community and region, will promote policies and strategies to provide for housing maintenance and preservation.
- Garden City will explore and promote, where appropriate, the development of new types of housing units (such as accessory dwelling units) to increase and diversify the housing inventory in the city.

This chapter outlines the specific policies and action items the city, along with the private sector and other partners at the state and federal levels, will take to achieve housing goals over the next 10 to 20 years.



# Goals, Policies, and Actions

Goals, policies, and actions provide the direction to implement the Garden City Comprehensive Plan. The following goals, policies, and actions are not listed in order of priority but are intended to cover topics related to housing.

**Housing Goal 1:** Complete the construction of an additional 4,000 housing units in Garden City by 2030, distributed between different types and price points.

**Housing Policy 1.1:** The city will encourage residential development that supports the needs of a full spectrum of users including, but not limited to: older adults, individuals of all abilities and backgrounds, first-time housing buyers, entry to mid-level employees, move-up buyers, and professionals through the provision of a variety of housing types, prices, styles, and sizes.

**Housing Action 1:** Continue to leverage existing programs such as the Rural Housing Incentive District (RHID) program with the State of Kansas and explore additional grant funding options to provide for the construction, rehabilitation, preservation, or improvement of housing that is affordable for low to moderate-income households.

**Housing Action 2:** Pursue opportunities for the city to land bank (purchase parcels for future construction of residential units).

**Housing Action 3:** Establish a “land development group” within the Neighborhood and Development Services (NDS) department tasked with coordinating the development of city-owned parcels for residential development. Development activities may include land preparation / grading, installation of streets and utilities, and preparation of housing lots ready for sale to homebuilders.

**Housing Action 4:** Establish a student-run homebuilding enterprise, jointly with GCCC or another technical college, tasked with completing home construction and renovation projects in Garden City. Profits from this enterprise may be

re-invested in training programs, equipment, and materials needed for ongoing homebuilding efforts.

**Housing Action 5:** Conduct a series of “road shows” geared to marketing Garden City to potential homebuilders and developers from other larger cities in the region (Wichita, Pueblo, Amarillo, etc.), with the goal of attracting additional builders and developers to the local market.

**Housing Action 6:** Establish a local incentive program intended to fill the gap (financially) to make residential developments feasible in the Garden City market. This incentive program may include tools such as, but not limited to, the following: Property tax abatements, discounts on land sales (from municipally-owned parcels), or waivers of sales tax for building materials.

**Housing Action 7:** Establish an affordable housing trust fund, with funding coming from commercial property taxes, to specifically support the development of affordable housing units around the city.

**Housing Action 8:** Establish and maintain a density bonus program, allowing for greater residential density within mixed use zoning districts, in exchange for the provision of a percentage of residential units in a project as affordable.

**Housing Action 9:** Continue to update the Community Housing Assessment Team (CHAT) report for Finney County at least once every five years to monitor the progress of the city in meeting the housing goals articulated in the Comprehensive Plan.

Housing Action 10: Establish a Mixed Use zoning classification within the city's development code, to allow for higher density residential development (see Chapter 5 for additional details).

**Housing Policy 1.2:** The city will encourage housing diversity in terms of unit mix, size, bedroom configurations, and overall density.

Housing Action 11: Update the city's code to allow accessory dwelling units as a permitted use within all residential zoning classifications.

Housing Action 12: Explore the creation of a new zoning district, to include mobile homes and "tiny homes," to encourage the preservation of these housing types in the city.

Housing Action 13: Update the city's code to allow live-work units within mixed-use zoning classifications.

**Housing Goal 2:** Pursue initiatives to provide for housing quality, including the rehabilitation of aging housing in Garden City.

**Housing Policy 2.1:** The City will continue to promote programs to incentivize home maintenance and preservation.

Housing Action 14: Continue to provide the city's tax rebate program for home rehabilitation in older parts of Garden City (the Neighborhood Revitalization Program).

Housing Action 15: Update the city's codes to accommodate additional types of pre-fabricated housing, including shipping containers. The code should outline design parameters and expectations for pre-fabricated housing types and their maintenance.

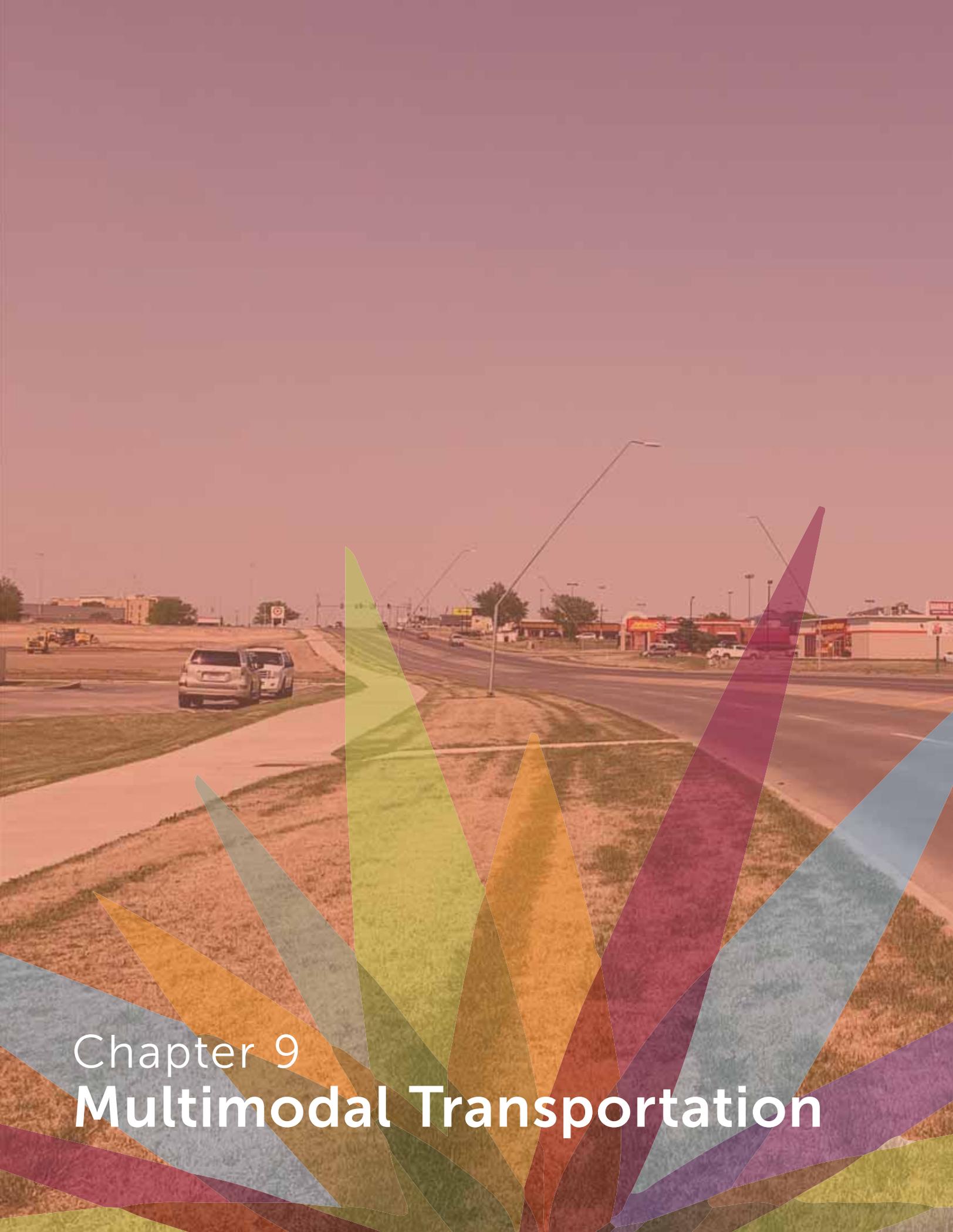
Housing Action 16: Explore the potential rehabilitation of the two historic hotels in Downtown Garden City (the Buffalo and the Windsor) to provide much needed housing in the community.



*Credit: Rick Planning + Design*



*Credit: City of Garden City*



Chapter 9  
**Multimodal Transportation**



Credit: Rick Planning + Design

Given the status of Garden City as a regional hub, the quality and efficiency of the transportation system connecting the city to the rest of Kansas and beyond provides an important foundation for the city's continued growth. The multimodal transportation framework of Garden City also impacts the quality of life of residents and visitors and influences the attractiveness of the community to potential residents and companies considering the area for investment. Garden City relies overwhelmingly on private vehicles for transportation and a significant portion of the city's workforce commutes from outlying communities in Southwest Kansas. While the city has added numerous trails and sidewalks over the last ten years, many gaps in the system of trails and sidewalks for people walking and biking remain around the city. The Comprehensive Plan highlights the major goals and action items to improve the multimodal transportation system over the next 10 years to accommodate the anticipated growth of Garden City and improve the quality of life, from a transportation perspective.

The community expressed significant interest in the topic of multimodal transportation throughout the Comprehensive Plan process. Forty percent of respondents in the first community survey noted that, "having a relatively easy commute," was one of the reasons why they live in Garden City. In the same survey, 77 percent of respondents indicated that transportation is either, "somewhat important," or, "very important" for future development, and 63 percent indicated that parking availability is, "somewhat important," or, "very important," for future development. In the second community survey, 73 percent of respondents indicated that the most important community design element to consider as Garden City grows and evolves is to, "ensure residents are connected to goods, services, and move via direct streets, sidewalks, and / or trails."



*The Talley Trail in Garden City  
Credit: Rick Planning + Design*

# Overall Approach to Multimodal Transportation

The following highlight the major components of Garden City's strategy for multimodal transportation for the next ten to 20 years.

- Garden City will work with Finney County and other jurisdictions to improve regional highway capacity and connections from Garden City to the broader region.
- The city will work with the Kansas Department of Transportation (KDOT) to reimagine the existing bypass route around the east side of town (US 83/US 50/US 400) to reduce congestion, increase capacity, improve safety, enhance multimodal connections (east-west) across Garden City, and enhance the competitiveness of the city for economic development.
- The city will work with Finney County, KDOT, and other partners to enhance local and regional transit services.
- The city will apply Complete Streets policies to the revitalization of major arterials as well as local and collector streets in the community.
- The city will build upon previously completed trail segments around town to construct a loop of trails around Garden City, substantially increase the mileage of bike trails, and enhance the quality and amenities of existing bike trails in the community.
- Garden City will work with Holcomb, Finney County, and other partners to construct a regional trail between Holcomb and Garden City along the Arkansas River corridor, and plan for the extension of this river trail to the east of Garden City over time.

- The city will work over time to enhance the network of sidewalks, sharrows, bike lanes, and other enhancements along local streets, to improve the safety and attractiveness of biking and walking in Garden City.

The following provides additional information and guidance concerning these key multimodal transportation approaches.

## Improvements to Regional Highways

Although Garden City has emerged as a regional hub of commerce and culture, and enjoys access to several U.S. and state highways, it lacks access via four lane highways to the rest of Kansas and the broader region. Garden City is one of the largest communities in the continental United States without direct access to the interstate highway system. While KDOT has improved portions of US 50 and US 54 in southwest and south central Kansas to four lane expressways or freeways over the last few decades, the region's highways generally operate as two-lane roads, with occasional passing lanes. The presence of significant truck traffic on highways in Southwest Kansas and the steady flow of commuter traffic from outlying communities to Garden City have resulted in safety and capacity issues on the region's highways. Improving highway access from Garden City to the broader regional transportation network from two lanes to four lanes would enhance economic development efforts and improve safety for the public.

KDOT has plans in place to expand the US 50 / 400 and US 54 / 400 corridors from Garden City east to Wichita to four lanes, as an expressway with occasional grade separated interchanges. This expansion would provide for a four lane bypass around Dodge City and provide a direct, higher speed link from Garden City to Wichita and points east, including the I-35 corridor. KDOT has completed an expansion of the US 54 / 400 corridor to four lanes in the Pratt area and

## Chapter 9: Multimodal Transportation

intends to continue working on the full expansion of US 400 from Garden City to Wichita as funding becomes available.

While US 50 / 400 operates as a four lane expressway from Garden City west to Holcomb, the majority of the US 50 corridor from Garden City west to Pueblo, Colorado remains two lane. Garden City advocates for KDOT to work with the Colorado Department of Transportation (CDOT) to outline plans to expand the entire US 50 corridor between these two cities to four lanes to improve east-west transportation access across Southeast Colorado and Southwest Kansas. This improvement would provide a direct connection for trucks and commerce between Garden City and the I-25 corridor in Colorado.

The most direct route (in miles) between Garden City and any point on the interstate highway system is from Garden City to Interstate 70 at Oakley, along the US 83 corridor, a distance of around 80 miles. KDOT plans to install passing lanes along segments of US 83 to the north and south of Garden City. It has plans to acquire the right of way needed to expand US 83 to four lanes, to the south of Garden City, but does not have plans for right of way acquisition for four lanes on US 83, to the north of Garden City.

Garden City elected officials and community members noted throughout the Comprehensive Plan process the importance of expanding highway capacity to provide four lane highways from Garden City to the broader region. Many officials noted that completing four lane access from the city to the interstate system would help put the community more, "on the map," in attracting new employers and in attracting national retailers and restaurants that do not have a presence in Garden City.

Garden City has the potential to serve as a key "hub city" along a potential extension of an interstate corridor from the junction of I-27 and I-40 at Amarillo, Texas, north through the Oklahoma Panhandle and western Kansas. This interstate extension could connect with I-70 at Oakley and terminate with a connection to the Interstate 80 corridor at North Platte, Nebraska. Extending an interstate corridor north through western Kansas and southwest Nebraska would allow national trucking routes to avoid the

significant congestion along the I-25 corridor and throughout the Front Range of Colorado and connect more directly to the important I-80 corridor. This potential interstate extension would help relieve I-25 of truck congestion and serve as a major north-south connection from Texas to the northern plains and the northern Rockies, via I-80.

Around 84 percent of respondents in the final community survey agreed, or strongly agreed, with the city working with other cities and counties in western Kansas, and with KDOT, to create a north-south, four lane expressway or interstate connecting Garden City to I-70 to the north, and to Liberal (and points south). Garden City will continue to collaborate with regional and state partners to advocate for the expansion of the US 83 corridor to four lanes to serve the city's and the region's continued growth.

### Improvements to the Existing Bypass Route Around Garden City

KDOT constructed the existing "bypass route" around the north and east sides of Garden City, following the routes of US 50, US 400 and US 83, in the early 2000s to direct through traffic and truck traffic away from existing arterial streets in the city to reduce congestion and improve safety in the heart of town. The bypass is a two lane highway with an interchange at US 50 / 400 (Fulton Street) and a split-diamond interchange, connecting with K-156 (Kansas Avenue) and Mary Street. The bypass also has at-grade intersections at 3rd Street, Campus Drive, Schulman Avenue, and Spruce Street, with full traffic signals at Schulman and Spruce.

The 1999 US-83 Master Plan for Garden City, adopted by KDOT, the city, and Finney County, planned for several improvements along the bypass that have not been completed. Specifically, the 1999 plan called for Spruce Street to follow an overpass over the bypass route, with no access to US 83, and for limited turning movements at the intersection with Schulman Avenue. The plan also limited access at Third Street and at Campus Drive, along the bypass.

KDOT has noted the increased congestion of trucks and other vehicular traffic along the current bypass route, particularly at peak times,



Credit: Rick Planning + Design

as well as issues with trucks turning from the exit ramp from the bypass on to US 50 / 400, heading eastbound toward the transload facility. KDOT projects that congestion along the bypass route will reach levels justifying widening the bypass around 2027. KDOT notes that congestion will continue to increase, in particular, at the intersection with Schulman Avenue.

Seventy three percent of respondents to the final community survey for the Comprehensive Plan “agreed” or “strongly agreed” with the city and KDOT formally developing and implementing a new corridor plan to expand and / or improve the traffic along the existing bypass route on the east side of town. Discussions with KDOT officials indicated that the 1999 Corridor Plan is now due for an update given the growth of Garden City over the last 25 years and the increase in congestion along the bypass corridor.

Over the next few years, Garden City will advocate for a new corridor plan with KDOT for the bypass route that achieves the following key objectives:

- Expand the capacity of the bypass route to four lanes to accommodate existing and projected regional travel.
- Fund additional grade separated intersections along the bypass, to improve the flow of traffic.
- Fund additional grade separated interchanges, where needed, to improve the flow of traffic and provide access to local businesses from the bypass.

- As part of the installation of grade separated facilities crossing the bypass, provide for safe and attractive bike and pedestrian crossings of the bypass route, to provide for east-west (and north-south) multimodal connections between different neighborhoods in Garden City.
- Enhance the aesthetic quality of the bypass route through landscaping, signage and lighting, to improve the “front door” into Garden City from the broader region.

## Enhancing Local and Regional Transit Service

The CityLink bus system provides local bus service around Garden City. As the community adds more employers and new neighborhoods on the edges of the community, the routes for CityLink will expand. As mixed use and other higher density development concentrates along the older corridors within the city (Fulton, Taylor, etc.), CityLink may need to add more stops or more frequent service to these locations.



Credit: Finney County Transit Website

Garden City does not have regional bus service to nearby counties or the rest of the state. As a regional leader in Southwest Kansas, Garden City will work with nearby cities and counties to explore the introduction of regional bus service, to facilitate people commuting to Garden City or traveling to the city to shop or conduct business. Garden City may also partner with KDOT to explore regional bus service. KDOT could follow the example of the Colorado Department of

## Chapter 9: Multimodal Transportation

Transportation, which established the Pegasus regional bus line to serve smaller towns along Interstate 76 northeast of Denver. Garden City could join with other communities along the US 50 / 400 corridor to develop a regional bus line connecting Pueblo to Wichita, via Garden City.

### Complete Streets Corridors in Garden City

As outlined in Chapter 6, Garden City will pursue the reimagining and revitalization of several of the older arterial corridors in town (including Kansas, Taylor, Campus, Fulton, and Mary) as “Complete Streets” corridors. Chapter 6 illustrates the vision for these corridors from an overall community character perspective. In terms of multimodal transportation planning, the city will pursue improvements for these corridors that achieve the following Complete Streets goals.

- Completion of facilities, including bike lanes, sharrows, bike storage, bike signage, and bike stations, along or crossing Complete Streets corridors.
- Construction of sidewalks, promenades, plazas, crosswalks and other facilities to encourage walking and make the experience of walking enjoyable.
- Construction of transit stops and facilities as needed along corridors.
- Installation of crosswalks, pedestrian signals, bulbouts or other streetscape and traffic calming methods to slow traffic and increase safety for people walking and biking.



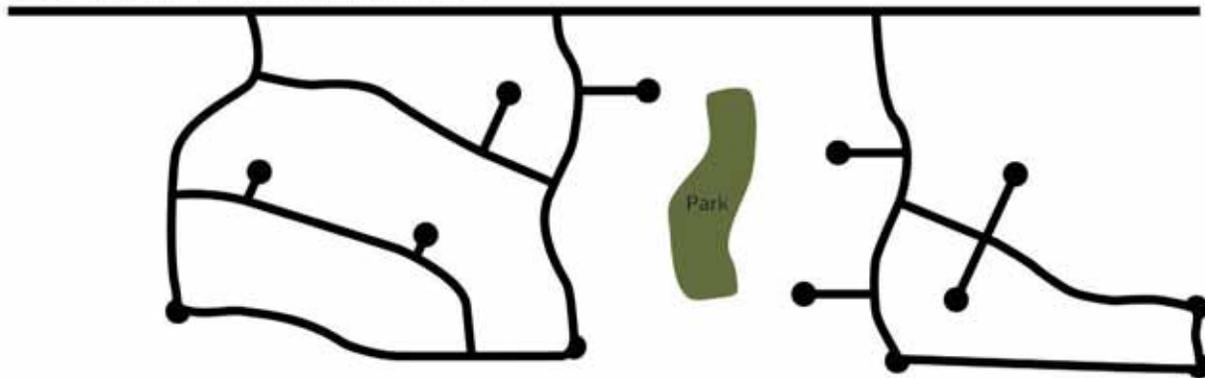
### Improvements to Local Streets and Planning for Streets in New Neighborhoods

As safety issues are raised, the city will explore installing improvements to local streets to slow traffic and improve safety for people walking and biking. These improvements may include speed humps, speed tables, the narrowing of travel lanes using striping, or the installation of additional stop signs. The city may also explore installing additional crosswalks and pedestrian signals at locations where people frequently walk across streets. The city may also explore a lower speed limit for residential streets, citywide, to improve safety within neighborhoods.

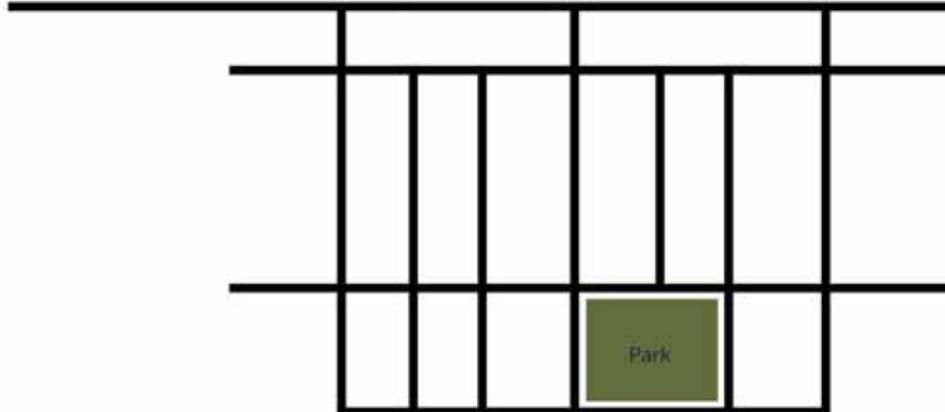
As new neighborhoods or developments proceed, the city will use the following guiding principles to direct the planning and construction of the local street network.

- Local streets in new neighborhoods will follow a grid network to increase the efficiency of movement between neighborhoods and disperse traffic (see diagram on the following page).
- New neighborhoods will include street connections to adjoining developments and neighborhoods, wherever possible, to provide additional routes for multimodal connectivity.
- New streets will include sidewalks and sharrows to promote walking and biking.
- New streets will explore the introduction of speed humps, speed tables or intersection roundabouts to slow traffic and enhance safety for people walking and biking.

## Suburban Street Pattern



## Grid Street Pattern (Desired)



*Credit: Rick Planning + Design*

### Completion of Biking and Walking Trail Network Around Garden City

The city has completed several additional segments of separated bike trails in recent years, including the biking and walking trail along the north side of Kansas Avenue from Campus Drive east to Walmart on either side of the bypass, and the new Pioneer Trail on the northern edge of town, between 3rd Street and Campus Drive. These new segments add to the centerpiece of the current bike network, the approximately three-mile long Talley Trail.

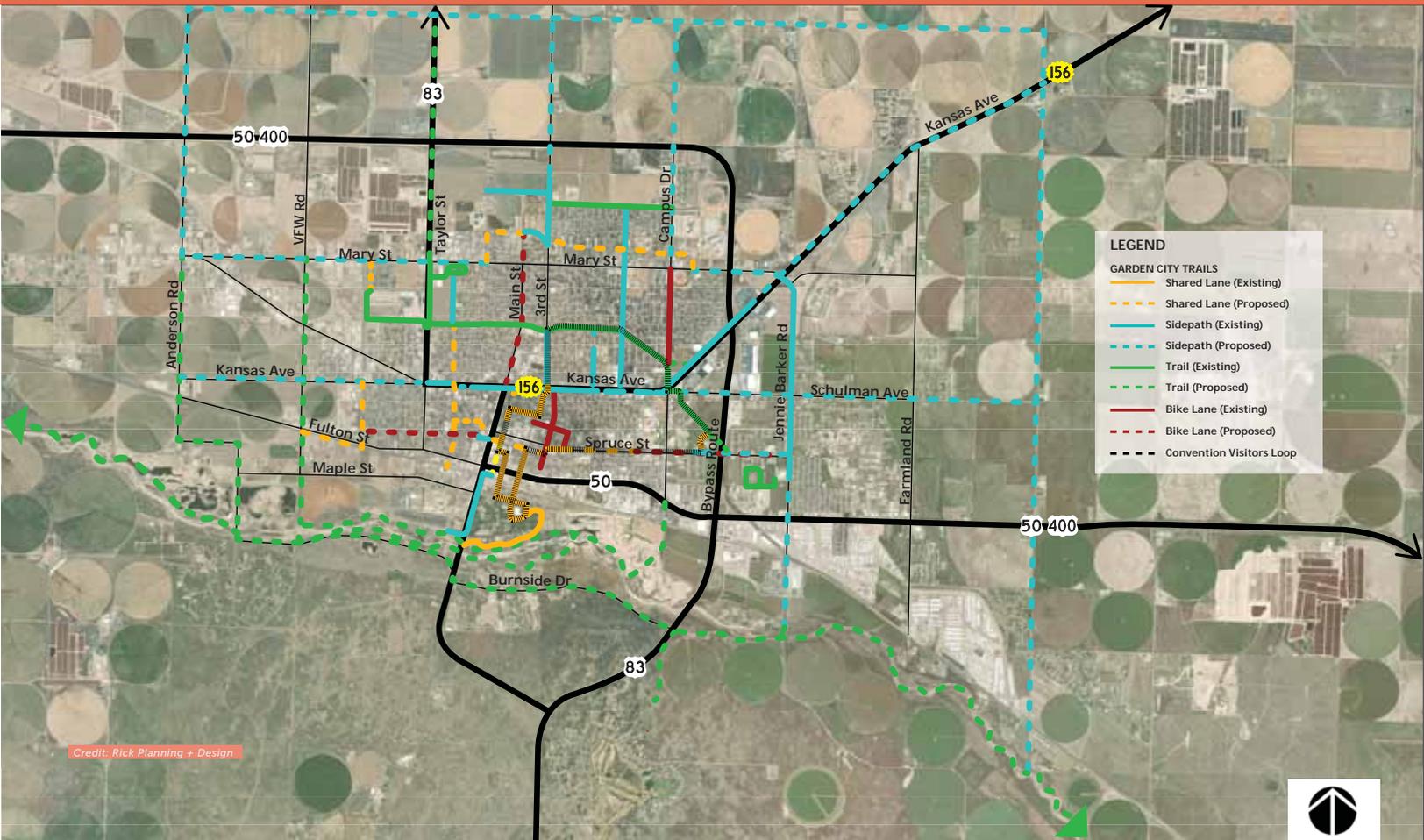
Despite these recent trail projects, the city continues to lack a full bike trail system that would allow users to connect to all parts of the city and to take extended bike rides of several miles in length. Students at Garden City High School noted during the final round of community engagement that young people in town ride bikes less often because the city lacks

a significant bike trail system. They believed that if such a trail system existed, more people would ride bikes around different parts of Garden City.

Outreach with the Latino community during the final round of engagement also indicated that immigrants to Garden City were accustomed to traveling around their communities in their native countries via walking and biking, and that travel via vehicles was less prominent in their homelands. Members of the Latino community indicated that having improved facilities for biking and walking would encourage many people to bike or walk more for recreation or even for commuting to work or other destinations in town.

Previous plans for Garden City laid out a network of bike lanes and other improvements throughout the community to provide for improved safety and access for people walking and biking. In contrast to previous plans, which specified routes following nearly every collector and arterial street in town, this Comprehensive Plan outlines a more

# Bike Network



Credit: Rick Planning + Design

consolidated network of trails and connections for walking and biking around town. By focusing on a smaller, but more enhanced, set of key trails and other routes for walking and biking, the city can concentrate its funding and provide for the highest quality of experience along these routes. The following are key highlights of the biking and walking network, as depicted on the map on the previous page.

- A multi-use trail along the Arkansas River corridor will connect Garden City to Holcomb to the west, and eventually connect to the eastern edge of Finney County, leveraging the features of the river corridor to provide regional trail connections east-west.
- A “loop route” around the edges of the Garden City area, following Anderson Road, Rodkey Road, and Towns Road, will connect with the Arkansas River trail on either end. Together with the river trail, this will form a complete loop route around Garden City, of over 20 miles in length. This loop route will allow bikers to take extended rides and will provide access between different parts of Garden City as the city expands over the next two decades. The notable length of the loop route should also attract interest from bike riders and enthusiasts from throughout Southwest Kansas and beyond.
- Additional bike lanes along Spruce Street, to the west of Downtown, to serve the western portion of the community.
- Additional shared lanes (for biking and for vehicular traffic) in several locations to close gaps in the existing network of shared lanes around the city.



Credit: Rick Planning + Design

As the city proceeds with the design and installation of these improvements, it will integrate the following features and amenities.

- Seating areas with shade and / or shelters along trails and sidepaths.
- Signage, including maps of the overall city bike / ped network to help guide users.
- Bike repair stations.
- Bike storage facilities at various locations, such as near major destinations such as Downtown Garden City, the Lee Richardson Zoo, and sports fields.
- Landscaping and plantings to enhance the aesthetic quality of trails and other bike / pedestrian corridors.
- Public art to improve the aesthetic quality and reflect the distinct character and heritage of different neighborhoods around Garden City.
- Lighting to provide for safety and allow for nighttime biking and walking.
- Trash receptacles to help control litter.

## Completion of Gaps in the Sidewalk Network

The city has required sidewalks as part of new developments for many years, and many of the older neighborhoods near Downtown also include sidewalks on both sides of streets. However, gaps in the sidewalk network remain along several local and some collector streets, particularly in areas developed following World War II. As funding becomes available, Garden City will continue to work with residents and business owners throughout the city to complete gaps in the sidewalk network. Filling these gaps will provide safer routes to school for youth and encourage people to walk more around the community, at all ages.

## Goals, Policies, and Actions

The following goals, policies, and actions will guide city departments and partners at the local, regional, and state levels in implementing the vision for multimodal transportation in Garden City. The following are not listed in order of priority but are intended to cover the full range of topics related to multimodal transportation (abbreviated as "Trans.")

**Trans. Goal 1: Improve regional transportation connections serving the Garden City area.**

**Trans. Policy 1.1:** The city will work with other jurisdictions to lobby for the completion of four lane highways connecting Garden City to the interstate network, to the north, south, east, and west.

Trans. Action 1: Along with other cities and counties in Southwest Kansas and Southeast Colorado, advocate for completion of a corridor study for upgrades of US 50 to four-lane between Garden City and Pueblo, Colorado.

Trans. Action 2: Establish a working group with other jurisdictions to advocate for the upgrading of the entire US 83 corridor to four lane or interstate status, from Liberal to I-70.

**Trans. Policy 1.2:** The city will improve regional air connections from Garden City to improve shipping routes and improve the community's economic development position.

Trans. Action 3: Leveraging the upcoming completion of the new terminal at Garden City Regional Airport, establish a working group with Finney County to develop a program of incentives and marketing to attract additional airline routes to serve Garden City, focusing on adding connections to Denver, Phoenix, and Chicago, in addition to Dallas.

**Transportation Goal 2: Improve local and regional transit service.**

**Trans. Policy 2.1:** The city will work with Finney County Transit to enhance and expand the CityLink transit services as the community grows and evolves.

Trans. Action 4: Work with Finney County to update CityLink routes as new neighborhoods or developments are completed in Garden City.

Trans. Action 5: Work with Finney County to explore new ideas over time for "transit on-demand" and flexible transit to serve Garden City residents, employees, and visitors.

Trans. Action 6: Work with Finney County to enhance and upgrade CityLink transit stops in Garden City over time to include shelters, lighting, and improved signage.

**Trans. Policy 2.2:** The city will work with other jurisdictions and KDOT to improve regional transit connections from Garden City.

Trans. Action 7: Work with KDOT to complete a study examining the feasibility of a regional bus line connecting Pueblo to Wichita via Garden City.

Trans. Action 8: Work with other cities and counties in Southwest Kansas to establish regional commuter routes (buses) connecting surrounding communities to Garden City.

**Transportation Goal 3: Improve traffic flow and reduce congestion on streets and traffic routes within the city.**

**Trans. Policy 3.1:** The city will work with KDOT to improve the bypass route on the east side of town to serve local and regional traffic needs.

Trans. Action 9: Complete a new corridor plan for the bypass route to identify improvements, including: expansion of capacity, including a four-lane section; improved access for people walking and biking across the bypass corridor; and improved traffic flow, including new grade separations.

#### Transportation Goal 4: Proactively plan for streets in new neighborhoods and developments

**Trans. Policy 4.1:** The city will leverage its Complete Streets policy to guide the design and construction of streets serving new developments or redevelopments.

Trans. Action 10: Integrate Complete Streets principles into the site plan review process.

#### Transportation Goal 5: Promote and implement Complete Streets around Garden City.

**Trans. Policy 5.1:** The city will implement Complete Streets designs for major corridors as funding becomes available and as redevelopment occurs.

Trans. Action 11: Complete corridor plans, detailing improvements for all modes of traffic, for the Complete Streets corridors of Kansas, Taylor, Fulton, Main, Campus and Mary.

Trans. Action 12: Pursue grants and other tools to help fund Complete Streets improvements along key corridors.

Trans. Policy 5.2: The city will pursue Complete Streets designs for local and collector streets in Garden City.

Trans. Action 13: Draft and adopt a Complete Streets policy, guiding the design of local and collector streets in the city, going forward.

Trans. Action 14: Update the city's roadway and construction standards in keeping with Complete Streets policies and principles.

#### Transportation Goal 6: Improve the network of facilities designed specifically for bike and pedestrian movement around Garden City.

**Trans. Policy 6.1:** The city will complete a comprehensive network of bike and pedestrian trails or sidepaths around Garden City, as noted in the exhibit in this chapter.

Trans. Action 15: Identify grant opportunities to help fund the completion of the bike and pedestrian trails and facilities outlined in the Comprehensive Plan.

Trans. Action 16: Complete a regional trail along the Arkansas River corridor, leveraging county and state funds, along with funding from the city.

**Trans. Policy 6.2:** The city will work with property owners and the private sector to complete gaps in the sidewalk network over time.

Trans. Action 17: Identify grant opportunities to help fund the completion of the bike and pedestrian trails and facilities outlined in the Comprehensive Plan.



GARDEN  
RAPIDS  
AT THE BIG POOL

Chapter 10  
**Parks and Open Space**



# ADMISSIONS

Credit: City of Garden City

**Companies, families, and individuals often consider the quality of and access to parks, open space facilities and community amenities when making decisions on where to live, work, and establish operations. However, given the importance of employment opportunities in attracting individuals from throughout the world to Garden City, only 8.6 percent of respondents to the first community survey for the Comprehensive Plan cited “choices for outdoor activities” as one of the three reasons that they or their families choose to live in Garden City.**

As outlined briefly in Chapter 3, the City of Garden City’s Parks and Recreation department offers a variety of recreational programs, various parks located around the city, and some key amenities including Lee Richardson Zoo, Garden Rapids at the Big Pool, and indoor recreation centers. The Buffalo Dunes golf course is also a great source of civic pride. While the city provides a variety of parks, open spaces, and features, the

first community survey highlighted the residents’ desire to have more trails for walking and biking around town, access to recreation options along the Arkansas River, and playground improvements and enhancements. Respondents to the initial survey also expressed a desire for more or improved multi-purpose sports fields, picnic shelters, and community facilities such as a senior center or library.



*Credit: City of Garden City*

### What three types of park and recreation features would you like improved or expanded in Garden City?

	Number of Responses	% of Respondents
Walking and biking trails	806	55.3%
Access to recreation options along Arkansas River	673	46.2%
Playgrounds	551	37.8%
Multi-purpose fields, such as those for soccer, football, etc.	419	28.7%
Picnic shelters	365	25.0%
Community facilities, such as senior center and library	341	23.4%
Outdoor skate parks	280	19.2%
Indoor skate parks	280	19.2%
Other	233	16.0%
Outdoor basketball courts	192	13.2%
Indoor basketball courts	187	12.8%
Baseball / softball diamonds	165	11.3%
Golf courses	153	10.5%
Outdoor pickleball courts	148	10.2%
Indoor pickleball courts	139	9.5%
Disc / frisbee golf courses	130	8.9%
Indoor tennis courts	124	8.5%
Outdoor tennis courts	103	7.1%

Respondents to the first community survey also expressed a strong desire to see parks and open space as a prominent future land use in the Comprehensive Plan as outlined below.

### What are the three most important types of future land development to see happening in Garden City?

	Number of Responses	% of Respondents
Residential	1,086	73.9%
Parks and Open Space	907	61.7%
Retail / Commercial	865	58.9%
A mix of uses in one location	742	50.5%
Industrial	316	21.5%
Office	167	11.4%

The Garden City Comprehensive Plan does not provide detailed recommendations for the programs or amenities to be developed or programmed within the parks, recreational, and open space system. However, it does establish a framework for the completion of detailed recommendations and policy included in the Garden City Parks and Recreation Master Plan (a separate document).

# Overall Framework for Parks, Recreation and Open Space

The following highlight the major components of recommendations for parks, recreation, and open space included in the Comprehensive Plan.

- The Arkansas River corridor represents a great opportunity to create a recreational and natural amenity that will distinguish Garden City from other communities across the region. The city has the potential to establish a set of great regional attractors along the corridor and can locate several of these within walking distance of two other key destinations in the heart of Garden City, the Downtown district and the various amenities at Finnup Park (including the Lee Richardson Zoo and Garden Rapids at the Big Pool).
- Drawing from community input and described in Chapter 8, Garden City can create a greatly expanded trail network for walking and biking around the community as it continues to grow.
- Garden City will proactively plan for regional, community, and neighborhood park and open space facilities as the city continues to grow. The Comprehensive Plan outlines the general policies guiding the development of parks and open space facilities as various parts of the city develop or revitalize.

The following provides additional information and guidance concerning these primary recommendations for parks and open space in Garden City.

## Vision for the Arkansas River Corridor

While the Arkansas River on rare occasions carries water during peak rain and flooding events, the riverbed remains dry throughout the year as it passes through the Garden City area. Finney County recently opened a new county park, Wildwood Park, to the west of Garden City along the north side of the river corridor and this park includes camping spots and limited walking trails.

The rest of the river corridor in the Garden City area remains largely unregulated in terms of its use. Bushes and limited foliage line the riverbed on either side and various native grasses and plants dominate the landscape. Residents and visitors occasionally use the banks of the riverbed for campfires, cookouts, and social camping. Many others use the riverbed to operate dune buggies and other types of all-terrain vehicles (ATVs). The riverbed itself is under the jurisdiction of the U.S. Army Corps of Engineers. The Finney County Sheriff and Garden City Police patrol the area to monitor parties and activities along the riverbed. Many residents have complained over the years about the accumulation of trash and debris in the river and the occasional lawlessness along the river corridor from parties and unregulated and unmonitored use of ATVs and other vehicles.

The Garden City community expressed considerable interest in exploring recreational opportunities and amenities along the Arkansas River as part of the initial community survey. As a follow up exercise, participants in the second community survey selected from a menu of options for planning concepts for the Arkansas River corridor, as outlined below.

Which Arkansas River planning concepts are right for the future of Garden City? Select all that apply.		
	Number of Responses	% of Respondents
Bike Trails	650	58.9%
Off-Road Vehicle Park	544	49.3%
Zip Line	503	45.6%
Obstacle Trail Run	428	38.8%
Dog Park	400	36.3%
Pavilion, Shelter	389	35.3%
BMX Facilities	246	22.3%

While the community expressed interest in a variety of amenities along the Arkansas River corridor, it expressed interest most strongly in developing bike trails, an off-road vehicle park, and a zip line course along the river corridor.

The interest in bike trails aligns with the community's overall interest in having more trails for biking throughout Garden City. Several communities across the country have developed bike trails and courses along dry riverbeds. For example, the City of St. George, Utah developed a series of bike trails and courses (the Snake Hollow Bike Park) along the Santa Clara River, which remains dry throughout the year. The course features a series of jumps, bridges, and other amenities that attract the interest and visitation of bikers and adventurers from throughout the region.

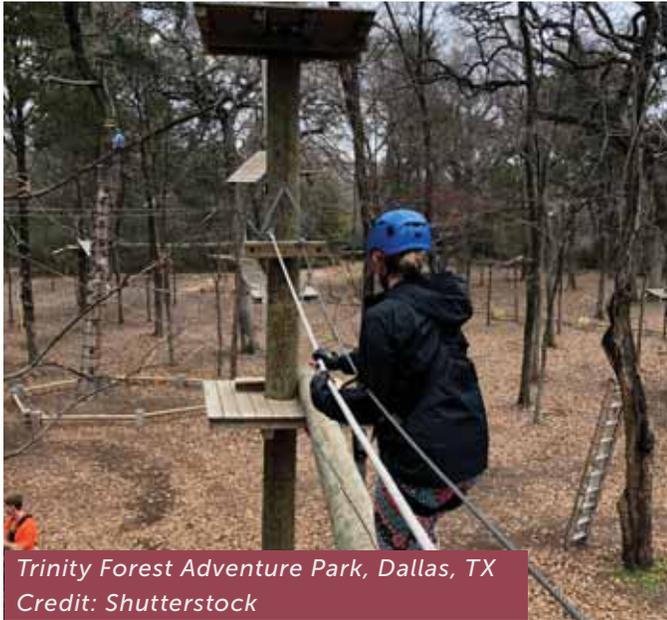


A formally developed off-road vehicle park that includes facilities such as restrooms, concessions, picnic areas, and other gathering areas could also serve as a key amenity along the river corridor. The City of Syracuse, Kansas, located around 50 miles west of Garden City, developed the 1,300 acre Syracuse Sand Dunes Park as a park offering formal trails, along with RV parking, shelter areas, dry camping, and restrooms with showers, along the Arkansas River. The park features a series of dunes, rolling hills, bowls, and fast flat areas and attracts visitors from throughout Southwest Kansas and Southeast Colorado. Garden City could potentially develop a similar park geared to off-road vehicles along its stretch of the river corridor. Garden City has the advantage of already attracting visitors from throughout the region for shopping, the zoo, Finnup Park, and other amenities. An off-road vehicle park could complement these other attractions and could benefit from the number of people already coming to Garden City for shopping or other business.



## Chapter 10: Parks and Open Space

A zip line course along the Arkansas River corridor could also serve as a regional attraction for Garden City and could be developed by the city and county, or by a private sector business. The closest zip line in Kansas to Garden City is the Wildwood Adventure Park, an 80 acre, privately operated adventure course outside of Manhattan. Wildwood features a series of zip lines with views of the Flint Hills, along with trail runs and obstacle course events. The next closest zip lines to the Garden City area are near the Royal Gorge, west of Pueblo, Colorado, and in the Denver and Colorado Springs areas.



*Trinity Forest Adventure Park, Dallas, TX  
Credit: Shutterstock*

During the Comprehensive Plan process, city leaders indicated that the community had explored some options for the Arkansas River corridor a few decades ago and learned that developing amenities along the river would require coordination with the U.S. Army Corp of Engineers and other parties.

While development of the river as an amenity would require additional coordination with state and federal agencies, the Garden City community has expressed significant interest in leveraging the river to create additional attractions for residents and visitors. The logical next step in the process of developing amenities along the river would involve developing a formal concept plan for the river and surrounding lands and then working to secure grants and other funding to help with the cleanup and preparation of the riverbed and surrounding area for various

amenities. The Garden City Parks and Recreation Master Plan identified Finnup Park as a location for many of the amenities discussed in this chapter. The city may wish to explore integrating several of these potential amenities into the grounds of Finnup Park as well as explore how the various amenities could be integrated into other locations along the river corridor.

Regardless of the exact nature of amenities pursued along the river, the Garden City community expressed strong support for using the river corridor for a regional trail for biking, to connect to Holcomb to the west and to the eastern edges of Finney County, including the Garden City Regional Airport. The development of a river trail was mentioned in the 2009 Garden City Comprehensive Plan and the input from the community over the last year further supports formally moving toward development of a regional trail along the river.

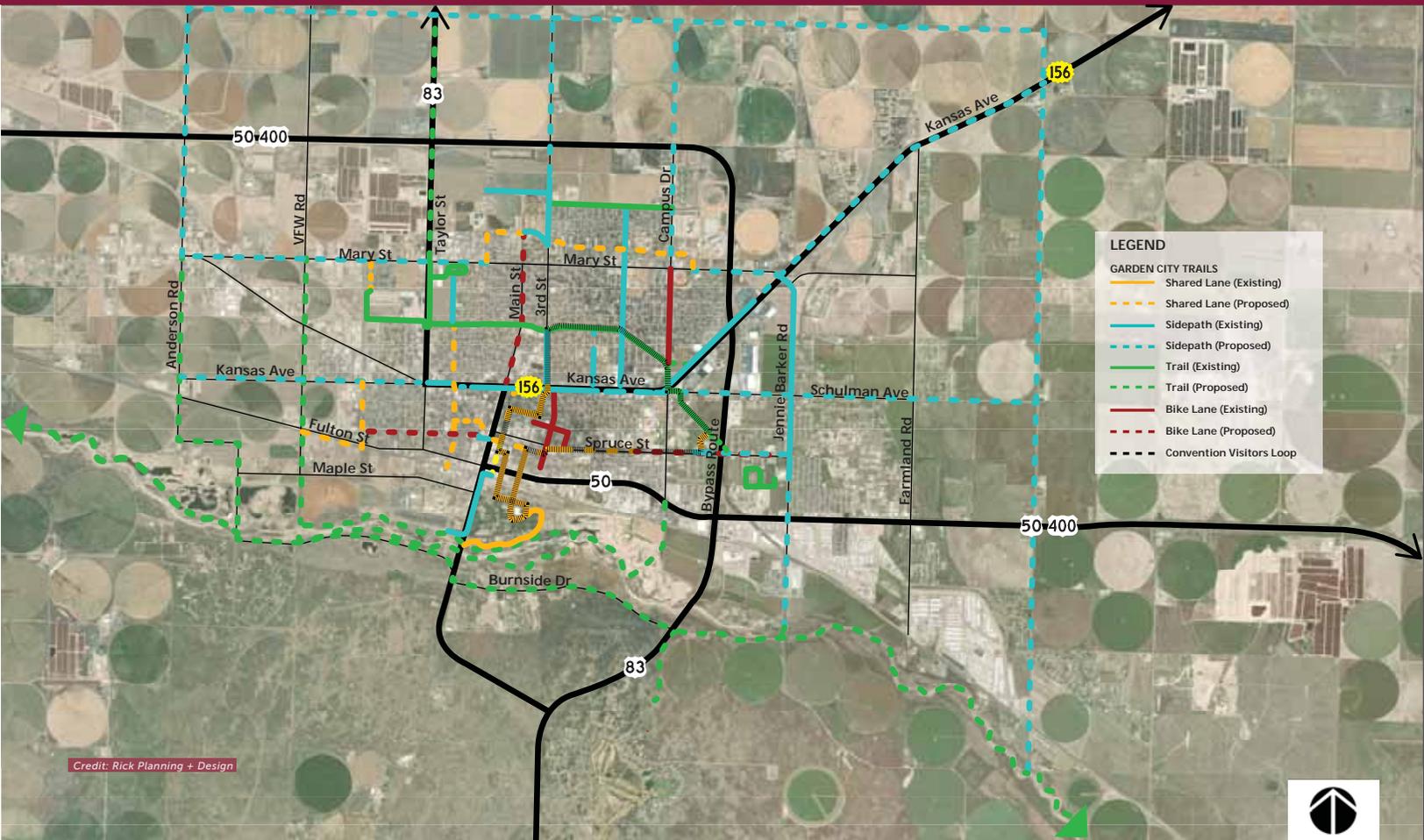
### Connecting the Trail System to Parks in Garden City

As outlined in Chapter 8, the Comprehensive Plan outlines a focused network of trails, sidepaths, and bike lanes to connect different areas within Garden City. This trail and connectivity framework also serves as a foundation for the city's overall parks and open space system. As the community continues to grow, it will add trail connections between new parks and these trail systems around Garden City. The trails themselves serve as a focal point for recreation for residents and visitors, including the regional trail along the Arkansas River corridor and the loop trail around the north, west, and east sides of Garden City. Chapter 8 provides additional guidance regarding the amenities to be included along trail corridors as the city continues to grow.



*Credit: Rick Planning + Design*

# Bike Network



## Planning for Parks as the Community Grows

While the Garden City Parks and Recreation Master Plan provides more detailed guidance concerning recreational programs and amenities to be developed and maintained by the city over the next few decades, the Comprehensive Plan provides an overall vision for the development of parks and open space amenities as the community continues to grow.

Parks and open space amenities often serve as some of the key “attractors” that bring outside visitors and tourists to Garden City and help to attract new residents and companies to town. Input from the community as part of the second survey for the Comprehensive Plan provided input regarding the types of attractors most desired for Garden City, as outlined below

Which community attraction concepts are right for the future of Garden City? Select all that apply.		
	Number of Responses	% of Respondents
Family Fun Center	804	71.0%
Family Golf and Food	530	46.8%
Botanical Gardens	502	44.3%
Splash Pad	449	39.6%
Beer Gardens	391	34.5%
Pottery / Craft Center	364	32.1%
Dog Park	332	29.3%
Community Museum	330	29.1%
Enhanced Skate Park	311	27.5%
Community Garden	300	26.5%
Bowling Center	270	23.8%

The community expressed the most support for concepts relating to a “family fun center”, “family golf and food”, “botanical gardens” and “splash pads.” A family fun center or a family golf center (such as a putt-putt golf course) could be developed by the private sector, as part of a public-private partnership, or by the city. A botanical gardens could be developed by the city, the county, a partnership between the city and county, or by a private sector entity. Communities typically develop splash pad amenities as part

of their parks and recreation budgets and splash pads are typically located in downtown areas, major shopping areas, or as part of neighborhood or pocket parks around towns.

Respondents to in-person engagement throughout the Comprehensive Plan process, and in particular the youth of Garden City at the middle schools and high school, repeatedly noted that Garden City needs more things for kids and for families to do for entertainment and for fun. Members of the Latino community noted that, even if some of the amenities desired are present in Dodge City or other communities in Southwest Kansas, many immigrant families do not have the money to drive an hour or two away to enjoy family activities. A common theme expressed during the planning process was that Garden City needs more things to do beyond movie theaters, bowling alleys, and hanging out with friends, to keep young people in town after graduation and to attract new families and business to locate here. While many of the amenities outlined in the table on this page may be developed by private businesses, the city should focus on making many of these amenities a reality.

Respondents to in-person engagement and, in particular young people, noted throughout the Comprehensive Plan that Garden City lacks any bodies of water or places to enjoy the water, beyond the Garden Rapids at the Big Pool, which is open only during the summer months, and the Parrot Cove Indoor Water Park. Many youth noted that splash pads would serve as a great addition to Downtown Garden City, or in various neighborhoods around town.



Credit: City of Garden City

Many community members of all ages expressed the hope that Garden City could develop some sort of outdoor water feature, whether a pond or a small lake, so that kids and families could fish recreationally and even enjoy an outdoor swim. The water in the Arkansas River is diverted away from the channel around the Deerfield area for irrigation. Tamarac plants present in the river channel in the Garden City area also absorb most of the runoff into the channel during non-peak rain events.

The city could explore the introduction of a small pond or lake or create a water feature like a small pond or channel with water in one of the existing or new parks around Garden City, or within the Arkansas River channel. The creation of a water feature along the river, for example, would bring even more people down to the river and to Finnup Park and could serve as a central gathering place for the community. The design of any permanent water features would likely involve the use of grey water (non-potable water discharged from the city’s system) and the continual recycling of the water present in any water feature to provide for more efficient use of water given the limited water resources available in the region.

The second survey for the Comprehensive Plan asked respondents for their input regarding the types of parks, open space, and trail concepts most preferred as the city continues to develop. As outlined in the table that follows, participants ranked enhanced playgrounds, the preservation of wildlife and natural areas, enhanced park shelters, having better WiFi in public parks, and dog parks as their top priorities.

As the city continues to add parks and open spaces and considers improvement programs for existing facilities it should consider this input and focus on enhancing the quality and features of playgrounds, park shelters, public internet, dog parks, and related features. The city could introduce a formal area for wildlife preservation along parts of the Arkansas River corridor or on the outskirts of Garden City as new neighborhoods develop and as funding becomes available.

Which, parks, open spaces, and trails concepts are right for the future of Garden City? Select all that apply		
	Number of Responses	% of Respondents
Enhanced Playgrounds	749	66.2%
Wildlife / Preservation Areas	587	51.9%
Enhanced Shelters	444	39.3%
Public WiFi / Internet in Parks	430	38.0%
Dog Parks	423	37.4%
Arboretum	395	34.9%
Bike Stations Along Trails	375	33.2%
E-Bike Options	249	22.0%
Bike-Share Program	228	20.2%

As Garden City continues to grow it should continue to expand the system of neighborhood parks and open space corridors in new areas of growth. The city should work with developers to ensure that new neighborhoods include neighborhood parks that incorporate playground elements, shelters, and other amenities desired by residents and visitors. The city will also work to fill in some of the “gaps” in geographic coverage for parks and open space including gaps on the east side of town and along the western edges of Garden City.

While the Future Land Use Map does not specify exact locations for new parks as the community continues to grow, the city must ensure that new parks and open spaces are located to provide sufficient access for all residents and businesses, in line with national standards for parks and open space planning.

The Garden City Parks and Recreation Master Plan provides more specific guidance regarding the standards and amenities to be used in planning for the full range of parks and open spaces in the community (including Neighborhood Parks, Community Parks, Regional Parks, and Open Space Corridors).

# Goals, Policies, and Actions

The following goals, policies, and actions will guide city departments and partners at the local, regional, and state levels, as well as the private sector, in implementing the vision for parks, recreation, and open space in Garden City. The following are not listed in order of priority but are intended to cover the full range of topics related to parks, recreation, and open space (abbreviated as “PROS” in the sections below).

**PROS Goal 1:** Leverage parks and trails to create a well-connected community.

**PROS Policy 1.1:** The city will work with Finney County, the development community, and private property owners to ensure that trail, sidewalk, and pathway connections are made to key destinations and throughout the city as development and redevelopment occurs.

**PROS Action 1:** Amend the city’s Development Code to require sidewalk and trail connections from neighborhood and pocket parks to nearby trail corridors and to surrounding neighborhoods, as a criteria for approval of site plans.

**PROS Action 2:** Identify land dedication and open space conservation opportunities during the development review process, in accordance with the city’s Parks and Recreation Master Plan.

**PROS Action 3:** Implement the trail framework outlined in this Chapter (and within Chapter 9) to create a “loop” network of trails around Garden City, create a regional trail following the river corridor, and to complete the network of bike lanes, sidepaths, and sharrows within the interior portions of the city.

**PROS Action 4:** Annually review maps in the Parks and Recreation Master Plan to determine the best routes for future trail connections while providing the least impact on wildlife and sensitive environmental areas.

**PROS Action 5:** Establish a dedicated fund, within the city’s Capital Improvement Program, earmarked to assist with the completion of gaps in the city’s sidewalk network.

**PROS Goal 2:** Provide a high quality system of parks, open space, trails and recreation facilities, amenities, and programs.

**PROS Policy 2.1:** The city will collaborate with developers and property owners to develop new parks as the community continues to grow.

**PROS Action 6:** Amend the city’s Development Code to require developments to provide a minimum percentage of total project acreage (20 percent) as dedicated parks or open space areas, or to contribute funds to a city-wide parks and open space fund in lieu of the land dedication.

**PROS Action 7:** Integrate amenities desired by the community in this Comprehensive Plan (including splash pads, enhanced playgrounds and shelters, dog parks, and others) into the design of new neighborhood and community-wide parks.

**PROS Action 8:** Pursue the development of “infill” parks and gathering areas necessary to ensure that all residents of the city are within a 10 minute walk of a park or open space facility.

**PROS Action 9:** Create a land acquisition fund (to be financed, in part, by “in lieu” fees paid by developers) to purchase strategic properties for future parks and open space facilities, as properties become available.

**PROS Policy 2.2:** The city will pursue initiatives to upgrade existing parks and open spaces and implement improvements to existing programs and amenities.

**PROS Action 10:** Implement upgrades to existing parks and open space facilities in line with the recommendations of the Parks and Recreation Master Plan.

PROS Action 11: Implement necessary changes and enhancements to city-led parks and recreation programs, in line with the recommendations of the Parks and Recreation Master Plan.

**PROS Goal 3:** Pursue upgrades and new facilities that enhance Garden City's status as a regional hub for recreation and enhance tourism to the city.

**PROS Policy 3.1:** The city will pursue initiatives to complete new facilities geared to attract outside visitors while meeting the desires expressed by the community.

PROS Action 12: Complete a series of water features around Garden City, to include splash pads, a fishing pond, or another permanent, outdoor water feature to serve the interests of residents and help attract visitors to the city.

PROS Action 13: Complete a feasibility study to explore the possibility of constructing an indoor swimming pool (possibly in conjunction with Garden City Public Schools).

PROS Action 14: Target private sector companies interested in developing family fun centers, family golf courses, or similar regional attractors that may be better developed by the private sector.

**PROS Policy 3.2:** The city will pursue initiatives to leverage the Arkansas River corridor and complete improvements along and near the corridor.

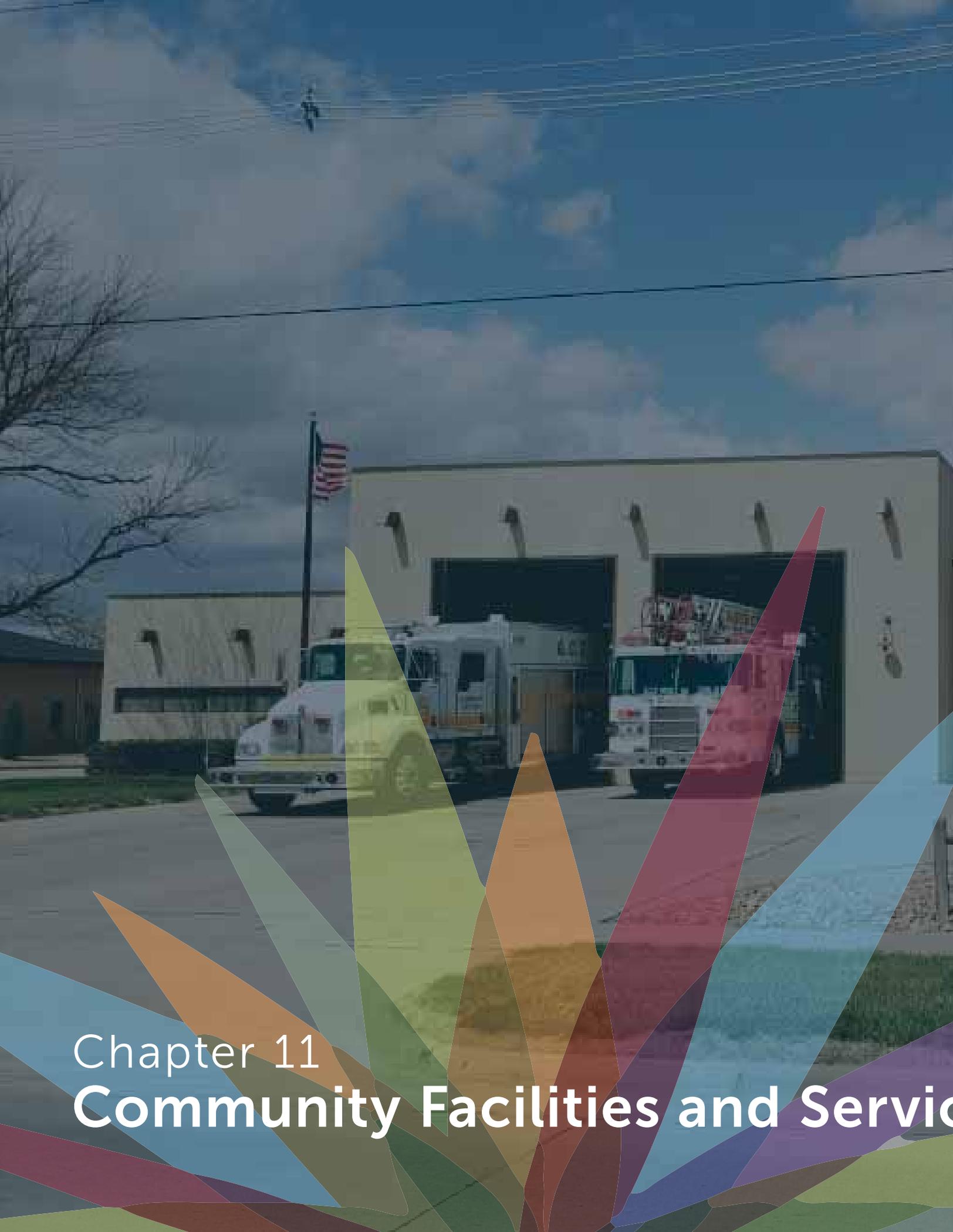
PROS Action 15: Complete a detailed feasibility study and action plan for the Arkansas River corridor, incorporating the amenities outlined in the Comprehensive Plan.

PROS Action 16: Pursue funding opportunities at the state and federal levels appropriate for the development of the amenities outlined for the Arkansas River corridor.

PROS Action 17: Purchase strategic properties along the edges of the riverbed corridor for future use in implementing the vision for the Arkansas River corridor.



*Credit: City of Garden City*



Chapter 11

# Community Facilities and Services



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Credit: City of Garden City

**The City of Garden City collaborates with a variety of other agencies, nonprofit groups, and organizations to provide community facilities and services to residents, businesses, and visitors. Community facilities and services refers to a range of facilities and services, including fire and police, hospitals and health care, education, and various services for individuals and families.**

### **Educational Services**

With a total enrollment of around 7,000 students, Garden City Public Schools is one of the larger school systems in the state of Kansas. Although the city has steadily gained population over the last ten years, the enrollment in the school district has remained fairly steady and has decreased in some age ranges. As the community continues to grow and add more families, the Garden City Public Schools will continue to monitor enrollment trends on an annual basis and plan for potential new facilities accordingly. The Future Land Use Plan outlined in the Comprehensive Plan, along with the projections for continued population growth in Garden City, mean that the school district may need to add more schools over the next 20 years. This Comprehensive Plan does not pinpoint the locations where elementary or middle schools may be added in the future. Instead, the school district plans for potential facility expansions separately from the city. Over the years Garden City Public Schools, like many school districts in the state, has proactively purchased parcels in anticipation of potential new schools, and the district may follow this model going forward.

Throughout the Comprehensive Plan process, participants noted the role Garden City Community College (GCCC) can play in the city's growth. The majority of respondents in the final community survey favored establishing and growing internship programs between GCCC and the local business community. Expanding

internship opportunities would provide needed labor for many local companies while providing great career experience for GCCC students. In addition to providing college level courses for many students who attend the community college for a few years before transferring to four-year institutions, GCCC provides a range of technical education programs. Establishing more internship opportunities between these technical programs and local companies would help local tradesmen secure labor and would also help the local construction industry keep up with demand as Garden City grows.

### **Senior Services**

The Finney County Senior Center provides daily lunches, games, and other activities for seniors in the community. Many stakeholders mentioned during the planning process the potential to expand senior services and programs in the Garden City area to provide activities for more active seniors, including outdoor, exercise, and recreational activities. As the city continues to grow, the community may wish to explore adding more senior centers or opening a larger senior center to serve the Garden City area. The city should collaborate with Finney County and KDOT to update senior services and programs, including transportation for seniors in the local area.

## Police and Public Safety

As noted in the Community Assessment, Garden City has a higher crime rate than most communities in Kansas and many of its peer communities across the middle of the country. The police department and stakeholders noted that the city is contending with rising rates of drug use and is on one of the major shipping routes for drugs across the state, given its status as a regional hub.

The Garden City Police Department continues to monitor the needs for community policing and patrols in different parts of the city as the community continues to grow. It may need to add more patrols as the city potentially grows farther to the east, north and west, as outlined in the Future Land Use Plan.

## Fire Protection

The Garden City Fire Department serves the city as well as Finney County and currently operates two stations within the city limits as well as a station located at Garden City Regional Airport. The department is currently working on construction of a third station on the city's east side.

As discussed further in Chapter 13, Garden City and the western half of Kansas face an enhanced risk of wildfire. Given the prevalence of wind across the region and the semi-arid climate, Garden City faces fire risk from the surrounding landscape in Finney County. The fire department faces the challenge of serving a vast rural area in Finney County and may have difficulties controlling wildfires that arise in the county without outside help.

As the community continues to grow it may need to add more fire stations over the next few decades, depending on how and where the city expands with development.



Credit: City of Garden City

# Goals, Policies, and Actions

The following goals, policies, and actions will guide city departments and partners at the local, regional, and state levels in the provision of various community services as Garden City continues to grow. The following are not listed in order of priority but are intended to cover the full range of topics related to community services and facilities (abbreviated as “CFS” in the sections below).

**CFS Goal 1:** Preserve the functional integrity of key city-led facilities and services while enabling the facilities to operate and grow in a manner that best serves the needs of the Garden City community.

**CFS Policy 1.1:** The city will periodically evaluate its police and fire services to ensure that services are adequately provided to residents and visitors in Garden City.

**CFS Action 1:** Leverage existing planning and management tools of the police and fire departments to continue providing excellent services to the Garden City community.

**CFS Action 2:** Continue to update the city’s operational plans for the fire and police departments to ensure that the community is meeting or exceeding current standards for the provision of these services.

**CFS Goal 2:** Coordinate and collaborate with local schools, social service agencies, and other partners to provide the full range of community services to the various populations in Garden City.

**CFS Policy 2.1:** The city will collaborate with local schools as they plan for their services to the local community.

**CFS Action 3:** Share and regularly update growth projections and development application information with the Garden City Public Schools and GCCC as these institutions plan for future enrollments.

**CFS Action 4:** Collaborate with local schools to help identify training programs needed for local industries as part of their curriculum planning.

**CFS Policy 2.2:** The city will collaborate with social service agencies as they plan for the future of their services and programs in the Garden City community.

**CFS Action 5:** Collaborate with Finney County Senior Center and other county and state agencies as they plan for services and programs for seniors in the Garden City area.

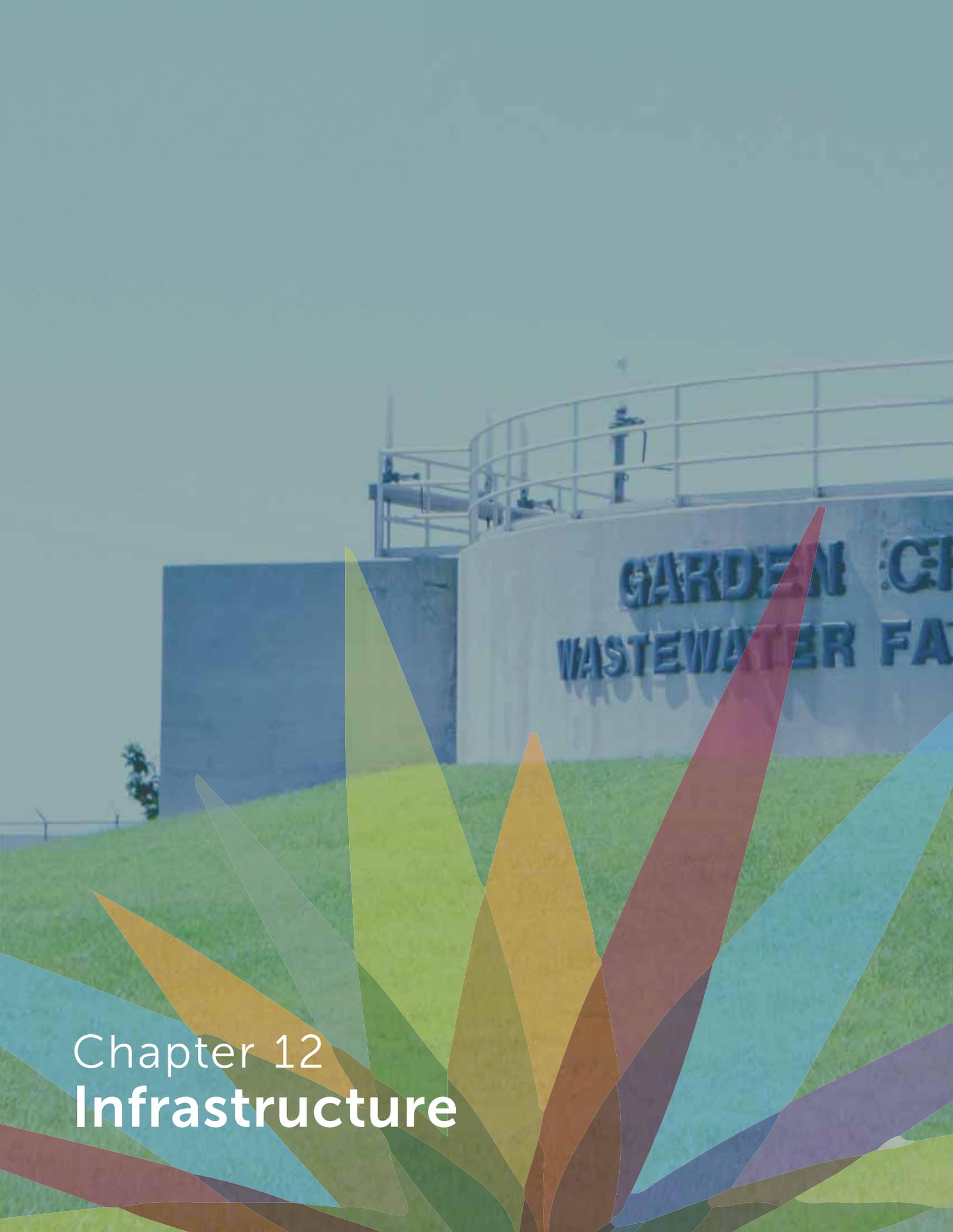
**CFS Action 6:** Collaborate with community groups and agencies to ensure that social services and programs are adequately provided to non-English speaking populations in Garden City.

**CFS Action 7:** Collaborate with community groups and agencies to ensure that social services and programs are adequately provided to disabled individuals and other individuals with special needs.



Celebrating 60 Years  
1956-2016  
WE WILL BE  
KNOWN FOREVER  
BY THE TRACKS  
WE LEAVE &  
Paw prints

Credit: City of Garden City



Chapter 12  
**Infrastructure**



TY  
CILITY

**Infrastructure systems support all daily activities in Garden City and serve as the foundation for the community's continued growth. Thoughtful, forward-thinking planning to serve growth and provide adequate investment in facilities is essential to protect the quality of infrastructure systems serving Garden City. The City of Garden City pursues the provision of infrastructure to local residents and businesses in an efficient and resilient manner. Investments in infrastructure include capital outlays for facilities and improvements, expenditures for ongoing maintenance and operations, expenditures for replacement when systems have reached the end of their useful lives or have become economically inefficient, and expenditures required to address regulatory requirements.**

The City of Garden City operates as a full service provider of water, wastewater, and stormwater utility services. In contrast to most municipalities in Kansas, the city operates its own electric utility as well. Black Hills Energy provides natural gas services to the area, and other private sector entities provide dry utilities such as cable and Internet.

As outlined in the Community Assessment document (Appendix A), Garden City has sufficient capacities (for water, sewer, and stormwater) to serve existing residents and businesses. However, the city will need to expand its sewer capacities and its supply of water to serve additional growth over the next ten years. The city's current water plan anticipates a 2040 population of 35,000 residents. Given that the 2022 population exceeds 31,000 residents and the community anticipates significant growth over the next ten to 20 years, Garden City will likely exceed the 2040 forecast within the next several years. Therefore, Garden City will begin exploring ways now to expand its water supply, and to use its water supply more efficiently to anticipate the community's projected growth. Options to reduce the total water demand (on

a per capita basis) may include the reuse of effluent as part of the water supply, strengthening incentives and regulations tied to water conservation, and installing more environmentally sustainable (or "green") infrastructure as part of the city's capital improvements program.

The city's existing wastewater treatment plant (WWTP) has a capacity of 6 million gallons per day and will need to be expanded in the future to maintain redundancy of operations. A new interceptor will be needed to extend sewers to provide for growth east of the bypass. Furthermore, various extensions of sewer lines and lift stations will be needed to serve the growth areas shown on the Future Land Use Plan on the west and south sides of Garden City. Extending infrastructure to the south of the Arkansas River would require significant investment.

Given that Garden City may exceed 50,000 residents by 2045, the city will need to update its long range plans for water and sewer infrastructure as a follow up to the Comprehensive Plan to outline more detailed plans to serve the anticipated growth.

The Future Land Use Plan outlined in Chapter 4 emphasized infill development and redevelopment along the older commercial corridors in Garden City and in and around Downtown Garden City. Pursuing a growth strategy focusing on infill and redevelopment may result in reduced costs for infrastructure improvements and facilities and thus provide a better financial return to the city from development. Using or upgrading existing sewer and water lines may reduce the cost of infrastructure extensions and maximize the efficiency of providing infrastructure. While the Future Land Use Plan does allow for outward expansion of development into “greenfield” areas (areas previously undeveloped, and located on the edges of Garden City), this outward expansion would result in costs for extensions of water, sewer, and other utilities. Thus, proactively promoting Downtown and older parts of town for redevelopment could serve the city well from an environmental and economic perspective over the next 20 years.



*Municipal Infrastructure, City of Garden City*  
*Credit: City of Garden City*



*Municipal Infrastructure, City of Garden City*  
*Credit: City of Garden City*

# Goals, Policies, and Actions

The following goals, policies, and actions will guide the city’s Public Works and Utilities Department and other public and private sector partners in providing infrastructure services as Garden City continues to grow. The following are not listed in order of priority but are intended to cover the full range of topics related to infrastructure (abbreviated as “INFR” in the sections below).

**INFR Goal 1:** Provide a high quality water supply to serve the current and projected needs of residents and businesses in Garden City.

**INFR Policy 1:** The city will proactively plan for system expansion and ongoing maintenance and replacement of aging infrastructure through the city’s Capital Improvement Plan (CIP) process.

**INFR Action 1:** Maintain an inventory of maintenance and upgrade projects for the water infrastructure in existing developed areas in Garden City.

**INFR Action 2:** Update the city’s Water Master Plan as appropriate to incorporate the growth projections outlined in the Comprehensive Plan and integrate the outcomes of the Water Master Plan into updates to the city’s CIP.

**INFR Action 3:** Identify and pursue new sources of water for the city to serve Garden City’s growth over the next 20 years (and beyond).

**INFR Action 4:** Develop a plan for the reuse of water in Garden City to help minimize the need for new sources of water to serve the city’s growth.

**INFR Policy 1.2:** The city will pursue incentives and regulations that will result in greater water conservation in Garden City, including a reduction of the water usage per capita.

**INFR Action 5:** Review the city’s rate structure to evaluate charging higher rates for water use during peak periods.

**INFR Action 6:** Develop incentives for the use of water conservation appliances and features in homes and businesses (such as low flow toilets).

**INFR Action 7:** Develop incentives for the use of xeriscaping for landscaped areas and introduce higher tap fees for projects relying on irrigation systems for landscaping.

**INFR Action 8:** Update the building code to introduce additional incentives and regulations designed to encourage greater water conservation in projects.

**INFR Goal 2:** Provide a sanitary sewer system that serves existing businesses and residents, allows for continued growth, and provides for regular maintenance of existing assets.

**INFR Policy 2.1:** The city will proactively plan for expansion and ongoing maintenance and upgrades of the sanitary sewer system.

**INFR Action 9:** Continue to keep an inventory of maintenance and upgrade projects for the sewer infrastructure in existing developed areas in Garden City.

**INFR Action 10:** Update the city’s Wastewater Master Plan to incorporate the growth projections outlined in the Comprehensive Plan and integrate the outcomes of the Wastewater Master Plan into updates to the city’s CIP.

**INFR Policy 2.2:** The city will encourage infill development and redevelopment to minimize costs associated with sanitary sewer extensions to outlying areas.

**INFR Action 11:** Develop a menu of incentives (such as reductions in development fees or tax abatements) for infill and redevelopment projects in Garden City.

INFR Action 12: Develop mechanisms (such as benefit districts) designed to allocate portions of the costs of sewer line extensions to new developments.

INFR Goal 3: Coordinate with the private sector to provide for effective stormwater management in Garden City.

**INFR Policy 3.1:** The city will ensure that developments and improvements provide for sufficient stormwater mitigation facilities, while minimizing cost and the consumption of land.

INFR Action 13: Update the city's development codes to allow for and encourage the use of green stormwater techniques (such as porous paving, rain gardens, and other techniques).

INFR Action 14: Develop a program to encourage the establishment of stormwater drainage facilities that serve multiple properties, thus providing for more efficient site planning.

INFR Action 15: Develop a program to encourage the design of stormwater drainage facilities as usable open space or park facilities as part of new developments or redevelopments.

INFR Goal 4: Coordinate with the private sector to increase the quality of dry utilities in Garden City, in particular technology and telecommunications services.

**INFR Policy 4.1:** The city will work to improve the technology and telecommunications services provided in Garden City and thus enhance the quality of life and competitive position of the community.

INFR Action 16: Recruit additional companies to provide broadband and similar connectivity services in the community in order to increase options and provide for lower costs for residents and businesses.

INFR Action 17: Pursue grants and other funding opportunities to enhance broadband service in Garden City.

**INFR Policy 4.2:** The city will provide high quality electricity services in the most economical manner possible.

INFR Action 18: Develop plans for necessary expansions and upgrades to the city's electricity system and grid to serve anticipated growth.

INFR Action 19: Explore options to diversify the city's sources for the generation of electricity in order to reduce electricity costs for users.

**INFR Policy 4.2:** The city will coordinate with private sector partners to provide high quality cell phone service and other dry utilities in Garden City.

INFR Action 20: Encourage providers to make upgrades to dry utilities (for cell phone service, natural gas, and others) over time to improve service and serve the city's growth.



Chapter 13  
**Resiliency**



Credit: City of Garden City

The Garden City Comprehensive Plan outlines strategies for the community to continue its growth and maintain its operating systems and quality of life while withstanding potential shocks the community may face (whether natural or human caused). Garden City is proactively planning for natural hazards, including wildfires, hazardous winter weather, and tornadoes, that may impact the local area. It also is planning for shocks to the local economy, shocks to housing and shocks to the overall quality of life that would affect the community's stability.

While many communities consider the topic of resiliency primarily in terms of environmental sustainability, the term serves as an umbrella over the ability of a community to withstand various types of shocks – environmental, economic, and community-oriented. The goals and action items outlined in this chapter will help increase the capacity of Garden City to reduce its risks to various shocks and to respond to shocks as they occur in the future.

## Environmental Drought and Water Conservation

Western Kansas is susceptible to lengthy periods of drought, and the water supply provided by the Ogallala Aquifer continues to rapidly deplete. Planning for water capacity in this challenging environment using the latest in water conservation techniques and technologies is a very high priority issue for Garden City.

Garden City will proactively plan for water conservation and its water supply using the following primary strategies:

- ▶ Providing incentives and regulations to pursue the use of xeriscaping, native plantings, and other low-water vegetation in new developments and in existing neighborhoods and commercial areas in Garden City.
- ▶ Pursuing water reuse to reduce the total demand for fresh water needed for the city's growth.
- ▶ Providing incentives and regulations to pursue the use of water efficient appliances across the entire city.
- ▶ Proactively securing additional water sources from the surrounding area to serve the city's growth.

### Wildfire

As droughts occur in western Kansas, and as the climate continues to warm, Garden City will face an increased risk of wildfires. Wildfires that have occurred in recent years in other areas of central and western Kansas demonstrate that fire events can erupt quickly and cover large portions of counties very quickly, especially in high wind events. Garden City is surrounded by thousands of acres of grasslands and often dry crop lands

where wildfires could potentially threaten the city, especially on the outskirts and edges of the community.

As outlined in this chapter, Garden City will proactively plan for wildfires through the following strategies:

- Developing regulations for landowners to reduce the risks of wildfires through proper clearing of combustibles from properties, especially around structures.
- Educating residents about potential risks from wildfires.
- Working with Finney County and other agencies to strengthen the ability of local governments to respond to wildfire events in the Finney County area.

## Severe Weather

The Finney County area is prone to a variety of severe weather events, including tornadoes, hailstorms, lightning, blizzards and other winter weather events, and related hazards. Garden City will ensure that new construction and renovation plans are completed in accordance with local building codes to improve the ability of structures to withstand weather-related impacts.

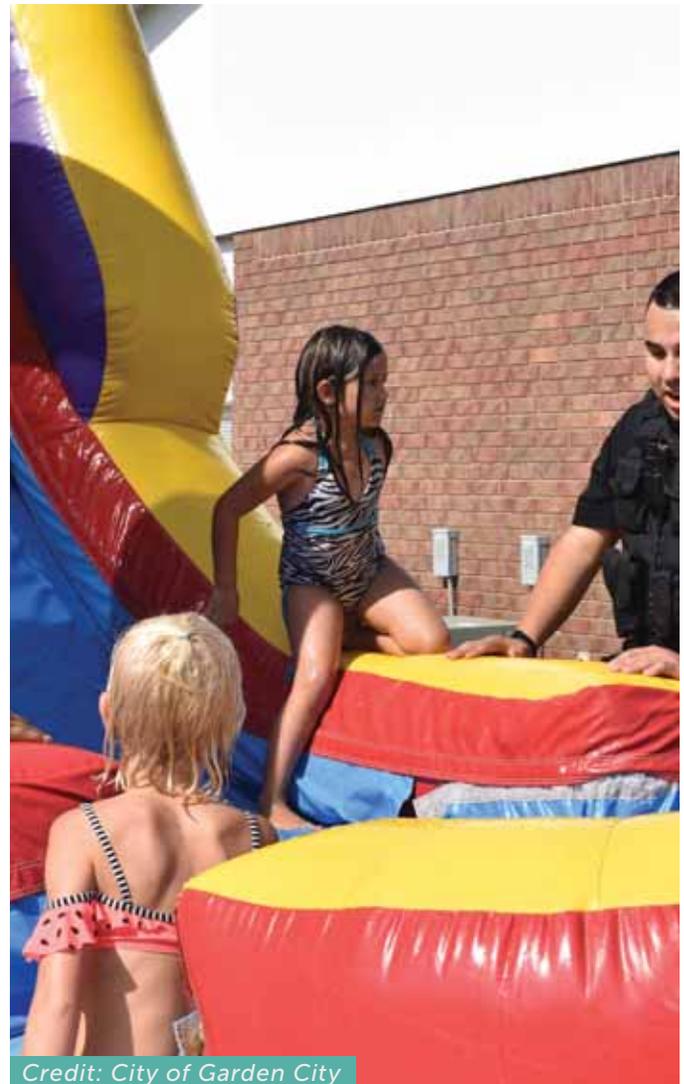
## Social

### Updating Technologies and Systems for Emergency Events

Garden City will regularly review its emergency communications technologies and consider updates as needed to provide sufficient communication coverage during emergency events. The city will continue to work with Finney County and other agencies to increase emergency preparedness, including increasing the awareness of residents and businesses concerning procedures to follow during emergency events. As Garden City continues to grow it will continue to work with other agencies to implement emergency management plans for the local area.

## Economic

Garden City will continue to plan for potential economic shocks (such as recessions or the loss of a major employer) by providing reserves in its budget for its operations during these periods of uncertainty. It will continue to examine ways to diversify the base of local businesses to minimize the impact to the community from a downturn in one sector of the economy. As outlined in other sections of the Comprehensive Plan, the Garden City community will continue to pursue strategies to support small businesses in the area and to foster innovation in the development of small to mid-sized businesses.



Credit: City of Garden City

# Goals, Policies, and Actions

The following goals, policies, and actions will guide the city’s resiliency efforts over the next few decades. The following are not listed in order of priority but are intended to cover the full range of topics related to resiliency and sustainability (abbreviated as “RES” in the sections below).

**RES Goal 1:** Enhance water conservation and provide sufficient water supply as the city continues to grow.

**RES Policy 1.1:** The city will support the use of xeriscaping and native plantings to reduce outdoor water usage in new and existing areas of Garden City.

RES Action 1: Update the city’s Development Code to limit the percentage of outdoor space using irrigated turf.

RES Action 2: Develop a program of incentives (such as fee rebates or credits) to support the use of xeriscaping and native plantings as part of new projects in Garden City, and for existing residents and businesses to convert to xeriscaping or native plantings.

RES Action 3: Include the re-use of water in the city’s Water Plan going forward.

RES Action 4: Develop a program of incentives to support the conversion of appliances in residences and businesses to water conserving models over time.

**RES Goal 2:** Prepare Garden City for severe weather and natural hazards.

**RES Policy 2.1:** Encourage wildfire mitigation and provide for wildfire preparedness in the Garden City area.

RES Action 5: Develop incentives for landowners to provide wildfire mitigation around structures and on their properties.

RES Action 6: Update development regulations as needed to provide the latest tools and techniques related to fire safety and protection.

RES Action 7: Work with community groups and other agencies to educate residents and businesses about potential wildfire risks in the local area.

RES Action 8: Develop a wildfire preparedness plan while working with Finney County and other agencies to coordinate responses to wildfire emergencies in the local area.

**RES Policy 2.2:** Improve the quality of structures to withstand severe weather (tornadoes, and winter weather) and prepare the community for these severe weather events.

RES Action 9: Ensure that new construction and renovations comply with adopted building codes.

RES Action 10: Provide incentives for the inclusion of “safe rooms” in the construction of new residences and businesses to withstand tornadoes.

RES Action 11: Update the Development Code to require that new mobile home communities include tornado shelter locations for residents.

RES Action 12: Update the city’s electrical supply as needed to provide for redundancy in the event of severe winter weather (i.e., ice storms).

RES Action 13: In coordination with other agencies, update emergency warning systems as needed and periodically review and refresh emergency management procedures.

**RES Goal 3:** Prepare Garden City for economic downturns and related community shocks.

**RES Policy 3.1:** The city will maintain sufficient fund reserves to protect itself during economic downturns or times of disaster.

RES Action 14: As part of the city's regular financial planning, identify actions to offset potential fiscal risks to the city from various economic sectors.

RES Policy 3.2: The city will continue to diversify the local economy and identify risks to economic vitality.

RES Action 15: Continue to work with the Finney County EDC to recruit new companies from various economic sectors.

RES Action 16: Continue efforts to support small businesses and innovation in different economic sectors.



Chapter 14  
**Implementation Plan**



GARDEN CITY  
KANSAS



Credit: City of Garden City

The City Commission, along with other advisory boards and commissions in Garden City, will help implement and complete the various action items outlined in the Comprehensive Plan. This Implementation section provides guidance to the city departments, boards, commissions, and other partners involved in completing action items. The Implementation Plan matrix that follows outlines general order of magnitude costs associated with each action item, and an anticipated timeframe for completion (short-term, mid-term, or long-term). Several of the action items listed in the plan will continue on an ongoing basis and, therefore, boxes are checked for all three timeframes for these action items.

The Implementation Plan is intended to provide a general guide for the completion of the action items in the plan. Input from the community influenced the timeframes anticipated for the various action items. For example, action items associated with adding more activities and things to do in Garden City are primarily marked as "short-term" in nature, given the strong input from the community through the planning process that Garden City needs to add more entertainment and activities. The prioritization of action items may change due to changes in conditions in the city and changing preferences of elected and appointed leaders in Garden City over time.

# Chapter 5: Future Land Use and Development (LU)

LU Goal 1: Maintain a healthy balance in land uses between residential, commercial, office / business park, industrial, and park / open space.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
LU Action 1: Monitor and provide reports to the community on development activity, platting and lot inventories, and building permit data (broken into residential versus commercial).	NDS	City Commission, Planning Commission		\$	High	X	X	X	

# Chapter 6: Community Character (CC)

CC Goal 1: Enhance streetscapes and other elements of the public realm around Garden City.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
CC Action 1: Establish a "Complete Streets" policy and associated design guidelines to steer the designs of various corridors around the city as improvements and/or adjacent developments are completed.	NDS	City Commission, Planning Commission	Public Works, Public Utilities, Finney County EDC	\$	Medium	X			
CC Action 2: Update the city's design standards and municipal codes as they relate to the design of public spaces such as plazas and parks.	Parks & Recreation	City Commission, Planning Commission, Public Grounds & Tree Board	NDS	\$	Medium	X			

**CC Goal 1: Enhance streetscapes and other elements of the public realm around Garden City.**

CC Goal 1: Enhance streetscapes and other elements of the public realm around Garden City.							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
CC Action 3: Pursue grants and other funding to complete connections for walking and biking between different areas of the community.	Parks & Recreation	City Commission	NDS, Public Works	\$	Medium	X	X	X	
CC Action 4: Update the city's design and development standards to require new developments and redevelopments to provide connections for walking and biking from residential areas to nearby commercial areas and community destinations (including parks, open space, and public facilities).	NDS	City Commission, Planning Commission	Parks & Recreation	\$	Medium	X			
CC Action 5: Update the city's design and development standards to require new developments and redevelopments to provide street or driveway connections to adjacent developments, where feasible. The update to the city's design and development standards should emphasize the establishment of a grid network of streets in new developments to provide for greater connectivity.	NDS	City Commission, Planning Commission		\$	Medium	X			

CC Goal 2: Continue to enhance the character and vitality of Downtown Garden City.									
	Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	General Timing		
							Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
CC Action 6: Pursue the action items and recommendations outlined in the Downtown Plan (a separate, companion document to the Comprehensive Plan).	Public Improvements, Policies, and Staff Actions	Downtown Vision	City Commission, Planning Commission	NDS, Parks & Recreation, Public Works, Public Utilities	\$\$\$	High	X	X	X

CC Goal 3: Continue to enhance the character and vitality of existing neighborhoods and areas of infill development in Garden City.									
	Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	General Timing		
							Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
CC Action 7: Update the city's program of development incentives to encourage the adaptive reuse of buildings and the infill development of vacant or underutilized properties.	City Policy; Staff Action	NDS	City Commission	City Manager's Office, Finney County EDC	\$	High	X		
CC Action 8: Update the city's development standards to allow live/work units and expanded home occupations as a way to encourage the creative use and reuse of properties within existing neighborhoods around Garden City.	City Policy; Staff Action	NDS	City Commission	Finney County EDC	\$	High	X		

CC Goal 4: Continue to promote the installation and enhancement of public art around Garden City.									
							General Timing		
	Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
CC Action 9: Update the city's development standards to encourage and incentivize the installation of public art within new developments.	City Policy; Staff Action	NDS	City Commission, Planning Commission	Garden City Arts	\$	Lower	X		
CC Action 10: Develop a rotating public art program, to provide for the annual installation of additional public art around the city, and the regular rotation and introduction of new public art on an annual basis.	New Program; Staff Action	Parks & Recreation	City Commission, Public Grounds & Tree Board	Downtown Vision	\$	Lower		X	

CC Goal 5: Continue to enhance the arts and cultural programs and resources in the Garden City community.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
CC Action 11: Collaborate with community groups and partners to add more events and programming during months of the year that have fewer community events (in particular, during winter).	Parks & Recreation	Parks & Recreation Board, Public Grounds & Tree Board	Finney County Convention & Visitors Bureau	\$	High		X		
CC Action 12: Pursue additional cultural events that feature cultures present, but less prominent, in Garden City, such as cultures from southeast Asia, Africa, and central and South America.	Parks & Recreation	Cultural Relations Board	Finney County Convention & Visitors Bureau	\$	Medium		X		
CC Action 13: Continue to pursue grants and other sources of outside funding to provide for enhanced arts and cultural events and programming in Garden City.	Parks & Recreation	Parks & Recreation Board, Public Grounds & Tree Board	Garden City Arts, Finney County Convention & Visitors Bureau	\$	Medium	X	X	X	

CC Goal 6: Continue to preserve and enhance the historical resources and properties of the Garden City community.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
CC Action 14: Explore opportunities to provide funding and other incentives to projects involving the rehabilitation or adaptive reuse of historically-designated properties in Garden City.	NDS	City Commission, Landmarks Commission	Finney County EDC	\$	Medium		X		
CC Action 15: Update the city's development code to require developments including or in proximity to historically-designated properties to provide sufficient access to historic properties and include design elements geared to the preservation of these properties and resources.	NDS	City Commission, Planning Commission, Landmarks Commission		\$	Lower		X		

# Chapter 7: Economic Development (ED)

ED Goal 1: Garden City will add 1,500 jobs by 2030 and 4,000 jobs by 2045 across a range of industries and specializations.

ED Goal 1: Garden City will add 1,500 jobs by 2030 and 4,000 jobs by 2045 across a range of industries and specializations.							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
ED Action 1: Work with private property owners to establish one new Business Park and one new Industrial Park in Garden City to provide space to accommodate new companies.	NDS	City Commission	City Manager's Office, Finney County EDC	\$\$	High		X		
ED Action 2: Update the city's policy for the use of economic incentives to ensure that these incentives result in the greatest number of new jobs created in Garden City and a net fiscal benefit to the city.	City Manager's Office	City Commission	Finney County EDC	\$	Medium	X			
ED Action 3: Update marketing materials and strategies on a regular basis (every one to two years) to ensure that Garden City is well established on the regional and national stages to compete for new employment.	NDS	City Commission	Finney County EDC	\$	High	X	X	X	
ED Action 4: Update or further develop internship programs between Garden City Community College and local firms.	NDS	City Commission	GCCC, Finney County EDC	\$\$	High		X		
ED Action 5: Develop training programs, as needed, with educational institutions across the state, to develop the local workforce to align with the needs of current and future employers in Garden City.	NDS	City Commission	GCCC	\$	High	X			

ED Goal 2: Pursue initiatives to support small business and startup growth and overall entrepreneurship in Garden City.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
ED Action 6: Work with private and public sector partners to explore the possibility of developing an "Innovation District" in or close to Downtown.	City Manager's Office	City Commission	Finney County EDC	\$	Medium		X		
ED Action 7: Update small business training programs serving local businesses and entrepreneurs in the Garden City area.	NDS	City Commission	Finney County EDC	\$	Medium		X		

ED Goal 3: Pursue efforts to develop or improve regional attractors that will bring additional business and visitation to Garden City.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
ED Action 8: Explore the feasibility of developing a new conference center in Garden City.	City Manager's Office	City Commission	Finney County EDC	\$\$\$	High			X	
ED Action 9: Conduct due diligence for the potential development of a civic center or arena in the city.	City Manager's Office	City Commission	Finney County EDC	\$\$\$	High			X	
ED Action 10: Develop a feasible plan to integrate a public ice skating rink into Downtown Garden City.	City Manager's Office	City Commission	Downtown Vision	\$\$	Medium		X		

**ED Goal 3: Pursue efforts to develop or improve regional attractors that will bring additional business and visitation to Garden City.**

ED Goal 3: Pursue efforts to develop or improve regional attractors that will bring additional business and visitation to Garden City.									
	Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	General Timing		
							Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
ED Action 11: Develop a feasible plan, in conjunction with Finney County, to complete upgrades to the Finney County Fairgrounds. These upgrades could incorporate various regional attractors (new arena, conference or meeting space, etc.) that would satisfy other action items in the Comprehensive Plan. Form a working group with Finney County to explore and develop plans for upgrades and revitalization of the fairgrounds complex.	Study / Plan	City Manager's Office	City Commission	Finney County government, Finney County EDC	\$	Medium			X
ED Action 12: Develop a feasible plan to integrate tourism-oriented improvements along the Arkansas River riverbed.	Study / Plan	City Manager's Office	City Commission	Finney County government, Finney County EDC	\$\$	High			X

# Chapter 8: Housing

Housing Goal 1: Complete the construction of an additional 4,000 housing units in Garden City by 2030, distributed between different types and price points.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Housing Action 1: Continue to leverage existing programs such as the Rural Housing Incentive District (RHID) program with the State of Kansas and explore additional grant funding options to provide for the construction, rehabilitation, preservation or improvement of housing that is affordable for low to moderate-income households.	NDS	Planning Commission		\$	High	X	X	X	
Housing Action 2: Pursue opportunities for the city to land bank (purchase parcels for future construction of residential units).	City Manager's Office	City Commission		\$\$\$	High	X	X	X	
Housing Action 3: Establish a "land development group" within the Neighborhood and Development Services (NDS) department tasked with coordinating the development of city-owned parcels for residential development. Development activities may include land preparation / grading, installation of streets and utilities, and preparation of housing lots ready for sale to homebuilders.	NDS	City Commission	City Manager's Office, Public Works, Public Utilities	\$\$\$	High	X			

Housing Goal 1: Complete the construction of an additional 4,000 housing units in Garden City by 2030, distributed between different types and price points.									
						General Timing			
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Housing Action 4: Establish a student-run homebuilding enterprise, jointly with GCCC or another technical college, tasked with completing home construction and renovation projects in Garden City. Profits from this enterprise may be reinvested in training programs, equipment and materials needed for ongoing homebuilding efforts.	NDS	City Commission	City Manager's Office, GCCC	\$\$	High	X			
Housing Action 5: Conduct a series of "road shows" geared to marketing Garden City to potential homebuilders and developers from other larger cities in the region (Wichita, Pueblo, Amarillo, etc.) with the goal of attracting additional builders and developers to the local market.	City Manager's Office	City Commission	Finney County EDC, Garden City Area Chamber of Commerce	\$	High	X			
Housing Action 6: Establish a local incentive program intended to fill the gap (financially) to make residential developments feasible in the Garden City market. This incentive program may include tools such as, but not limited to, the following: Property tax abatements, discounts on land sales (from municipally-owned parcels), or waivers of sales tax for building materials.	City Manager's Office	City Commission	Finney County EDC	\$\$\$	Medium	X			

**Housing Goal 1: Complete the construction of an additional 4,000 housing units in Garden City by 2030, distributed between different types and price points.**

Housing Goal 1: Complete the construction of an additional 4,000 housing units in Garden City by 2030, distributed between different types and price points.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Housing Action 7: Establish an affordable housing trust fund, with funding coming from commercial property taxes, to specifically support the development of affordable housing units and the city.	City Manager's Office	City Commission	NDS	\$\$	Medium		X		
Housing Action 8: Establish and maintain a density bonus program, allowing for greater residential density within mixed use zoning districts, in exchange for the provision of a percentage of residential units in a project as affordable.	NDS	City Commission	City Commission	\$	High	X			
Housing Action 9: Continue to update the Community Housing Assessment Team (CHAT) report for Finney County at least once every five years to monitor the progress of the city in meeting the housing goals articulated in the Comprehensive Plan.	NDS	City Commission	Finney County EDC	\$	High	X	X	X	
Housing Action 10: Establish a Mixed Use zoning classification within the city's development code, to allow for higher density residential development.	NDS	Planning Commission	City Commission	\$	High	X			
Housing Action 11: Update the city's code to allow accessory dwelling units as a permitted use within all residential zoning classifications.	NDS	Planning Commission	City Commission	\$	High	X			

Housing Goal 1: Complete the construction of an additional 4,000 housing units in Garden City by 2030, distributed between different types and price points.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Housing Action 12: Explore the creation of a new zoning district, to include mobile homes and "tiny homes," to encourage the preservation of these housing types in the city.	NDS	Planning Commission	City Commission	\$	High	X			
Housing Action 13: Update the city's code to allow live-work units within mixed-use zoning classifications.	NDS	Planning Commission	City Commission	\$	High	X			

Housing Goal 2: Pursue initiatives to provide for housing quality, including the rehabilitation of aging housing in Garden City.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Housing Action 14: Continue to provide the city's tax rebate program for home rehabilitation in older parts of Garden City (the Neighborhood Revitalization Program).	NDS	City Commission		\$	High	X	X	X	
Housing Action 15: Update the city's codes to accommodate additional types of pre-fabricated housing, including shipping containers. The code should outline design parameters and expectations for pre-fabricated housing types and their maintenance.	NDS	Planning Commission	City Commission	\$	Medium	X			

Housing Goal 2: Pursue initiatives to provide for housing quality, including the rehabilitation of aging housing in Garden City.									
						General Timing			
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Housing Action 16: Explore the potential rehabilitation of the two historic hotels in Downtown Garden City (the Buffalo and the Windsor) to provide much needed housing in the community.	NDS	City Commission		\$\$	Medium		X		

## Chapter 9: Multimodal Transportation (Trans.)

Trans. Goal 1: Improve regional transportation connections serving the Garden City area.									
						General Timing			
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Trans. Action 1: Along with other cities and counties in Southwest Kansas and Southeast Colorado, advocate for completion of a corridor study for upgrades of US 50 to four-lane between Garden City and Pueblo, Colorado.	City Manager's Office	City Commission	Finney County EDC	\$	Medium		X		
Trans. Action 2: Establish a working group with other jurisdictions to advocate for the upgrading of the entire US 83 corridor to four lane or interstate status, from Liberal to I-70.	City Manager's Office	City Commission	Finney County EDC	\$	High	X			

**Trans. Goal 1: Improve regional transportation connections serving the Garden City area.**

							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Trans. Action 3: Leveraging the upcoming completion of the new terminal at the Garden City Regional Airport, establish a working group with Finney County to develop a program of incentives and marketing to attract additional airline routes to serve Garden City, focusing on adding connections to Denver, Phoenix, and Chicago, in addition to Dallas.	City Manager's Office	City Commission	Airport Advisory Board, Finney County EDC	\$	High	X	X	X	

**Trans. Goal 2: Improve local and regional transit service.**

							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Trans. Action 4: Work with Finney County to update CityLink routes as new neighborhoods or developments are completed in Garden City.	NDS	Planning Commission	Finney County Transit	\$	Medium	X	X	X	
Trans. Action 5: Work with Finney County to explore new ideas over time for "transit on-demand" and flexible transit to serve Garden City residents, employees, and visitors.	NDS	City Commission	Finney County Transit	\$	Medium	X	X	X	

**Trans. Goal 2: Improve local and regional transit service.**

							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Trans. Action 6: Work with Finney County to enhance and upgrade CityLink transit stops in Garden City over time to include shelters, lighting, and improved signage.	NDS	City Commission	Finney County Transit	\$	Lower			X	
Trans. Action 7: Work with KDOT to complete a study examining the feasibility of a regional bus line connecting Pueblo to Wichita via Garden City.	City Manager's Office	City Commission	Finney County government, Finney County EDC	\$	Lower			X	
Trans. Action 8: Work with other cities and counties in Southwest Kansas to establish regional commuter routes (buses) connecting surrounding communities to Garden City.	City Manager's Office	City Commission	Various county and city governments in Southwest Kansas	\$\$	Lower		X		

**Trans. Goal 3: Improve traffic flow and reduce congestion on streets and traffic routes within the city.**

							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Trans. Action 9: Complete a new corridor plan for the bypass route to identify improvements, including: expansion of capacity, including a four-lane section; improved access for people walking and biking across the bypass corridor; and improved traffic flow, including new grade separations.	City Manager's Office	City Commission		\$	High	X			

**Trans. Goal 4: Proactively plan for streets in new neighborhoods and developments.**

							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Trans. Action 10: Integrate Complete Streets principles into the site plan review process.	NDS	Planning Commission		\$	High		X		

**Trans. Goal 5: Promote and implement Complete Streets around Garden City.**

							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Trans. Action 11: Complete corridor plans, detailing improvements for all modes of traffic for the Complete Streets corridors of Kansas, Taylor, Fulton, Main, Campus and Mary.	NDS	City Commission, Planning Commission		\$	Medium		X		
Trans. Action 12: Pursue grants and other tools to help fund Complete Streets improvements along key corridors.	Public Works	City Commission	NDS	\$	Medium		X		
Trans. Action 13: Draft and adopt a Complete Streets policy, guiding the design of local and collector streets in the city, going forward.	Public Works	City Commission, Planning Commission	NDS	\$	Medium		X		
Trans. Action 14: Update the city's roadway and construction standards in keeping with Complete Streets policies and principles.	Public Works	City Commission, Planning Commission	NDS	\$	Medium		X		

**Trans. Goal 6: Improve the network of facilities designed specifically for bike and pedestrian movement around Garden City.**

Trans. Goal 6: Improve the network of facilities designed specifically for bike and pedestrian movement around Garden City.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
Trans. Action 15: Identify grant opportunities to help fund the completion of the bike and pedestrian trails and facilities outlined in the Comprehensive Plan.	Parks & Recreation	Parks & Recreation Board	NDS	\$	High		X		
Trans. Action 16: Complete a regional trail along the Arkansas River corridor, leveraging county and state funds, along with funding from the city.	Parks & Recreation	Parks & Recreation Board	Finney County	\$	Medium			X	
Trans. Action 17: Identify grant opportunities to help fund the completion of the bike and pedestrian trails and facilities outlined in the Comprehensive Plan.	Public Works	City Commission		\$	Lower	X	X	X	

# Chapter 10: Parks and Open Space (PROS)

## PROS Goal 1: Leverage parks and trails to create a well-connected community.

PROS Goal 1: Leverage parks and trails to create a well-connected community.							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
PROS Action 1: Amend the city's Development Code to require sidewalk and trail connections from neighborhood and pocket parks to nearby trail corridors and to surrounding neighborhoods, as a criteria for approval of site plans.	NDS	Planning Commission	Parks & Recreation Dept.	\$	Medium	X			
PROS Action 2: Identify land dedication and open space conservation opportunities during the development review process, in accordance with the city's Parks and Recreation Master Plan.	NDS	Planning Commission	Parks & Recreation Dept.	\$	Medium	X	X	X	
PROS Action 3: Implement the trail framework outlined in this Chapter (and within Chapter 9) to create a "loop" network of trails around Garden City, create a regional trail following the river corridor, and to complete the network of bike lanes, sidepaths, and sharrows within the interior portions of the city.	Parks & Recreation	City Commission	NDS, Public Works	\$\$\$	Medium	X	X	X	

**PROS Goal 1: Leverage parks and trails to create a well-connected community.**

							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
PROS Action 4: Annually review maps in the Parks and Recreation Master Plan to determine the best routes for future trail connections while providing the least impact on wildlife and sensitive environmental areas.	Parks & Recreation	Parks & Recreation Advisory Board	NDS	\$	Medium	X	X	X	
PROS Action 5: Establish a dedicated fund, within the city's Capital Improvement Program, earmarked to assist with the completion of gaps in the city's sidewalk network.	Public Works	City Commission	NDS	\$\$	Low			X	

**PROS Goal 2: Provide a high quality system of parks, open space, trails and recreation facilities, amenities, and programs.**

							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
PROS Action 6: Amend the city's Development Code to require developments to provide a minimum percentage of total project acreage (20 percent) as dedicated parks or open space areas, or to contribute funds to a citywide parks and open space fund in lieu of the land dedication.	Parks & Recreation	Planning Commission, City Commission, Parks & Recreation Advisory Board	NDS	\$	Medium	X	X	X	

**PROS Goal 2: Provide a high quality system of parks, open space, trails and recreation facilities, amenities, and programs.**

								General Timing			
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)			
PROS Action 7: Integrate amenities desired by the community in this Comprehensive Plan (including splash pads, enhanced playgrounds and shelters, dog parks, and others) into the design of new neighborhood and community-wide parks.	Parks & Recreation	Planning Commission, City Commission, Parks & Recreation Advisory Board	NDS	\$\$	High	X	X	X			
PROS Action 8: Pursue the development of "infill" parks and gathering areas necessary to ensure that all residents of the city are within a 10 minute walk of a park or open space facility.	Parks & Recreation	City Commission, Parks & Recreation Advisory Board	NDS	\$\$	Medium			X			
PROS Action 9: Create a land acquisition fund (to be financed, in part, by "in lieu" fees paid by developers) to purchase strategic properties for future parks and open space facilities, as properties become available.	Parks & Recreation	City Commission, Parks & Recreation Advisory Board	NDS	\$\$	Medium		X	X			
PROS Action 10: Implement upgrades to existing parks and open space facilities in line with the recommendations of the Parks and Recreation Master Plan.	Parks & Recreation	City Commission, Parks & Recreation Advisory Board	NDS	\$\$	Medium	X	X	X			
PROS Action 11: Implement necessary changes and enhancements to city-led parks and recreation programs, in line with the recommendations of the Parks and Recreation Master Plan.	Parks & Recreation	Parks & Recreation Advisory Board		\$\$	Medium	X	X	X			

**PROS Goal 3: Pursue upgrades and new facilities that enhance Garden City's status as a regional hub for recreation and enhance tourism to the city.**

								General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)		
PROS Action 12: Complete a series of water features around Garden City, to include splash pads, a fishing pond, or another permanent, outdoor water feature to serve the interests of residents and help attract visitors to the city.	Parks & Recreation	Parks & Recreation Advisory Board	NDS	\$\$	Medium			X		
PROS Action 13: Complete a feasibility study to explore the possibility of constructing an indoor swimming pool (possibly in conjunction with Garden City Public Schools).	Parks & Recreation	Parks & Recreation Advisory Board	Garden City Public Schools	\$	Medium		X			
PROS Action 14: Target private sector companies interested in developing family fun centers, family golf courses, or similar regional attractors that may be better developed by the private sector.	City Manager's Office	City Commission	Garden City Area Chamber of Commerce, Finney County EDC	\$	Medium		X			
PROS Action 15: Complete a detailed feasibility study and action plan for the Arkansas River corridor, incorporating the amenities outlined in the Comprehensive Plan.	City Manager's Office	City Commission	Finney County	\$	Medium		X			
PROS Action 16: Pursue funding opportunities at the state and federal levels appropriate for the development of the amenities outlined for the Arkansas River corridor.	Parks & Recreation	City Commission		\$	Medium		X			

**PROS Goal 3: Pursue upgrades and new facilities that enhance Garden City's status as a regional hub for recreation and enhance tourism to the city.**

PROS Goal 3: Pursue upgrades and new facilities that enhance Garden City's status as a regional hub for recreation and enhance tourism to the city.									
							General Timing		
	Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
	PROS Action 17: Purchase strategic properties along the edges of the riverbed corridor for future use in implementing the vision for the Arkansas River corridor.	City Manager's Office	City Commission	Parks & Recreation Dept.	\$\$	Medium			X

# Chapter 11: Community Facilities & Services (CFS)

**CFS Goal 1: Preserve the functional integrity of key city-led facilities and services while enabling the facilities to operate and grow in a manner that best serves the needs of the Garden City community.**

										General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)				
CFS Action 1: Leverage existing planning and management tools of the police and fire departments to continue providing excellent services to the Garden City community.	Police & Fire Departments	City Commission, Police / Citizens Advisory Board		\$	High	X	X	X				
CFS Action 2: Continue to update the city's operational plans for the fire and police departments to ensure that the community is meeting or exceeding current standards for the provision of these services.	Police & Fire Departments	City Commission, Police / Citizens Advisory Board		\$	High	X	X	X				

**CFS Goal 2: Coordinate and collaborate with local schools, social service agencies, and other partners to provide the full range of community services to the various populations in Garden City.**

										General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)				
CFS Action 3: Share and regularly update growth projections and development application information with the Garden City Public Schools and GCCC as these institutions plan for future enrollments.	NDS	City Commission, Planning Commission	Garden City Public Schools, GCCC	\$	High	X	X	X				

**CFS Goal 2: Coordinate and collaborate with local schools, social service agencies, and other partners to provide the full range of community services to the various populations in Garden City.**

CFS Goal 2: Coordinate and collaborate with local schools, social service agencies, and other partners to provide the full range of community services to the various populations in Garden City.									
	Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	General Timing		
							Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)
CFS Action 4: Collaborate with local schools to help identify training programs needed for local industries as part of their curriculum planning.	Staff Action	NDS	City Commission	Finney County EDC	\$	High	X	X	X
CFS Action 5: Collaborate with Finney County Senior Center and other county and state agencies as they plan for services and programs for seniors in the Garden City area.	Staff Action	NDS	City Commission	Finney County	\$	Medium	X	X	X
CFS Action 6: Collaborate with community groups and agencies to ensure that social services and programs are adequately provided to non-English speaking populations in Garden City.	Staff Action	NDS	City Commission	Finney County	\$	High	X	X	X
CFS Action 7: Collaborate with community groups and agencies to ensure that social services and programs are adequately provided to disabled individuals and other individuals with special needs.	Staff Action	NDS	City Commission	Finney County	\$	High	X	X	X

# Chapter 12: Infrastructure (INFR)

INFR Goal 1: Provide a high quality water supply to serve the current and projected needs of residents and businesses in Garden City.

							General Timing			
	Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
INFR Action 1: Maintain an inventory of maintenance and upgrade projects for the water infrastructure in existing developed areas in Garden City.	Ongoing Projects	Public Works	City Commission, Public Utilities Advisory Board		\$	Medium	X	X	X	
INFR Action 2: Update the city's Water Master Plan to incorporate the growth projections outlined in the Comprehensive Plan and integrate the outcomes of the Water Master Plan into updates to the city's CIP.	Study	Public Works	City Commission, Public Utilities Advisory Board		\$	High	X			
INFR Action 3: Identify and pursue new sources of water for the city to serve Garden City's growth over the next 20 years (and beyond).	New Projects	Public Works	City Commission, Public Utilities Advisory Board	City Manager's Office	\$\$\$	High	X	X	X	
INFR Action 4: Develop a plan for the reuse of water in Garden City to help minimize the need for new sources of water to serve the city's growth.	New Projects	Public Works	City Commission, Public Utilities Advisory Board		\$\$	Medium		X		
INFR Action 5: Review the city's rate structure to evaluate charging higher rates for water use during peak periods.	Update City Policy	Public Works	City Commission, Public Utilities Advisory Board	City Manager's Office	\$	High	X			

**INFR Goal 1: Provide a high quality water supply to serve the current and projected needs of residents and businesses in Garden City.**

INFR Goal 1: Provide a high quality water supply to serve the current and projected needs of residents and businesses in Garden City.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
INFR Action 6: Develop incentives for the use of water conservation appliances and features in homes and businesses (such as low flow toilets).	Public Works	City Commission	NDS	\$\$	Medium		X		
INFR Action 7: Develop incentives for the use of xeriscaping for landscaped areas and introduce higher tap fees for projects relying on irrigation systems for landscaping.	NDS	City Commission	Public Works	\$\$	Medium	X			
INFR Action 8: Update the building code to introduce additional incentives and regulations designed to encourage greater water conservation in projects.	NDS	City Commission	Public Works	\$\$	Medium		X		

INFR Goal 2: Provide a sanitary sewer system that serves existing businesses and residents, allows for continued growth, and provides for regular maintenance of existing assets.

INFR Goal 2: Provide a sanitary sewer system that serves existing businesses and residents, allows for continued growth, and provides for regular maintenance of existing assets.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
INFR Action 9: Continue to maintain an inventory and upgrade projects for the sewer infrastructure in existing developed areas in Garden City.	Public Works	City Commission, Public Utilities Advisory Board		\$\$	Medium	X	X	X	
INFR Action 10: Update the city's Wastewater Master Plan to incorporate the growth projections outlined in the Comprehensive Plan and integrate the outcomes of the Wastewater Master Plan into updates to the city's CIP.	Public Works	City Commission, Public Utilities Advisory Board		\$	High	X			
INFR Action 11: Develop a menu of incentives (such as reductions in development fees or tax abatements) for infill and redevelopment projects in Garden City.	NDS	City Commission	Public Works	\$\$	Medium		X		
INFR Action 12: Develop mechanisms (such as benefit districts) designed to allocate portions of the costs of sewer line extensions to new developments.	Public Works	City Commission, Public Utilities Advisory Board	NDS	\$	Medium		X		

**INFR Goal 3: Coordinate with the private sector to provide for effective stormwater management in Garden City.**

INFR Goal 3: Coordinate with the private sector to provide for effective stormwater management in Garden City.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
INFR Action 13: Update the city's development codes to allow for and encourage the use of green stormwater techniques (such as porous paving, rain gardens, and other techniques).	NDS	City Commission, Public Utilities Advisory Board	Public Works	\$\$	Lower		X		
INFR Action 14: Develop a program to encourage the establishment of stormwater drainage facilities that serve multiple properties, thus providing for more efficient site planning.	NDS	City Commission, Public Utilities Advisory Board	Public Works	\$	Lower		X		
INFR Action 15: Develop a program to encourage the design of stormwater drainage facilities as usable open space or park facilities as part of new developments or redevelopments.	Parks & Recreation	City Commission, Public Utilities Advisory Board	Public Works	\$	Medium		X		

**INFR Goal 4: Coordinate with the private sector to increase the quality of dry utilities in Garden City, in particular technology and telecommunications services.**

INFR Goal 4: Coordinate with the private sector to increase the quality of dry utilities in Garden City, in particular technology and telecommunications services.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
INFR Action 16: Recruit additional companies to provide broadband and similar connectivity services in the community to increase options and provide for lower costs for residents and businesses.	City Manager's Office	City Commission	Finney County EDC, Garden City Area Chamber of Commerce	\$	Medium	X			
INFR Action 17: Pursue grants and other funding opportunities to enhance broadband service in Garden City.	City Manager's Office	City Commission	Finney County EDC, Garden City Area Chamber of Commerce	\$	High	X			
INFR Action 18: Develop plans for necessary expansions and upgrades to the city's electricity system and grid to serve anticipated growth.	Public Utilities	City Commission, Public Utilities Advisory Board		\$	Lower		X		
INFR Action 19: Explore options to diversify the city's sources for the generation of electricity in order to reduce electricity costs for users.	Public Utilities	City Commission, Public Utilities Advisory Board		\$	Lower		X		
INFR Action 20: Encourage providers to make upgrades to dry utilities (for cell phone service, natural gas, and others) over time to improve service and serve the city's growth.	Public Utilities	City Commission		\$	Lower		X		

# Chapter 13: Resiliency (RES)

RES Goal 1: Enhance water conservation and provide sufficient water supply as the city continues to grow.

RES Goal 1: Enhance water conservation and provide sufficient water supply as the city continues to grow.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
RES Action 1: Update the city's Development Code to limit the percentage of outdoor space using irrigated turf.	NDS	Planning Commission		\$	Medium		X		
RES Action 2: Develop a program of incentives (such as fee rebates or credits) to support the use of xeriscaping and native plantings as part of new projects in Garden City and for existing residents and businesses to convert to xeriscaping or native plantings.	NDS	City Commission, Planning Commission		\$	Medium		X		
RES Action 3: Include the re-use of water in the city's Water Plan going forward.	Public Utilities	Public Utilities Advisory Board		\$	Lower		X		
RES Action 4: Develop a program of incentives to support the conversion of appliances in residences and businesses to water conserving models over time.	Public Utilities	Public Utilities Advisory Board		\$	Lower		X		

**RES Goal 2: Prepare Garden City for severe weather and natural hazards.**

RES Goal 2: Prepare Garden City for severe weather and natural hazards.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
RES Action 5: Develop incentives for landowners to provide wildfire mitigation around structures and on their properties.	NDS	City Commission	Fire Department	\$	Lower		X		
RES Action 6: Update development regulations as needed to provide the latest tools and techniques related to fire safety and protection.	NDS	City Commission	Fire Department	\$	Lower		X		
RES Action 7: Work with community groups and other agencies to educate residents and businesses about potential wildfire risks in the local area.	Fire Department	City Commission		\$	Lower	X			
RES Action 8: Develop a wildfire preparedness plan while working with Finney County and other agencies to coordinate responses to wildfire emergencies in the local area.	Fire Department	City Commission	Finney County	\$	Lower		X		
RES Action 9: Ensure that new construction and renovations comply with adopted building codes.	NDS	Planning Commission		\$	High	X			
RES Action 10: Provide incentives for the inclusion of "safe rooms" for construction of new residences and businesses to withstand tornadoes.	NDS	City Commission, Planning Commission		\$	Lower		X		
RES Action 11: Update the Development Code to require that new mobile home communities include tornado shelter locations for residents.	NDS	City Commission, Planning Commission		\$	Lower		X		

**RES Goal 2: Prepare Garden City for severe weather and natural hazards.**

RES Goal 2: Prepare Garden City for severe weather and natural hazards.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
RES Action 12: Update the city's electrical supply as needed to provide for redundancy in the event of severe winter weather (i.e., ice storms).	Public Utilities	Public Utilities Advisory Board		\$\$	Lower			X	
RES Action 13: In coordination with other agencies, update emergency warning systems as needed and periodically review and refresh emergency management procedures.	Public Utilities	Public Utilities Advisory Board		\$	Lower			X	

**RES Goal 3: Prepare Garden City for economic downturns and related community shocks.**

RES Goal 3: Prepare Garden City for economic downturns and related community shocks.									
							General Timing		
Type of Action / Project	City Department in Charge	Involved Boards or Commissions	Other Partners	Order of Magnitude Cost (to the city)	Priority (Lower, Medium, High)	Short Term (1 - 3 years)	Mid Term (3 - 7 years)	Long Term (7 - 10 years)	
RES Action 14: As part of the city's regular financial planning, identify actions to offset potential fiscal risks to the city from various economic sectors.	City Manager's Office	City Commission		\$	High	X	X	X	
RES Action 15: Continue to work with the Finney County EDC to recruit new companies from various economic sectors.	City Manager's Office	City Commission	Finney County EDC	\$	High	X	X	X	
RES Action 16: Continue efforts to support small businesses and innovation in different economic sectors.	City Manager's Office	City Commission	Finney County EDC	\$	High	X	X	X	