



City of O'Fallon Parks Master Plan 2021 Update



**PLANNING
DESIGN
STUDIO** 

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O'Fallon Veterans Monument/Public Safety Fields

EXECUTIVE SUMMARY

O'FALLON PARKS MASTER PLAN UPDATE



Ogles Creek Park

EXECUTIVE SUMMARY

City of O'Fallon Parks Master Plan Update

PROJECT OVERVIEW

In the fall of 2020, the City of O'Fallon engaged a team led by the landscape architects at Planning Design Studio to create an update to the 2010 Parks Master Plan. The purpose of the plan update was to create a community-driven guide for expansion, updates and renovations to O'Fallon's city parks and recreation facilities over the next ten years. The master plan determines future expansion needs, documents the priorities of the community and identifies potential opportunities for new recreation programming and facilities. The master plan process involved public engagement at every step. The master plan document is organized by the four phases of the planning process: Data Collection, Analysis, and Concept Development & the Master Plan.

PUBLIC INPUT

Determination of the needs, desires and priorities of O'Fallon residents guided the master planning process and was paramount in determining the master plan recommendations. Community input was gathered throughout the planning process in various forms. The planning team met with user groups who have vested interests in the future of the parks. These included:

- Southwest Illinois Baseball League
- Southern Ill. Select Baseball League
- O'Fallon Rotary Club
- O'Fallon Garden Club
- Vine St. Market Advisory Committee
- Central 104 School District
- O'Fallon Soccer
- OTHS Volleyball

- Adult League Volleyball (through O'Fallon Parks & Recreation)
- St. Louis Youth Soccer Association, Illinois (SLYSA)
- O'Fallon Downtown District
- O'Fallon Shiloh Chamber of Commerce
- O'Fallon District 90 School District
- League FT (soccer)
- Parks & Environment Committee
- O'Fallon Parks & Recreation Staff

The planning team asked representatives from these groups targeted questions in order to gain an understanding of how the groups use the parks and their vision for the future of the park system. The stakeholders communicated that investing in Community Park and Hesse Park should be top priorities. A renovated O'Fallon Memorial Pool and a new community amphitheater were the most desired new facilities. Adding lights and synthetic turf to all fields at O'Fallon Family Sports Park was also a top priority.

A Needs Assessment on-line survey was held to assess how well O'Fallon park users feel that their recreation needs are being met, and to determine improvement priorities for each park. A desire to add more trails and improve park restrooms were common themes among survey respondents. Survey respondents indicated that Community Park and Hesse Park should be top priorities for renovation. Respondents also said that O'Fallon Memorial Pool should be replaced, rather than renovating the old pool.

The public also gave input on the first draft of master plan recommendations, through an on-line survey and public open house meeting. Improving existing trails and adding new trails were found to be respondents'

highest priorities for improvements at O’Fallon Family Sports Park, Community Park, Rock Springs Rotary Park, Hesse Park and Ogles Creek Parks. Regarding the redesign of O’Fallon Memorial Pool, Concept #3 was the favorite choice of both respondents and Open House attendees.

The input received was used to refine and prioritize the master plan improvement recommendations. Detailed descriptions of the public input received and incorporated into the master plan can be found in the Data Collection and Concept Development sections of this document. The following text describes each phase of the planning process in more detail.

PHASE 1: DATA COLLECTION

The data collection phase involved a multi-faceted approach to establishing an understanding of O’Fallon’s community context and the existing conditions at each park. This included park assessments completed by both the planning team and Parks & Recreation Department staff. The planning team also compiled an inventory of park facilities and collected demographic and background information on the City to establish a community profile. Aquatics Consultants at Counsilman-Hunsaker performed an audit on O’Fallon Memorial Pool. The audit found that pool does not meet current industry standards, the mechanical system has issues that need to be addressed in the near future, and the main pool and children’s pool have critical issues in regard to pool structure. The audit recommends complete replacement of the pool.

PHASE 2: ANALYSIS

The analysis phase involved processing of the data collected in the first phase of the planning process into recommendations for new park land and facilities based on benchmarking and Park Metrics provided

by the National Recreation and Parks Association. The planning team looked at both the amount and the distribution of park land, considering the availability of other recreational facilities in the surrounding area. The analysis showed gaps in equitable park distribution in the southwest and northwest parts of the City. The northwest part was determined to be the ideal location for acquisition of new park land, as this is a growth area for O’Fallon. The need for park land in the southwest part of the City may be met by St. Ellen Mine County Park, if the County brings this park up to current standards of maintenance. The inventory facilities found current needs for an amphitheater, one ice skating rink, a football field, two basketball courts, six volleyball courts, two multi-use courts and 6.5 additional miles of nature trails.

PHASE 3: CONCEPT DEVELOPMENT

In this phase, the planning team created initial new facility and existing facility improvement recommendations for each park. A conceptual map delineating the recommend new facilities and improvements was also created for each park. These were shown to city staff and to the public in an on-line survey. A third on-line survey asked respondents specific questions about the concepts for Community Park and O’Fallon Family Sports Park. Feedback was incorporated into the plan and utilized to prioritize the improvements and create phasing strategies for implementation.

PHASE 4: MASTER PLAN

The conceptual plans were refined, and a conceptual improvement map was created for the overall parks and recreation system. A summary of the recommendations for each park and for the park system overall is described below.

MASTER PLAN RECOMMENDATIONS

Below is a summary of the master plan recommendations, organized by park and by recommended phasing or timeframe of implementation. Please note that the cost estimates provided do not include costs associated with construction document design & engineering, topographic survey, geotechnical studies, environmental studies, bidding and construction period services.

O'Fallon Community Park

The short-term (1-3 year) recommendations include replacing the existing playground with a new inclusive (accessible) destination playground with low maintenance safety surfacing (FY 2023 CIP), shade trees and benches. The baseball fields will be improved by adding higher quality synthetic turf infield surfacing to Field 1 (FY 2022 CIP) and adding new dugouts and backstops to Fields 2 and 3 (FY 2023 CIP). The total cost for Capital Improvement Projects (CIP) at Community Park is \$400K. The perimeter walking path will be repaved and widened and have additional lighting and benches. Accessible paths will also be added throughout the interior of the park. A community event space will be added with a multi-purpose stage/pavilion and an event lawn. A food truck parking area will be added to the parking area near the tennis courts. The Memorial Pool Complex will be redesigned. The total estimated cost range for these short-term improvements, not including the O'Fallon Memorial Pool Complex, is between \$1.47M and \$1.77M. Costs for the new Memorial Pool Complex are discussed below.

Mid-term (3-6 year) recommendations include renovated year-round restrooms, adding bleachers and new pitchers' mounds to Fields 2 and 3, and adding lights to Fields 3, 4, 5 and 6. The total estimated cost for mid-term improvements is between \$240K and \$325K.

O'Fallon Family Sports Park

Short-term (1-3 year) recommendations include adding synthetic turf to Blue and Red Quad baseball infields (FY 2022 CIP), adding lights to baseball Fields 9 and 10 (FY 2022 CIP), adding four new batting cages (FY 2023 CIP), adding an outdoor fitness area (FY 2024 CIP), paving the overflow parking and building it up to City Code (FY 2024 CIP), adding a playground near the soccer fields (FY 2022 CIP), repairing the water play stream liner and enhancing the landscaping (FY 2022 CIP), adding solar panel lighting along walking trails (FY 2024 CIP). The total cost for CIPs at Family Sports Park is \$3.78M. Other recommendations include adding benches and shade trees along walking trails, adding a naturalized prairie area with nature trails, adding a Field House, adding a lake water feature and a boardwalk. The total estimated cost range for other short-term improvements is between \$4.7M and \$4.9M.

Mid-term (3-6 year) recommendations include adding a Food Truck Plaza, improving wayfinding signage, adding bike lane striping, replacing natural turf with synthetic turf on two more soccer fields, adding three sand volleyball courts and adding four pickleball courts. The total estimated cost for mid-term improvements is between \$1.8M and \$2.2M. The long-term (6-10 year) recommendation is to expand the parking areas according to the original master plan design. The total estimated cost is \$2.5M.

Rock Springs Rotary Park

Short-term (1-3 year) recommendations include expanding nature trails, converting the restroom to a year-round (heated) facility, improving trail wayfinding signage and adding an accessible BBQ area and picnic patio. The total estimated cost range for short-term improvements is between \$215K and \$325K.

Mid-term (3-6 year) recommendations include adding a Bike Park / pump track (FY 2026 CIP). The estimated total CIP cost is \$100K. Other recommendations include drainage improvements, adding a new pavilion, lights, agility equipment and benches at the dog park, expanding the playground with equipment for younger children and replacing the safety surface with low maintenance surfacing. The total estimated cost for other mid-term improvements is between \$200K and \$400K.

Hesse Park

Short-term (1-3 year) recommendations include adding new backstops and dugouts to the baseball fields (FY 2023 CIP). The estimated CIP cost is less than \$25K. Other short-term improvements include converting the restroom to a heated, year-round facility, repaving the basketball courts, adding benches and new striping to the basketball court, and adding an accessible walkway to each pavilion. The total estimated cost range for other short-term improvements is between \$100K and \$200K.

Mid-term (3-6 year) recommendations include adding a walking trail around the park with shade trees and benches and adding an accessible BBQ and picnic area. The total estimated cost for mid-term improvements is between \$175K and \$250K. Long-term (6-10 year) recommendations are to replace the play equipment and safety surfacing and add benches and shade trees around the playground. The total estimated cost range for long-term improvements is between \$175K and \$375K.

Ogles Creek Park

Short-term (1-3 year) recommendations include adding a walking trail and adding a park sign, with an estimated cost range between \$130K and \$155K.

Mid-term (3-6 year) recommendations include adding an accessible BBQ area, and adding electric access at the pavilion. The total estimated cost for mid-term improvements is between \$20K and \$35K.

Thoman Park

The short-term (1-3 year) recommendations are to add more lighting, benches and shade trees along the walking path and to add an accessible BBQ area. The total estimated cost range is between \$40K and \$75K.

The long-term (6-10 year) recommendation is to replace the playground equipment in 5-10 years and select a low maintenance safety surface. The total estimated cost is between \$250K and \$350K.

Savannah Hills Park

Short-term (1-3 year) recommendations include adding shade trees and benches to the play area and adding accessible walkways connecting park facilities. The total estimated cost range for short-term improvements is between \$50K and \$100K.

Mid-term (3-6 year) recommendations include adding an accessible BBQ area and replacing the playground safety surfacing with a low maintenance option. The total estimated cost for mid-term improvements is between \$125K and \$275K.

Behrens Street Soccer Fields

Mid-term (3-6 year) recommendations are to level and pave parking & entry drive and add shade trees & screen plants around water tower base. The total estimated cost for mid-term improvements is between \$115K and \$165K. The long-term (6-10 year) recommendations are to add a pavilion & picnic tables with an accessible walkway and add a small, pre-manufactured restroom building and a drinking fountain. The estimated cost range is between \$190K and \$250K.

O'Fallon Veteran's Monument/Public Safety Fields

The short-term (1-3 year) recommendation is to add shade trees to the park. The total estimated cost estimate is \$10K. The mid-term (3-6 year) recommendations are to add a walking trail around the perimeter of the property and expand the skate park equipment (FY 2026 CIP). The estimated CIP is \$100K. The total estimated cost range for other long-term improvements is between \$125K and \$150K.

Village of Shiloh Parks

The planning team also reviewed the Village of Shiloh Parks and created master plan recommendations for these parks.

Shiloh Community Park

Short-term (1-3 year) recommendations include renovating the restrooms and adding accessible walkways between the parking areas, playground & pavilion. The total estimated cost range for short-term improvements is between \$75K and \$175K. Mid-term (3-6 year) recommendations are to repave Parking Area A, add a large modern play area in place of the two existing dated playgrounds and improve the baseball fields with pitcher's mounds (on Field A) and new dugouts (all fields). The total estimated cost for mid-term improvements is between \$600K and \$1.05M. The long-term (6-10 year) recommendation is to add a new asphalt basketball court at former court location. The total estimated cost range for long-term improvements is between \$250K and \$300K.

Three Springs Park

Short-term (1-3 year) recommendations are to add a year-round restroom near the play area (a pre-manufactured building), add an additional entrance/exit to the parking lot to improve traffic flow, add shade trees to the lake loop trail, add accessible walkways

to park features, add two batting cages and add dugouts to the baseball fields and add new interpretive sign at the wetland restoration area. The total estimated cost range for short-term improvements is between \$345K and \$480K. Mid-term (3-6 year) recommendations are to add lighting to the lake loop trail and add four pickleball courts (and demo former basketball courts). The total estimated cost for mid-term improvements is between \$275K and \$325K. The long-term (6-10 year) recommendation is to replace the play equipment and safety surfacing. The estimated cost range is between \$250K and \$350K.

Shiloh Dog Park

Short-term (1-3 year) recommendations are to add two picnic tables and six benches and add new agility equipment. The total estimated cost range for short-term improvements is between \$25K and \$30K. Mid-term (3-6 year) recommendations are to add 24 new shade trees, re-grade the dog areas and re-seed with a hardier grass (or replace grass with mulch) and add accessible walkways to the dog areas. The total estimated cost for mid-term improvements is between \$50K and \$70K. The long-term (6-10 year) recommendation is to add a small restroom. The cost estimate for this is \$75K-\$150K.

Sierra Park

Short-term (1-3 year) recommendations are to add emergency call boxes, add additional lighting (4-5 new light posts; includes electrical) and add a park entrance sign. The total estimated cost range for short-term improvements is between \$35K and \$50K. Mid-term (3-6 year) recommendations are to expand the play area with new equipment and low maintenance surfacing and add an accessible BBQ area (12'x12' concrete pad with a 12' long 6' wide walkway). The total estimated cost for mid-term improvements is between \$115K and \$175K.

Trail Connections

Trails were shown to be important to the O'Fallon community through the master plan's public input process. The suggested connections are summarized below. These connections could be made with off-road multi-use trails, bike lanes, shared use roads, expanded city sidewalks, or any combination of the above. The connections should be thought of as potential corridors, and not as an alignment. These corridors are shown in Figure 5.1 The Master Plan Recommendations Graphic plan graphic.

- Connect the O'Fallon Bike Trail to the Metro Link Trail with spurs to Thoman Park, O'Fallon Community Park and Shiloh Three Springs Park.
- Connect O'Fallon Community Park with the north end of the multi-use trail near St. Elizabeth Hospital.
- Connect the south end of the multi-use trail near St. Elizabeth Hospital with the connection between the O'Fallon Bike Trail and the Metro Link Trail.
- Connect O'Fallon Family Sports Park to Rock Springs Rotary Park with a spur to O'Fallon Veteran's Monument/Public Safety Fields.
- Connect O'Fallon Family Sports Park to Hesse Park.
- Connect O'Fallon Family Sports Park to Savannah Hills Park, and Savannah Hills Park to Ogles Creek Park.
- Connect Ogles Creek Park to the Goshen Trail.
- Connect O'Fallon Community Park to Rock Springs Rotary Park.

O'Fallon Memorial Pool

- A revitalized Memorial pool will prove to be a valued asset for the O'Fallon community. As outdoor aquatics is a very popular amenity, the options developed by pool consultant Councilman-Hunsaker provide the City of O'Fallon with several outdoor swimming pool options to explore to meet the summer recreational needs of its residents.
- Based on the audit of the swimming pool, it is not practical to reuse the existing pool for a renovation or expansion due to the poor condition of the pool structure, the aging pool mechanical equipment and the functional obsolescence of the pool. A new Pump House design would also be recommended during a facility upgrade.
 - Options were development for the expansion of facility support spaces including a renovation of the existing bathhouse to include updated restrooms, storage and office space. These areas are critical to the success of the facility in order to meet user expectations and be able to accommodate guests on peak days during the summer season.
 - The study developed several options to replace the pool and meet the recreational needs of the O'Fallon community.
 - » Option 1 includes the construction of four new bodies of water; a 3,211 square foot 6-lane, 25-yard lap pool with 1-meter diving and a climbing wall; a 2,178 square foot leisure pool a zero-depth entry with a children's play feature open water recreational and program area; a 707 square foot spraypad with ground and vertical spray elements; and a catch pool for the dual waterslide tower with open and enclosed waterslides.
 - » Option 2 includes the construction of three new bodies of water; a 3,238 square foot 6-lane, 25-yard lap pool with 1-meter diving and a climbing wall; a 3,422 square foot leisure pool a zero-depth entry with children's spray features, a catch area for a dual waterslide tower and open water recreational and program area; and a 707 square foot spraypad with ground and vertical spray elements.

- » Option 3 includes the construction of three new bodies of water; a 3,481 square foot 6-lane, 25-yard lap pool with 1-meter diving and a climbing wall; a 6,668 square foot leisure pool a zero-depth entry with children’s play feature, a catch area for a dual waterslide tower, a current channel and open water recreational and program area; and a 707 square foot spraypad with ground and vertical spray elements,
- The capital cost for the three options ranges from \$6.09M to \$8.23M. This capital cost includes the projected construction cost in addition to soft costs that includes one year’s escalation (5.0%), contingency (10%) and project fees such as permitting, design team fees and surveys (10%).
- Given the current construction and economic climate, close attention should be paid to the fluctuating cost of construction for aquatic center projects. Councilman Hunsaker’s estimate has included a 5.0% escalation allowance in anticipation for the future construction of the facility. A project of this scale typically has a design phase that lasts 6 to 9 months so the earliest this project could break ground would be 2022.
- Operational costs for the various options range from \$282,000 to \$363,000. Revenue potential comes from daily admissions and seasonal memberships, swimming lessons, rentals, food and beverage, with a range of \$177,000 to \$266,00. When comparing expenses to revenue the swimming pool is projected to recover 63% to 74% of its operational expenses. Option 3 has the highest annual expense budget, it also demands the highest price-point and generates the greatest amount of revenue due to its high capacity and number of features to appeal to the largest audience.

IMPLEMENTATION STRATEGIES

Phasing

Completing recommendations in phases that can be implemented over time is a prudent approach to implementation. Focus of the near-term phases should be on improvements that have the most impact or highest priority among the residents or on improvements that improve the health, safety and welfare of the park users. By phasing the various components of the master plan, the City will see recognizable improvement in the park system that would not be otherwise realized if it waited to implement each facility or component under an “all or nothing” method.

Open Space/Land Acquisition

The analysis of the distribution of park land illustrated that there are areas in the northern part of the City that lack available park land within a one mile service area. Therefore, it is recommended that the City focus on opportunities to address the gaps in park land service areas through land acquisition if properties become available through purchase, grants or donations. The focus for new park land opportunities should be in the northwest and northeast O’Fallon growth areas. A district park of 30 - 50 acres located in the northwest and a neighborhood park of 5 - 15 acres located in the northeast is recommended.

Funding / Acquisition Sources

Once a parks master plan has identified improvements, identifying resources to implement the plan is the next critical path item to accomplish. There are many traditional sources of funding that may be utilized to fund the plan implementation.

These include the following:

Parkland Dedication Ordinance

Dedication of open space or payment of fees for park development by private developers can be negotiated in exchange for developmental considerations beyond those customarily permitted by planning and zoning requirements.

Foundations

Foundations support charitable activities focused primarily on local needs. The advantages of a foundation include tax exemptions and tax deductibility.

Cooperative Use Agreements

A cooperative use agreement is an agreement between the school and parks department to share facilities. This agreement would allow the City to expand its available parkland without taking on any additional maintenance responsibilities.

Sales Tax

The City could impose a sales tax on retail sales to fund capital improvements, as well as for general operations, maintenance, and management of the parks system.

User Fees

Costly indoor recreation facilities and large labor-intensive outdoor facilities such as ballfield complexes and aquatic facilities that have high staffing and maintenance obligations should have a goal of generating income at least sufficient to meet the cost of their operations and maintenance.

Bonds

The City could utilize its bonding capacity to raise capital for development / repair / improvements to the park system. Taxes are raised appropriately to retire the bond over the term of the bond.

Lease / Purchase Financing

Facilities for public use can be financed and built through an entity separate from the municipality – either another public entity, a non-profit corporation set up for that

purpose, a bank or leasing company, or joint powers authority.

Public / Private / Partnership (PPP)

With a PPP project, the public entity develops a relationship with a private enterprise to jointly fund, construct and operate a recreation facility. In some cases, the public entity contributes the land that can be used for the facility and there may be tax advantages involved for the partnership.

Hotel, Motel and Restaurant Tax

The Hotel, Motel and Restaurant tax is based on gross receipts from charges and meal services or a per-room / night rate and may be used to build and operate golf courses, tennis courts, and other special park and recreation facilities or be put to use in general park operations. The advantage to such a tax source is that virtually all of it is generated by visitors, not local residents.

Special Improvement District / Benefit District

These taxing districts are established to provide funds for certain types of improvements, which benefit a specific group of affected properties.

Grants

Grant funding programs have been available at both the state and federal levels. Some of these grants are listed below. The State of Illinois also maintains a list of agencies offering grant programs.

- OSLAD
- Illinois Bicycle Path Grant Program
- Land and Water Conservation Fund (LWCF/LAWCON)
- Recreation Trails Program (RTP)
- Park and Recreational Facilities Construction Program (PARC)
- ITEP Funds

Conclusion

It is reasonable to assume that the successful implementation of the master plan will be achieved by utilizing a combination of the previously mentioned funding sources. For the largest and most costly projects, the use of bonds, leveraged bonds, or similar municipal financing is the most realistic. This method permits access to a large sum of money to complete the project in the shortest possible time frame, thus making the improvement available to the community in the near future. The amount of the bond should be fixed to ensure sufficient funds are generated from the sales tax to not only retire the bonds, but also provide for some level of operations and maintenance, as well as finance other smaller capital improvements to be completed by city staff on a labor and materials basis.

The small to medium projects should be funded by other sources such as grants, donations, and self-help activities. It is not possible at this time to identify a specific source for every project in the master plan as this is an interactive process that needs to be undertaken by city officials. On larger facilities such as the Family Sports Park and the aquatic complex, maximizing the programming potential in terms of events, tournaments, clinics, league play, swim meets, etc., with the goal of recouping the cost of staffing, operation, and maintenance, should be the goal of funding the ongoing costs of these facilities.



Hesse Park

SECTION 1

INTRODUCTION



O'Fallon Veteran's
Memorial

INTRODUCTION

City of O'Fallon Parks Master Plan Update

BACKGROUND AND PURPOSE OF THE PLAN

Parks master plans ensure that a city is meeting the recreational needs of the community and that recreational needs will continue to be met as a community changes over time. Having a high quality system of parks and recreation opportunities increases the quality of life for community residents and helps to create an attractive and desirable place to live. Parks and recreation master plans focus on improving the physical structure and components of a city's parks and recreational facilities, as well as developing strategic planning for recreational programming.

The City of O'Fallon, Illinois embarked on a Parks Master Plan Update with the landscape architecture and park planning consultants at Planning Design Studio and aquatics consultants at Councilman-Hunsaker in November of 2020. The goal was to update the 2012 Parks Master Plan to O'Fallon's changing population, changes in recreation trends, and to include improvements that have been completed in recent years. The plan update will guide development of O'Fallon's parks and recreation facilities over the upcoming decade. A special component of this master plan update is conceptual design for a new or renovated O'Fallon Memorial Pool Complex.

Parks and recreation master plans are community-driven, meaning that public input is a critical component at every step of the planning process. This ensures that the plan's recommendations are tailored to the needs and desires of the unique community.

Parks and recreation master plans build community support and enthusiasm for park improvements and new recreation facilities. Park master plans create a blueprint for implementing needed capital improvement projects. Strategically identifying and prioritizing projects allows the city to make the best use of available funds to achieve a high quality recreation system. The plan helps to identify funding strategies for the implementation of improvements. These strategies can multiply the impact of invested capital by making use of creative alternate funding strategies. A thorough and community-driven parks master plan is often a critical component of successful grant applications and regional cooperation. The plan demonstrates that improvements have been thoroughly investigated by professional planners and vetted by the public.

THE PARK MASTER PLANNING PROCESS

The parks and recreation master planning process includes four primary phases:

1. Data Collection
2. Park Land and Facilities Analysis
3. Concept Development
4. Master Plan Development

The first phase, **Data Collection**, involves a broad collection of information on the existing conditions of the City's parks, an overview of the community context and documentation of the regional trail system. The existing conditions of each park are assessed by both the planning team and city parks staff or officials. The Data Collection phase includes collection of public input

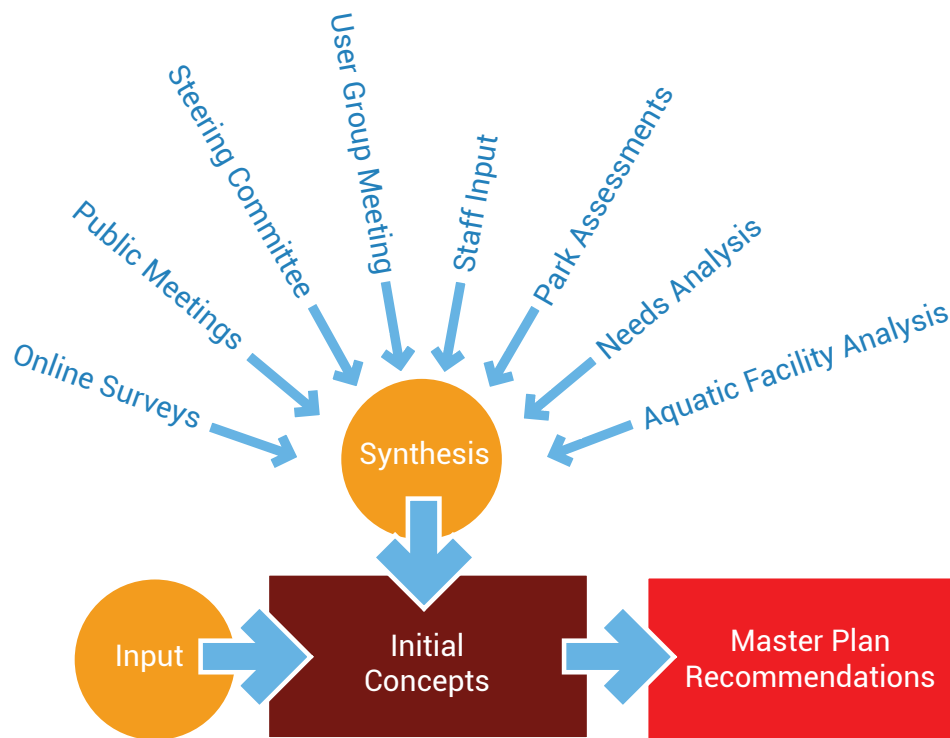


Figure 1.1: The Master Planning Process.

through a community survey available both on-line and on paper, a public meeting, interviews with user groups that have a vested interest in the parks or could help further the plan and presentations to the Parks Master Plan Steering Committee.

The **Analysis** phase is composed of a park land distribution analysis and a park facilities analysis. The park land distribution analysis examines the amount of park land available compared to benchmarks based on the City’s population, and the distribution of park land throughout the city. The park facilities analysis compares O’Fallon’s existing recreation facilities to benchmarks based on the City’s population. The result of the analysis is a recommendation for additional parks or facilities that would help O’Fallon adequately serve the recreation needs of the entire population.

In the **Concept Development** phase, the planning team synthesizes the information gathered in the previous phases into draft recommendations for each park, and for the

park system overall. Three concept options for O’Fallon Memorial Pool were developed in this phase. The concepts were reviewed by the public at a public open house and a second on-line survey, as well as by the Parks Master Plan Steering Committee and the parks staff.

The **Master Plan Development** phase incorporates all of the feedback received in the previous phases into refined master plan recommendations. This phase includes the development of a program statement for the master plan and outlines a vision for the parks and recreation system. Priorities are developed for the master plan recommendations and a phasing plan is developed that divides improvements into short-term (0-3 years), mid-term (3-6 years) and long term (6-10 years) phases. Broad, master plan-level cost estimates are developed for each recommendation and each phase of development. The master planning process is graphically represented in Figure 1.1.



Figure 1.2: O'Fallon Parks Master Plan Update Concept Development Open House

Community Input

As a community-driven plan, public input is gathered from the O'Fallon residents and park users throughout the planning process and is critical to creating a successful plan. Public open house meetings were held throughout the planning process to keep the community informed and encourage public participation, pictured in Figure 1.2. The Data Collection and the Concept Development phases included on-line public surveys that collected community input. Feedback was also gathered from city staff and key park stakeholders.

Implementing the Plan

Implementing the recommendations in the plan should be a phased process. Starting with one small demonstration project can help to build momentum and public support for the improvements. The first projects should be important to residents and make a tangible difference in the community's use of the parks system. Grant opportunities should be sought out to maximize the

funding available for improvements. Partnerships can be sought out as well, and key leaders in the community can help drive the plan forward, build support and make progress. Additional Implementation Strategies are discussed further in the Master Plan section of this document.

DOCUMENT ORGANIZATION

The master plan document is organized by the project phases. Section 2 covers the Data Collection phase, Section 3 is on the Analysis phase, Section 4 includes the Concept Development phase and Section 5 explains the final master plan recommendations and cost estimates, the O'Fallon Memorial Pool report, as well as funding and implementation strategies for the recommendations. An Appendix is included as a separate document that includes the Full Memorial Pool Audit Report, Public Meeting notes, On-Line Survey Results Data and the Park Assessment Sheets.



O'Fallon Community Park

SECTION 2

DATA COLLECTION



Hesse Park

DATA COLLECTION

City of O'Fallon Parks Master Plan Update

DATA COLLECTION PROCESS

The first phase of the master planning process involved gathering a wide variety of information on the existing condition of a parks and recreation system and contextual information on the community and surrounding region. Part of this phase was a review of the 2012 O'Fallon Parks and Recreation Master Plan. This phase also included an inventory and review of the existing conditions within the park system. The parks were inventoried and assessed by both the planning team and city Parks & Recreation staff. An essential component of the data collection process is gathering community input through a public survey and user group interviews. The user groups are organizations that have a vested interest in the parks or utilize them frequently. The results of the community input process are summarized in this report.

Community Overview

The City of O'Fallon lies within St. Clair County, in the southwest quadrant of the State of Illinois. O'Fallon is the third largest city in southern Illinois, located approximately 18 miles east of St. Louis, Missouri and five miles from Scott U.S. Air Force Base. The city covers an area of 15.5 square miles. The 2020 U.S. Census found that O'Fallon had a population of 32,289. Through the analysis of historical growth patterns, growth of similar cities and other factors, the 2021 City of O'Fallon Comprehensive Plan estimates that by the year 2040, O'Fallon will have a population of 40,700.

PARK SYSTEM OVERVIEW

The City of O'Fallon park system maintains seven parks:

- O'Fallon Community Park (36 acres)
- O'Fallon Family Sports Park (200 acres)
- Rock Springs Rotary Park (107 acres)
- Hesse Park (21.5 acres)
- Ogles Creek Park (16.5 acres)
- Thoman Park (4.5 acres)
- Savannah Hills Park (9.5 acres)

The parks are well distributed throughout the city. In addition to these parks, the city owns O'Fallon Veteran's Monument/Public Safety Fields, a property with a Veteran's monument, detention basins and a skate park and small pavilion. In addition, the city owns one property that is not developed into a park but is used for youth soccer fields, Behrens Street Soccer Fields. These parks and properties can be seen on the map in Figure 2.1

The parks system includes O'Fallon Memorial Pool, which is located at O'Fallon Community Park. The pool was assessed by aquatics consultants as a part of this planning process. The results of this evaluation are summarized at the end of this chapter. The park system includes The Katy Cavins Community Center, which is located at Community Park. There is also a nature center located at Rock Springs Rotary Park.

Village of Shiloh Parks

The City of O'Fallon also manages several parks owned by the Village of Shiloh, which neighbors O'Fallon to the south. This arrangement between the municipalities

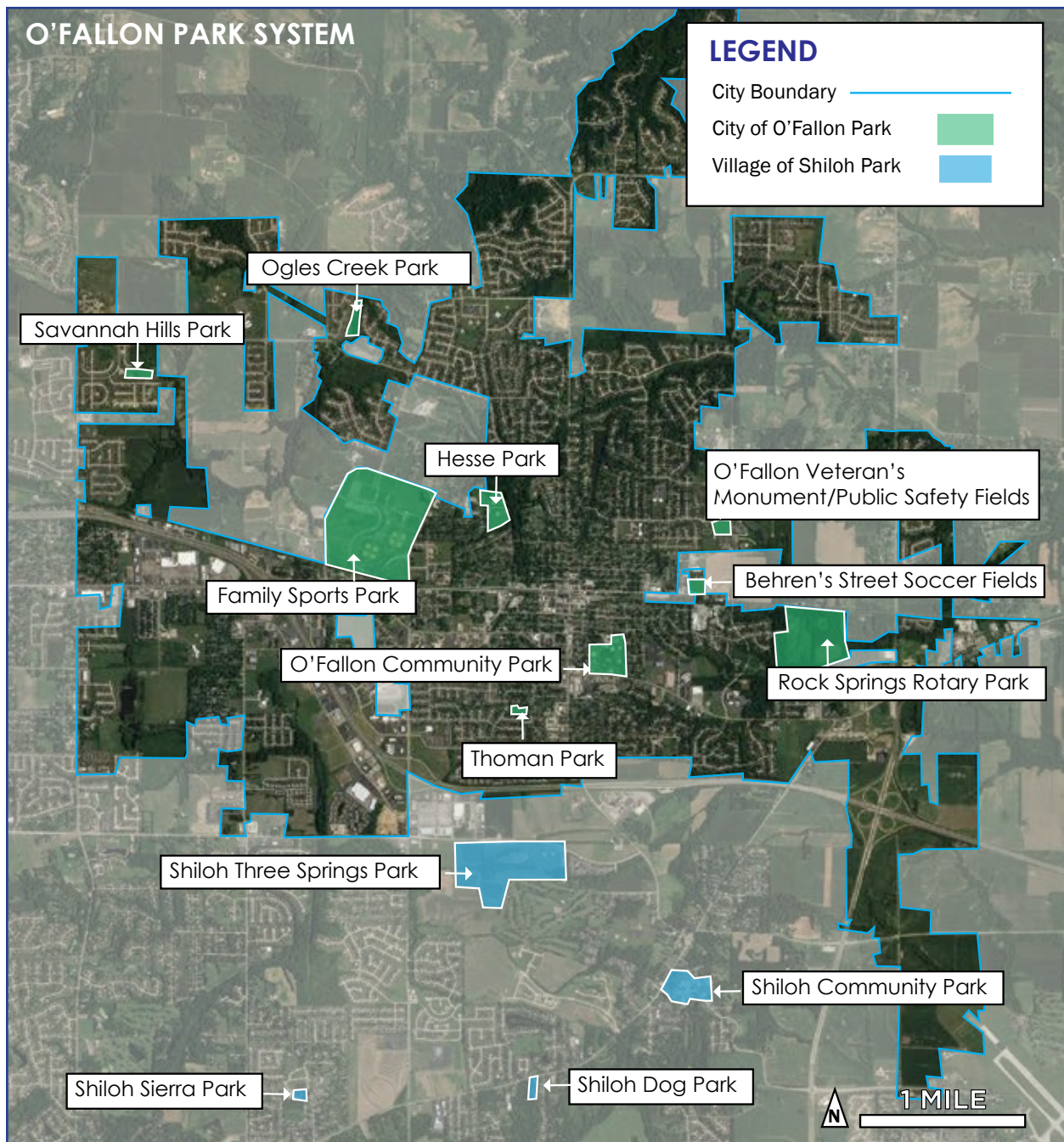


Figure 2.1: The O'Fallon park system.

began in 2008 and renews annually. The Shiloh parks operated by the City of O'Fallon can be seen in Figure 2.1. and include:

- Shiloh Community Park (18.5 acres)
- Shiloh Three Springs Park (80 acres)
- Shiloh Dog Park (2.5 acres)
- Shiloh Sierra Park (3.5 acres)

Programming

The department offers extensive programming that includes:

- Arts & entertainment classes
- Dance & martial arts
- Lifeguarding courses
- Adult sports classes
- Youth sports classes
- Youth sports leagues
- Adult recreational sports leagues
- Youth half day and full day summer camps

PARK ASSESSMENTS

O'Fallon Community Park

O'Fallon Community Park consists of 36 acres located at 401 E 5th Street in the south-central part of O'Fallon, near downtown and O'Fallon Station. The park is adjacent to the Katy Cavins Community Center, which hosts city recreation programming and has rooms that can be rented for private events. The park is also the location of the O'Fallon Memorial Pool and pool house, which were evaluated by aquatics consultants as part of this master plan, the results of which are discussed later in this section.

The park has one lighted turf baseball/softball field, one lighted grass field and four unlighted grass baseball/softball fields. The park has four lighted tennis courts, a basketball court with an extra half-court size area and a gaga pit. There is a large playground with structures for 5-12 and 2-5 year olds on a wood fiber safety surface. Next to the playground there is a covered picnic table and an additional uncovered picnic table, but the playground has no benches. The park has three small picnic pavilions and one large pavilion which can be rented out by the public. There is also an outdoor kitchen utilized for summer camp. The park features a log cabin called The Grange that can be rented by the public. The park has two restrooms, one near the tennis courts and one by the large pavilion and concession. A narrow perimeter path surrounds the park. The park contains a city maintenance building.

Many of the park's facilities are quite old. The baseball fields need new bleachers and other repairs. Some of the fields lack dugouts. The playground equipment is nearing the end of its expected life. None of the BBQ grills at the pavilions are ADA accessible. The perimeter path is too narrow to allow comfortable passing.



Above: O'Fallon Community Park (from top): Large pavilion, playground, log cabin, baseball field.

O'Fallon Family Sports Park

O'Fallon Family Sports Park consists of 200 acres at 301 Obernuefemann Road in northeast O'Fallon. The park has eight lighted turf soccer fields and four natural grass fields. There are eight lighted natural grass baseball/softball fields and two turf fields. The park has six pavilions, Pavilion 1 between the baseball quads, Pavilion 2 by the playground, Pavilion 3 at the splash pad, Pavilion 4 by the soccer fields, and Pavilions 5 and 6 within the Red and Blue baseball quads. The park has four restrooms. Year-round (heated) restroom 1 is adjacent to Pavilion 1. Year-round restroom 2 is adjacent to the splash pad. There are unheated (seasonal) restrooms within each of the baseball quads. The park has four concession stands, one within each baseball quad, one between the quads (at Pavilion 1) and one at Pavilion 4.

In addition to the sports amenities, the park has a 2.1 mile perimeter walking trail, three playgrounds and a water play area. Playground 1, has traditional play structures for 2-5 year olds and 5-12 year olds on a wood fiber safety surface. Playground 2 is within the blue quad of baseball fields. Playground 3 has two sections, 3a and 3b on either side of the splash pad. These play areas have a variety of climbing structures on a turf safety surface. The water play area consists of a 6,000 sf splash pad and a natural water play stream. The park also has three ponds, one of which has a waterfall feature. The park has several lake water features.

The park is well maintained and most facilities are in good condition. The west portion of the park is undeveloped. Part of this area is a gravel overflow parking lot. The undeveloped area presents the possibility for future recreation expansion.



Above: Family Sports Park (from top): Playground 1, Playground 2, turf soccer field, Pavilion 4.

Rock Springs Rotary Park

Rock Springs Rotary Park consists of 115 acres at 1428 E 3rd Street in eastern O'Fallon. The park is nature focused and includes a natural prairie and the Rock Springs Nature Center, an indoor space used for recreational programming and rented out for private events. Behind the nature center is a fire pit in a stone and concrete patio surrounded by covered picnic tables. The fire pit can be used by the public with a permit from the city. The park contains a playground with a two-level play structure, swings and a boulder climbing feature on an wood fiber safety surface. There is no equipment for younger (2-5 year old) children. Near the playground there is a seasonal (unheated) restroom building that includes a maintenance storage area. Nearby, there is a metal-roofed picnic pavilion and BBQ grill.

The park features paved trails that wind through a natural wooded and meadow setting. The outer trail is one mile long and the inner trail is one-half mile. In the wooded area, there is a large dog park. The dog park has a small picnic pavilion, several covered benches and wooden agility equipment. The dog park requires an 800 ft walk from the closest parking spot. There is a water fountain with dog-height access located near the dog park.

The park is in good condition and most of the facilities are fairly new. The dog park is the most worn facility. The wire fencing is rusted and warped, and the agility equipment is warped and showing water damage. The playground wood fiber safety surface needs to be refilled, and the safety surface border has sunk into the ground in some areas. Both picnic pavilions have some rust, and the pavilion by the dog park has missing shingles on the roof. The BBQ grill by the playground picnic pavilion is not ADA accessible.



Above: Rock Springs Rotary Park (from top): Fire pit, playground, picnic pavilion, dog park.

Hesse Park

Hesse Park consists of 21.5 acres located at 810 N Madison Street in the central part of O'Fallon, adjacent to J. Emmet Hinchclyffe Elementary School. Hesse Park has three lighted and one unlighted baseball/softball field, two lighted basketball courts and three pickleball courts. The pickleball courts are surrounded with screened chain link fencing. The park's Hesse/Hinchclyffe Playground is built on property owned by the school district, for shared use between the school and park. The playground has one large play structure designed for 5-12 year olds and a swing set on an wood fiber safety surface with a plastic brick border.

The park has three picnic pavilions located by the pickleball courts, by the baseball fields and the third is in a secluded corner of the park. The park has one seasonal (unheated) restroom near the parking area. The restroom building includes a covered, open area patio with picnic tables (this area is known as Pavilion 1) and also includes a maintenance storage facility. The park connects to a spur of the O'Fallon Off-road Bike Trail. The park is identified by a wooden park entrance sign.

The park facilities are aging but generally in good condition. The baseball fields lack walkways to the bleachers and have no outfield fences. Three of the fields lack dugouts, and dugouts on the fourth field are in poor condition. The screen material on the pickleball court fencing needs repair or replacement. The playground equipment is showing age and the wood fiber safety surface needs refilling. There is no separate play equipment designed for younger (2-5 year old) children. None of BBQ grills at the picnic pavilions are ADA accessible. Two of the pavilions do not have ADA accessible walkways.



Above: Hesse Park (from top): Park sign, playground, basketball court, restroom/pavilion.

Ogles Creek Park

Ogles Creek Park consists of 16.5 acres located at 435 Wiegertown Town Drive, within a residential neighborhood in a north-western part of O'Fallon. The property is primarily wooded and mowed grass open space with one picnic pavilion. The park has a concrete entrance drive, a small concrete parking lot with room for two parked cars and a bike rack. The pavilion is steel framed with a steel roof and one BBQ grill. Along the walkway is a rock-filled swale.

The park is in good condition. The pavilion lacks electric outlets and the BBQ grill is not ADA accessible. The park's entrance drive is too steep provide ADA accessible pedestrian access to the park. The park lacks an entrance sign. The park has a large amount of open space that could be developed with trails to increase passive recreation opportunities.



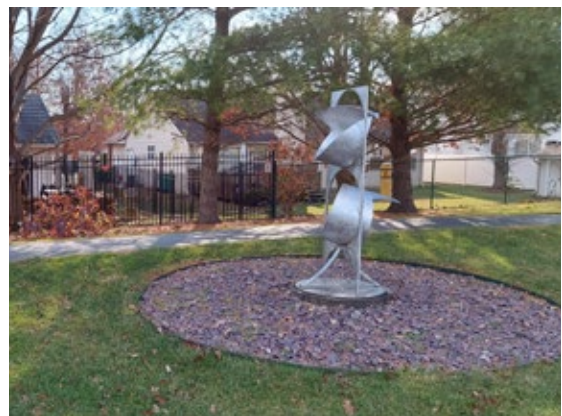
Above: Ogles Creek Park (from top): Picnic Pavilion and swale along walkway.

Thoman Park

Thoman Park consists of 4.5 acres located at 1021 Nancy Drive in a residential neighborhood in the south-central part of O'Fallon. The park contains a walking path, a playground, a pavilion, a restroom and several large sculptural art pieces. The playground has a play structure for 5-12 year olds, a swingset and a climbing structure. The safety surface is wood fiber with a concrete walkway as a border.

There is a pavilion and BBQ grill. The 1/3 mile perimeter asphalt trail is 6 ft wide. The park has a parking area with 15 spaces. There is an unheated restroom with an attached water fountain. The park includes six sculptural art pieces.

The park is well maintained and the facilities are in good condition. The BBQ grill is not accessible. The playground equipment is aging and may be approaching the end of its lifespan in 5-10 years. There is no play equipment for younger (2-5 year old) children.



Above: Thoman Park (from top): Playground, octagonal pavilion, walking trail, large art sculpture.

Savannah Hills Park

Savannah Hills Park consists of 9.5 acres located in a residential neighborhood at 8012 Savannah Hills Boulevard in a northwestern part of O'Fallon. The site is behind the residential development's pool and pool house building and was originally given to the City by the neighborhood developer. The park contains a playground, a picnic pavilion and a 0.7 mile paved loop trail. The playground has two structures, one for 2-5 year olds and one for 5-12 year olds. The larger play structure has an attached shade canopy. The safety surface is wood fiber with a plastic brick border. The metal pavilion has a BBQ grill, electric outlets and picnic tables. The trail is asphalt and 6 ft wide. The park shares a concrete parking lot with 36 parking spaces with the neighborhood pool. The remainder of the park is open space that is a combination of mowed grass, un-mowed meadow and a creek. The mowed grass area has a chain link backstop that could be used for informal baseball, softball or kickball games.

The park's play equipment is 15 years old and will be nearing the end of its expected lifespan in the next 5 years. The wood fiber safety surface needs refilling in order to provide an adequate safety cushion. The walkways connecting park facilities are poorly laid out, there is no direct connection between the playground and either the parking lot or pavilion. The access path to the playground is loose gravel which is not ADA accessible. There is only one bench around the play area. The BBQ grill at the pavilion is not ADA accessible. The parking lot has eight metal posts left from a structure that is no longer present.



Above: Savannah Hills Park (from top): Playground, pavilion, asphalt trail, posts at parking lot.

Behrens Street Soccer Fields

Behrens Street Soccer Fields consists of 8.5 acres of undeveloped land adjacent to a water tower located at 102 Behrens Drive in the central part of O'Fallon. The property is mowed grass open space with an asphalt entry drive and un-striped parking area. Soccer goals are moved to the site and the fields are used for soccer in warmer months.

The recreational value of this site could be increased with the addition of some basic amenities such as a picnic pavilion, a drinking fountain and a restroom building. The asphalt parking area is eroded and needs resurfacing. The base of the water tower could be screened with landscape plantings.



Above: Behrens Street Soccer Fields (from top): Open field and asphalt parking area.

O'Fallon Veteran's Monument/Public Safety Fields

O'Fallon Veteran's Monument/Public Safety Fields sits on 17.5 acres located at 737 E Wesley Drive in the eastern part of O'Fallon. The site contains a memorial that consists of granite pillars inscribed with the names of O'Fallon veterans. The pillars are arranged on a star-shaped concrete plaza around a flag pole. Surrounding the plaza are four benches situated between hedge plantings. The monument features an interactive screen which contains interpretive information for visitors. Behind the monument is a water feature/detention basin with a fountain. The monument has a small parking lot and two stone benches along a concrete walkway to leading to the plaza, and a small bike rack.

Screened from the monument by a line of tall evergreen trees and an earth berm, there is a skate park with an area of approximately 6,200 sf. Adjacent to the skate park is a small pavilion with picnic tables. The skate park has a concrete walkway leading to the parking lot of the adjacent O'Fallon Public Safety Facility. The remainder of the park acreage is mowed grass open space, bordered on some sides with rows of shrubs and evergreen trees. There is a second detention pond in the northeast corner of the site.

The monument, skate park and fields are very well maintained and all of the features are in good condition. The skate park lacks any shade, and the direct southern sun exposure and paved surface could create a hot micro-climate in the summer.



Above: O'Fallon Veteran's Monument/Public Safety Fields (from top): Monument with interactive screen, marble sign, water feature, skate park

VILLAGE OF SHILOH PARK ASSESSMENTS

Shiloh Community Park

Shiloh Community Park consists of 18.5 acres located at 1 Park Drive in east-central Shiloh. The park includes a senior center building and an event building called Klucker Hall. The park is bisected by Siebert Road, with the main section of the park to the west and Baseball Fields 2 and 3, along with a pavilion, a restroom and a very small play area, to the east. The park has three lighted baseball/softball fields, two picnic pavilions, two playgrounds, an additional small play area and a skate park. Baseball Field 1 has an outfield fence but no safety topper or warning track. Fields 2 and 3 do not have outfield fences or pitchers mounds and have a somewhat steep grade. Play equipment at all three of the playgrounds is very dated. The two playground in the main section of the park have wood fiber safety surfaces without containment borders. The small playground in the east section has a pea gravel safety surface which may not be ADA accessible. The skate park is located near a large water tower and maintenance area. There is an asphalt pad which was formerly a basketball court. The park has a large shelter made of wood with a shingle roof. There is smaller pavilion by the baseball fields. The park has three concession buildings, one by the large pavilion, one by Baseball Field 1 and one by Fields 2 and 3. The park has an unheated restroom behind Klucker Hall, another near Baseball Fields 2 and 3, and a heated restroom near Field 1.

The park facilities are very worn and dated. Some of the sidewalks are extremely narrow (about 3 ft wide). There is a lack of an accessible walking path from the parking spaces near Klucker Hall to the large pavilion or the play areas. The pavilion lacks an ADA accessible BBQ grill. The skate park has no shade or screening from the adjacent water tower or maintenance areas.



Above: Shiloh Community Park (from top): Playground, Baseball Field 1, the pavilion and concession at Fields 2 and 3, and the skate park.

Shiloh Three Springs Park

Shiloh Three Springs Park consists of 80 acres located at 2250 Frank Scott Parkway East, near the border between the City of O'Fallon and the Village of Shiloh. The park features two lighted baseball/softball fields, two tennis courts, three sand volleyball courts, one playground and a walking path that creates a loop around a small lake.

The playground consists of a large play structure designed for 5-12 year olds and a small structure for 2-5 year olds on a wood fiber safety surface with a plastic block border. The play area has swings on a separate safety surface that does not have a border. Surrounding the playground are three covered picnic tables on a base of fine gravel with a wood border. The park has two swinging benches on the same style of base.

The parking's walking trail is approximately 2 miles long and makes a loop around a 12 acre lake. An area of the park was undergoing a wetland restoration at the time of the park assessment. An interpretive sign about the wetland restoration has severe water damage and is no longer legible.

The park is well maintained and the facilities are in good condition. The baseball fields do not have outfield fencing or dugouts. There is no boundary between the baseball fields and the playground, which could be a hazard for playground users. The playground wood fiber safety surface needs to be refilled. The safety surface beneath the swings has no containment. The sand volleyball courts lack a containment border or edging and sand is spilling onto the adjacent the stairs and walkway. The asphalt walking trail connecting park facilities is very cracked and may need replacement. The trail around the lake lacks lighting and is prone to flooding.



Above: Shiloh Three Springs Park (from top): Tennis, playground, picnic table, volleyball courts.

Shiloh Dog Park

Shiloh Dog Park consists of 2.5 acres at 3756 Lebanon Ave. The park contains a small parking area and two wire fenced areas for small and large dogs. Each area contains a covered picnic table and two additional picnic tables. The park has no benches. The park has a water fountain near the parking area. The asphalt parking area has spaces for 13 vehicles. Adjacent to the park is an access road leading to a materials storage area. The park has several young trees within the dog area and between the dog area and the access road.

The wooden picnic tables are warped and need to be replaced. The park would benefit from additional seating and agility equipment for the dogs. The park has no paved walkways. An ADA accessible walkway could be added from the parking lot to the water fountain and to an ADA accessible sitting area within each section of the dog park.



Above: Shiloh Dog Park (from top): Large dog area, trees along outside of the dog area.

Shiloh Sierra Park

Sierra Park consists of 3.5 acres located in a residential neighborhood at 2605 Sierra Drive. The small, wooded park has a playground, a walking trail and nine covered picnic benches on concrete pads. The playground has several climbing structures on a wood fiber safety surface with plastic block edging. The asphalt perimeter loop trail is five feet wide and about a third of a mile long. The asphalt parking lot has spaces for 34 vehicles.

The park and facilities are well maintained. The playground safety surface needs to be refilled. The playground merry-go-round is not functional. The park could be improved by adding some ADA accessible BBQ grills and ensuring that some of the covered picnic tables are ADA accessible. The park lacks an entrance sign.



Above: Shiloh Sierra Park (from top): Playground, covered picnic table along trail.

TRAILS

The City of O’Fallon has several existing trails that can be seen in Figure 2.3. These include 2.4 miles of trails in Rock Springs Rotary Park, 2.1 miles in O’Fallon Family Sports Park, a 0.7 mile trail in Savannah Hills Park, one mile in O’Fallon Community Park and 0.3 miles in Thoman Park. In addition, the Village of Shiloh has 2.1 miles of trails in Three Springs Park and 0.3 miles in Sierra Park. Shiloh has a trail along Siebert Road beginning at Shiloh Community Park. St. Clair County’s St. Ellen Mine Park, located in O’Fallon, has two miles of trails. The St. Ellen Trail runs for one half mile from Hartman Lane to St. Ellen Mine Park. South of O’Fallon, St. Clair County’s Engelmann Park contains a walking trail. The off-road O’Fallon Bike Trail runs 0.8 miles from State Street to Ilini Drive and connects to Hesse

Park. This trail is connected by a shared-use road to an extension of Madison County’s Goshen Trail that begins at the Kyle Road Trailhead. There is a multi-use off-road path that runs for approximately 0.6 miles parallel to North Green Mountain Road near St. Elizabeth’s Hospital. Scott Air Force Base contains the Scott Air Force Base walking trail to the southeast of O’Fallon.

Although O’Fallon residents have many walking trail options, the trails are disconnected and the City lacks an overall trail network. Nearby O’Fallon are two major trail systems, the Madison County Trail System to the north and the St. Clair County Trails to the south. O’Fallon lies in a unique position to bridge these two systems with a trail connection running through the City, as shown in Figure 2.2.

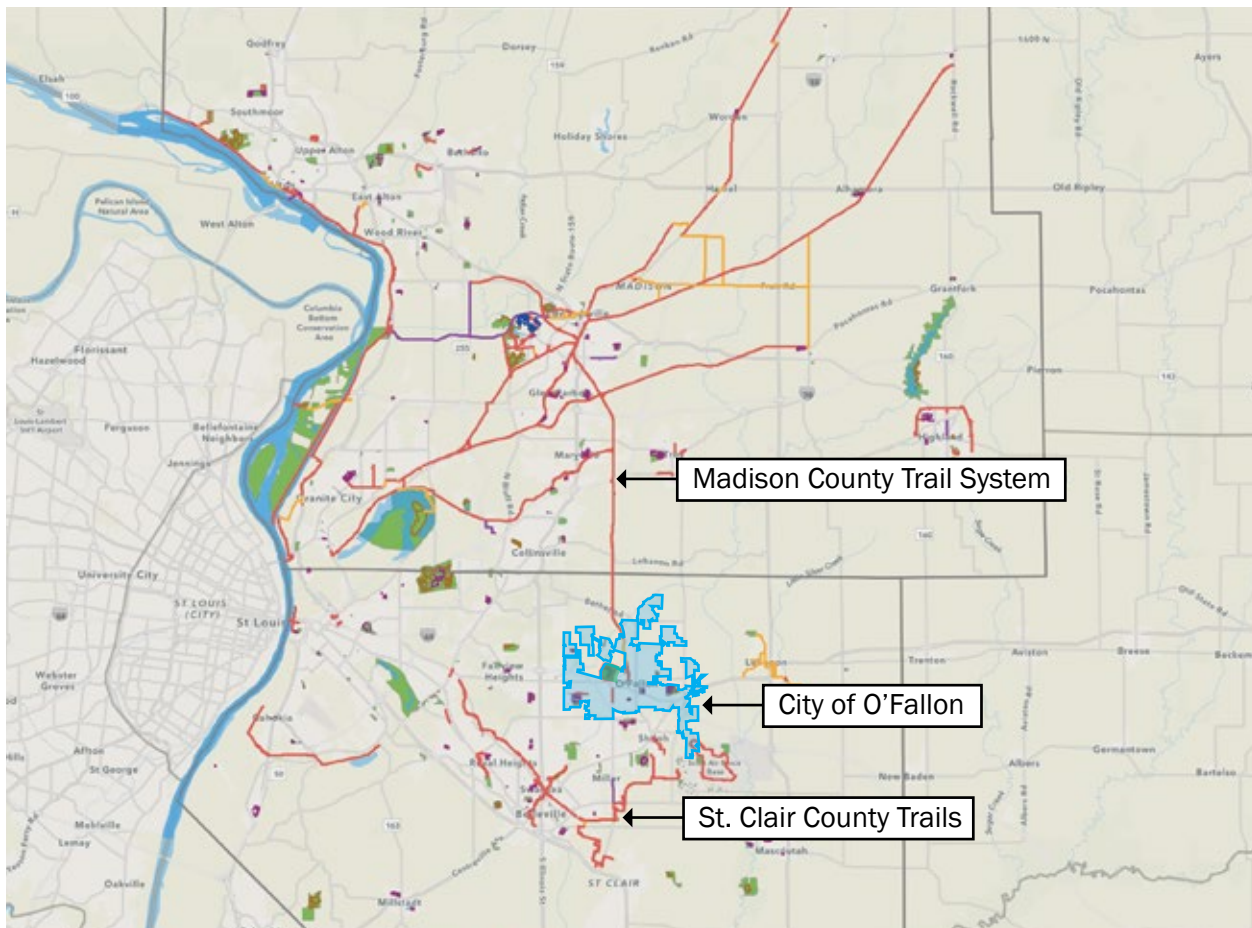
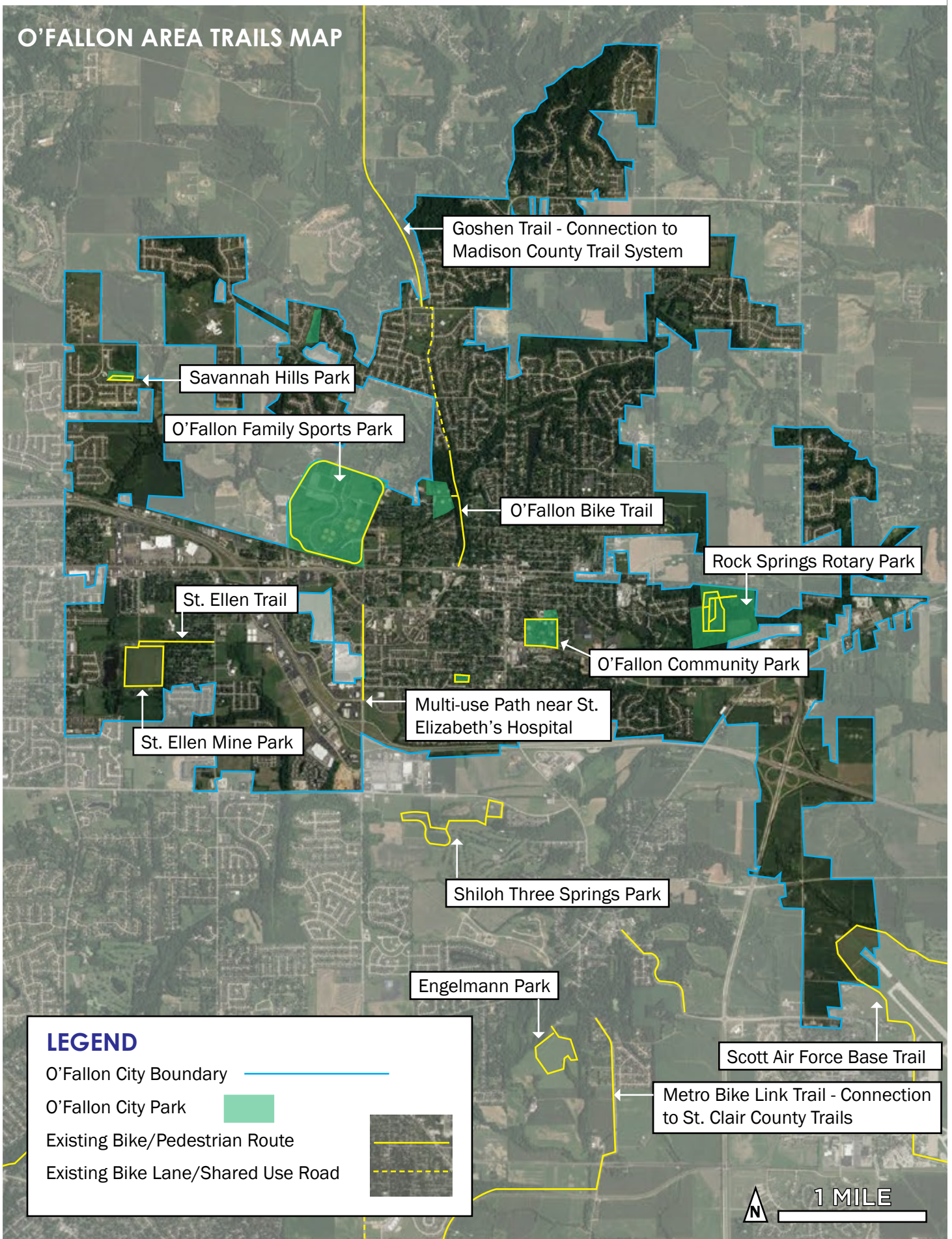


Figure 2.2 (Above): Madison and St. Clair County Trails

Figure 2.3 (Next Page): O’Fallon Area Trails Map

O'FALLON AREA TRAILS MAP





LEGEND

O'Fallon City Boundary 

O'Fallon City Park 

Existing Bike/Pedestrian Route 

Existing Bike Lane/Shared Use Road 

 1 MILE 

COMMUNITY INPUT

Public input is a critical component of a community-driven parks and recreation master plan. The primary purpose of the parks and recreation department is to serve the community, and the needs of each unique community should drive development. For the data collection portion of this master plan, the community provided input through a public survey and user group interviews. The feedback gained from these methods is summarized below.

Needs Assessment Survey

A needs assessment community survey was provided online for O'Fallon and Shiloh residents and park users. The survey was open between December 8, 2020 and January 4, 2021 and received a total of 833 responses. The survey asked park users about which parks they visit and how often, and how important O'Fallon and Shiloh parks are to their lives. A series of questions was asked about each park, and respondents were asked to only provide feedback on the parks they have visited. The survey asked about the O'Fallon Memorial Pool and its potential renovation or replacement. Demographic questions provided an overview of who was responding to the survey.

Demographics

Respondents to the survey were primarily residents of O'Fallon (over 87%), with very few respondents from Shiloh (less than 5%), and a few park users from other areas (less than 8%). Respondents indicated the age ranges of the people currently residing in their households. Almost 52% had children under 18 in their homes. About 13% of respondents' households had young adults age 18-24. Twenty percent contained someone 25-34, 41% had family members age 35-44, about 25% had householders age 45-54, about 18% age 55-64 and 15% had someone over 65 years.

Park and Facility Usage & Impact

The largest portion of respondents (37.5%) indicated that they or their family members visit O'Fallon or Shiloh parks a few times per week. Twenty percent visit about once a week, 25% visit a few times a month, about 13% visit a few times per year, and only 4% visit seldom or never.

The most visited park by survey respondents was O'Fallon Family Sports Park, with 89.5% indicating they or their family members had visited in the past year. All of the parks, in order of popularity, are listed below with the percentage of respondents who have visited them over the past year (rounded to the nearest half percent).

- O'Fallon Family Sports Park (89.5%)
- O'Fallon Community Park (77.5%)
- Rock Springs Rotary Park (68%)
- Hesse Park (41%)
- Shiloh Three Springs Park (32%)
- Thoman Park (15.5%)
- Shiloh Community Park (14.5%)
- Shiloh Dog Park (8.5%)
- Savannah Hills Park (6%)
- Ogles Creek Park (5.5%)
- Sierra Park (1.5%)
- Behrens Street Soccer Fields (1.5%)

Two percent of respondents said they had not visited any O'Fallon or Shiloh parks in the past year. Another question asked about which park was visited most often by respondents' families. The results were similar to the above, with the exception that Savannah Hills Park and Shiloh Dog Park were visited most frequently by a higher percentage than Shiloh Community Park, and Behrens Street Soccer Fields was visited more frequently than Sierra Park.

Survey respondents clearly indicated their support for O'Fallon and Shiloh parks. Over 80% of respondents said that O'Fallon and Shiloh parks have a high or medium-high impact on their life, property values and health. Fourteen percent said they had medium impact, and only 5% said they have little or no impact. In addition, 96% said

that it is important or very important for the City of O’Fallon and the Village of Shiloh to provide high quality parks and recreation programs and facilities. Less than 3% said it was of medium importance, and about 1% said it was of little or no importance. The next set of questions asked respondents to provide input on O’Fallon Memorial Pool.

O’Fallon Memorial Pool

The questions about Memorial Pool were answered by 172 respondents. Of those, 27% indicated they did not visit the pool in the summers of 2019 or 2020. The most common reasons indicated for why the pool was not visited more often were that the pool is too small and crowded, the pool is outdated, there are not enough lap swim lanes and the pool should be open longer hours. The pool was visited 1-5 times during that period by 31%, 6-10 times by 15.5%, 11-20 times by 9% and over 20 times by about 18%. The most common reason given for visiting Memorial Pool was for recreational swimming (69%), followed by swim lessons (14.5%), fitness/wellness (11%) and competitive swimming (10.5%). The pool was visited in the afternoons by 54.5% of respondents, in the mornings by 20% and in the evenings by 21%.

The next questions asked about which amenities and programs respondents would like to see included in a new or renovated Memorial Pool. The amenities and programs are listed below in order of importance to respondents.

- Shade and tables (most important)
- Locker room with modern amenities and easy access
- Community aquatic programs for all ages
- Deep water
- Shallow water
- Concessions/food and beverage
- Competition pool (6 lane, 25-yard)
- Competition pool (8 lane, 25-yard)
- Competition pool (50-meter)
- Sand play area (least important)

In a similar question, respondents were asked which new features they are most likely to use. The responses, in order of importance, are below.

- Lazy river (most likely to use)
- Designated children’s area
- Waterslides
- Children’s multi-level play structure
- Children’s spray pad
- Zero-beach entry
- Diving board
- Fitness lap lanes
- Floatable crossing activity/lily pad walk
- Climbing wall
- Water volleyball
- Water basketball (least likely to use)

When asked if respondents would likely participate in the following programming options, the results were as follows.

- Swim Lessons (82.93%)
- Recreational Swimming (81.10%)
- Youth Swim Team (56.10%)
- Water Aerobics (54.88%)
- Adult Lap Swim (51.83%)
- Dive-In Movies (46.34%)
- Water Walking (33.54%)
- Adult Masters Swimming (21.95%)
- Triathlons (17.68%)

Over 80% of respondents said they would be likely or very likely to host an event at a renovated Memorial Pool. Forty-three percent said a new location for the pool should be explored, while 57% said the pool should remain where it is. The most common suggested location was at O’Fallon Family Sports Park. Write-in comments regarding the pool included:

- Replace, don’t renovate!
- Keep that pool for swim lessons and make a better pool at a different park.
- Please also consider a diving team.
- More lap lanes are needed.
- It would be nice to be able to swim until 8-9 pm during the peak summer months.

O'Fallon Family Sports Park

Questions regarding this park had 396 responses. Respondents were evenly split on whether Family Sports Park should be left alone or should be upgraded. The most used feature at the park is the walking trail, followed by the splash pad, playground, soccer fields and baseball fields. Restrooms were the highest priority for improvement, with the full results for improvement priorities shown in Figure 2.4. Write-in suggestions for Family Sports Park included the following.

- Add an outdoor amphitheater
- Add a pool
- Add more shade trees and evergreens

- Improve lighting on trails
- Improve signage
- Add basketball courts
- Add disc golf course
- Improve maintenance of fields
- Make fields available without a rental fee
- Add BBQ grills
- Add a dog park
- Expand playground and splash pad
- Add bike lanes throughout park roads
- Improve parking
- Stock pond for fishing / remove algae / add larger lake for fishing
- Add a workout area

Rock Springs Rotary Park

Questions regarding this park had 206 responses. Almost 50% of respondents said that Rock Springs Rotary Park should be left as it is, while 33.5% said it should be upgraded and 17% responded “other.” The most used feature at the park is the walking trail, followed by the nature trail, the dog park, the playground, the pavilion and the open space. The highest priority for improvements was the nature trail and the multi-use trails, followed by the restrooms, playground and dog park. Write-in comments for Rock Springs Rotary Park included:

- Clean up the trails
- Add more walking trails
- Add mountain bike trails
- Add a larger pavilion or open patio
- Add more benches along the trails
- Add native plants/remove invasive plant species
- Expand the playground
- Add equipment for younger children
- Add lights at the dog park
- Provide benches at the dog park
- Manage the mud in the dog park
- Add a small dog area at the dog park
- Add a heated, year-round restroom
- Improve signage on the nature trails
- Add disc golf

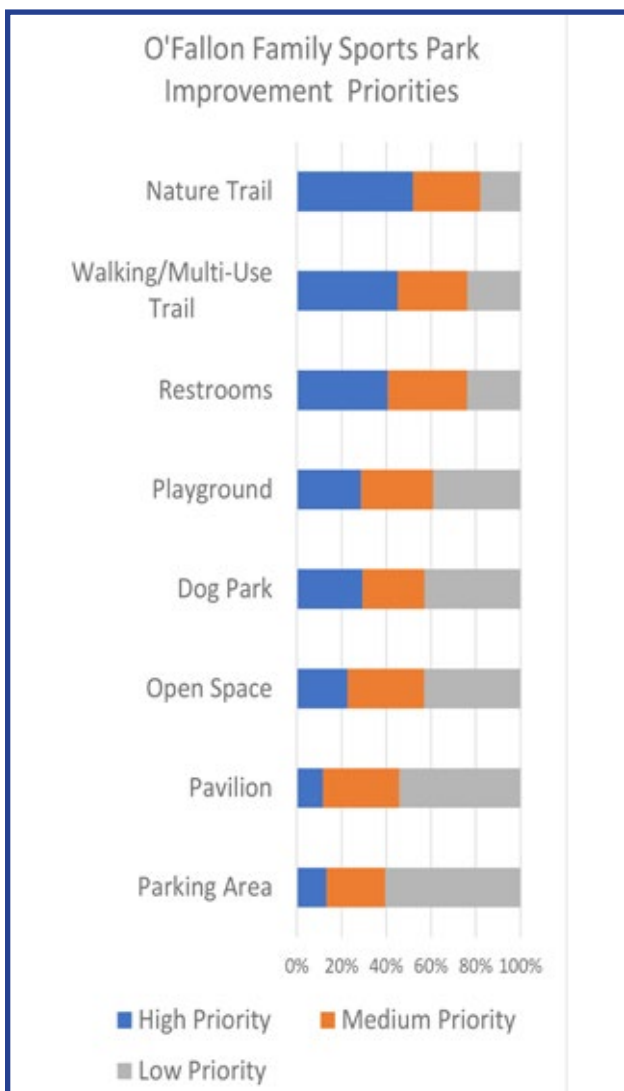


Figure 2.4: Survey respondents' priorities for improvements at O'Fallon Family Sports Park.

O'Fallon Community Park

Questions regarding this park had 206 responses. Only 19.5% of respondents said that O'Fallon Community Park should be left as it is, while 69.5% said it should be upgraded and 11% responded "other." The most used feature at the park is the walking trail, followed by the playground, then the pool, the pavilion, the baseball diamonds and the tennis courts. The least used facilities were the log cabin, the basketball courts and the gaga pit.

Restrooms were the highest priority for improvement, followed by the swimming pool and playground. The full results for improvement priorities are shown in Figure 2.5. Write-in suggestions for O'Fallon Community Park included the following.

- Add a splash pad
- Add soccer fields
- Improve lighting along paths
- Update the playgrounds
- Upgrade the restrooms
- Widen and smooth the walking path
- Include sensory walks and other features for people with disabilities
- Improve drainage
- Give the pavilion and concession a face lift
- Add a skate park
- Label the trees
- Upgrade Blazier field for championship games
- Add safety nets on the side of Blazier Field
- Add ADA access to sports field bleachers
- Replace baseball bleachers
- Add drinking fountains and seating near playground
- Better maintenance of lights, restrooms and baseball fields
- Add safe bike lanes to access the park from across IL-50
- Improve the landscaping
- Add an additional tennis court

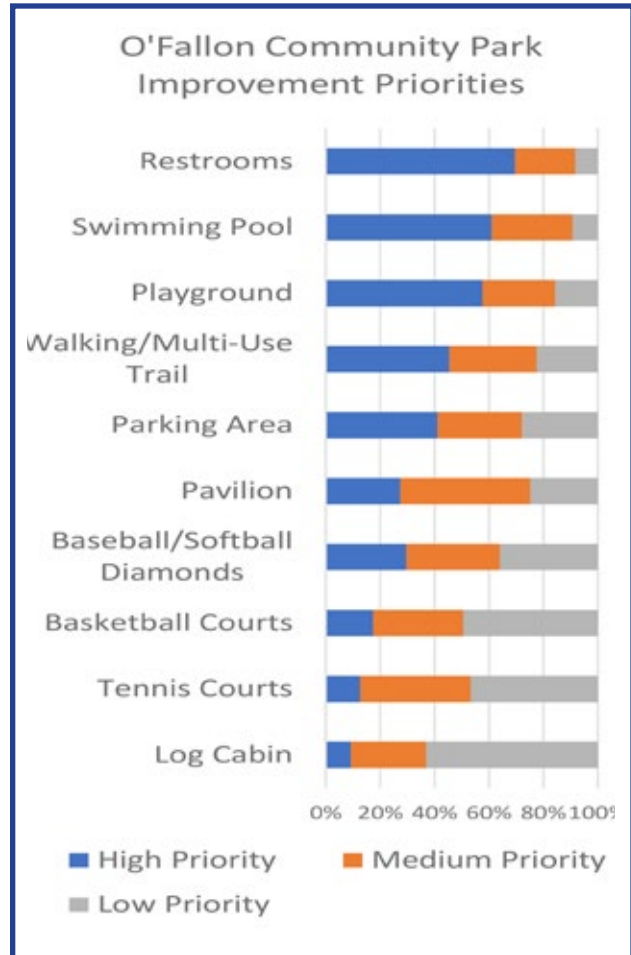


Figure 2.5: Survey respondents' priorities for improvements at O'Fallon Community Park.

Hesse Park

Questions regarding this park had 73 responses. Only 25% of respondents said that Hesse Park should be left as it is, while 64.5% said it should be upgraded and 14.5% responded "other." The most used feature at the park is the playground, followed by the walking trail and the baseball/softball diamond, then open space and the pavilions. The pickleball court, basketball courts and soccer fields were the least used facilities. Restrooms were the highest priority for improvement at Hesse Park, following by the playground and the walking trail. Write-in suggestions for Hesse Park included the following.

- Add restrooms closer to the ballfields
- Add more play equipment
- Add a roller hockey rink
- Add a dog park
- Add a walking trail around the park
- Add a sensory walking trail
- Add fencing to delineate boundary with the school facilities
- Add tennis courts
- Maintain the open space
- Add shade trees
- Add an additional pavilion
- Update and expand the pickleball courts
- Update the basketball courts

Ogles Creek Park

Questions regarding this park had 41 responses. Just 24.5% of respondents said that Ogles Creek Park should be left as it is, while 36.5% said it should be upgraded and 39% responded “other.” The most used feature at the park is the open space followed by the pavilion. The open space was also the highest priority for improvement, followed by the parking lot and then the pavilion. Write-in suggestions for Ogles Creek Park included the following.

- The park needs more features
- The city should sell the park
- Add basketball
- Add a playground
- Do not expand because there is not room for parking
- Add a trail through the wooded area
- Add creek access
- Add a pedestrian connection to Milburn School Road at the pedestrian bridge
- Add disc golf
- Add lighting
- Add tennis courts
- Add more parking

Savannah Hills Park

Questions regarding this park were answered by 30 respondents. Of those, 40% of respondents said that Savannah Hills Park should be left as it is, while 43.5% said it should be upgraded and 16.5% responded “other.” The most used feature at the park is

the walking trail, followed by the playground then the open space. The walking trail was the highest priority for improvement, followed by the open space and then the playground. Write in suggestions for Savannah Hills Park included the following.

- Add nature trails
- Add interpretive signage around the detention basin
- Add a small restroom
- Add exercise equipment
- Add swings
- Add a dog park
- Level the open space area
- Add a kickboard
- Add a bike route connecting this park to Fulton Jr. High School and O’Fallon Family Sports Park
- Add disc golf
- Add a basketball court
- Add a drone pad

Thoman Park

Questions regarding this park had 44 responses. Exactly 50% of respondents said that Thoman Park should be left as it is, while 34% said it should be upgraded and 16% responded “other.” The most used feature at the park is the walking trail, followed by the playground and pavilion. The playground was the highest priority for improvement, followed by the restrooms, the trail, the pavilion and then the parking area. Write-in suggestions for Thoman Park included the following.

- Widen the walking path
- Add a second pavilion
- Add a dog park
- Add more trees
- Add more play equipment/add play equipment for young children
- Add lights on the walking path

Behrens Street Soccer Fields

Questions regarding this park had only 9 responses. These were evenly split between leaving the park as-is, upgrading the park

and “other.” The only write-in response was to add trees.

Shiloh Three Springs Park

Questions regarding this park had 90 responses, of which 38% of said that the park should be left as it is, 45.5% said it should be upgraded and 16.5% responded “other.” The most used feature at the park is the trail followed by the playground, then the baseball/softball fields. Restrooms were the highest priority for improvement, followed by the walking trail, the playground, the covered benches, the parking area, the lake, the baseball field, the tennis courts, then the volleyball courts. Write-in suggestions for Three Springs Park included the following.

- Add year round restrooms near the playground
- Add seating at the playground
- Replace the playground
- Improve the baseball fields; add outfield fences
- Add a dog park
- Plant trees along the walking trail
- Add more parking and improve traffic flow
- Add native plants
- Improve drainage on the walking trail; manage slipperiness of trail
- Widen and smooth the walkway between park facilities
- Add lighting along the walking trail
- Deepen the lake for fishing
- Add more lights
- Add disc golf

Shiloh Community Park

Questions regarding this park had 33 responses, of which 39.5% said that the park should be left as it is, while 45.5% said it should be upgraded and 15% responded “other.” The most used feature at the park is the baseball/softball fields, followed by the playground and the walking trail. The playgrounds were the highest priority for improvement, with the full results for improvement priorities shown in Figure 2.6. Write-in suggestions for Shiloh Community

Park included the following.

- The park needs repairs
- Add more benches
- Improve the restrooms
- Improve and turf the baseball/softball fields
- Replace the playground equipment

Sierra Park

Questions regarding this park had only 6 responses, of which only one liked the park the way it is, two said it needs and upgrade and three responded “other,” with write-in responses including suggestions to improve the safety of the park. The most used feature at the park is the playground, followed by the walking trail and then the covered benches. The top priorities for improvement were the walking trail, then a tie between the covered picnic tables and the parking area, then the playground. Write-in suggestions for Sierra Park focused on improving safety with emergency call boxes, police patrols and additional lighting.

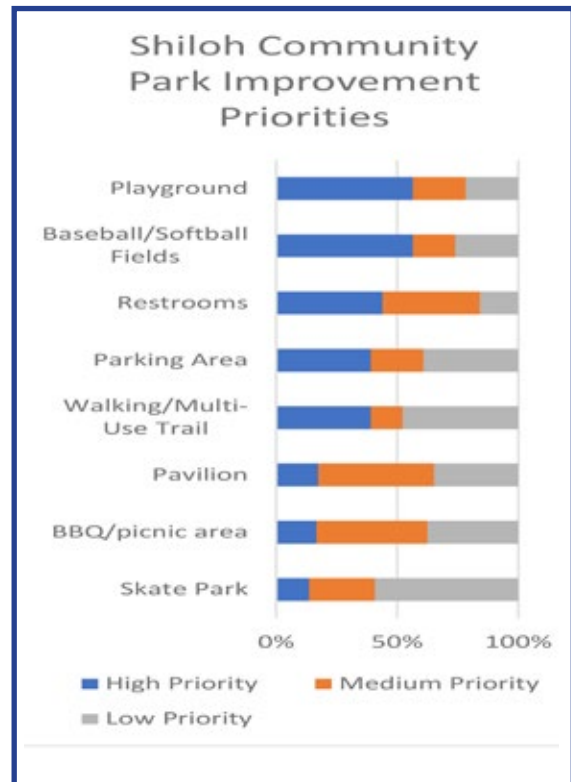


Figure 2.6: Survey respondents’ priorities for improvements at Shiloh Community Park.

Shiloh Dog Park

Questions regarding this park had 23 responses, of which 26% like the park as it is, 56.5% said it should be upgraded and 17.5% responded “other.” Benches and picnic tables were the highest priority for improvement, followed by the drinking fountain, walkways, parking area, agility equipment and then fencing. Write-in suggestions for Shiloh Dog Park included the following.

- Add more seating
- Add more agility equipment
- Improve maintenance
- Add restrooms
- Plant more trees
- Deal with the muddiness
- Use a hardier grass

Stakeholder Interviews

The planning team conducted stakeholder group interviews to gather feedback from groups that have a special interest in O’Fallon parks. The interviews were conducted virtually in two sessions, an afternoon session on January 13, 2021 and an evening session on January 14, 2021. The user groups were selected with guidance from the O’Fallon Parks and Recreation Department. Representatives from the following groups and organizations were included in this process:

- Southwest Illinois Baseball League
- Southern Ill. Select Baseball League
- O’Fallon Rotary Club
- O’Fallon Garden Club
- Vine St. Market Advisory Committee
- Central 104 School District
- O’Fallon Soccer
- OTHS Volleyball
- Adult League Volleyball (through O’Fallon Parks & Recreation)
- St. Louis Youth Soccer Association, Illinois (SLYSA)
- O’Fallon Downtown District
- O’Fallon Shiloh Chamber of Commerce
- O’Fallon District 90 School District

- League FT (soccer)
- Parks & Environment Committee
- O’Fallon Parks & Recreation Staff

Each session lasted approximately one hour. The stakeholders were given a brief overview of the planning process and the importance of community input to that process. The participants were made aware that no comments would be linked with any individual, and the comments would be recorded as general concepts rather than taken verbatim. The responses were recorded through note taking during the interview, and are summarized below.

What do you like best about the O’Fallon park system?

- Location – Family Sports Park is centrally located for baseball teams from a wide variety of areas; the eight natural baseball fields and the two turf baseball fields draw people from a variety of places.
- The trails at Family Sports Park and other parks.
- The trail in the north part of the county.
- The variety of parks with a variety of facilities.
- The parks are well distributed throughout the town.
- The Katy Cavins Center interior is newly renovated.
- The parks feel safe.
- Family Sports Park is well laid out and attractive; having eight turf soccer fields allow O’Fallon to attract teams from around the country without the risk of game cancels due to rain.
- The pickleball courts at Hesse Park.
- Older residents don’t participate in sports, but the parks have a wide breadth of activities, including trails and dog parks, and there are a variety of park types.
- The city does a good job at managing Shiloh parks well.
- Parks staff are flexible in finding fields to play on when multiple teams need fields, their communication is great.

From your group’s perspective what issues do you frequently see in your use of the O’Fallon park facilities?

- Baseball:
 - More turf fields are needed (only two are existing). Natural grass baseball fields can’t be played on during or after a rain. More turf baseball/softball fields are opening up all around and are highly desired for tournaments. Travel teams will start to go play elsewhere if O’Fallon doesn’t upgrade.
 - On tournament weekends, trash cans and bathrooms are not cleaned frequently enough.
 - The infield soil is very hard on players’ pants, it tears and stains them.
 - Concession stand service needs to be improved, and more products could be offered.
- Soccer: for tournaments, O’Fallon could use another four turf fields (for a total of 12) to attract more teams. Sometimes teams have to play on grass fields, and games often get canceled due to weather.
- Volleyball:
 - A sand volleyball courts area needed at Family Sports Park or another park. Sand is growing in popularity for both youth and adults. New fields should be fenced, with white sand, adjustable net height and lighting, especially for adult play in the evenings.
 - A big building with indoor volleyball courts would be nice (currently teams use the high school courts and have to cancel often due to conflicting schedules at the school).
 - The sand courts at Shiloh park are in poor condition.
- Pool/Swim:
 - Swim team use of the pool is limited to a few hours in the morning, and because of the pool’s small size, the swim team has to be divided into three sessions between 6 and 9 am.
 - The pool needs some repairs or a

- redo – it is an anchor for people in the central part of the community.
- A 50 meter pool could host swim meets which bring in 1,000 kids in a weekend, which will bring restaurant/hotel revenue to O’Fallon.
- The swim team clock was destroyed by vandalism.
- O’Fallon Community Park: restrooms are dilapidated and the pavilion could be improved to host community events.
- Katy Cavins Center – pick up from summer programs overlaps with the start of Rotary Club meetings, which creates parking and traffic issues.
- Community Garden: the grounds maintenance crew doesn’t come as often as would be optimal.
- General Park System:
 - There is a need for better parks literature/ways to find the parks for new residents.
 - O’Fallon has a lot of focus on sports but not much on the arts. It could use a community amphitheater for concerts, lectures, plays, community events and ceremonies.

What is on your wish list for park and facility improvements within the O’Fallon park system?

- O’Fallon Memorial Pool:
 - Redo the pool.
 - Add a 50 meter lap lane pool.
- Family Sports Park:
 - Add more turf baseball/softball fields.
 - Add four more turf soccer fields.
 - Add lights on baseball/softball Fields 9 & 10.
 - Add an amphitheater with bench seating, theatrical lights and basic sound equipment.
 - Add a football field.
 - Add sand volleyball courts.
 - Add tennis and pickleball courts.
 - Add a field house or indoor training

facility with community space, volleyball courts, etc.

- Add a dome facility to cover fields for play under during the winter for soccer or other sports.
- Add BMX/bicycle trails.
- Add outdoor exercise stations along the walking trails.
- Rock Springs Rotary Park
 - Add a Park Foundation Champions ‘Recognition Wall’ or Memorial Garden with Park Foundation donor brick pavers, which could be called “Champion’s Walk.”
- O’Fallon Community Park
 - Redo the restrooms
 - Add lights on the baseball/softball fields (the high school uses these fields for practice in the evenings).
 - Add a splash pad.
 - Add a winter ice skating rink/ three season roller hockey rink (at Community Park or at Hesse Park).
- Hesse Park
 - Covered dugouts are needed on Fields 7, 8 and 9.
 - Extend backstop fencing around the baseball/softball fields so balls don’t go into the street.
 - Add a winter ice skating rink/three season roller hockey rink (here or at Community Park).
- Downtown O’Fallon:
 - Add lights over the streets of downtown O’Fallon year-round.
 - Hold a Christmas tree lighting on the blue spruce tree downtown.
 - Convert the abandoned downtown railway tracks into a rails-to-trails mixed use trail with landscaping.
- General Park System:
 - Add more hiking and nature trails, multi-use trails and mountain biking trails throughout the city.
 - Host more planned activities for adult continuing education. This could include gardening classes, cooking

classes, basic education, history of O’Fallon, pottery, etc.

What are your group’s priorities for improvements?

- Adding lights on baseball/softball Fields 9 and 10 at Family Sports Park.
- Turfing of baseball/softball Fields 1 through 8, at least on the infield, at Family Sports Park.
- Building a community amphitheater.
- Investment in Hesse Park.
- Investment in Community Park – updating the restrooms and replacing the playground with a fully accessible destination playground.

O’FALLON MEMORIAL POOL AUDIT

The City of O’Fallon and Planning Design Studio commissioned Councilman-Hunsaker to provide a swimming pool assessment for the Memorial Swimming Pool. The purpose of the swimming pool audit is to identify items that are substandard in the pools, identify items not to current industry swimming pool design standards, or equipment not operating as designed, and to assist in defining a course of action regarding the future of the aquatic facility.

As pools age they tend to require more regular care to remain open. Due to restricted budgets, pool operators are often required to keep the pool operational with small to medium repairs over the course of several years. For this reason, the City is looking at long-term goals that need to be considered to maintain an excellent aquatic experience for its residents. As with other pools built at this same time, they are facing both physical and functional obsolescence. Physical obsolescence refers to physical issues such as equipment that needs to be replaced or is not operating as designed. Functional obsolescence describes the pools meeting the wants and needs of the

community and the various aquatic user groups.

The Memorial Swimming Pool is over 60-years of age and has seen significant usage during its time. Because of this usage, there are many areas that need an update and/or renovation in order to keep the swimming pool operating at a sustainable level. The swimming pool facility was on par with industry standards when it opened in 1959 and with the addition of the children's pool in 2000. Since then, many new features and attractions have been developed, and building and health codes have changed significantly in the past 60 years. The pool mechanical system has issues that need to be addressed in the near future, and the main pool and children's pool have critical issues in regard to pool structure.

While the pools are still functional for the summer swim season and providing aquatic experiences for the O'Fallon community, if the facility does not undergo a substantial renovation or replacement within the next few years, the City can expect to see ongoing capital costs associated with the pool's continued operation.

Councilman-Hunsaker would put the lifespan of an outdoor aquatic facility in the range of 30-40 years, depending on a variety of factors including quality of construction, the presence of a preventative maintenance plan, climate, amount of usage, etc.

Seeing that the Memorial Swimming Pool has exceeded this lifespan and the cost of repairs would be significant to maintain the existing facility because of the structural cracking in the pool shells, cracking in the deck slab, as well as the decline in attendance and revenue over the past several years it is our recommendation that a complete replacement be considered by the City of O'Fallon. The full pool audit can be found in the Appendix 1 of this report.





Thoman Park

SECTION 3 ANALYSIS



Savannah Hills Park

ANALYSIS PROCESS

The second phase of the master planning process is the analysis of park land and recreation facilities. This analysis provides a baseline to evaluate if O'Fallon is in need of more park land according to population-based industry standards, which parts of the city might be under-served by parks, and what facilities the city could add to better meet the recreational needs of its residents.

The **park land analysis** is an evaluation of the total amount of park land and the amount of park land within each park size category. The first part of this analysis considers only park land that is owned and maintained by the City of O'Fallon, which is compared to benchmarks based on O'Fallon's population. The second part evaluates O'Fallon park land plus public open space owned by others within a certain radius of the city. The **park service area analysis** evaluates the extent to which residents in all parts of the city have access to park land. The results can indicate areas in which the city could consider adding new park land. The **recreation facilities inventory** compares the availability of various types of recreation facilities within O'Fallon compared to benchmarks based on O'Fallon's population. The first part of the inventory evaluates only recreation facilities owned and maintained by the City of O'Fallon. The second part considers facilities managed by other public entities within O'Fallon (such as public schools), as well as public facilities within a certain radius outside of the city. This process determines opportunities for the city to add additional recreation facilities.

PARK LAND ANALYSIS

The park land analysis is an evaluation of the amount of park land available to the residents of O'Fallon. The first step considers parks owned and maintained by the city, while the second part considers park land near the city available for public use. Each park is classified into a park type category based on its size in acres from standards created by the National Recreation and Parks Association (NRPA). Each park type has a benchmark need (in acres) per 1,000 people and a service area radius, which represents the maximum distance that people are typically willing to travel to visit that type of park. For instance, a person might drive up to 30 miles to visit a large Regional Park, but would only be willing to travel one mile to visit a small Neighborhood Park. The park types and their size ranges are listed below (parks less than five acres are considered Mini Parks and are not included in this analysis).

- Neighborhood Park 5-15 acres
- District Park 16-79 acres
- Metropolitan Park 80-249 acres
- Regional Park 250+ acres

Figure 3.1 shows the park categories, their size ranges, the standard of acreage needed of each type per 1,000 people and the service area radius of each. The classification of each of the City of O'Fallon's parks and open space properties is shown in Figure 3.2.

O'Fallon Neighborhood Parks

Within O'Fallon park system, Savannah Hills Park, Behrens Street Soccer Fields, Ogles Creek Park and Thoman Park are classified as Neighborhood Parks. Although Behrens Street Soccer Fields and O'Fallon Veteran's

<i>Park Type Category</i>	<i>Size Range</i>	<i>Acreage Needed Per 1,000 people</i>	<i>Park Type Service Area (Typ. Max. Travel Distance)</i>
<i>Neighborhood Park</i>	<i>5-15 acres</i>	<i>1.5 acres</i>	<i>1 mile</i>
<i>District Park</i>	<i>16-79 acres</i>	<i>2.5 acres</i>	<i>3 miles</i>
<i>Metropolitan Park</i>	<i>80-249 acres</i>	<i>4 acres</i>	<i>5 miles</i>
<i>Regional Park</i>	<i>250+ acres</i>	<i>6 acres</i>	<i>30 miles</i>

Figure 3.1: Park Type Categories, Size Range and Acreage Need per 1,000 People.

Monument/Public Safety Fields are not fully developed as city parks, they are included in this analysis, because the purpose of this analysis is to determine if the city should acquire more park land in order to meet the needs of the population. The properties represent land already owned and operated by the city. The acreage of Thoman is slightly low for a Neighborhood Park, but it is included as a Neighborhood Park because its features are typical of a this type of park and it functions as a one within the community. Likewise, the acreage of Ogles Creek Park is slightly high for a Neighborhood Park, but its features and function are more representative of a Neighborhood Park than a District Park, so that is how it is classified for this analysis.

O’Fallon District Parks

O’Fallon Community Park and Hesse Park are District Parks. Both of these have acreage within the guidelines for District Parks, and their sports facilities, playgrounds and multiple shelters are representative of District Parks. O’Fallon Veteran’s Monument/Public Safety Fields

is included as a District Park because its acreage fits within District Park standards.

O’Fallon Metropolitan and Regional Parks

Rock Springs Rotary Park is Metropolitan Parks based on its acreage and features that draw visitors from a radius of at least 5 miles. O’Fallon Family Sports Park is a Metropolitan Park by acreage.

Population-Based Analysis

The 2020 U.S. Census found O’Fallon’s population to be 32,289, which was used to calculate the park land acreage needs for each park type. To meet benchmarks (rounding to the nearest acre), O’Fallon is short by 9 acres of Neighborhood and 6 acres of District Parks. O’Fallon exceeds the standard acres for Metropolitan Parks by 178 acres, but falls 194 acres short on Regional Parks. O’Fallon is short 31 acres in total park acreage. This data is shown in the chart in Figure 3.3.

Population Growth Projection

The 2021 O’Fallon Comprehensive Plan projects in the year 2040 the O’Fallon

<i>O’Fallon Park</i>	<i>Size</i>	<i>Classification</i>
<i>O’Fallon Family Sports Park</i>	<i>200 acres</i>	<i>Metropolitan Park</i>
<i>Rock Springs Park</i>	<i>115 acres</i>	<i>Metropolitan Park</i>
<i>O’Fallon Community Park</i>	<i>36 acres</i>	<i>District Park</i>
<i>Hesse Park</i>	<i>21.5 acres</i>	<i>District Park</i>
<i>O’Fallon Vet. Mon./Public Safety Fields</i>	<i>17.5 acres</i>	<i>District Park</i>
<i>Ogles Creek Park</i>	<i>16.5 acres</i>	<i>Neighborhood Park</i>
<i>Savannah Hills Park</i>	<i>9.5 acres</i>	<i>Neighborhood Park</i>
<i>Behren’s Street Soccer Fields</i>	<i>8.5</i>	<i>Neighborhood Park</i>
<i>Thoman Park</i>	<i>4.5 acres</i>	<i>Neighborhood Park</i>

Figure 3.2: O’Fallon park size and park category classification.

	O'Fallon Parks			O'Fallon, Shiloh and Other Nearby Parks	
	Acreage Need	City Total Acres	City Need (-) or Surplus Acres	Park Land Outside City (Acres)	Total Park Land Need (-) or Surplus Acres
Neighborhood Park	48	39	-9	0	-9
District Park	81	75	-6	77	71
Metropolitan Park	129	307	178	603	781
Regional Park	194	0	-194	12,384	12,190
Total Acreage	426	421	-31	13,064	13,033

Figure 3.3: O'Fallon park land analysis.

population will be 40,700. In order to meet benchmarks at this population, O'Fallon will require a total of 61 acres of Neighborhood Parks, 102 acres of District Parks, 163 acres of Metropolitan Parks and 244 acres of Regional Parks. In order to continue meeting the recreational needs of the population as it grows, O'Fallon should continue to require a park land dedication from developers as new neighborhoods are built. As land is annexed to expand the footprint of the City, park land should be considered and incorporated into the expansion.

Park Land Owned by Others

In addition to O'Fallon's city parks, O'Fallon residents have access to nearby park land operated by other entities. The second part of the analysis included parks with a service area radius that overlaps the city. This would include District Parks within three miles, Metropolitan Parks within five miles and Regional Parks within 30 miles.

District Parks (within 3 miles)

- Horner Recreation Area, City of Lebanon, 58 ac.

Metropolitan Parks (within 5 miles)

- St. Ellen Park, St. Clair County, 85 ac.

Clinton Hills Conservation Park, Village of Swansea, 110 ac.

- Moody Park, Fairview Heights, 90 ac.
- Engelmann Farm, St. Clair County, 95 ac.
- Pleasant Ridge Park, City of Fairview Heights, 95 ac.

Regional Parks (within 30 miles)

- Cahokia Mounds, 2,200 ac.
- Horseshoe Lake State Park, 2,960 ac.
- Southern Illinois University Edwardsville Nature Preserve, 380 ac.
- Chouteau Island, 5,500 ac.
- Cora Island, 1,344 ac.
- Two Rivers National Wildlife Refuge, 8,501 ac.
- Confluence Point State Park, 1,121 ac.

Including these parks results in a surplus of acreage in all park categories except Neighborhood Parks, as shown in Figure 3.3.

PARK SERVICE AREA AND DISTRIBUTION ANALYSIS

This analysis evaluates how evenly parks are distributed throughout the city and reveals areas that are under-served by parks. The standard is for each resident to live within the service area of a park, either one mile

from a Neighborhood Park, three miles from a District Park or five miles from a Metropolitan park. The service areas of the parks were overlaid onto a map of the city, as shown in Figure 3.4. When considering parks of all types and their service areas, there is only one small service area gap in the northern part of the City.

A second part of this analysis examined whether every O’Fallon resident lives within one mile of a park. For this analysis, a radius of one mile around each park was overlaid onto a map of the City, shown in Figure 3.5. There are gaps in park distribution in the southeastern,

southwestern and northeastern parts of the City. The southeast area is largely not residential, so a park is likely not needed here. The southwest portion of the City contains St. Clair County’s St. Ellen Mine Park, which needs to be renovated to bring it up to neighborhood park standards. If the County is not able to update the park, then O’Fallon may need to look for park land in that area. The northeastern part of the city is largely residential and lacking in parks. This is also a future growth area for O’Fallon, making it an ideal location for future park development, either within the current city limits or through annexation as the City expands.

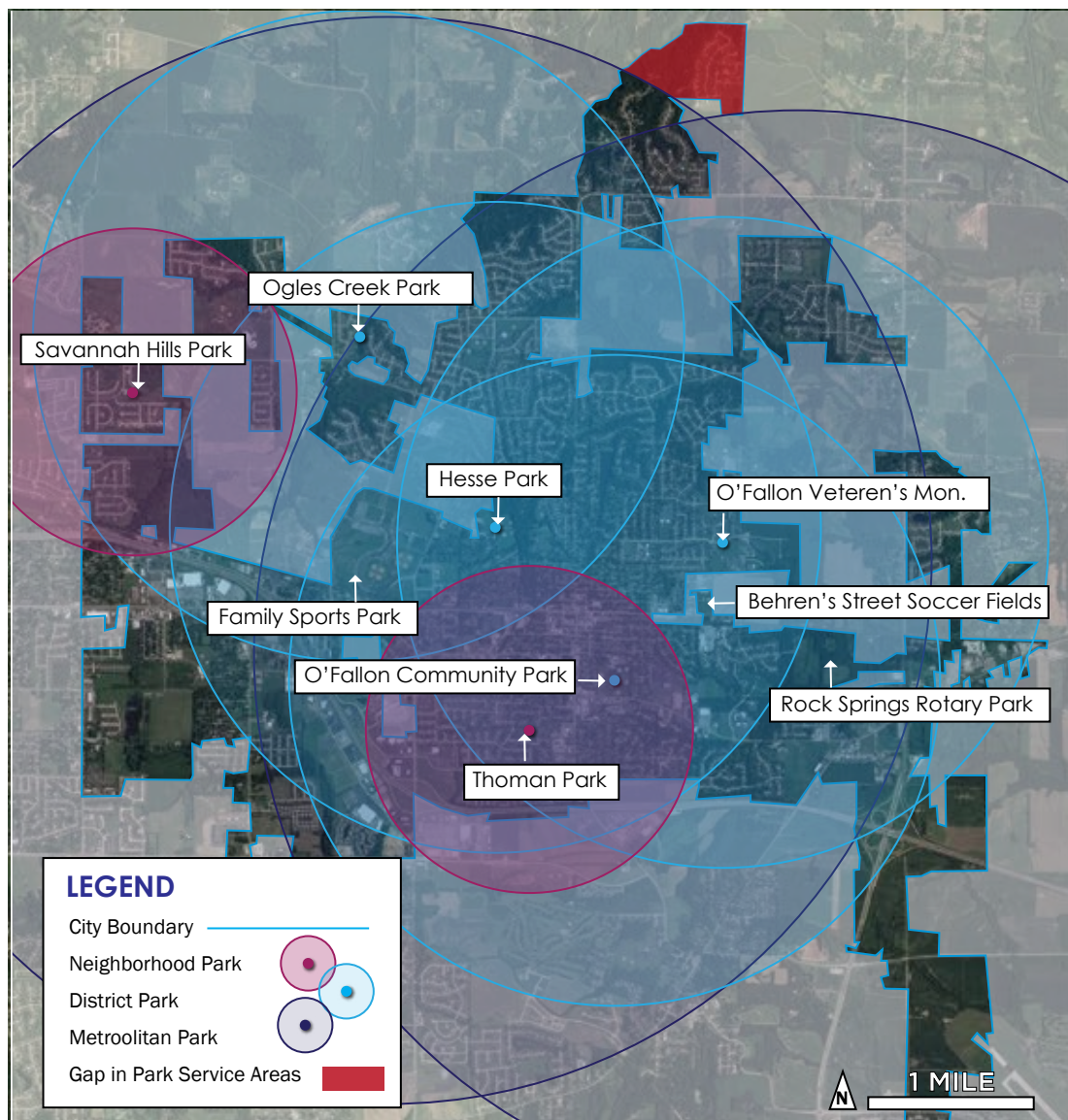


Figure 3.4: O’Fallon park service area analysis

- Note #1 – Focus area for potential new Neighborhood Park in the northeast area of O’Fallon. A Neighborhood Park in this area should be 5-15 acres and include a walking trail, playground, pavilion, and a restroom.
- Note #2 – Focus area for potential new District Park in the northwest growth area of O’Fallon. A District Park in this area should be 30 - 50 acres and include trails, two pavilions, two restrooms, two playgrounds, 3 tennis/ pickleball courts, one basketball court, one volleyball court and two ballfields.

- Note #3 - St. Ellen Mine Park is in poor condition. If this park is to be considered to help meet O’Fallon’s recreation needs it requires significant renovations to bring it up to O’Fallon’s standards. If the County is not able or willing to improve the Park, then the City of O’Fallon should focus on developing a new Neighborhood Park in that area.
- Note #4 – The service area gap in the southeast corner of O’Fallon includes a highway interchange and is in the flight line of Scott AFB. That area is not suitable for park development.

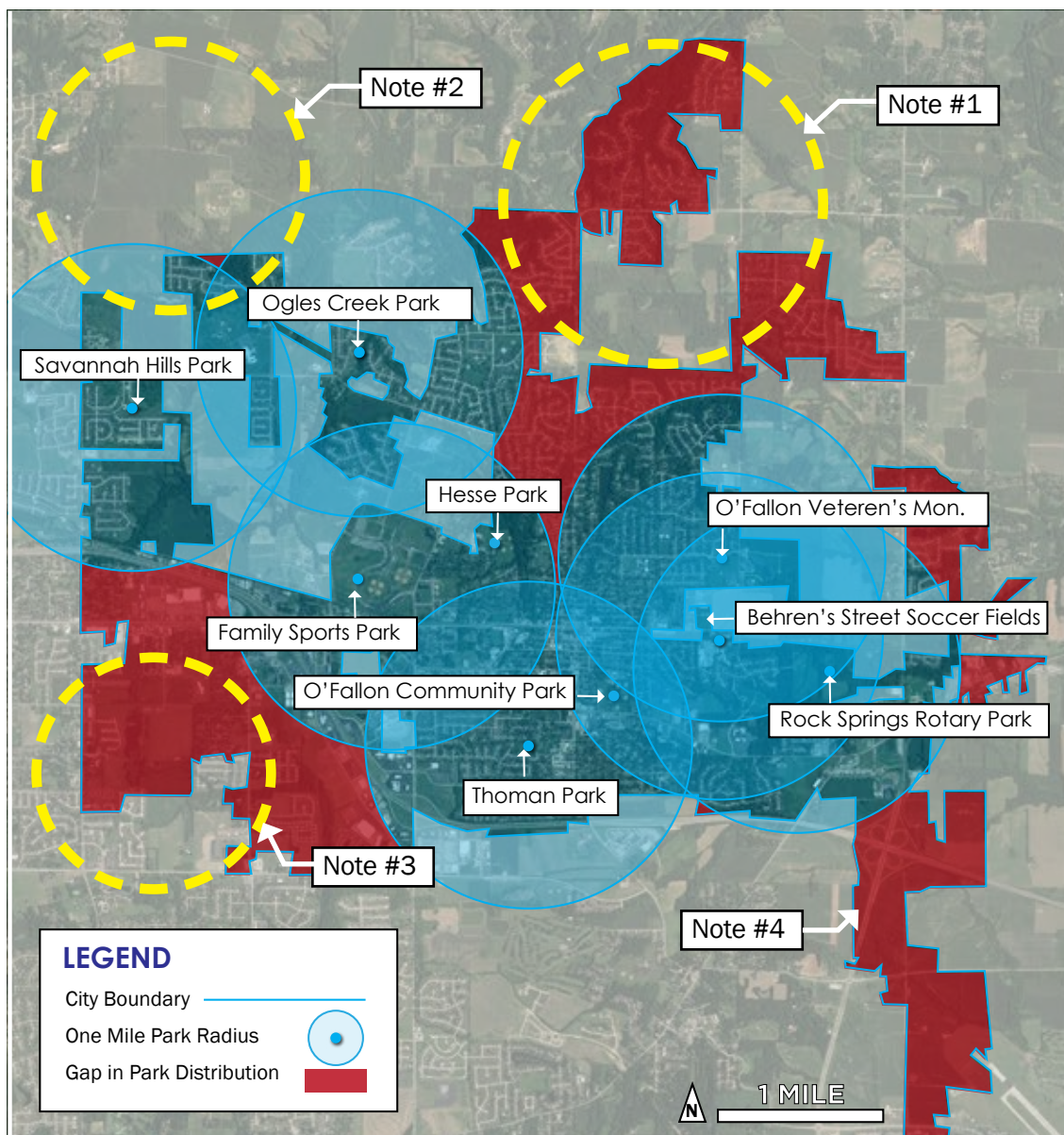


Figure 3.5: O’Fallon park service area analysis

RECREATION FACILITIES INVENTORY

The recreation facilities inventory compares the availability of various park and recreation facilities in O'Fallon to the median quantity of each facility that is available in cities of a similar size across the United States. The comparison data comes from the National Recreation and Parks Association (NRPA) 2021 Park Metrics. In this analysis, O'Fallon's recreation facility inventory is compared to other U.S. cities with populations between 20,000 and 49,999. The metrics represent the median amount of residents cities of a similar size have per each facility. For swimming pools, the analysis uses a standard of square footage of water per 1,000 people, determined by the aquatics consultants at Counsilman-Hunsaker. Facilities that do not have NRPA data use standards determined by the master planning team.

In addition to facilities owned by the City of O'Fallon, the analysis takes into consideration facilities at the Village of Shiloh parks as well as public facilities managed by other entities that are available for O'Fallon residents to utilize. These include facilities at public schools and at parks within a three mile radius of the city limits (managed by St. Clair County, St. Clair Township, the City of Fairview Heights, The City of Lebanon, The City of Belleville or the Village of Swansea). For the analysis calculations, facilities outside of the O'Fallon Parks and Recreation system are calculated at one-half the actual quantity, due to the assumption that O'Fallon residents must share these facilities with others.

The results of the analysis are shown in Figure 3.6. In order to meet or exceed the median amount of facilities or meeting planning team standards, O'Fallon needs an additional:

- 1 ice skating rink
- 1 outdoor amphitheater
- 2 basketball courts
- 6 volleyball courts
- 2 multi-use courts
- 6.5 miles of nature trails

When the 2040 projected population of 40,700 is used for the calculations, O'Fallon has a need for the following facilities in addition to the current supply:

- 2 ice skating rinks
- 1 outdoor amphitheater
- 6 picnic shelters
- 1 football field
- 3 basketball courts
- 8 volleyball courts
- 2 multi-use courts
- 2 playgrounds
- 1 community center
- 7.5 miles of nature trails

The full results of the population projection calculations can be seen in Figure 3.7.

O'Fallon Park Facility/Amenity Standards and Needs

Recreation Facility	NRPA Median for Cities with Pop. Between 20,000 and 49,999	O'Fallon Demand (Using 2020 Census Pop. Of 32,289)	O'Fallon Facility Inventory	Other Facilities within 3-miles of O'Fallon ⁴	Facility Need (Including Facilities Owned by Others)
Swimming Pool (SF Water)	220 SF water/1,000 ²	7104	5000	7500	0
Baseball/Softball (youth)	1/5,099	6	20	5	0
Ice Skating Rink	1/13,049	2	0	1	1
Amphitheater	1/31,115	1	0	0	1
Picnic Area Shelter	1/1,356 ³	24	17	8	0
Football	1/16,584	2	0	2	0
Soccer	1/5,833	6	12	5	0
Skate Park	1/31,284	1	1	0	0
Golf Course (9 Hole)	1/25,674 ³	1	0	2	0
Tennis Court	1/4,819	7	4	7	0
Basketball Court	1/7,000	5	3	0	2
Volleyball Court	1/4,659 ³	7	0	1	6
Multi-Use Court	1/18,850	2	0	0	2
Playground	1/2,961	11	7	5	0
Handball/Racketball Court	1/43,187 ³	0	0	0	0
Dog Park	1/27,528	1	1	0	0
Community Center	1/26,099	1	1	0	0
Nature Trail (unpaved)	1 mile/4,814 ³	7	0	0.5	6.5
Walking/Jogging/Biking Trail (paved)	9 miles	9.0	5.6	7.0	0
Lakes and Ponds (acres)	1 AC/14,000 ³	2.3	4.3	2.5	0
Open Space (acres)	9.9 AC/1,000	320	1000	339	0

¹ Median Data for Cities with populations between 20,000 and 49,999 from the National Recreation and Parks Association, 2021, unless noted

² Standard from Councilman-Hunsaker

³ Standard from Planning Design Studio

⁴ Other Recreation Facilities quantities shown reduced by 50%

Figure 3.6: O'Fallon recreation facilities inventory.

2040 Projected O'Fallon Park Facility/Amenity Standards and Needs

Recreation Facility	NRPA Median for Cities with Pop. Between 20,000 and 49,999	2040 Projected Demand (Using Pop. Projection of 40,700)	O'Fallon Facility Inventory	Other Facilities within 3-miles of O'Fallon ⁴	Facility Need (Including Facilities Owned by Others)
Swimming Pool (SF Water)	220 SF water/1,000 ²	8954	5000	7500	0
Baseball/Softball (youth)	1/5,099	8	20	5	0
Ice Skating Rink	1/13,049	3	0	1	2
Amphitheater	1/31,115	1	0	0	1
Picnic Area Shelter	1/1,356 ³	30	17	8	6
Football	1/16,584	2	0	2	1
Soccer	1/5,833	7	12	5	0
Skate Park	1/31,284	1	1	0	0
Golf Course (9 Hole)	1/25,674 ³	2	0	2	0
Tennis Court	1/4,819	8	4	7	0
Basketball Court	1/7,000	6	3	0	3
Volleyball Court	1/4,659 ³	9	0	1	8
Multi-Use Court	1/18,850	2	0	0	2
Playground	1/2,961	14	7	5	2
Handball/Racketball Court	1/43,187 ³	0	0	0	0
Dog Park	1/27,528	1	1	0	0
Community Center	1/26,099	2	1	0	1
Nature Trail (unpaved)	1 mile/4,814 ³	8	0	0.5	7.5
Walking/Jogging/Biking Trail (paved)	9 miles	9.0	5.6	7.0	0
Lakes and Ponds (acres)	1 AC/14,000 ³	2.9	4.3	2.5	0
Open Space (acres)	9.9 AC/1,000	403	1000	339	0

¹ Median Data for Cities with populations between 20,000 and 49,999 from the National Recreation and Parks Association, 2021, unless noted

² Standard from Councilman-Hunsaker

³ Standard from Planning Design Studio

⁴ Other Recreation Facilities quantities shown reduced by 50%

Figure 3.7: O'Fallon 2040 population projection recreation facilities inventory.

PARK SUMMARIES

Below are summaries of the planning team's observations and initial recommendations for each park at this point in the planning process. These document initial ideas, and do not necessarily represent the final recommendations that will be included in the master plan.

O'Fallon Community Park

Primary Observations

- Many of the facilities are dated and showing wear.
- The park lacks a year-round (heated) restroom.
- The baseball fields need new bleachers and repairs to the fence toppers.
- None of the BBQ grills are ADA accessible.
- Some of the fields lack warning tracks, scoreboards, dugouts and outfield fencing.
- The playground equipment is approximately 20 years old, nearing the end of its expected life.
- Community survey respondents prioritize:
 - Replacing the restrooms
 - Replacing the swimming pool
 - Replacing the playground
 - Improving the walking trail
- The park stakeholder's desires include:
 - Redo the restrooms
 - Add lights on the fields (the high school uses these fields for practice)
 - Add a splash pad
 - Add a winter ice skating rink/
three season roller hockey rink (at Community Park or at Hesse Park)

Initial Recommendations

- Replace the playground with a new fully ADA accessible destination play area and splash pad.
- Renovate the restrooms and convert the restroom near the playground to a year round facility.

- Add lights along the walking paths and to the four unlighted baseball/softball fields.
- Widen and repave the walking path.
- Replace baseball/softball field bleachers.
- Add an accessible BBQ grill area near the large pavilion.

O'Fallon Memorial Pool

- Community survey respondents prioritize:
 - Replace the pool, don't renovate!
 - Having shade and tables
 - Adding a locker room with modern amenities and easy access
 - Community aquatic programs for all ages
 - Adding a lazy river
 - Having a designated children's area
 - Adding waterslides
 - Adding a children's multi-level play structure
 - Adding a children's spray pad
- The park stakeholder's desires include:
 - Redo the pool.
 - Add a 50 meter lap lane pool.

O'Fallon Family Sports Park

Primary Observations

- The park is well maintained.
- Most facilities are in good condition.
- There is a lack of restrooms close to Playground 1.
- The southwest portion of the park is undeveloped - there is room for facility expansion.
- The gravel overflow parking lot used for materials storage and appears unsightly.
- The park stakeholder's desires include:
 - An amphitheater.
 - Sand volleyball courts.
 - More turf baseball and soccer fields.
 - Lighting on baseball fields 9 and 10.
 - Public use of baseball fields.
 - Adding tennis and pickleball courts.
 - Outdoor exercise stations.
 - An indoor practice facility.
 - A dome to cover fields in winter.
- Community survey respondents prioritize:
 - Expanding and improving the trails
 - Improving the restrooms
 - Improving the playground
- Minor repairs needed:
 - Playground 3 (near the splash pad) has a worn turf safety surface.
 - The restrooms and pavilions need minor repairs (leaky sinks, repainting of walls, lights burned out).
 - There is water on the floors of the baseball field storage shed restroom - possible leaking pipe.
 - Baseball backstop fence toppers have developed gaps between segments.
 - Baseball quad signage is fading.
 - The backstops at baseball Fields 7 & 8 are starting to rot and the dugouts need new paint.

Initial Recommendations

- Add an amphitheater.
- Add sand volleyball courts.

- Add tennis/pickleball courts.
- Add two basketball courts.
- Turf the infields of all baseball/softball fields (replace natural grass).
- Replace grass with turf in four more soccer fields.
- Add a small restroom near Playground 1.
- Add exercise stations along the trail.
- Enhance the walking trail with additional trees, benches and better lighting.
- Add nature trails.
- Improve wayfinding signage.
- Add bike lanes along the park's roads.
- Improve pond water quality and stock for fishing.
- Possible location for a disc golf course.

Rock Springs Rotary Park

Primary Observations

- The park is well maintained.
- Most facilities are in good condition.
- The park does not contain a year-round (heated) restroom.
- The dog park is a long walk from the parking area (and ADA accessible parking spaces).
- The BBQ grill is not ADA accessible.
- The playground's wood fiber safety surface needs refilling and may not be ADA accessible.
- The playground does not contain a play structure for 2-5 year olds.
- The dog park needs minor repairs.
 - Fencing repairs.
 - Remove rust and repair shingles on pavilion.
- The dog park does not have much seating.
- Community survey respondents prioritize:
 - Expanding and improving the trails.
 - Improving the restrooms.
 - Improving the playground.

- Improving the dog park.
- Increase trail maintenance.
- Deal with muddiness at the dog park.
- The park stakeholder’s desires include:
 - Add a Park Foundations Champion’s ‘Recognition Wall’ or Memorial Garden with Park Foundation donor brick pavers, which could be called “Champion’s Walk.”

Initial Recommendations

- Expand the playground and add equipment for younger children.
- Regrade the dog park to improve drainage. Add lights and benches, and create separate areas for large and small dogs. Repair or replace the dog park pavilion.
- Convert the restroom to a heated, year-round facility, or add an additional restroom.
- Improve wayfinding signage on the trails.
- Add additional trails along the south and east boundaries of the property.
- Add an accessible BBQ grill and picnic table area near the main pavilion.

Hesse Park

Primary Observations

- The park is well maintained.
- The park lacks a year-round (heated) restroom.
- The baseball fields lack walkways to the bleachers and outfield fences.
- Three of the fields lack dugouts, and the roofs on the dugouts on Field 10 are in poor condition.
- The screen material on the pickleball court fencing needs repair or replacement.
- The playground wood fiber safety surface needs refilling and may not be ADA accessible.
- None of BBQ grills are ADA accessible.
- Two of the pavilions are not connected to the parking area with walkways.

- Community survey respondents prioritize:
 - Redoing the restrooms
 - Redoing the playground
 - Improving the walking trail
- The park stakeholder’s desires include:
 - Covered dugouts are needed on fields 7, 8 and 9.
 - Extend backstop fencing around fields so balls don’t go into the street.
 - Add winter ice skating rink/three season roller hockey rink (here or at Community Park).

Initial Recommendations

- Convert the restroom to a year-round (heated) facility.
- In 5-10 years, replace the playground equipment with a modern play area.
- Add a walking trail around the park with benches and shade trees.
- Add shade trees and additional benches at the playground.
- Repave the basketball courts, add benches and striping.
- Add an accessible path to each pavilion and add an accessible BBQ grill area.

Ogles Creek Park

Primary Observations

- Although classified as a District Park based on its acreage, the park lacks the facilities and amenities typically associated with a District Park.
- The pavilion lack electric outlets and the BBQ grill is not ADA accessible.
- The park’s entrance drive is too steep to be ADA accessible.
- The park lacks a park sign.
- Trees overhanging the entrance drive need to be trimmed.
- The park’s open space could be developed with trails to increase the park’s passive recreation opportunities.
- A playground would contribute to this park

functioning as District Park.

- Community survey respondents prioritize:
 - Improving the open space
 - Improving the parking lot.
 - Improving the pavilion.

Initial Recommendations

- Add a lighted walking trail around the perimeter of the park.
- Add interpretive signage around the detention basin.
- Add a small restroom and drinking fountain.
- Add a small playground and swings.

Thoman Park

Primary Observations

- The park is well maintained.
- Most facilities are in good condition.
- The BBQ grill at the pavilion is not ADA accessible.
- The asphalt walking path has come cracking that has been sealed.
- The playground equipment is aging and may be approaching the end of its lifespan in 5-10 years.
- The park would benefit from a year round (heated) restroom and drinking fountain.
- Community survey respondents prioritize:
 - Replacing the playground
 - Replacing the restrooms
 - Improving the walking trail

Initial Recommendations

- Replace the play equipment in 5-10 years and add equipment for young children.
- Add an ADA accessible BBQ area.
- Possible location for a small dog park.
- Plant more trees along the walking path.
- Add lighting and benches along the walking path.

Savannah Hills Park

Primary Observations

- The park is well maintained.
- Most facilities are in good condition.
- The play equipment is 15 years old, nearing the end of its expected lifespan.
- The wood fiber safety surface does not come to the line recommended on the play equipment and needs refilling, and may not be ADA accessible.
- There is no direct walkway connecting the playground and the picnic pavilion
- The path leading to the playground and pavilion is loose sand and is not ADA accessible.
- There is only one bench at the play area.
- The BBQ grill at the pavilion is not ADA accessible.
- The parking lot has eight metal posts left from a structure that is no longer present.
- Community survey respondents prioritize:
 - Improving the walking trail.
 - Improving the open space.
 - Improving the playground.

Initial Recommendations

- Create an accessible walkway connecting the playground to the walkway between the parking lot and the pavilion.
- Replace the playground equipment and add swings, benches and shade trees around the play area.
- Add an ADA accessible BBQ area.
- Add a small restroom.
- Add interpretive signage around the detention basin
- Add exercise stations along the walking trail.

Behrens Street Soccer Fields

Primary Observations

- Although classified as a Neighborhood Park based on its acreage, the park lacks the facilities and amenities typically associated with a Neighborhood Park.
- The site is an opportunity for development into a formal park.
- If the site is to be left as soccer fields, amenities for players could be added such as a picnic pavilion, a drinking fountain and a restroom building.
- The asphalt parking area is highly worn and eroded and needs resurfacing.

Initial Recommendations

- Resurface or repave the entry drive and parking area. Add striping and accessible parking spaces. Screen the parking area from the fields with shrubs.
- Add a small restroom and a drinking fountain.
- Add a small picnic pavilion.
- Add a perimeter walking path with benches and shade trees.

O'Fallon Veteran's Monument/Public Safety Fields

Primary Observations

- The park is well maintained.
- Although classified as a District Park based on its acreage, the park lacks the facilities and amenities typically associated with a District Park.
- The skate park lacks any shade, and the direct southern sun exposure and paved surface could create a hot micro-climate in the summer.

Initial Recommendations

- Add shade trees around the skate park

Shiloh Community Park

Primary Observations

- Most of the park facilities are very worn and dated.
- Some of the sidewalks are extremely narrow (about 3 ft wide).
- The parking areas are highly cracked with lots of pot holes and some areas have steep grades.
- There is no direct ADA accessible walking path from the ADA parking spaces near Klucker Hall to the pavilion or play areas.
- The playgrounds are very dated and need to be replaced.
- The pavilion BBQ area is not ADA accessible.
- Community survey respondents prioritize:
 - Improving the playground
 - Improving the baseball fields
 - Improving the restrooms
 - Improving the parking
 - Improving the walking trails

Initial Recommendations

- Replace the two dated playgrounds with a modern play area. Include a new safety surface, benches and shade trees.
- Replace or renovate the restrooms.
- Renovate the baseball/softball fields, including turf infields, outfield fences with safety toppers, pitcher's mounds and new dugouts.
- Repave or reseal the parking areas
- Create an ADA accessible walkway from the ADA parking spaces near Klucker Hall to the large pavilion, the play areas and baseball field 1. Alternatively, create a new ADA parking area on the east side of the pavilion near the parking area.
- Relocate the skate park to the site of the north-most playground.

Resurface and add goals to the former basketball court. Add benches and an accessible walkway to the court.

Shiloh Three Springs Park

Primary Observations

- Many of the facilities are dated and showing wear.
- The park lacks a year-round (heated) restroom near the playground.
- The baseball fields do not have outfield fencing or dugouts. There is no boundary between the baseball fields and the playground which could be a safety issue.
- The playground safety surface is low; the surface beneath the swings does not have a border.
- The sand volleyball courts lack a border or edging to contain the sand
- The asphalt walking trail connecting park facilities is very cracked.
- Community survey respondents prioritize:
 - Improving the restrooms
 - Improving the walking trail.
 - Improving the playground.

Initial Recommendations

- Add a year-round restroom and drinking fountain near the playground.
- Replace the play equipment in 5-10 years. Redesign the play area to incorporate all equipment and swings in the same area.
- Add outfield fences and dugouts to the ballfields.
- Improve vehicle traffic flow by adding an additional entrance/exit at the east side of the parking lot, connect the north parking area to the entrance drive, and add a paved 'turn around' on the west side of both the north and south parking areas.
- Plant trees along the walking trail surrounding the lake.
- Replace and expand the interpretive signage around the wetland restoration area.
- Improve lighting
- Repave and widen the path connecting park facilities.

Shiloh Dog Park

Primary Observations

- The wooden picnic tables are warped and need to be replaced.
- The park has no paved walkways.
- The park does not have much agility equipment.
- Community survey respondents prioritize:
 - Improving the benches.
 - Improving the picnic tables.
 - Improving the drinking fountain.
 - Improving the walkways.

Initial Recommendations

- Add an accessible walkway from the parking area into each section of the dog park to an accessible bench and wheelchair pad.
- Replace the picnic tables with new tables or benches.
- Add more agility equipment.
- Add a small restroom.
- Plant trees within the dog area.
- Replant with a hardier grass.

Shiloh Sierra Park

Primary Observations

- The park is well maintained.
- The mulch safety surface needs a refill.
- The merry-go-round is not functional.
- The park could be improved by adding some ADA accessible BBQ grills and ensuring that the covered picnic tables are accessible.
- The park lacks an entrance sign.
- Community survey respondents prioritize:
 - Improving the walking trail
 - Improving the covered picnic tables
 - Improving the parking area
 - Improving the playground

Initial Recommendations

- Add an emergency call box, security

cameras and additional lighting throughout the park.

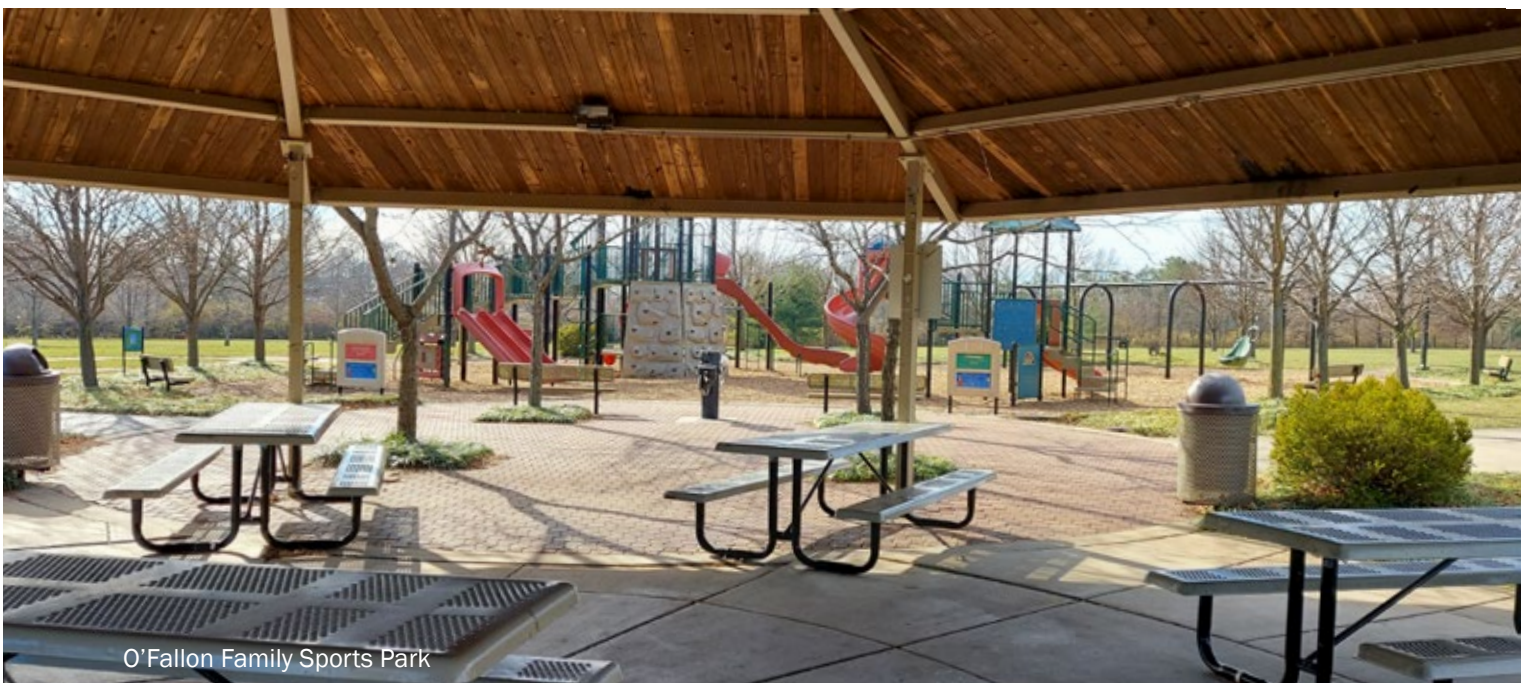
- Replace the play equipment as needed.
- Add a park entrance sign.
- Add an ADA BBQ area and ensure that the covered picnic tables meet ADA specifications.



Rock Springs Rotary Park

SECTION 4

CONCEPT DEVELOPMENT



O'Fallon Family Sports Park

CONCEPT DEVELOPMENT

City of O'Fallon Parks Master Plan Update

CONCEPT DEVELOPMENT

Based on information gathered during the Data Collection and Analysis phases, the planning team created an initial concept for each park, including a list of potential improvements. Three alternate concepts were created for O'Fallon Memorial Pool. The concepts were presented to the community in a public open house and in an on-line survey, as well as to the Parks Master Plan Update Steering Committee and Parks Department staff. This feedback was synthesized with the initial concepts to develop the master plan recommendations.

Initial Park Concepts

The initial park concept improvement recommendations are listed below. Some of the concepts include recommendations that are already planned by the City of O'Fallon as Capital Improvement Projects over the next several years. These are followed with the designation "CIP" in the list below.

O'Fallon Community Park

- Add a new fully accessible destination play area (FY 2023 CIP).
- Renovated year-round restrooms.
- Walking path improvements.
- Updated baseball Fields 2 and 3 with new dugouts and backstops (FY 2023 CIP) and add bleachers, outfield fencing, and new pitchers' mounds to Fields 2 and 3.
- Replace the turf in Field 1 with a higher quality synthetic turf (FY 2022 CIP).
- Add lights to baseball Fields 3,4,5 and 6.
- Replace Memorial Pool a new swimming pool complex.
- Food Truck Parking Area

O'Fallon Family Sports Park

- Add an outdoor amphitheater, sand volleyball and pickleball courts.
- Add synthetic turf to Red and Blue Quad baseball infields (FY 2022 CIP).
- Add synthetic turf to the natural grass soccer fields.
- Lights on baseball Fields 9 and 10 (FY 2022 CIP).
- Add new batting cages (FY 2023 CIP).
- Add solar panel lighting along walking trails (FY 2024 CIP) and add benches, shade trees and new nature trails.
- Add an outdoor fitness area (FY 2024 CIP).
- Improve wayfinding signage & bike lanes on roads.
- Add a Food Truck Plaza.
- Build paved overflow parking up to City Code (CIP).
- Add a playground near the soccer fields (FY 2022 CIP).
- Repair water play stream liner and landscape (FY 2022 CIP).
- Add a Field House - an indoor facilities with multi-use sports courts (for volleyball, pickleball, basketball, etc.) with parks department offices and storage.

Rock Springs Rotary Park

- Add a Bike Playground / pump track (FY 2026 CIP).
- Expand and improve the playground with equipment for younger children and low maintenance surfacing.
- An accessible BBQ area and picnic patio.
- Convert the restroom to a year-round (heated) facility.
- Improve drainage and add a new pavilion, lights, agility equipment and benches at the dog park.

- Improve trail wayfinding signage.
- Expand nature trails through the southwest portion of the property.

Hesse Park

- Add new backstops and dugouts to the baseball fields (FY 2023 CIP).
- Convert the restroom to a heated, year-round facility.
- Add benches and shade trees around the playground.
- Plan to replace the playground equipment and safety surface in about 10 years (with a low maintenance surfacing).
- Add a walking trail around the park with shade trees and benches.
- Repave the basketball courts and add benches and new striping.
- An accessible walkway to each pavilion.
- Add an accessible BBQ and picnic area.

Ogles Creek Park

- Add electric access and an accessible BBQ area to the pavilion.
- Add a 9-hole disc golf course.
- Add a park entrance sign.
- Add a linear walking trail with benches.

Thoman Park

- Replace the playground equipment in 5-10 years and select a low maintenance safety surface.
- Add an accessible BBQ area near the pavilion.
- Add more lighting, benches and shade trees along the walking path.

Savannah Hills Park

- Add shade trees and benches around the play area.
- Replace playground safety surfacing with a low maintenance option.
- Add accessible walkways connecting the park facilities.
- An accessible BBQ area at the pavilion.

City-Owned Property

Behrens Street Soccer Fields

- Parking and entry drive improvements
- Landscape Improvements
- Add restroom
- Add pavilion
- Add drinking fountain and water supply

O'Fallon Veteran's Monument/Public Safety Fields

- Landscape Improvements
- Expand Skate Park
- Develop walking trail

Village of Shiloh Parks

Shiloh Community Park

- Add a modern playground in place of the two existing playgrounds.
- Renovate the restrooms.
- Improve the baseball fields with pitcher's mounds (on Field A), turf infields and new dugouts.
- Repave Parking Area A.
- Add an accessible walkways between the parking areas, playground & pavilion.
- Relocate the skate park to the site of the old playground.
- Add a new basketball court.

Shiloh Three Springs Park

- Repave and widen walkways connecting the park facilities.
- A year-round restroom near the play area.
- Replace the play equipment playground in 5-10 years and select a low maintenance safety surfacing.
- Add pickleball courts.
- Add batting cages.
- Add dugouts to the baseball fields.
- Add an additional entrance/exit to the parking lot to improve traffic flow.
- Improve stormwater drainage and add shade trees and additional lighting to the lake loop trail (back area of the park).
- Add new interpretive signage at the wetland restoration area.

Shiloh Dog Park

- Add accessible walkways to the dog areas.
- Add new picnic tables and benches.
- Add a small restroom.
- Add new agility equipment.
- Add additional shade trees.
- Regrade the dog areas and re-seed with a hardier grass (or replace grass with mulch).

Shiloh Sierra Park

- Add emergency call boxes.
- Add additional lighting.
- Expand the play area with new play equipment and low maintenance surfacing.
- Add a park entrance sign.
- Add an accessible BBQ area.

O'Fallon Memorial Pool Concepts

The aquatics consultants at Counsilman-Hunsaker developed three initial concepts for a new O'Fallon Memorial Pool complex. A map of the location of the Memorial Pool complex, which lies within O'Fallon Community Park, can be seen in Figure 4.1.

Each of the pool concepts includes replacement of the existing outdated pool with a larger, modern facility that meets current aquatic recreation trends. Some of these trends include lazy rivers, current channels, zero-depth pool entry, children's play structures, dual waterslide towers, splash pads and climbing towers. Representative images of these aquatic trends can be seen in Figure 4.2. Each of the concepts incorporates a 25 meter, 6-lane lap pool, a leisure pool with zero-depth entry, a children's play area, water slides and a splash pad.

Each of the concepts includes a renovated pool house/support building that will include modern locker rooms, office areas, a concession area and storage. The concepts all include outdoor shade structures, lounge chair areas and a rentable party pavilion. The concepts all include a drop-off area to improve vehicular traffic flow through the area. A conceptual diagram and a bullet point description of the features of each pool concept can be seen in Figure 4.3.



Figure 4.1: Location of O'Fallon Memorial Pool Complex within O'Fallon Community Park



A



D



B



E



C



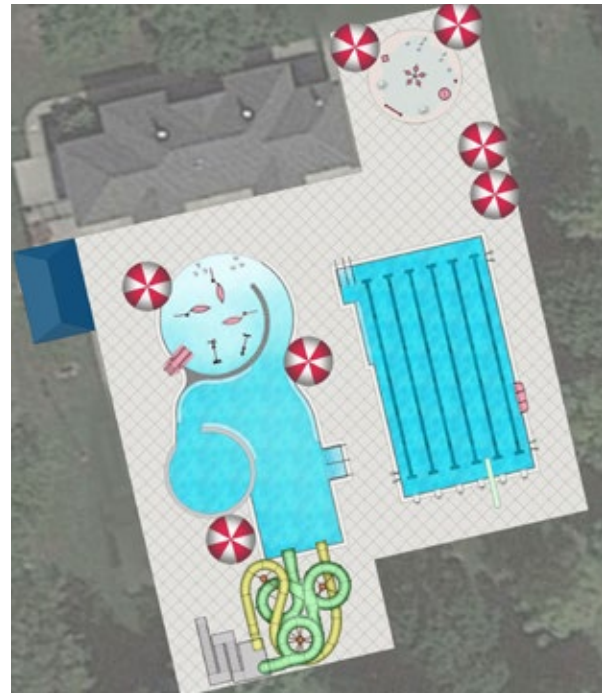
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Figure 4.2: Current trends in aquatic facilities: (A) Lazy river; (B) Current channel; (C) Children's play structure and zero-depth entry; (D) Dual waterslide tower; (E) Splash pad; (F) Climbing tower



Pool Concept #1 (Above):

- 3,211 SF 6-lane, 25-yard lap pool with climbing wall & diving board
- 2,178 SF leisure pool with play structure
- Separate dual waterslide tower; 707 SF spraypad
- Shade structure / lounge chairs / party pavilion
- New support building & drop off area



Pool Concept #2 (Above):

- 3,238 SF 6-lane, 25-yard lap pool with climbing wall & diving board
- 3,422 SF leisure pool with play structure & dual waterslide tower
- 707 SF spraypad
- Shade structure / lounge chairs / party pavilion
- New support building & drop off area



Pool Concept #3 (Left):

- 3,481 SF 6-lane, 25-yard lap pool with climbing wall & diving board
- 6,668 SF leisure pool with play structure, dual waterslide tower and current channel / lazy river
- 707 SF spraypad
- Shade structure / lounge chairs / party pavilion
- New support building & drop off area

Figure 4.3: O'Fallon Memorial Pool Concept Options

PUBLIC INPUT INTO INITIAL CONCEPTS

Concept Development Public Open House

A public open house was held at the Vine Street Market on April 21, 2021 from 4:00 to 6:30 pm to present the initial master plan concept ideas to the O’Fallon community. The open house had a “drop in” format, so that the community could come at any time and browse the concepts that were presented on display boards at their own pace. Each visitor was given a comment sheet on which they could contribute feedback, and representatives from the planning team engaged visitors in conversation to solicit feedback directly. Visitors were also given a sticker, which they could place on the board with their preferred concept for O’Fallon Memorial Pool, as shown in Figure 4.4. The open house attendees showed a strong preference for Pool Concept #3 (shown in Figure 4.3). Other feedback received included the following comments:

- O’Fallon Family Sports Park needs more trees along existing paths.

- There is a need for more passive open space within the City,
- A desire for more bike corridors should be represented in the master plan.
- Madison County trails has 60+ miles of trails north of O’Fallon and the St. Clair County trail system is south of O’Fallon. O’Fallon is uniquely positioned to be a connector between the two systems.
- A recently built trail spur connects the Goshen Trail with Kyle Road trailhead, near Family Sports Park.
- There could be a trail on the east side of O’Fallon through the currently undeveloped farmland that connects Rock Springs Rotary Park with the Madison County trail system. The land for the trail could be given to the City as developers buy the farmland and start building on it.
- There is a large area of protected farmland in the middle of the city (in an unincorporated area) that the owning family does not wish to develop. If they would be willing to give this land to the City, it could still be protected as farmland, but also be a park or attraction that people could visit, like the working farm that is in Overland Park, KS.
- The city is growing fastest to the north.



Figure 4.4: The community places stickers on their preferred pool concept at the Concept Development Public Open House.

Concept Development On-line Survey

The initial concepts were also presented to the public through an on-line survey that was open between April 21 and May 14, 2021. It asked park users to rate the importance of improvement considerations for each park, and to select a preferred concept option for O’Fallon Memorial Pool. The survey received 35 responses, which are summarized below. Most survey respondents were residents of the City of O’Fallon (over 85%), with no respondents from the Village of Shiloh and almost 15% residing elsewhere.

O’Fallon Community Park

The improvement for O’Fallon Community Park that was considered most important to survey respondents was widening and repaving the perimeter trail and increasing the amount of lighting and benches along the trail. A close second was renovated year-round restrooms. The full results can be seen in Figure 4.5. Additional comments for this park included:

- Tear down the Cavins Center and rebuild.
- Additional walking paths through the middle of the park.
- Add a trail from pool to large pavilion to Blazier Field and Fields 2 and 3.

O’Fallon Family Sports Park

The most important improvement for O’Fallon Family Sports Park was adding solar panel lighting, benches and shade trees along the walking trails. This was followed by building out and paving the overflow parking area up to City Code, then by adding new nature trails to the undeveloped area of the park. The full results can be seen in Figure 4.6. Additional comments for this park included:

- Add gates to close the park at night.
- Touch up the landscaping.
- Add a fishing area.
- Provide more information on O’Fallon attractions to visiting sports teams.
- Adding more parking is a top priority.
- Add some hills for sledding in the winter.

Rock Springs Rotary Park

The most important improvement for Rock Springs Rotary Park was expanding the nature trails through the southwest portion of the property. Next was converting the restroom to a year-round (heated) facility, followed by improving trail wayfinding signage, dog park improvements (better drainage, a new pavilion, lights, agility equipment and benches) and improving the playground with equipment for younger children and low maintenance safety surfacing. The results are in Figure 4.7.

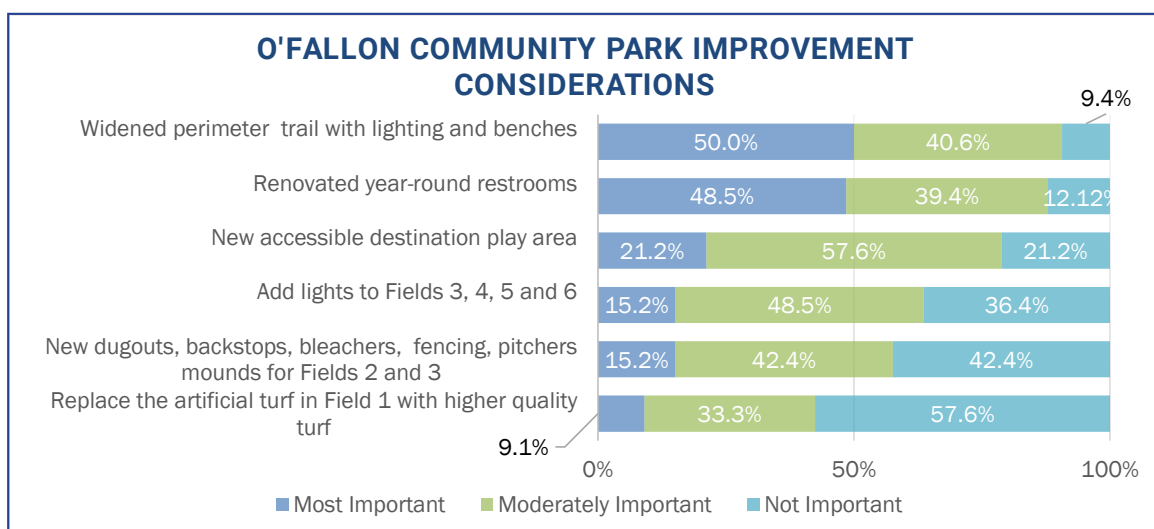


Figure 4.5: O’Fallon Community Park Improvement Considerations

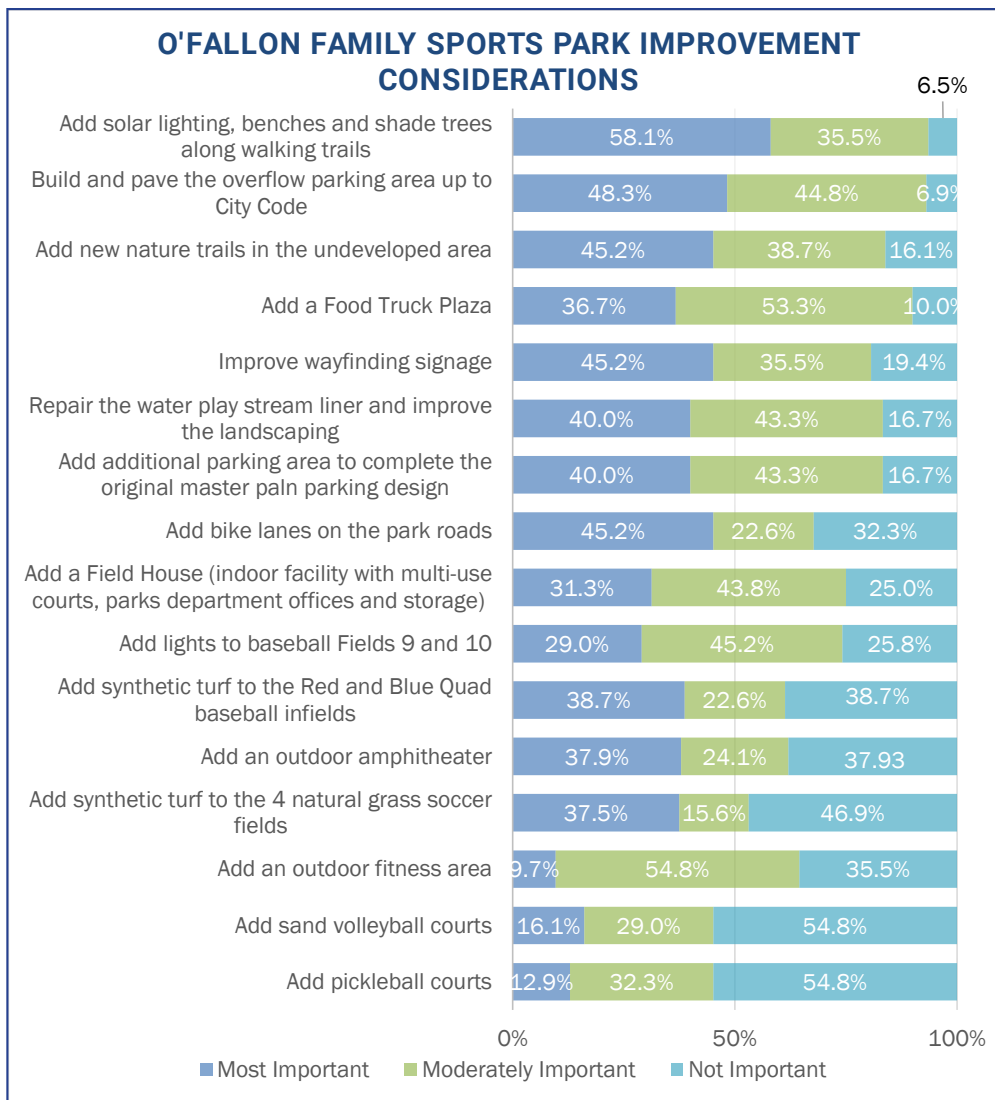


Figure 4.6: O'Fallon Family Sports Park Improvement Considerations

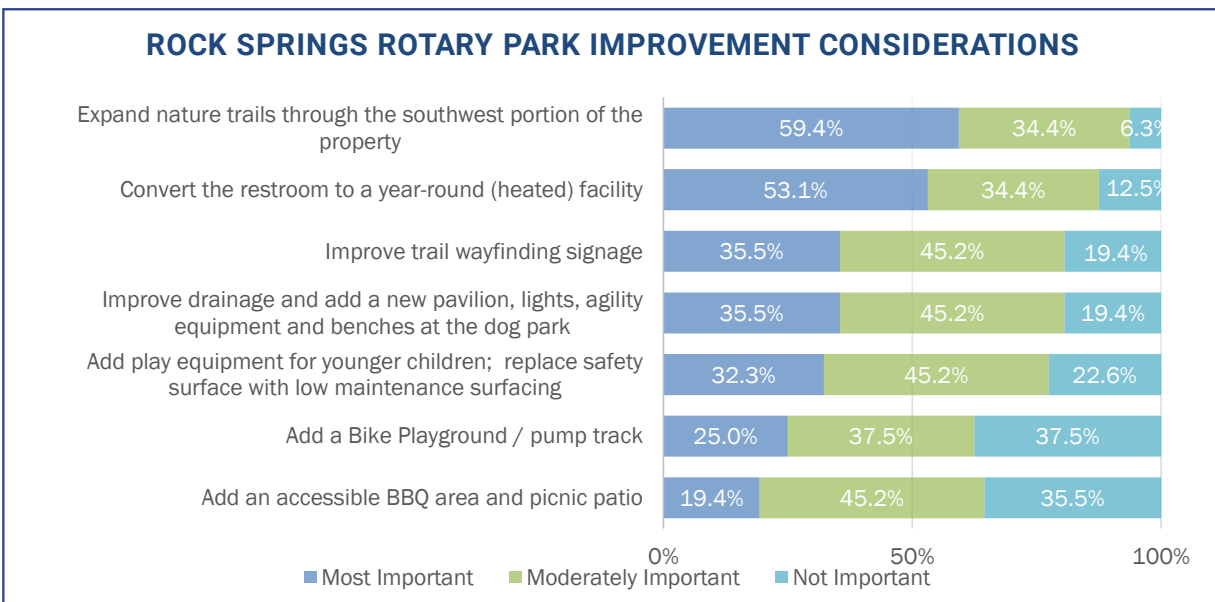


Figure 4.7: Rock Springs Rotary Park Improvement Considerations

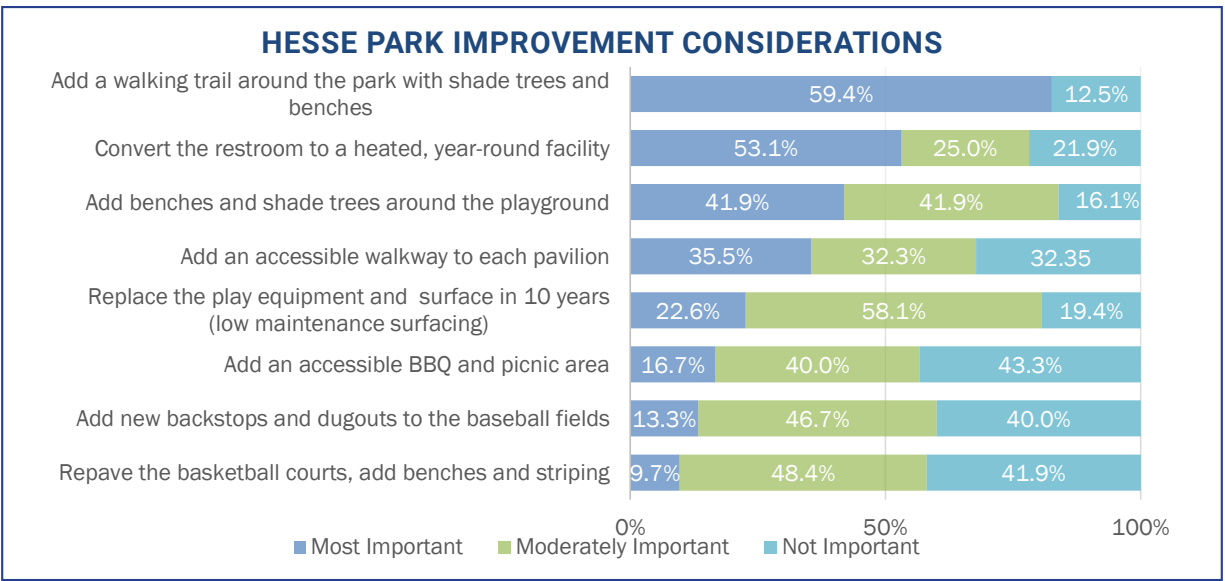


Figure 4.8: Hesse Park Improvement Considerations

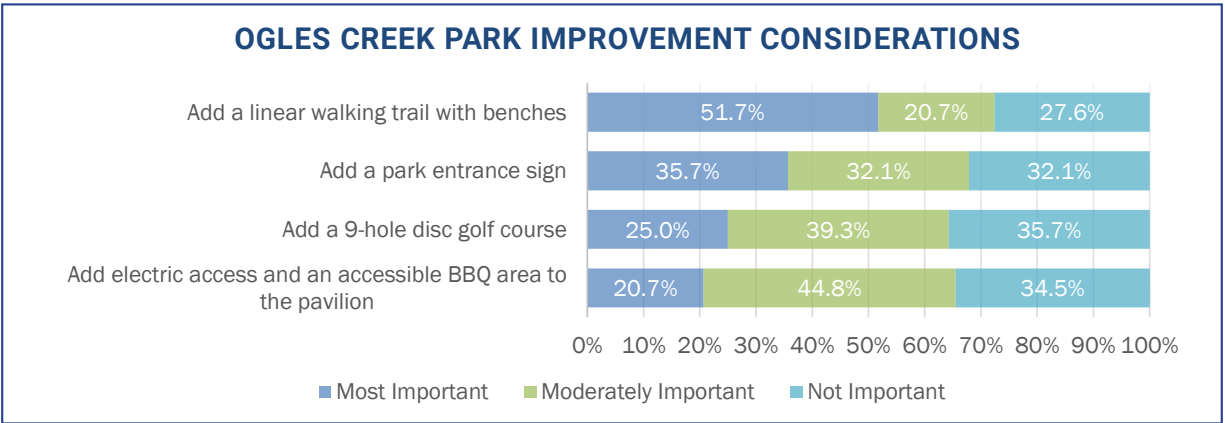


Figure 4.9: Ogles Creek Park Improvement Considerations

Hesse Park

The most important improvement for Hesse Park was adding a walking trail around the park with shade trees and benches. This was followed by converting the restroom to a heated, year-round facility, then by adding benches and shade trees to the playground. The full results can be seen in Figure 4.8.

Ogles Creek Park

The most important improvement for Ogles Creek Park was adding a linear walking trail with benches. The results are in Figure 4.9. Additional comments included:

- If improvements are made, will there be enough parking?
- Connect the park with a trail to the Milburn sidewalk bridge.

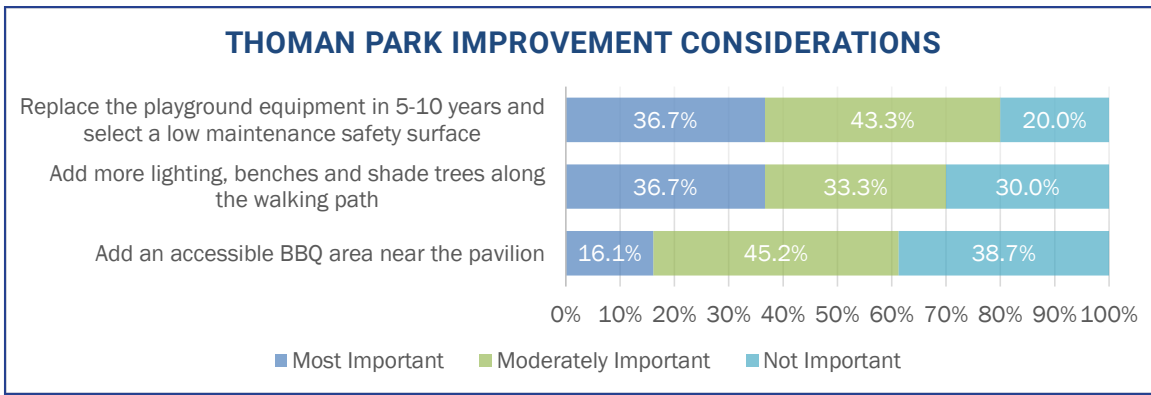


Figure 4.10: Thoman Park Improvement Considerations

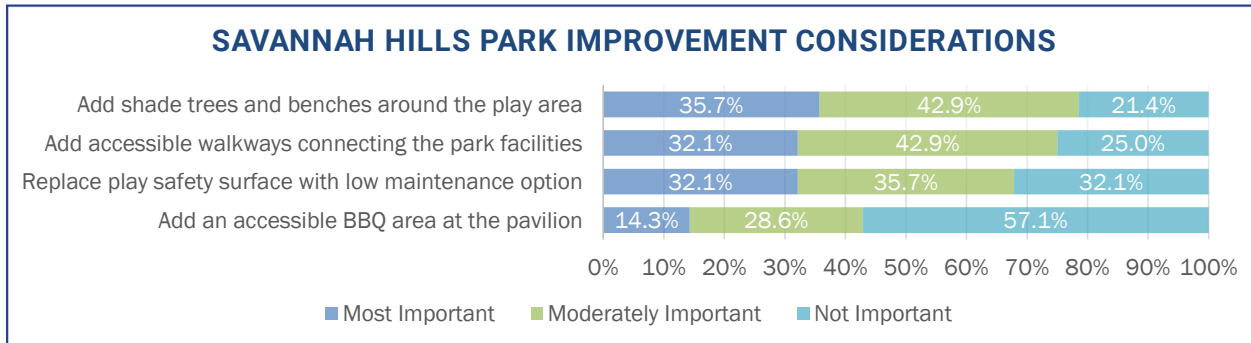


Figure 4.11: Savannah Hills Park Improvement Considerations

Thoman Park

The most important improvement for Thoman Park was replacing the playground equipment in 5-10 years (using a low-maintenance safety surface), followed by adding lighting, benches and shade trees along the walking path. The full results can be seen in Figure 4.10.

Savannah Hills Park

The most important improvement for Savannah Hills Park was adding shade trees and benches around the playground area. This was followed closely by adding accessible walkways connecting the park facilities. The full results can be seen in Figure 4.11.

Shiloh Community Park

The most important improvement for Shiloh Community Park was renovating the restrooms. This was followed by adding accessible walkways between facilities and then by adding a modern destination playground to replace the two dated playgrounds. The full results can be seen in Figure 4.12.

Shiloh Three Springs Park

The most important improvement for Shiloh Three Springs Park was adding a year-round restroom near the playground. This was followed by adding an additional entrance/exit to the parking lot to improve traffic flow and then by repaving and widening the walkways connecting park facilities. The full results can be seen in Figure 4.13. Additional comments for this park included:

- Another entrance must happen.
- Replace sand in sand volleyball courts with softer, competition-level sand.

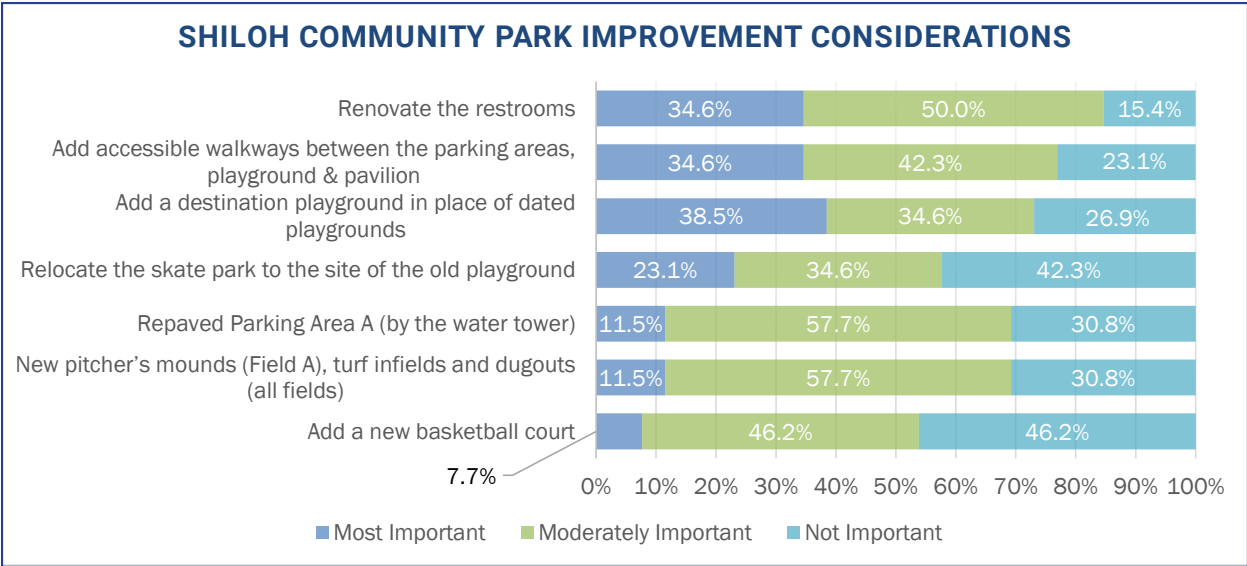


Figure 4.12: Shiloh Community Park Improvement Considerations

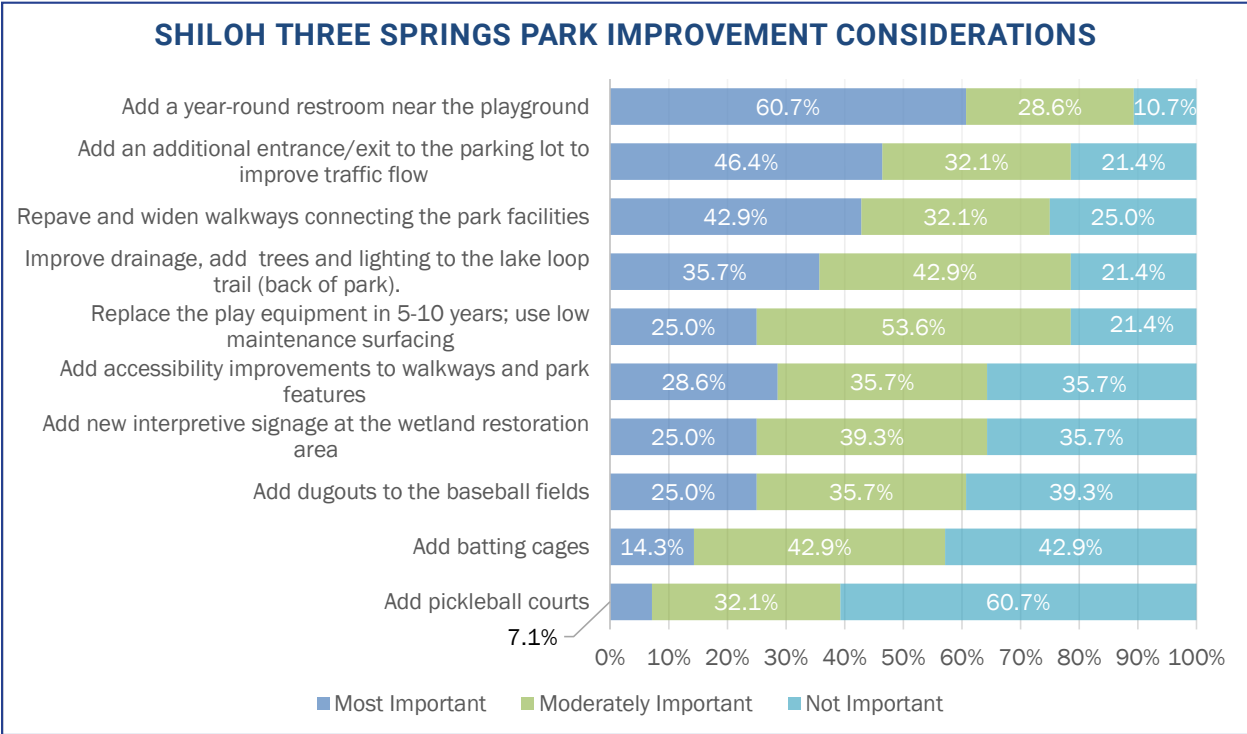


Figure 4.13: Shiloh Three Springs Park Improvement Considerations

Shiloh Dog Park

The most important improvement for Shiloh Dog Park was adding a small restroom, followed by accessible walkways to each dog area and then by re-grading the dog areas and re-seeding with a hardier grass. The full results can be seen in Figure 4.14.

Shiloh Sierra Park

The most important improvement for Shiloh Sierra Park was adding additional lighting, followed by adding emergency call boxes. After this the most important consideration was expanding the play area with new play equipment and low maintenance safety surfacing and adding a park entrance sign. The full results can be seen in Figure 4.15.

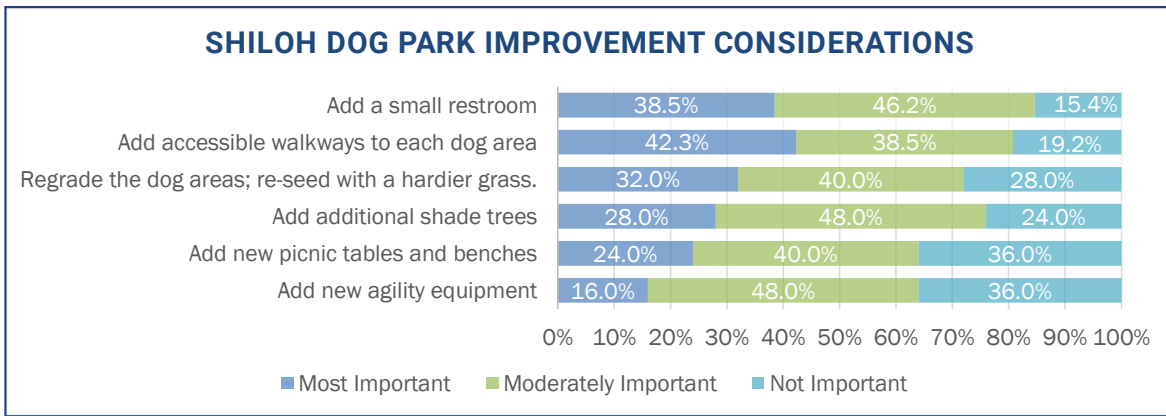


Figure 4.14: Shiloh Dog Park Improvement Considerations

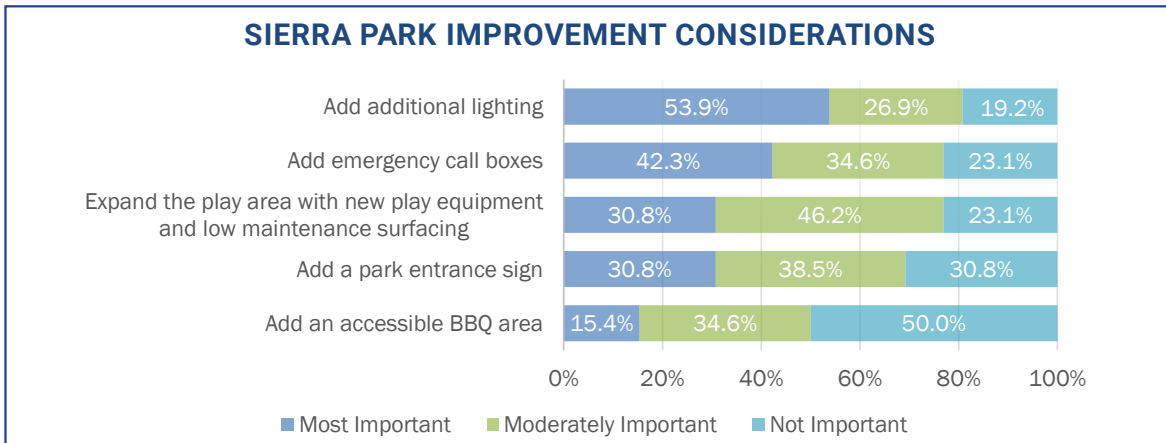


Figure 4.15: Shiloh Sierra Park Improvement Considerations

O’Fallon Memorial Pool Features

The first question regarding O’Fallon Memorial Pool asked respondents to rate the importance of certain potential features to a new or renovated Memorial Pool Complex. The most important improvement to respondents was adding new shade structures and lounge chairs, followed very closely by adding a new support building with locker rooms, park staff offices, concessions and storage and including a zero-depth entry in the new pool design. Other features that were considered important were a children’s play structure, dual waterslide tower and spraypad. The full results can be seen in Figure 4.16.

O’Fallon Memorial Pool Concept Choice

A second question regarding O’Fallon Memorial Pool asked respondents to rank the three pool concept options that were

provided with graphics and a list of features (as shown above in Figure 4.3). The most preferred choice was Pool Concept #3, which was selected as the top choice by over 62% of survey respondents (this is the same concept that was preferred at the Public Open House). Concept #2 was the second choice. The full results can be seen in Figure 4.17. Additional comments regarding the pool included:

- Keep the current pool open during renovations.
- I think the pool needs a good amount of rehab. I am happy to see this is in the works. What would it do to the existing splash pad? Would the splash pad still be an outdoor water play option?
- Lots of shade!!!

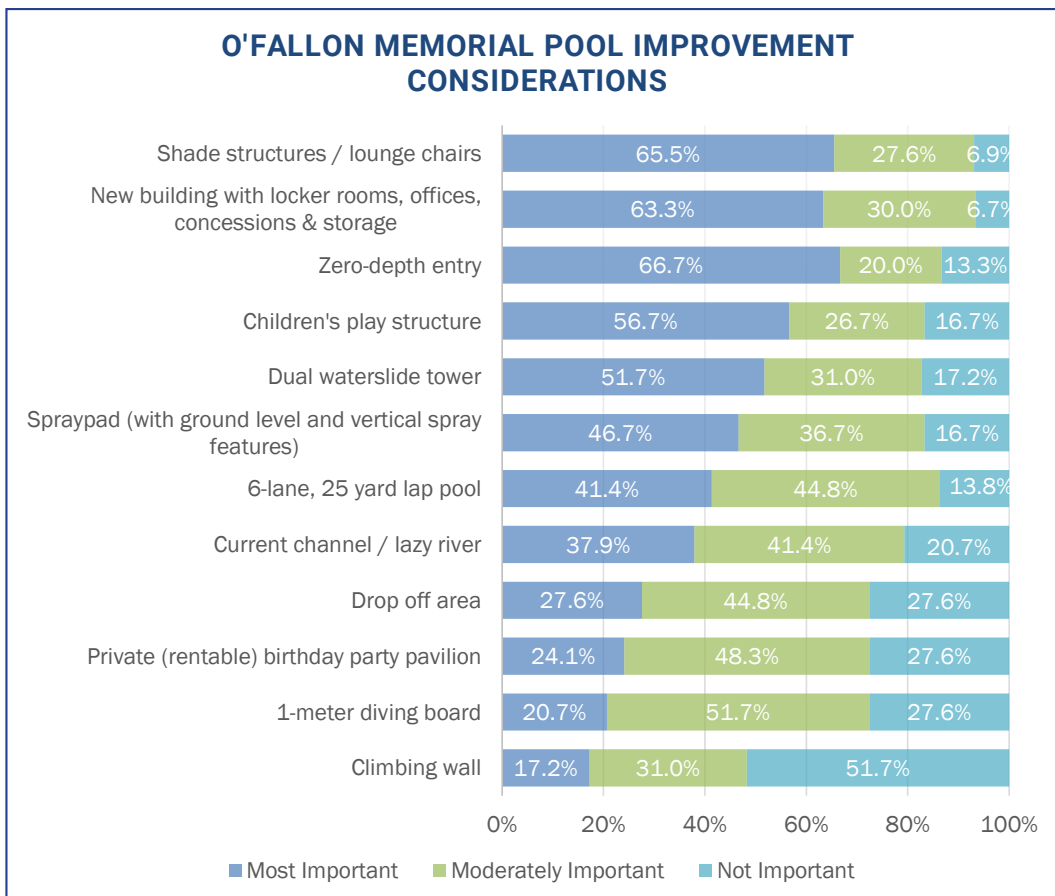


Figure 4.16: O'Fallon Memorial Pool Improvement Considerations

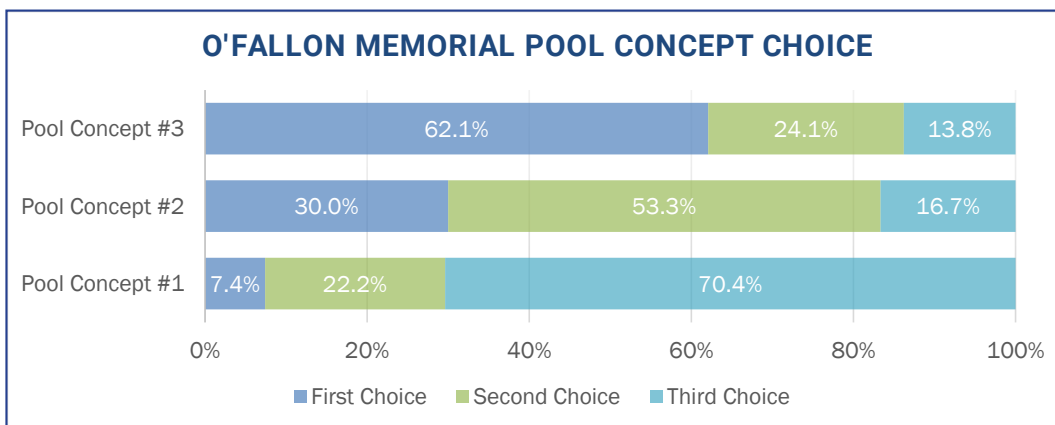


Figure 4.17: O'Fallon Memorial Pool Concept Choice

Family Sports Park and Community Park Survey Results

A third on-line survey was conducted to solicit further input from park users and the O'Fallon community provided into the master plan recommendations for O'Fallon Family

Sports Park and O'Fallon Community Park. This survey was open between July 1 and July 15, 2021 and received a total of 1,291 responses, which are summarized below.

Respondents' Residence

Most respondents were residents of the City of O'Fallon (76%), with 7% from the Village of Shiloh and 17% residing elsewhere.

O'Fallon Family Sports Park

Respondents were asked to rate the importance of recreation facilities being considered for the undeveloped area of Family Sports Park. The results are listed below in order of priority (by weighted average score).

1. New nature trails (top priority)
2. A food truck plaza
3. An outdoor amphitheater
4. A Field House (and indoor facility with multi-use courts, for basketball, volleyball, pickleball, batting cages, training, etc. and storage)
5. An outdoor fitness area.
6. A boardwalk across a new lake
7. A lake water feature
8. Sand volleyball courts
9. Basketball courts
10. Pickleball courts

Respondents were asked to rank their priorities for implementation. The top priorities for implementation were a Field House, new trails and an amphitheater. These were followed by a food truck plaza and a lake and boardwalk, then basketball courts, pickleball courts and a pool/water park.

Respondents also had the opportunity to write in open ended comments, and 393 comments were received. The comments were reviewed and evaluated for common themes. The most common comment themes are shown below, with the approximate number of times the item was mentioned (comments suggesting improvements that were already suggested above were omitted).

- By far the most mentioned theme was a desire for an additional community pool or water park (80 comments).
- The second most mentioned theme was a desire for a new playground (29 comments). Of these, 11 comments expressed a desire for an all-abilities (inclusive/accessible) playground.

- A desire for either a roller or ice hockey rink, or an ice skating rink (19 comments).
- A suggestion for a skate park, bike park or bike pump track (17 comments).
- A desire to leave the area undeveloped, or as natural forest or prairie (15 comments).
- A desire for a disc golf course (14 comments).
- Suggestion for tennis courts (12 comments).
- A desire for a dog park (12 comments).
- A suggestion to add an additional splash pad, because the existing one gets very crowded (10 comments).

Other comments mentioned adding a rentable indoor space, adding shaded trails, adding a ninja warrior course, adding more baseball/softball fields, and adding a boathouse with rentable canoes, kayaks or paddle boats.

The next set of questions asked respondents about their preference for facilities being considered for O'Fallon Community Park. The results are listed below in order of priority (by weighted average score).

1. Replace pool with a new pool complex
2. Renovated year-round restrooms
3. Widened and repaved perimeter walking trail with increased lighting and benches
4. New accessible destination play area
5. Add paths throughout the park
6. Improve landscape/beautification
7. Add new experiences: bocci ball, Ping-Pong tables, shuffle board courts etc.
8. Add water feature or fountain

Respondents were asked to rank their first, second and third priority for implementation. The top priorities for implementation were the new pool (top priority of 44%), a new play area (14%), improved walking trails (14%), improved restrooms (11%), landscape beautification (3%) and more basketball courts (less than 1%). Respondents also had the opportunity to write in open ended comments, and 183 comments were received regarding Community Park. The

comments were reviewed and evaluated for common themes. The most common comment themes are shown below, with the approximate number of times the item was mentioned (comments suggesting improvements that already suggested above were omitted).

- Add handicap accessibility and an all-abilities play area (mentioned 8 times).
- Add disc golf (4 comments).
- Add pickleball courts (4 comments).
- Improve the basketball courts (3 comments).
- Add a splash pad (3 comments).
- Move the pool and/or baseball/softball fields to Family Sports Park (3 comments).
- Add more parking (3 comments).
- Add an obstacle course or fitness area (3 comments).
- Improve the baseball/softball fields (3 comments).
- Preserve the existing trees around the playground if the play area is replaced (3 comments).

Respondents were also given a chance to leave additional open ended comments regarding any other aspect of the master plan for O'Fallon Family Sports Park or Community Park. Themes from the 227 comments for this question included:

- Add more parking if new facilities are added (8 comments).
- Add more shade trees at Family Sports Park (6 comments).
- Fence in the splash pad and charge an entrance fee / expand the splash pad because it is too crowded (6 comments).
- Add a disc golf course (5 comments).
- Add an all-abilities (accessible) playground (4 comments).
- Prioritize improvements to Community Park over Family Sports Park (4 comments).
- Add artificial turf to all baseball/softball infields (4 comments).

- Connect the two parks by trail (3 comments).
- Add lights to the walking trails at Family Sports Park (3 comments).
- Improve the baseball/softball fields at Community Park (3 comments).
- Add a dog Park (3 comments).
- Keep the restrooms open year round (3 comments).
- Improve park security (3 comments).

Second Public Meeting

A second public meeting was held on July 28, 2021 at the Katy Cavins Community Center to share the results of the Family Sports Park and Community Park on-line survey and discuss potential changes to the master plan recommendations for those parks based upon the latest input from the public. The presentation also included a review of the new pool concepts for Community Park. Comments regarding priorities and improvements for those parks were solicited from those in attendance. The public's questions focused on the decision to move the amphitheater recommendation to Community Park, and that park's ability to support the parking that would be needed for large events.

Feedback Synthesis

The feedback received at the open house and in the on-line surveys was synthesized with the previously collected information in order to refine the initial concepts and develop the system-wide master plan design concept. The concept is presented in the following section with an overall master plan graphic and a matrix and an in depth look at the concept for each park and facility.



Family Sports Park

SECTION 5

MASTER PLAN



Rock Springs Rotary Park

THE MASTER PLAN RECOMMENDATIONS

The O'Fallon Parks Master Plan Update envisions that the City of O'Fallon will excel in meeting the current and future recreation needs of its community, providing high quality recreation amenities with a regional draw. These facilities will bring a wide community of people together and help to stimulate the local economy through visiting sports teams and regional pool visitors. The master plan recommendations have the potential to bring O'Fallon's parks and recreation facilities to a quality that rivals the best in the region.

An overview of the system-wide master plan recommendations are shown in Figure 5.1, the 11x17" insert on the following page including recommendations for future park land acquisition. The master plan recommendations for the Village of Shiloh parks are shown in Figure 5.2. The master plan recommendations are also shown in a matrix format in Figure 5.3. The recommendations for each park are described in further detail on the following pages. This includes master plan level budgetary cost information, phasing recommendations and a graphic representation of how the improvements could fit into the existing park. Following this, the pool report and master plan concept for O'Fallon Memorial Pool is described and shown graphically, along with cost and phasing information. In a final section of this document, implementation and funding strategies are discussed.

Master Plan Trail Connections

Trails were shown to be important to the O'Fallon community through the

master plan's public input process. The graphic in Figure 5.1 (Opposite) shows several suggested trail connections. Trail connections could be made with off-road multi-use trails, bike lanes, shared use roads, expanded city sidewalks, or any combination of the above. The connections should be thought of as corridors and do not represent a proposed trail alignment. The suggested connections are described below (numbers are referenced on Figure 5.1).

1. Connect the O'Fallon Bike Trail to the Metro Link Trail with spurs to Thoman Park, O'Fallon Community Park and Shiloh Three Springs Park. This will form a high-impact connection between many miles of existing Madison County Trails and St. Clair County Trails.
2. Connect O'Fallon Community Park with the north end of the multi-use trail near St. Elizabeth Hospital.
3. Connect the south end of the multi-use trail near St. Elizabeth Hospital with the connection between the O'Fallon Bike Trail and the Metro Link Trail. This will complete a trail loop.
4. Connect O'Fallon Family Sports Park to Rock Springs Rotary Park with a spur to O'Fallon Veteran's Memorial.
5. Connect O'Fallon Family Sports Park to Hesse Park.
6. Connect O'Fallon Family Sports Park to Savannah Hills Park, and Savannah Hills Park to Ogles Creek Park.
7. Connect Ogles Creek Park to the Goshen Trail. With the connections described above, this will complete a loop utilizing the Goshen Trail, the existing shared use road and the O'Fallon Bike Trail.
8. Connect O'Fallon Community Park to Rock Springs Rotary Park.

A. O'Fallon Community Park

- New, expanded modern swimming pool complex.
- New destination accessible play area (FY 2023 CIP).
- Add a community event space.
- Renovated year-round restrooms.
- Widened perimeter walking path with increased lighting & additional benches.
- Improvements to Fields 2 & 3 (FY 2023 CIP) & Lights on Fields 3,4,5 & 6.
- Higher quality synthetic turf on Field 1 (FY 2022 CIP).
- Food truck parking area.

B. O'Fallon Family Sports Park

- Sand volleyball, pickleball courts and new batting cages (FY 2023 CIP).
- Synthetic turf on baseball infields (FY 2022) & two soccer fields.
- Lights on baseball Fields 9 & 10 (FY 2022 CIP).
- Solar powered lighting on walking trails (FY 2024 CIP).
- Benches & shade trees along walking trails.
- New nature trails & prairie areas.
- New lake and boardwalk.
- An outdoor fitness area (FY 2024 CIP).
- A playground near the soccer fields (FY 2022 CIP).
- Improved wayfinding signage & bike lanes along the roads.
- Paved overflow parking built up to City Code (FY 2024 CIP).
- Food Truck Plaza.
- Repaired water play stream liner & refreshed landscaping (FY 2022 CIP).
- New Field House.

C. Rock Springs Rotary Park

- Bike Playground / pump track (FY 2026 CIP).
- Playground: equipment for young children & low maintenance safety surface.
- An accessible BBQ area & picnic patio.
- Convert the restroom to a year-round (heated) facility.
- Improved drainage, new pavilion, lights, agility equipment & benches at the dog park.
- Improved trail wayfinding signage & expanded nature trails.

D. Hesse Park

- New backstops & dugouts to the baseball fields (FY 2023 CIP).
- Heated, year-round restroom facility; benches & shade trees around the playground.
- New playground equipment & low maintenance safety surface in about 10 years
- Walking trail around the park with shade trees & benches.
- Repaved basketball courts with benches & new striping.
- An accessible walkway to each pavilion; an accessible BBQ & picnic area.

E. Ogles Creek Park

- Electric access & an accessible BBQ area at the pavilion.
- A new park entrance sign and a walking trail with benches.

F. Thoman Park

- New playground equipment & low maintenance safety surface in 5-10 years.
- An accessible BBQ area near the pavilion.
- Additional lighting, benches & shade trees along the walking path.

G. Savannah Hills Park

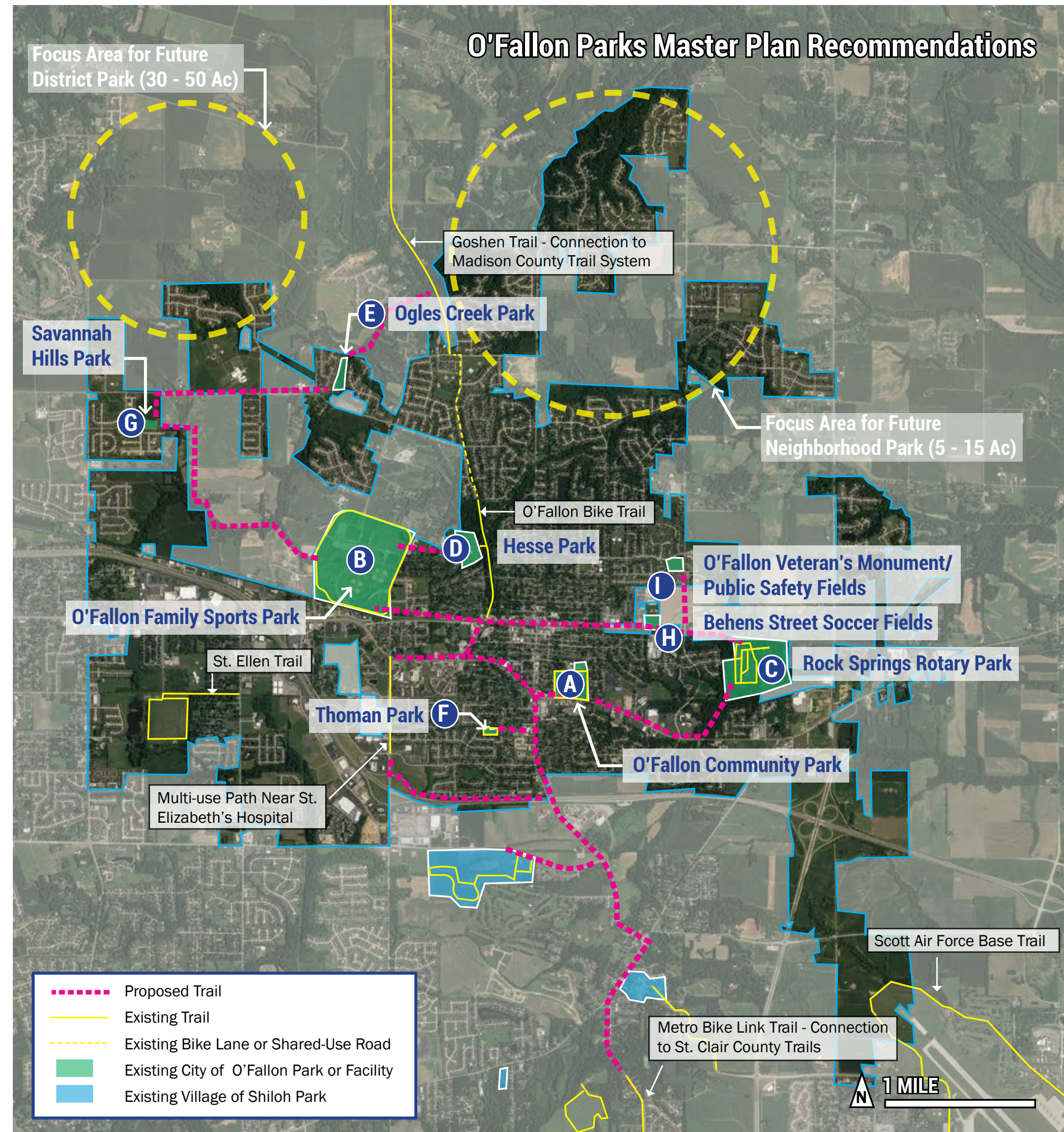
- Shade trees & benches around the play area and low maintenance safety surfacing.
- Accessible walkways and an accessible BBQ area at the pavilion.

H. Berens Street Soccer Fields

- Entry drive, parking and landscape Improvements
- Add restroom, pavilion, drinking fountain and water supply

I. O'Fallon Veteran's Monument/Public Safety Fields

- Expand the skate park (FY 2026 CIP) and add shade trees.
- Add a walking trail.



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VILLAGE OF SHILOH PARKS RECOMMENDATIONS

A. Shiloh Community Park

- Renovate the restrooms.
- Add accessible walkways between the parking areas, playground & pavilion.
- A modern destination playground in place of the two existing dated playgrounds.
- Improved baseball fields with pitcher’s mounds (on Field A), turf infields and new dugouts
- Repave parking area A.
- Add a new basketball court.

B. Shiloh Three Springs Park

- Add accessible walkways connecting the park facilities.
- Add a year-round restroom near the play area.
- New play equipment playground with low maintenance safety surfacing in 5-10 years.
- Add pickleball courts.
- Add dugouts and batting cages to the baseball fields.
- Add an additional entrance/exit to the parking lot to improve traffic flow.
- Add shade trees and additional lighting along the lake loop trail.
- New interpretive signage at the wetland restoration area.

C. Shiloh Dog Park

- Add an accessible walkway to each dog area.
- New picnic tables, benches, agility equipment and shade tress.
- Add a small restroom.
- Dog areas regraded to improve drainage and re-seeded with a hardier grass.

D. Shiloh Sierra Park

- Emergency call boxes and additional lighting.
- Expanded play area with new play equipment and low maintenance surfacing.
- A park entrance sign.
- An accessible BBQ area.

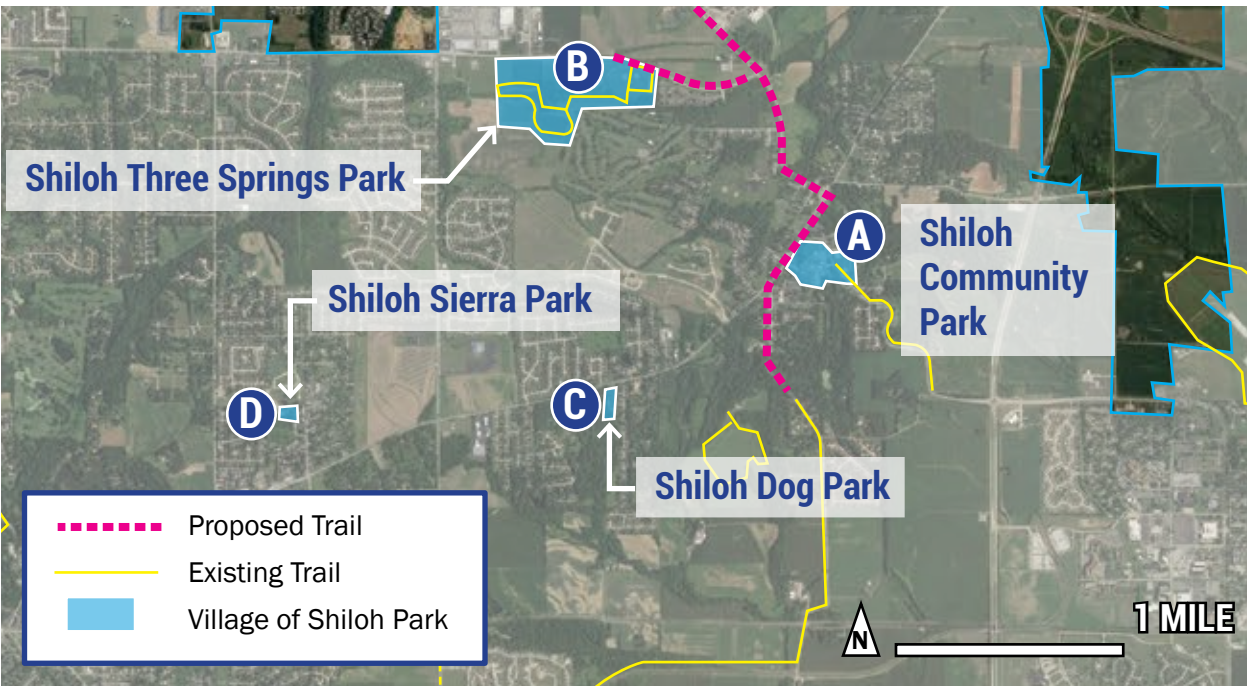


Figure 5.2: The Shiloh Parks Recommendations.

	Community Park	Family Sports Park	Rock Springs Rotary Park	Hesse Park	Ogles Creek Park	Thoman Park	Savannah Hills Park	Behrens Street Soccer Fields	Veterans Monument/ Public Safety Fields	Shiloh Community Park	Shiloh Three Springs Park	Shiloh Dog Park	Shiloh Sierra Park
New Features													
Swimming pool complex	x												
New play area	x	x								x			
Volleyball courts		x											
Pickleball courts		x									x		
Community Event Space	x												
Outdoor fitness area		x											
Bike Lanes		x											
Food truck plaza/Parking Area	x	x											
Field House		x											
Bike park / pump track			x										
Accessible BBQ area			x	x	x	x	x						x
New nature trails		x	x										
New paved walking trails	x			x	x				x				
New walkways to facilities				x			x			x	x	x	
Naturalized Prairie		x											
Lake & Boardwalk		x											
Shade trees and benches	x	x		x	x	x	x	x	x		x	x	
Batting cages		x									x		
Basketball court										x			
Restroom								x			x	x	
Pavilion								x					
Drinking Fountain								x					
Emergency call boxes													x
Renovated Features													
Restroom renovation	x		x	x						x	x		
Walking trail improvements	x	x				x					x		
Baseball field improvements	x	x		x						x	x		
Soccer field improvements		x											
Basketball court improvements				x									
Signage improvements		x	x		x						x		x
Parking improvements		x						x		x	x		
Renovated playground			x	x		x	x				x		x
Dog park improvements			x									x	
Stream Feature		x											
Skate Park									x				
Lighting/Electric improvements	x	x			x						x		x

Table 5.1: Master plan improvements matrix

O'FALLON COMMUNITY PARK

The vision for O'Fallon Community Park is to be a community gathering place with a state of the art aquatic complex (discussed later in this section). The short-term improvements prioritized for completion within three years, includes replacing the existing playground plus adding more shade trees and benches to the park. Care should be taken to preserve existing trees when doing renovations to this park. The baseball fields will be improved by adding higher quality synthetic turf infield surfacing to Field 1 and adding new dugouts and backstops to Fields 2 and 3. The perimeter walking path will be repaved and widened. It will have increased lighting and benches to improve safety. Accessible paths will also be added throughout the interior of the park. A community event space will be added with a multi-purpose stage/pavilion and an event

lawn. In the tennis court parking lot a food truck parking area will be developed. The Memorial Pool Complex will be renovated. In the 3-6 year timeframe of development, the park's restrooms will be renovated to become accessible to park users and be open year-round. In this timeframe, lights will be added to baseball Fields 3, 4, 5 and 6 to expand their playing and practice hours. Fields 2 and 3 will be improved with new bleachers and pitcher's mounds. A graphic representation of these improvements can be seen in Figure 5.3 and a conceptual plan for the new O'Fallon Memorial Pool complex is in Figure 5.4. Order of magnitude cost estimates and the recommended timeframes can be found in Table 5.2. Note: All budget improvement estimates do not include costs associated with construction document design & engineering, topographic survey, geotechnical studies, environmental studies, bidding and construction period services.

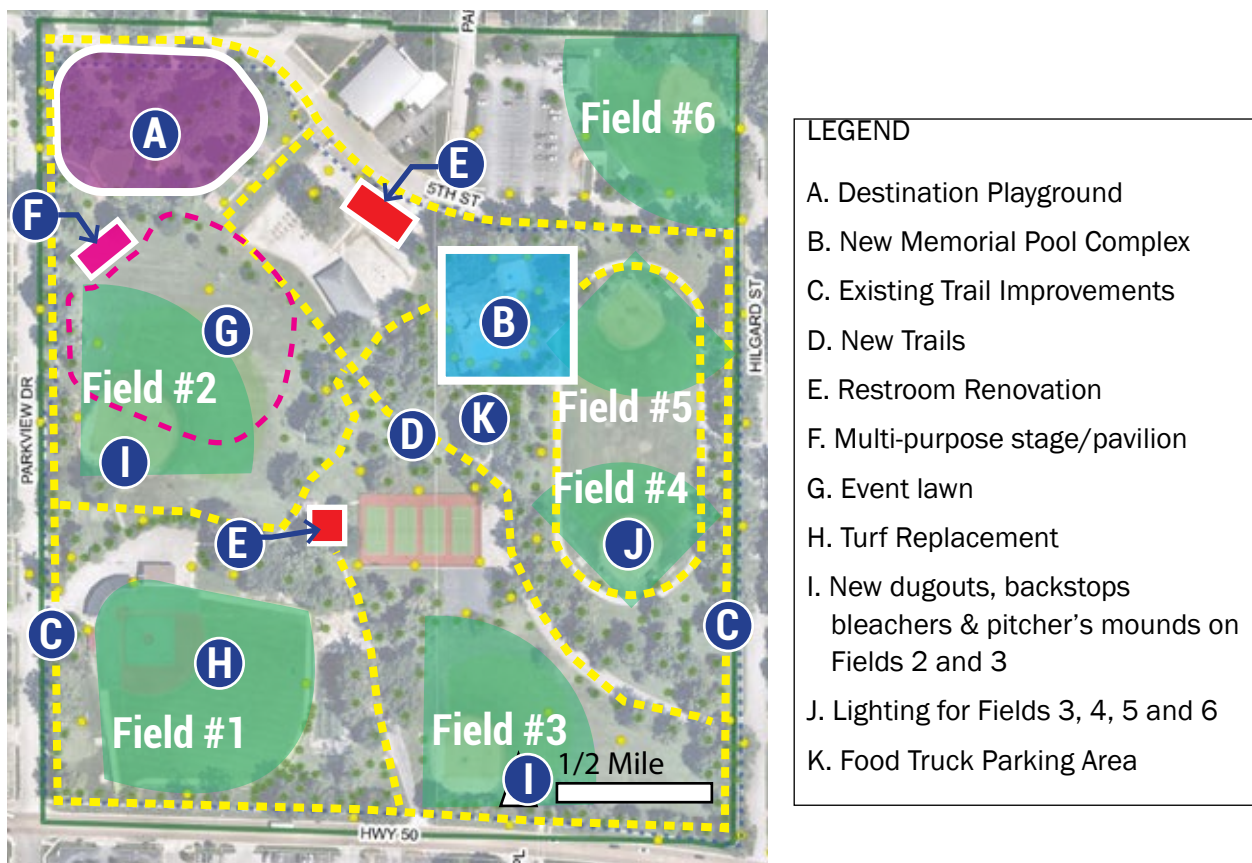


Figure 5.3: Master plan improvements for O'Fallon Community Park

O'FALLON COMMUNITY PARK		
Improvement	Timeframe	Order of Magnitude Cost
Widen and repave perimeter walking path; add lighting and benches	0-3 years	\$650-700K
Add additional trails to the interior of the park	0-3 years	\$350-400K
Add a new community event space	0-3 years	\$75-250K
Food Truck Parking Area	0-3 years	<\$25K
Add a new destination accessible play area (FY 2023 CIP)	0-3 years	\$300K
New dugouts and backstops on Fields 2 & 3 (FY 2023 CIP)	0-3 years	<\$25K
Replace turf in Field 1 with a high quality turf (FY 2022 CIP)	0-3 years	\$75K
Add a new swimming pool complex	0-3 years	See estimate later in report
Renovated year-round restrooms	3-6 years	\$125-175K
Add bleachers and new pitchers' mounds to Fields 2 and 3	3-6 years	<\$25K
Add lights to baseball Fields 3, 4, 5 and 6	3-6 years	\$100-125K

Table 5.2: Order of magnitude cost estimates and phasing plan for O'Fallon Community Park



Figure 5.4: Conceptual design for a new O'Fallon Memorial Pool complex

O'FALLON FAMILY SPORTS PARK

The vision for O'Fallon Family Sports Park is to expand the park's role from being primarily a sports destination to becoming a multi-use, family oriented park with amenities for the entire community.

In the short-term an outdoor fitness area will be added and a small play area will be built adjacent to the soccer fields. The overflow parking area will be paved and built up according to City Code. Solar panel powered lighting will be added along the walking trails to increase their safety and expand their usable hours. The park's sports fields will be enhanced through adding synthetic turf surfacing to the infields of the Red and Blue Quad baseball fields and by adding lights to baseball Fields 9 and 10. New nature trails will be added to the undeveloped area of the park and naturalized prairie will be developed in this area. The existing walking trails will be enhanced with additional shade trees and of benches. A Field House will be constructed as an indoor recreational facility with multi-purpose sports courts as well as storage and office space for the Parks Department. A lake will be added within the natural prairie area with a walking path and boardwalk.

In the 3-6 year timeframe, a food truck plaza will be developed to host community events and gatherings. Wayfinding signage will be added along the park's roads to aid in directing visitors to the park's amenities. Bike lane striping and signage will be added to the park's interior roads to improve safety and better accommodate alternative modes of transportation and recreation. Synthetic turf will be added to two additional soccer fields. Sand volleyball courts and pickleball courts will be added.

The 6-10 year timeframe of development will include the expansion of parking areas according to the park's original master plan design to better accommodate sports tournaments and use of the park's new amenities.

The public has shown a desire for an accessible, inclusive play area at Family Sports Park. Because the master plan recommends a new accessible play area at Community Park, an additional accessible play area at Family Sports Park is not included in this ten year plan. However, when the existing play equipment at Family Sports Park reaches the end of its expected life, the City can investigate replacing it with more accessible options.

The updated master plan rendering for O'Fallon Family Sports Park can be seen in Figure 5.5. Order of magnitude cost estimates and the phasing plan can be found in Table 5.3.



Figure 5.5: Updated O'Fallon Family Sports Park master plan rendering

O'FALLON FAMILY SPORTS PARK		
Improvement	Timeframe	Order of Magnitude Cost
Add synthetic turf to Blue Quad baseball infields (FY 2022 CIP)	0-3 years	\$1.1M
Add synthetic turf to Red Quad baseball infields (FY 2022 CIP)	0-3 years	\$1.1M
Lights on baseball Fields 9 and 10 (FY 2022 CIP)	0-3 years	\$690K
Add 4 new batting cages (FY 2023 CIP)	0-3 years	\$45K
Add an outdoor fitness area (FY 2024 CIP)	0-3 years	\$80K
Build paved overflow parking up to City Code (FY 2024 CIP)	0-3 years	\$500K
Add a playground near the soccer fields (FY 2022 CIP)	0-3 years	\$125K
Repair water play stream liner and landscape (FY 2022 CIP)	0-3 years	\$60K
Add solar panel lighting along walking trails (FY 2024 CIP)	0-3 years	\$80K
Add benches and shade trees along walking trails (14 benches, 200 shade trees)	0-3 years	\$100-125K
Add naturalized prairie area (23 acres)	0-3 years	\$50-75K
Add new nature trails (1.3 miles, 10' wide asphalt, includes 3' grass buffer, grading, benches and shade trees)	0-3 years	\$550-600K
Add a Field House	0-3 years	\$3.5M
Add a lake (includes grading, lake edge plantings, boulders)	0-3 years	\$400-500K
Boardwalk (25' long, 10' wide)	0-3 years	\$75-100K
Food Truck Plaza (colored & textured concrete; extension of asphalt road and concrete sidewalks; shade trees)	3-6 years	\$100-150K
Improve wayfinding signage	3-6 years	<\$15K
Add bike lanes along roads	3-6 years	<\$10K
Add synthetic turf to two more soccer fields (includes underdrain and aggregate base layer)	3-6 years	\$1.5-1.75M
Add three sand volleyball courts	3-6 years	\$50-75k
Add four pickleball courts	3-6 years	\$100-125K
Expand parking areas according to original master plan design (700 new spaces; landscaped islands; sidewalks; concrete curb)	6-10 years	\$2.5M

Table 5.3: Order of magnitude cost estimates and phasing plan for O'Fallon Family Sports Park

LEGEND

- A. New nature trails & naturalized prairie
- B. Outdoor fitness area
- C. Paved overflow parking
- D. Playground near soccer fields
- E. Existing Trail Improvements
- F. Food Truck Plaza
- G. Synthetic turf on grass soccer fields
- H. Field House
- I. Sand volleyball courts
- J. Pickleball courts
- K. Lake water feature
- L. Boardwalk
- M. Additional parking
- N. Lights on Fields 9 & 10

ROCK SPRINGS ROTARY PARK

The vision for Rock Springs Rotary Park is to expand on its unique characteristics as a nature-oriented park while enhancing its function as a center for community activity.

In the short-term development, with a goal of implementation within three years, additional nature trails will be added and use of all the trails will be enhanced through the addition of wayfinding signage. The park's restroom will be renovated in order to remain open year-round, expanding its usability. A new accessible BBQ area and picnic patio will be added near the pavilion to increase the park's accessibility for all users.

In the 3-6 year timeframe, the play area will be improved by replacing the safety surface with a low maintenance option and adding additional equipment designed for younger children. Park programming will be expanded with a bike park or pump track. The dog park will be regraded to improve drainage and reduce flooding

and muddiness. A new shade pavilion will be added along with lighting, benches and new agility equipment. A graphic representation of these improvements can be seen in Figure 5.6. Order of magnitude cost estimates and the phasing plan can be found in Table 5.4.

ROCK SPRINGS ROTARY PARK		
Improvement	Timeframe	Order of Magnitude Cost
Expand nature trails through the southwest portion of the property (0.3 miles, 10' wide asphalt, includes 3' grass buffer and benches)	0-3 years	\$125-150K
Convert the restroom to a year-round (heated) facility	0-3 years	\$25-75K
Improve trail wayfinding signage	0-3 years	<\$25K
An accessible BBQ area and picnic patio	0-3 years	\$50-75K
Add a Bike Park / pump track (FY 2026 CIP)	3-6 years	\$100K
Improve drainage and add a new pavilion, lights, agility equipment and benches at the dog park	3-6 years	\$100-150K
Expand the playground with equipment for younger children and replace the safety surface with low maintenance surfacing	3-6 years	\$100-250K

Table 5.4: Order of magnitude cost estimates and phasing plan for Rock Springs Rotary Park



Figure 5.6: Master plan improvements for Rock Springs Rotary Park

HESSE PARK

In the short-term development, the baseball fields will be improved with new backstops and dugouts. The restroom will be renovated to remain open year-round, the basketball courts will be resurfaced and re-stripped and benches will be added, and accessible walkways will be added to each of the park's pavilions. In the 3-6 year timeframe, a walking loop trail will be added around the park's perimeter with shade trees and

benches, and an accessible BBQ and picnic area will be added.

The long-term vision includes the renovation of the playground with new equipment and low maintenance safety surfacing, new benches and shade trees. A conceptual diagram of these improvements can be seen in Figure 5.7. Order of magnitude cost estimates and the phasing plan can be found in Table 5.5.

HESSE PARK		
Improvement	Timeframe	Order of Magnitude Cost
Add new backstops and dugouts to the baseball fields (FY 2023 CIP)	0-3 years	<\$25K
Convert the restroom to a heated, year-round facility	0-3 years	\$25-75K
Repave the basketball courts, add benches and new striping	0-3 years	\$25K
An accessible walkway to each pavilion	0-3 years	\$50-100K
Add a walking trail around the park with shade trees and benches	3-6 years	\$150-200K
Add an accessible BBQ and picnic area	3-6 years	\$25-50K
Replace play equipment and safety surfacing	6-10 years	\$150-350K
Add benches and shade trees around the playground	6-10 years	<\$25K

Table 5.5: Order of magnitude cost estimates and phasing plan for Hesse Park

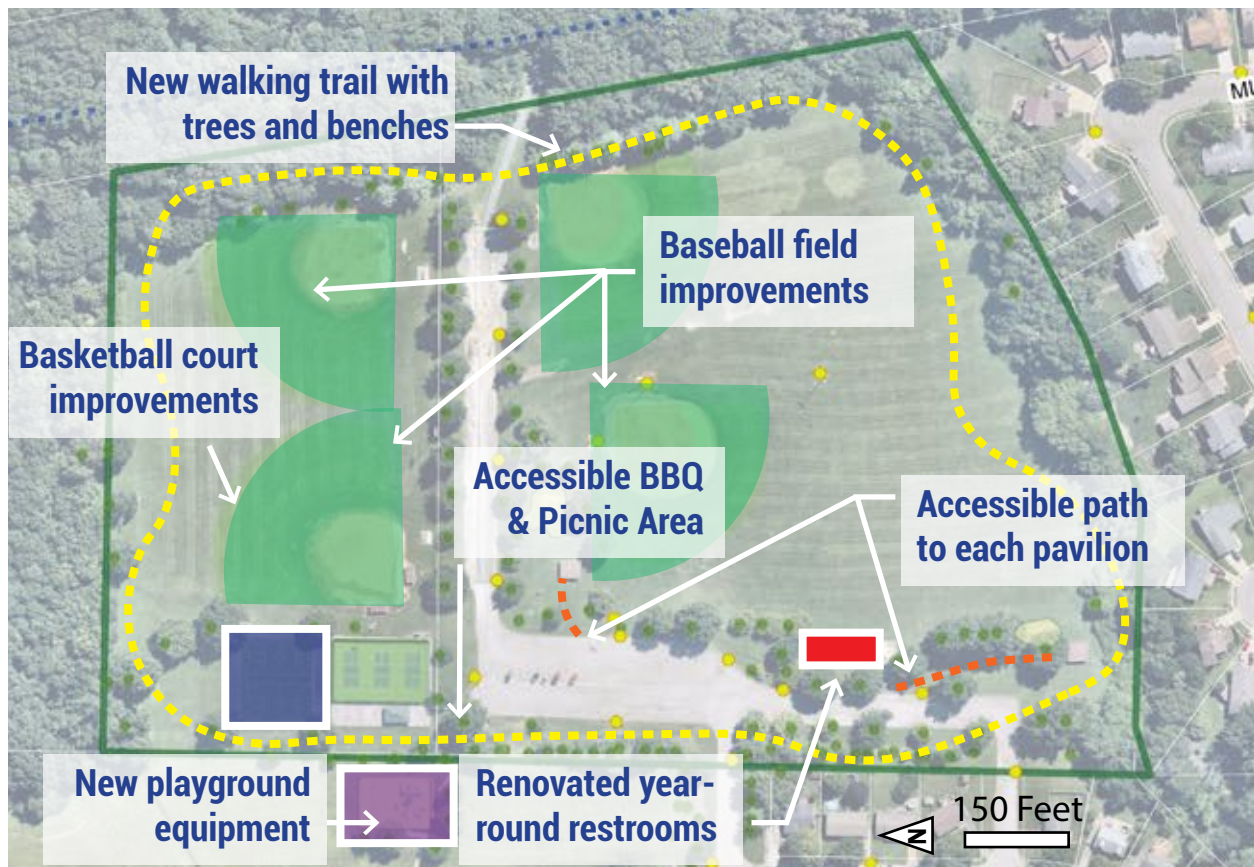


Figure 5.7: Master plan improvements for Hesse Park

OGLES CREEK PARK

The vision for Ogles Creek Park is to expand its function and programming as a neighborhood park. In the short-term implementation between 0 and 3 years, a new walking trail will be added along the full length of the park, and a new park entrance sign will be added.

pavilion along with electric access at the pavilion. A graphic representation of these improvements can be seen in Figure 5.8. Order of magnitude cost estimates and the phasing plan can be found in Table 5.6.

In the 3-6 year timeframe, the vision is to develop an accessible BBQ area near the

OGLES CREEK PARK		
Improvement	Timeframe	Order of Magnitude Cost
Add a walking trail (0.3 miles, 10' wide asphalt, includes benches and shade trees)	0-3 years	\$125-150K
Add a park entrance sign	0-3 years	<\$5K
Add an accessible BBQ area (12'x12' concrete pad; 12' long 6' wide walkway; includes grading)	3-6 years	\$15-25K
Add electric access to the pavilion	3-6 years	\$5-10K

Table 5.6: Order of magnitude cost estimates and phasing plan for Ogles Creek Park

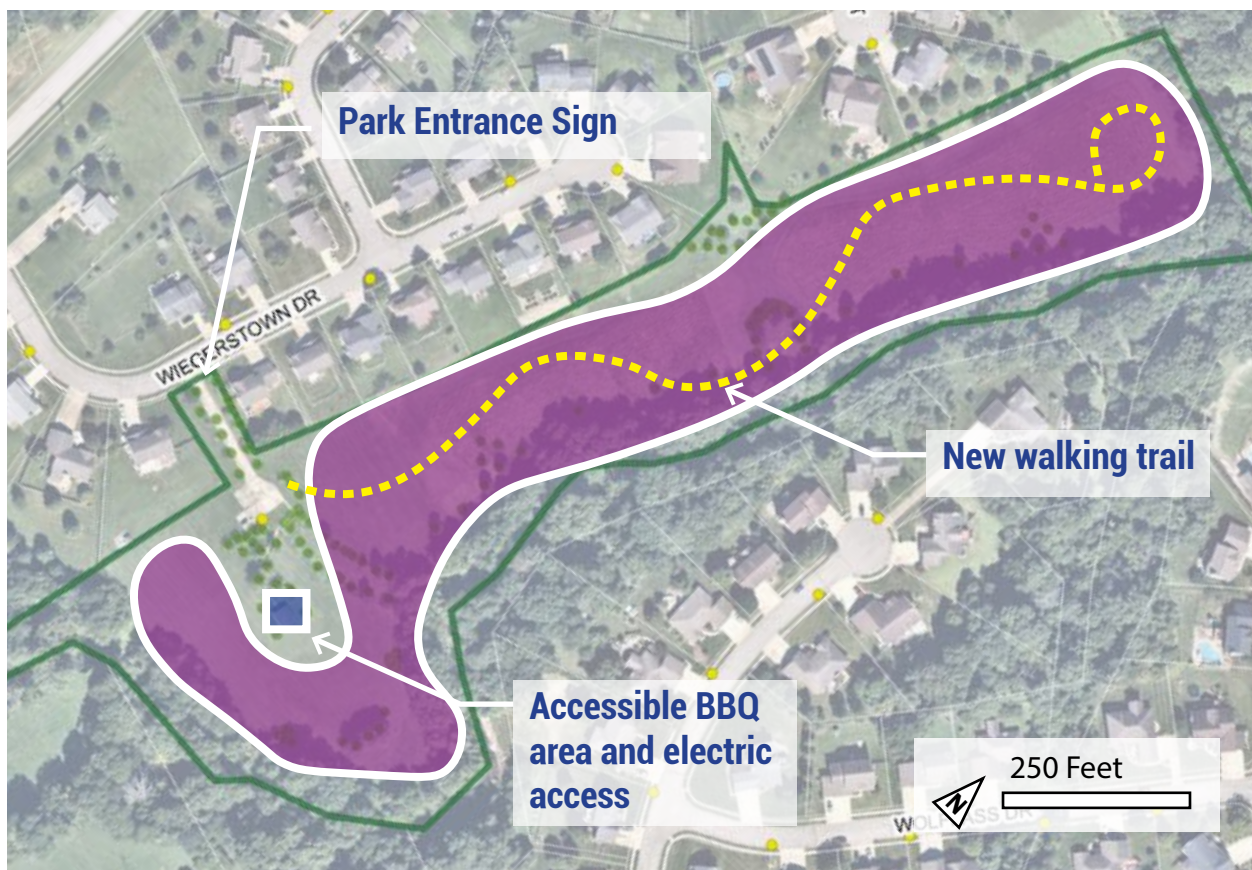


Figure 5.8: Master plan improvements for Ogles Creek Park

THOMAN PARK

The short-term vision includes additional lighting, benches and shade trees are added along the walking trail, and an accessible BBQ area is added near the pavilion. The long-range vision for implementation includes improvements to the playground with new play equipment and a low maintenance safety surface. A graphic representation of these improvements can be seen in Figure 5.9. Order of magnitude cost estimates and the phasing plan can be found in Table 5.7.

THOMAN PARK		
Improvement	Timeframe	Order of Magnitude Cost
Add more lighting, benches and shade trees along the walking path	0-3 years	\$25-50K
Add an accessible BBQ area (12'x12' concrete pad; 12' long 6' wide walkway; includes grading)	0-3 years	\$15-25K
Replace the playground equipment in 5-10 years and select a low maintenance safety surface	6-10 years	\$250-350K

Table 5.7: Order of magnitude cost estimates and phasing plan for Thoman Park

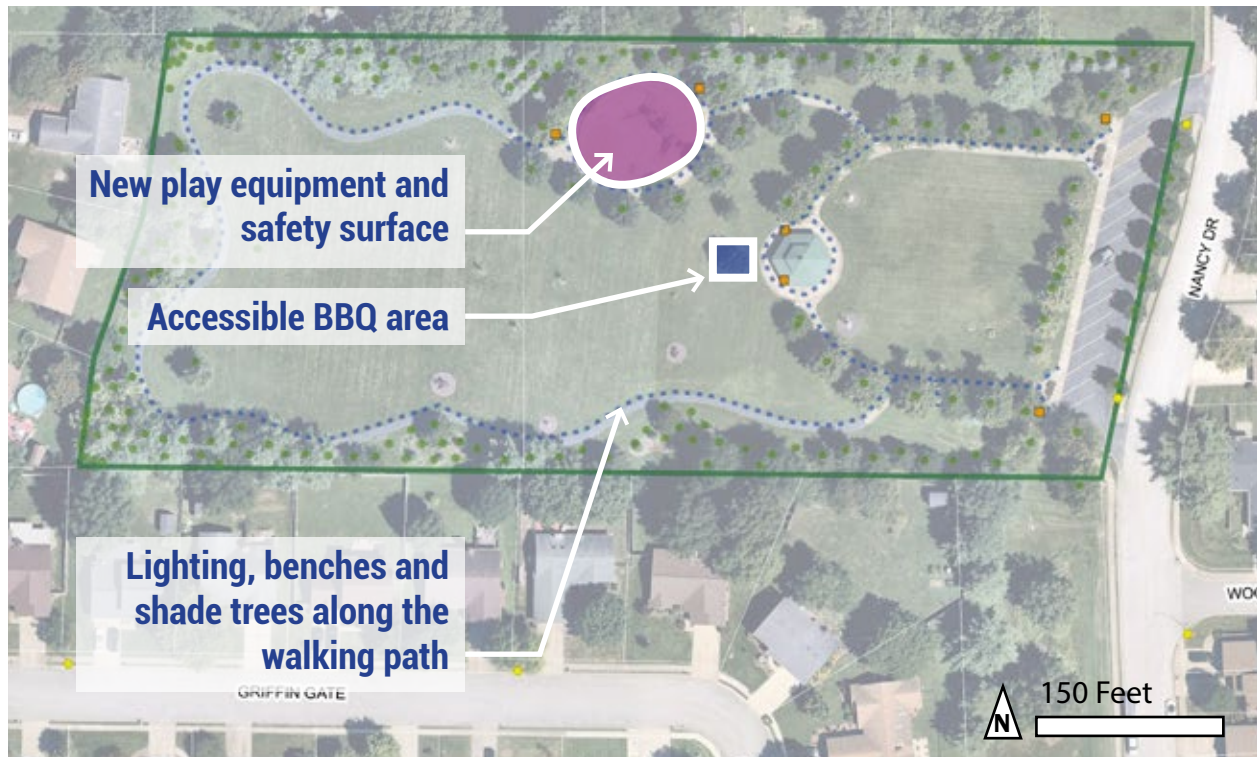


Figure 5.9: Master plan improvements for Thoman Park

SAVANNAH HILLS PARK

The short-term development vision for Savannah Hills includes shade trees and benches to increase the comfort of park users around the play area. Accessible walkways are added to each of the park facilities. The 3-6 year timeframe development vision includes an accessible BBQ and picnic area and the playground safety surfacing is replaced with a low maintenance material. A graphic representation of these improvements can be seen in Figure 5.10. Order of magnitude cost estimates and the phasing plan can be found in Table 5.8.

SAVANNAH HILLS PARK		
Improvement	Timeframe	Order of Magnitude Cost
Add shade trees and benches around the play area	0-3 years	<\$25K
Add accessible walkways connecting the park facilities	0-3 years	\$25-\$100K
An accessible BBQ area at the pavilion	3-6 years	<\$25K
Replace playground safety surfacing with a low maintenance option	3-6 years	\$100-\$250K

Table 5.8: Order of magnitude cost estimates and phasing plan for Savannah Hills Park



Figure 5.10: Master plan improvements for Savannah Hills Park

CITY-OWNED PROPERTIES

Behrens Street Soccer Fields

This property can become a fully functional neighborhood park with a few improvements. The development starts in the 3-6 year timeframe with parking and access drive improvements. Shade trees are added and screening plants or decorative fencing are installed to screen views of the water tower base.

The long-term development vision includes a picnic pavilion to provide shade and a resting area for soccer game observers or team meetings. Accessible walkways are added between the parking lot and the picnic pavilion. A small restroom and a drinking fountain are added to complete the property's function as a neighborhood park. Order of magnitude cost estimates and the phasing plan can be found in Table 5.9.

BEHREN'S STREET SOCCER FIELDS		
Improvement	Timeframe	Order of Magnitude Cost
Level and pave parking & entry drive	3-6 years	\$100-150K
Add 24 shade trees & screen plants around water tower base	3-6 years	\$15K
Add drinking fountain (includes water line)	6-10 years	\$15-25K
Add pavilion & picnic tables with accessible walkway	6-10 years	\$75-100K
Add small restroom (pemanufactured building)	6-10 years	\$100-125K

Table 5.9: Order of magnitude cost estimates and phasing plan for Behrens Street Soccer Fields

O'Fallon Veteran's Monument/Public Safety Fields

A few enhancements could increase this property's function as a park and community destination. In the short-term development vision shade trees around the skate park and throughout the park's open space is included.

The 3-6 year timeframe vision includes the expansion of the skate park and a walking trail added through the property's open space to provide another recreation opportunity on this City-owned property. Order of magnitude cost estimates and the phasing plan can be found in Table 5.10.

O'FALLON VETERAN'S MONUMENT/PUBLIC SAFETY FIELDS		
Improvement	Timeframe	Order of Magnitude Cost
Add 24 shade trees	0-3 years	\$10K
Expand skate equipment (FY 2026 CIP)	3-6 years	\$100K
Walking trail (0.3 miles, 10' wide asphalt, includes benches and	3-6 years	\$125-\$150K

Table 5.10: Order of magnitude cost estimates and phasing plan for O'Fallon Veteran's Monument/Public Safety Fields

VILLAGE OF SHILOH PARKS

Shiloh Community Park

The short-term development vision is to renovate the restrooms and add accessible walkways to all park features. In the 3-6 year timeframe, the two dated play areas will be replaced with one modern playground. Accessible walkways will connect all park features. Baseball fields will be improved with new pitchers mounds (on Field A), infields and dugouts and parking area A will be repaved. The long-term vision includes a new basketball court. Order of magnitude cost estimates can be found in Table 5.11.

Shiloh Three Springs Park

In the short-term development vision, a year-round restroom is added near the play area, an additional egress/ingress to the parking area is added, shade trees are added to the lake loop trail, accessible walkways are added to park features, a new interpretive sign added to the wetland restoration area, and the baseball fields will be improved with dugouts and batting cages. In the 3-6 year timeframe development vision, lighting along the trail will be added to improve safety, and new pickleball courts added for new recreation programming opportunities. In the 6-10 year timeframe, the play area will be improved with updated equipment and a low maintenance safety surface. Order of magnitude cost estimates can be found in Table 5.12.

Shiloh Dog Park

The short-term development vision is to focus on new picnic tables, benches and agility equipment for the dog areas. The 3-6 year timeframe development includes an accessible walkway added to each dog area as well as landscape and drainage improvements. In the long-range development vision, a small restroom building is added to the park. Order of magnitude cost estimates can be found in Table 5.13.

Sierra Park

The vision for Sierra Park is to be a fully functional neighborhood park in which visitors feel safe and comfortable. In the short-term development vision, park security will be improved through additional lighting and emergency call boxes. A new park entrance sign will help define ownership of the space. The 3-6 year timeframe development vision includes play equipment with low maintenance safety surface and an accessible BBQ area. Order of magnitude cost estimates can be found in Table 5.14.

SHILOH COMMUNITY PARK		
Improvement	Timeframe	Order of Magnitude Cost
Renovate the restrooms	0-3 years	\$50-75K
Add accessible walkways between the parking areas, playground & pavilion	0-3 years	\$25-100K
Repave Parking Area A (includes 14 parking spots, 1 ADA spot, 2 landscape islands)	3-6 years	\$225-250K
Add a large modern play area in place of the two existing dated playgrounds	3-6 years	\$350-750K
Improve the baseball fields with pitcher's mounds (on Field A) and new dugouts (all fields)	3-6 years	\$25-50K
Add a new asphalt basketball court at former court location	6-10 years	\$250-300K

Table 5.11: Order of magnitude cost estimates and phasing plan for Shiloh Community Park

SHILOH THREE SPRINGS PARK		
Improvement	Timeframe	Order of Magnitude Cost
Add a year-round restroom near the play area (premanufactured building)	0-3 years	\$125-175K
Add an additional entrance/exit to the parking lot to improve traffic flow	0-3 years	\$50-75K
Add shade trees to the lake loop trail (100 trees)	0-3 years	\$50K
Accessible walkways to park features (1500' length, 6' wide asphalt; includes grading)	0-3 years	\$75-125K
Add new interpretive sign at the wetland restoration area	0-3 years	\$5K
Add two batting cages	0-3 years	\$25K
Add dugouts to the baseball fields	0-3 years	<\$25K
Add lighting to the lake loop trail (lamp post every 400' - includes electrical line)	3-6 years	\$125-150K
Add four pickleball courts (includes demo of former basketball courts)	3-6 years	\$150-175K
Replace play equipment and safety surfacing	6-10 years	\$250-350K

Table 5.12: Order of magnitude cost estimates and phasing plan for Shiloh Three Springs Park

SHILOH DOG PARK		
Improvement	Timeframe	Order of Magnitude Cost
Add two picnic tables and six benches	0-3 years	\$25K
Add new agility equipment	0-3 years	<\$5K
Add 24 new shade trees	3-6 years	\$10K
Regrade the dog areas and re-seed with a hardier grass (or replace grass with mulch)	3-6 years	\$15-25K
Accessible walkways (350' length, 6' wide asphalt)	3-6 years	\$25-35K
Add a small restroom.	6-10 years	\$75-\$150K

Table 5.13: Order of magnitude cost estimates and phasing plan for Shiloh Dog Park

SHILOH SIERRA PARK		
Improvement	Timeframe	Order of Magnitude Cost
Add emergency call boxes	0-3 years	<\$5K
Add additional lighting (4-5 new light posts; includes electrical)	0-3 years	\$30-40K
Add a park entrance sign	0-3 years	<\$5K
Expand the play area with new play equipment and low maintenance surfacing	3-6 years	\$100-150K
Add an accessible BBQ area (12'x12' concrete pad; 12' long 6' wide walkway; includes grading)	3-6 years	\$15-25K

Table 5.14: Order of magnitude cost estimates and phasing plan for Shiloh Sierra Park

O'FALLON MEMORIAL POOL REPORT

Executive Summary

- A revitalized Memorial Park Swimming Pool will prove to be a valued asset for the O'Fallon community. As outdoor aquatics is a very popular amenity, the options developed by Councilman-Hunsaker provide the City of O'Fallon with several outdoor swimming pool options to explore to meet the summer recreational needs of its residents.
- Based on the assessment of Memorial Park Swimming Pool, it is not practical to reuse the existing slide pool for a renovation or expansion due to the poor condition of the pool structure, the aging pool mechanical equipment and the functional obsolescence of the pool. A new Pump House design would also be recommended during a facility upgrade.
- Options were developed for the expansion of facility support spaces including a renovation of the existing bathhouse to include updated restrooms, storage and office space. These areas are critical to the success of the facility in order to meet user expectations and be able to accommodate guests on peak days during the summer season.
- The study developed several options to replace Memorial Park Swimming Pool and meet the recreational needs of the O'Fallon community.
 - » Option 1 includes the construction of four new bodies of water; a 3,211 square foot 6-lane, 25-yard lap pool with 1-meter diving and a climbing wall; a 2,178 square foot leisure pool a zero-depth entry with a children's play feature open water recreational and program area; a 707 square foot spraypad with ground and vertical spray elements; and a catch pool for the dual waterslide tower with open and enclosed waterslides.
 - » Option 2 includes the construction of three new bodies of water; a 3,238 square foot 6-lane, 25-yard lap pool with 1-meter diving and a climbing wall; a 3,422 square foot leisure pool a zero-depth entry with children's spray features, a catch area for a dual waterslide tower and open water recreational and program area; and a 707 square foot spraypad with ground and vertical spray elements.
 - » Option 3 includes the construction of three new bodies of water; a 3,481 square foot 6-lane, 25-yard lap pool with 1-meter diving and a climbing wall; a 6,668 square foot leisure pool a zero-depth entry with children's play feature, a catch area for a dual waterslide tower, a current channel and open water recreational and program area; and a 707 square foot spraypad with ground and vertical spray elements,
- The capital cost for the three options ranges from \$6.09M to \$8.23M. This capital cost includes the projected construction cost in addition to soft costs that includes one year's escalation (5.0%), contingency (10%) and project fees such as permitting, design team fees and surveys (10%).
- Given the current construction and economic climate, close attention should be paid to the fluctuating cost of construction for aquatic center projects. Councilman Hunsaker's estimate has included a 5.0% escalation allowance in anticipation for the future construction of the facility. A project of this scale typically has a design phase that lasts 6 to 9 months so the earliest this project could break ground would be 2022.
- Operational costs for the various options range from \$282,000 to \$363,000. Revenue potential comes primarily from daily admissions and seasonal memberships, with additional revenue from swimming lessons, rentals and food

and beverage with a range of \$177,000 to \$266,00. When comparing expenses to revenue the swimming pool is projected to recover 63% to 74% of its operational expenses. Option 3 has the highest annual expense budget, it also demands the highest price-point and generates the greatest amount of revenue due to its high capacity and number of features to appeal to the largest audience.

Market Overview

Factors that can influence attendance include projections for growth/decline of population, income levels, and age groups. Market studies are used to predict how relevant products, services, and fees are to residents. Originating from Memorial Park Swimming Pool in O'Fallon, the primary area is assumed as a 5-to-30-minute drive-time. A study of demographic patterns in the area is helpful in projecting usage rates. The resident market area has been divided into a distance radius of 5, 10, 15, and 30-minute drive times, shown in Figure 5.11.

Age distribution is another population characteristic used to determine the type and level of use of any type of program. The City of O'Fallon currently has 5,286 people

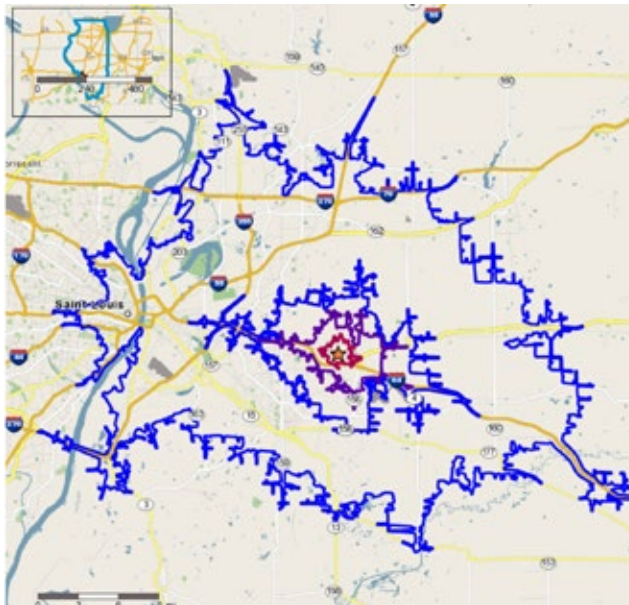


Figure 5.11: 5, 10, 15 and 30 minute drive time radius from Memorial Pool

under the age of 14, a key demographic for outdoor aquatic facilities and the larger 30-minute drive time radius has over 60,000 people in this same age range.

To a certain degree, the likelihood of residents to engage in aquatics depends on their ability to pay for admission and program fees. Income ranges from 91% to 152% of the median household national average of \$52,599. The City's goal is to provide affordable aquatic experiences at Memorial Park Swimming Pool to the O'Fallon community.

Household Population

The number of households in the study area in 2000 was 181,339 and changed to 193,990 in 2010, representing a change of 7.0%. The household count in 2020 was 190,150 and the household projection for 2025 is 192,697, a change of 1.3%. The population in the study area in 2000 was 467,571 and in 2010 it was 483,014, roughly a 3.3% change. The population in 2020 was 473,225 and the projection for 2025 is 476,140 representing a change of 0.6%.

Age Distribution

In 2000, the median age of the total population in the study area was 34.7, and in 2010, it was 35.6. The median age in 2020 is 37.7 and it is predicted to change in five years to 38.6 years. In 2020, females represented 51.6% of the population with a median age of 38.9 and males represented 48.4% of the population with a median age of 36.5 years. In 2020, the most prominent age group in this geography is Age 25 to 34 years. The age group least represented in this geography is Age 15 to 19 years.

Household Income

In 2020 the predominant annual household income category in this study area is \$50K - \$75K, and the income group that is least represented in this geography is \$150K+.

Area Aquatic Facilities

The recreation industry is a competitive market vying for disposable income driven by population trends, income levels, demographic profiles, and favorable locations. Large aquatic centers and destination facilities offer a grand scale of cutting-edge amenities, deliver a unique customer experience, and draw from a large

radius. Small to medium aquatic centers compete by offering family amenities in a cozy atmosphere, thus delivering a friendly customer experience to the local market. There are numerous aquatic facilities within a 30 to 40-minute drive of Memorial Pool, which are pictured in Figure 5.12 with drive-times from O'Fallon and the map in Figure 5.13.



1 - O'Fallon Memorial Pool, O'Fallon, IL



2 - Edwardsville Glen Carbon Community Pool, Edwardsville, IL
32 minutes, 25.9 miles from site



3 - Montclair Pool Association, Edwardsville, IL
28 minutes, 19.1 miles from site



4 - McKendree Metro Rec Plex O'Fallon, IL
6 minutes, 2.2 miles from site



5 - Collinsville Aqua Park, Collinsville, IL
21 minutes, 16.6 miles from site



6 - Mascoutah City Swimming Pool, Mascoutah, IL
16 minutes, 11.8 miles



7 - Scott Memorial Pool, Scott AFB
14 minutes, 6.7 miles



8 - St. Vincent Community Pool and Waterpark, St. Louis, IL
35 minutes, 28.5 miles from site



9 - Roxana Community Pool, Roxana, IL
33 minutes, 29 miles from site



10 - O'Fallon YMCA, O'Fallon, IL
4 minutes, 1.3 miles from site



11 - Chambers Park Outdoor Swimming Pool, St. Louis, MO
26 minutes, 20.2 miles from site



12 - Orchards Pool, Belleville, IL
18 minutes, 11.8 miles from site



13 - Cahokia City Pool, East St. Louis, MO
22 minutes, 17.7 miles from site



14 - Chuck Fruit Aquatic Center, Edwardsville, IL
29 minutes, 21.2 miles from site



15 - Shrewsbury Aquatic Center, St. Louis, MO
30 minutes, 25.9 miles from site



16 - The Heights Aquatic Center, Richmond Heights, MO
31 minutes, 25.3 miles from site



17 - Rec Complex of Fairview Heights, Fairview Heights, IL
15 minutes, 6.9 miles from site



18 - East Belleville YMCA, Belleville, IL
12 minutes, 8.5 miles from site



19 - Collinsville Maryville Troy YMCA, Maryville, IL
22 minutes, 15.8 miles from site



20 - Carondelet Park Rec Complex, St. Louis, MO
29 minutes, 24.2 miles from site

Figure 5.12: Photos of aquatic facilities within 40 minute drive time from O'Fallon.

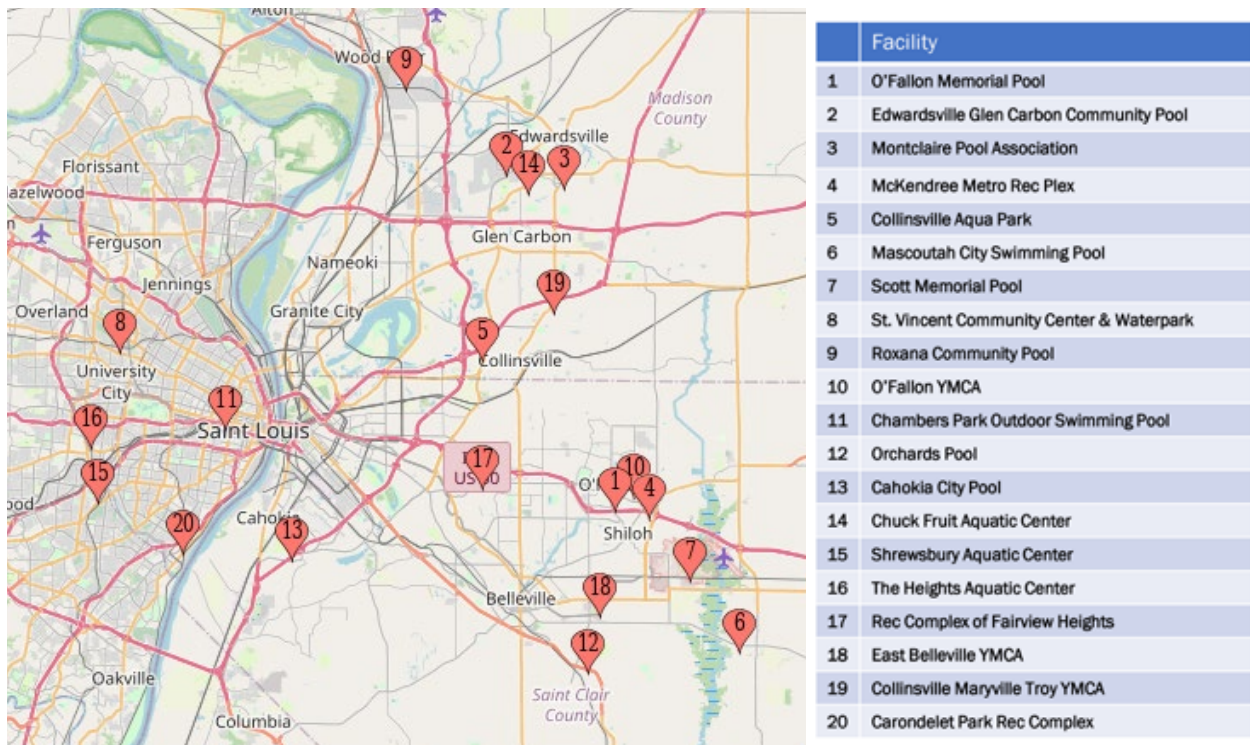


Figure 5.13: Map of aquatic facilities within 40 minute drive time from O'Fallon.

Options Overview

Councilman-Hunsaker developed three options for consideration that incorporated various types of pools and features to meet the aquatic needs of the O'Fallon Community at Memorial Park. All of the options below consist of a new support buildings for admissions, offices, food and beverage, storage and locker rooms. A new pool mechanical building, a rentable pavilion and shade structures for guests are included in all options.

Option 1 includes the construction of four new bodies of water; a 3,211 square foot 6-lane, 25-yard lap pool with 1-meter diving and a climbing wall; a 2,178 square foot leisure pool a zero-depth entry with a children's play feature open water recreational and program area; a 707 square foot spraypad with ground and vertical spray elements; and a catch pool for the dual waterslide tower with open and enclosed waterslides.

Option 2 includes the construction of three new bodies of water; a 3,238 square foot 6-lane, 25-yard lap pool with 1-meter diving and a climbing wall; a 3,422 square foot leisure pool a zero-depth entry with children's spray features, a catch area for a dual waterslide tower and open water recreational and program area; and a 707 square foot spraypad with ground and vertical spray elements.

Option 3 includes the construction of three new bodies of water; a 3,481 square foot 6-lane, 25-yard lap pool with 1-meter diving and a climbing wall; a 6,668 square foot leisure pool a zero-depth entry with children's play feature, a catch area for a dual waterslide tower, a current channel and open water recreational and program area; and a 707 square foot spraypad with ground and vertical spray elements.

Graphics of the three concepts are shown in Figure 4.3 on page 64 in the 4.0 Concept Development section of the report.

Opinion of Probable Construction Costs

Councilman-Hunsaker has prepared an Opinion of Probable Construction Cost for the pool(s) and building. A budget for site construction costs and furniture, fixtures and equipment (FF&E) has also been calculated and included in the estimates. Recent project bid figures of similar projects have been used as well as national estimating guides and local cost adjustment factors.

The hard construction cost figures have been supplemented by a development cost factor of 10%, which includes such “soft” costs as professional fees, survey, geotechnical report, document reproduction, advertisement for bids and all anticipated expenses related to the administration of the project. A 10% contingency allowance and 5% inflation allowance have also been included in the estimates. The sum of these two cost figures calculate the total project cost. The cost estimates in Figures 5.15-A, B and C on the following pages are current as of June 2021.

Operational Revenue Analysis

The revenue analysis for the aquatic center includes special user group usage and facility per capita spending trends, developing an opinion of revenue for the first five years of operation. Programming revenue is based on user groups and local programming fees. The fee structure is based on fees from daily admissions and season passes to project a per capita income. Revenue is estimated accounting for recommended fee schedules and current market rates and utilization figures.

The outdoor swimming pool is assumed to operate 85 to 100 days per year in between Memorial Day and Labor Day. Admission rates used for the study ranged from \$5.00 to \$6.00 for the daily admissions based on the current Memorial Park Swimming Pool fee structure.

Any facility and program schedule will require flexibility to adapt to specific needs of the community, including both daily and season pass users, as well as those signing up for programs. Expenses for these programs are calculated based on a percentage of the total revenue.

It is the responsibility of the facility supervisor to monitor user group demands and adjust schedules accordingly. Revenue projections are based on marketing programming that would include the following programs:

- Season Passes
- Daily Admissions
- Swim Lessons
- Water Aerobics
- Birthday Parties
- Lifeguard Courses
- Food and Beverage

In order to project revenue, fee schedules have been established. Three general approaches to evaluating the fee structure of an aquatic center include the following:

- Maximize revenue by charging what the market will support. Programs and facilities operate with positive cash flow. If excess funds are available at season’s end, they can be used to support under-funded programs.
- Break-even in the operation of the facility. This approach is increasing in popularity as funding is becoming limited to organizations that use the facility. Capital funds are used to create the facility; operational funds are generated from the user on a break-even basis.
- Subsidy pricing historically has been the policy of many community facilities.

O’Fallon has historically subsidized the operation of Memorial Park Swimming Pool. The charts in Figure 5.16-A and B detail the revenue categories for options 1, 2 and 3.

Option 1


 OPINION OF PROJECT COST: Option 1			
Description	Unit	Amount	Opinion of Cost
Support Spaces		4,357	\$1,185,859
Concessions	Sq. Ft.	400	
Offices (Lifeguard + Admin)	Sq. Ft.	600	
Locker Rooms	Sq. Ft.	1,200	
Family Changing Rooms	Sq. Ft.	300	
Outdoor Pool Mechanical Room	Sq. Ft.	1,257	
Building Mechanical / Electrical / Janitor	Sq. Ft.	100	
Storage (Building / Pool)	Sq. Ft.	400	
Circulation and Walls (20%)	Sq. Ft.	100	
Outdoor Aquatic Center		20,103	\$2,944,851
Outdoor Lap Pool	Sq. Ft.	3,211	
1M Diving	Qty.	1	
Outdoor Leisure Pool	Sq. Ft.	2,178	
Children's Play Structure	Allowance	1	
Play Structure Mechanical	Allowance	1	
Spray Features	Allowance	1	
Climbing Wall	Allowance	1	
Waterslide Tower	Allowance	1	
Waterslide Mechanical	Allowance	1	
Waterslide Catch Pool	Sq. Ft.	600	
Spraypad	Sq. Ft.	707	
Features	Allowance	1	
Shade Structures	Qty.	4	
Shade Pavillion	Qty.	1	
Outdoor Deck	Sq. Ft.	13,394	
Overhead Lighting	Sq. Ft.	20,103	
Fencing	Linear Ft.	600	
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs		24,460	4,130,709
Demolition Allowance		1	\$150,000
Site Construction Costs (parking, landscaping, utilities, walks)			\$366,894
Furniture, Fixtures, Equipment			\$147,000
Subtotal			\$4,794,603
Escalation Allowance (1 year)	5.0%		\$239,730
Contingency (Design / Construction)	10.0%		\$503,433
Design Fees, Surveys, Permitting	10.0%		\$553,777
Opinion of Probable Cost			\$6,091,543
Total Estimated Project Costs:			\$6,100,000
Estimate Current as of:		6/1/2021	
Source: Counsilman-Hunsaker			

Figure 5.15-A: Memorial Pool Option 1 opinion of probably construction costs.

Option 2

CHART			
OPINION OF PROJECT COST: Option 2			
Description	Unit	Amount	Opinion of Cost
Support Spaces		4,452	\$1,205,629
Concessions	Sq. Ft.	400	
Offices (Lifeguard + Admin)	Sq. Ft.	600	
Locker Rooms	Sq. Ft.	1,200	
Family Changing Rooms	Sq. Ft.	300	
Outdoor Pool Mechanical Room	Sq. Ft.	1,352	
Building Mechanical / Electrical / Janitor	Sq. Ft.	100	
Storage (Building / Pool)	Sq. Ft.	400	
Circulation and Walls (20%)	Sq. Ft.	100	
Outdoor Aquatic Center		22,115	\$3,004,832
Outdoor Lap Pool	Sq. Ft.	3,238	
1M Diving	Qty.	1	
Outdoor Leisure Pool	Sq. Ft.	3,422	
Spray Features	Allowance	2	
Climbing Wall	Allowance	1	
Waterslide Tower	Allowance	1	
Waterslide Mechanical	Allowance	1	
Spraypad	Sq. Ft.	707	
Features	Allowance	1	
Shade Structures	Qty.	4	
Shade Pavillion	Qty.	1	
Outdoor Deck	Sq. Ft.	14,736	
Overhead Lighting	Sq. Ft.	22,115	
Fencing	Linear Ft.	600	
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs		26,567	4,210,462
Demolition Allowance		1	\$150,000
Site Construction Costs (parking, landscaping, utilities, walks)			\$398,511
Furniture, Fixtures, Equipment			\$160,000
Subtotal			\$4,918,973
Escalation Allowance (1 year)	5.0%		\$245,949
Contingency (Design / Construction)	10.0%		\$516,492
Design Fees, Surveys, Permitting	10.0%		\$568,141
Opinion of Probable Cost			\$6,249,555
Total Estimated Project Costs:			\$6,300,000
Estimate Current as of:		6/1/2021	
		Source: Counsilman-Hunsaker	

Figure 5.15-B: Memorial Pool Option 2 opinion of probably construction costs.

Option 3


 OPINION OF PROJECT COST: Option 3			
Description	Unit	Amount	Opinion of Cost
Support Spaces		4,951	\$1,308,430
Concessions	Sq. Ft.	400	
Offices (Lifeguard + Admin)	Sq. Ft.	600	
Locker Rooms	Sq. Ft.	1,200	
Family Changing Rooms	Sq. Ft.	300	
Outdoor Pool Mechanical Room	Sq. Ft.	1,851	
Building Mechanical / Electrical / Janitor	Sq. Ft.	100	
Storage (Building / Pool)	Sq. Ft.	400	
Circulation and Walls (20%)	Sq. Ft.	100	
Outdoor Aquatic Center		32,586	\$4,234,565
Outdoor Lap Pool	Sq. Ft.	3,481	
1M Diving	Qty.	1	
Outdoor Leisure Pool	Sq. Ft.	6,668	
Children's Play Structure	Allowance	1	
Play Structure Mechanical	Allowance	1	
Spray Features	Allowance	1	
Climbing Wall	Allowance	1	
River Mechanical	Allowance	1	
Waterslide Tower	Allowance	1	
Waterslide Mechanical	Allowance	1	
Spraypad	Sq. Ft.	707	
Features	Allowance	1	
Shade Structures	Qty.	6	
Shade Pavillion	Qty.	1	
Outdoor Deck	Sq. Ft.	21,714	
Overhead Lighting	Sq. Ft.	32,586	
Fencing	Linear Ft.	800	
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs		37,537	5,542,995
Demolition Allowance		1	\$150,000
Site Construction Costs (parking, landscaping, utilities, walks)			\$563,053
Furniture, Fixtures, Equipment			\$226,000
Subtotal			\$6,482,048
Escalation Allowance (1 year)	5.0%		\$324,102
Contingency (Design / Construction)	10.0%		\$680,615
Design Fees, Surveys, Permitting	10.0%		\$748,677
Opinion of Probable Cost			\$8,235,442
Total Estimated Project Costs:			\$8,300,000
Estimate Current as of:		6/1/2021	
Source: Councilman-Hunsaker			

Figure 5.15-C: Memorial Pool Option 3 opinion of probably construction costs.

CHART Aquatics Research Tool		Option 1		Price Per Session	Total Per Session	No. Sellable Sessions	
Revenue	Mgmt. Assump.	Year 1	Year 1				Year 1
Daily Admissions / Memberships							
Admissions / Memberships	Total Attendance	\$5.39	24,389	1			\$131,540
Aquatics Instruction Revenue							
Swim Lessons	8 classes/session	\$58	65	4			\$15,080
Lifeguard Certification	\$/Session	\$300	12	1			\$3,635
Food and Beverage							
Food and Beverage	\$/Person	\$0.75	24389	1			\$18,292
Rentals							
Birthday Party	\$ per 3 hours of Party Pavilion	\$125	48	1			\$6,000
Private (Full Pool)	\$ per 2-hour rental	\$350	8	1			\$2,800
Area Revenue							\$177,346
Expense							
Mgmt Assump.							Year 1
Program Supplies	1% of year 1 gross revenue; 3% annual increase						\$1,773
LG Class Materials	\$60 per participant for course record fee and manuals						\$727
Food and Beverage	60% of Revenue						\$10,975
Part-Time Program Staff	50% of gross						\$9,357
Area Expense							\$22,833
Net Revenue							\$154,514

CHART Aquatics Research Tool		Option 2		Price Per Session	Total Per Session	No. Sellable Sessions	
Revenue	Mgmt. Assump.	Year 1	Year 1				Year 1
Daily Admissions / Memberships							
Admissions / Memberships	Total Attendance	\$5.39	26,748	1			\$144,259
Aquatics Instruction Revenue							
Swim Lessons	8 classes/session	\$58	65	4			\$15,080
Lifeguard Certification	\$/Session	\$300	12	1			\$3,635
Food and Beverage							
Food and Beverage	\$/Person	\$0.75	26748	1			\$20,061
Rentals							
Birthday Party	\$ per 3 hours of Party Pavilion	\$125	48	1			\$6,000
Private (Full Pool)	\$ per 2-hour rental	\$350	8	1			\$2,800
Area Revenue							\$191,835
Expense							
Mgmt Assump.							Year 1
Program Supplies	1% of year 1 gross revenue; 3% annual increase						\$1,918
LG Class Materials	\$60 per participant for course record fee and manuals						\$727
Food and Beverage	60% of Revenue						\$12,036
Part-Time Program Staff	50% of gross						\$9,357
Area Expense							\$24,039
Net Revenue							\$167,796

Figure 5.16-A: Memorial Pool Options 1 and 2 potential revenue generation.

Option 3		Price Per Session	Total Per Session	No. Sellable Sessions	Year 1
Revenue	Mgmt. Assump.				
Daily Admissions / Memberships					
Admissions / Memberships	Total Attendance	\$5.98	35,456	1	\$212,145
Aquatics Instruction Revenue					
Swim Lessons	8 classes/session	\$58	65	4	\$15,080
Lifeguard Certification	\$/Session	\$300	14	1	\$4,240
Food and Beverage					
Food and Beverage	\$/Person	\$0.75	35456	1	\$26,592
Rentals					
Birthday Party	\$ per 3 hours of Party Pavilion	\$125	48	1	\$6,000
Private (Full Pool)	\$ per 2-hour rental	\$350	8	1	\$2,800
Area Revenue					\$266,857
Expense					
	Mgmt Assump.				Year 1
Program Supplies	1% of year 1 gross revenue; 3% annual increase				\$2,669
LG Class Materials	\$60 per participant for course record fee and manuals				\$848
Food and Beverage	60% of Revenue				\$15,955
Part-Time Program Staff	50% of gross				\$9,660
Area Expense					\$29,132
Net Revenue					\$237,725

Figure 5.16-B: Memorial Pool Options 1 and 2 potential revenue generation.

Operational Expense Analysis

The expense analysis includes a detailed budget model for estimating probable expenses for major areas of labor, contractual services, direct expenses, and utilities. User projections are made based on programming. Expenses are estimated taking into account hours of operation, attendance projections, local weather patterns, local utility rates, and other key items. The study used \$0.08 per KWH, \$7.42 per 1,000 gallons of water, \$2.88 per therm and \$2.63 per gallon/pound of chlorine to generate projected expenses for the swimming pool.

Facility Staff

Projected annual payroll expenses are listed by summer and winter classifications reflecting benefits and taxes. Scheduling employees is determined by programming demand and management procedure. Pay rates were determined based on O'Fallon's existing pay scale for lifeguards (\$11.50), pool managers (\$14.00) and cashiers (\$11.00). Cost for swim instructors and other employees associated with program income were factored in as cost against net programming revenue.

Direct Facility Expenses

Direct expenses are day-to-day products used to operate aquatic centers. Office supplies, program supplies, custodial supplies, repair supplies, and chemicals are included. In determining annual chemical expense, chemical treatment assumes the use of calcium hypochlorite and muriatic acid (pH buffer). Chemical use can depend on bather load and chemical balance of the water. In estimating annual costs, medium bather load figures are assumed.

Heating/Dehumidification

Total costs include energy, energy demand, and delivery charges for the new support building. Caution must be used when comparing this cost with operating expenses of other facilities across the country.

Electricity

The calculations are based a figure of \$0.08 cents per kWh was estimated, including both demand and energy costs.

Water and Sewer

Water and sewer services will be needed for domestic use and compensation for evaporation and backwashing purposes. Backwash water and domestic water will be

released to the sanitary system. This does not include landscape irrigation.

Insurance

Insurance denotes liability for more people and more structure based on visits and labor.

Capital Replacement Fund

The manufacturers of some types of mechanical equipment recommend annual maintenance programs to ensure proper performance of their equipment. Much

of this work will be performed by outside contractors. In addition, for daily operation of the facility, miscellaneous items will need to be repaired by outside firms. The capital replacement fund sets money aside for repairs/replacement.

The chart in Figure 5.17 details the projected annual expenses for Memorial Park Swimming Pool.

CMART Direct Facility Expense Budget			
	Option 1	Option 2	Option 3
Facility Staff			
Full Time Employment	Not Included	Not Included	Not Included
Part-Time Management	\$11,760	\$11,760	\$11,760
Lifeguard Personnel	\$86,940	\$86,940	\$106,260
Front Desk Personnel	\$18,480	\$18,480	\$18,480
Personnel Equipment Cost	\$1,454	\$1,454	\$1,696
Training	\$4,000	\$4,000	\$5,000
Total Labor	\$122,634	\$122,634	\$143,196
Direct Facility Expenses			
Insurance	\$34,325	\$35,115	\$45,682
Repair and Maintenance	\$15,300	\$15,700	\$20,600
Credit Card Fees	\$3,089	\$3,361	\$4,790
Operating Supplies	\$9,180	\$9,420	\$12,360
Chemicals	\$15,015	\$16,361	\$23,437
Advertising	\$6,000	\$6,500	\$8,750
Direct Expenses	\$82,908	\$86,457	\$115,618
Utilities			
HVAC	\$5,437	\$5,557	\$6,179
Electricity	\$22,693	\$21,881	\$29,916
Pool Heating	\$11,992	\$12,982	\$18,897
Water & Sewer	\$14,498	\$15,509	\$20,038
Total Utilities	\$54,620	\$55,929	\$75,029
Programs			
Program Supplies	\$1,773	\$1,918	\$2,669
LG Class Materials	\$727	\$727	\$848
Food and Beverage	\$10,975	\$12,036	\$15,955
Part-Time Program Staff	\$9,357	\$9,357	\$9,660
Total Programs	\$22,833	\$24,039	\$29,132
Total Operating Expenses	\$282,995	\$289,059	\$362,976
Capital Replacement Fund	\$30,500	\$31,300	\$41,200
Total Expense	\$313,495	\$320,359	\$404,176

Figure 5.17: Projected annual expenses for Memorial Swimming Pool.

Cost Recovery Summary

The chart in Figure 5.18 details the project cost, total attendance, revenue, expense, operating cash flow and cost recovery rate associated with options 1, 2 and 3.

CART	2021	2022	2023	2024	2025
Option 1					
Project Cost	\$6,091,543				
Attendance	27,870				
Revenue	\$177,346	\$180,748	\$200,856	\$203,487	\$216,505
Expense	\$282,995	\$290,380	\$299,717	\$307,167	\$316,060
Operating Cashflow	(\$105,648)	(\$109,632)	(\$98,861)	(\$103,680)	(\$99,556)
Recapture Rate	63%	62%	67%	66%	69%
Capital Replacement Fund	\$30,500	\$30,500	\$30,500	\$30,500	\$30,500
Cash Flow	(\$136,148)	(\$140,132)	(\$129,361)	(\$134,180)	(\$130,056)
Option 2					
Project Cost	\$6,249,555				
Attendance	30,229				
Revenue	\$191,835	\$195,385	\$217,121	\$219,917	\$233,928
Expense	\$289,059	\$296,581	\$306,166	\$313,761	\$322,862
Operating Cashflow	(\$97,224)	(\$101,196)	(\$89,045)	(\$93,844)	(\$88,934)
Recapture Rate	66%	66%	71%	70%	72%
Capital Replacement Fund	\$31,300	\$31,300	\$31,300	\$31,300	\$31,300
Cash Flow	(\$128,524)	(\$132,496)	(\$120,345)	(\$125,144)	(\$120,234)
Option 3					
Project Cost	\$8,235,442				
Attendance	38,957				
Revenue	\$266,857	\$270,427	\$299,637	\$302,453	\$320,612
Expense	\$362,976	\$372,235	\$384,021	\$393,441	\$404,644
Operating Cashflow	(\$96,118)	(\$101,808)	(\$84,385)	(\$90,988)	(\$84,031)
Recapture Rate	74%	73%	78%	77%	79%
Capital Replacement Fund	\$41,200	\$41,200	\$41,200	\$41,200	\$41,200
Cash Flow	(\$137,318)	(\$143,008)	(\$125,585)	(\$132,188)	(\$125,231)

*revenue assumes fee increase in years 3 and 5

Figure 5.18: Project cost, total attendance, revenue, expense, operating cash flow and cost recovery rate for Memorial Pool options 1, 2 and 3

IMPLEMENTATION STRATEGIES

Implementation of the O’Fallon Parks Master Plan Update will be a long-term process that requires updates as improvements are made or demands change. It is suggested that O’Fallon parks staff review the plan on a regular basis to maintain progress toward meeting the recommendations made in this report. The following section discusses implementation strategies that can assist the parks department effort to implement, fund, and accomplish the recommendations in this plan.

Phasing

Completing recommendations in phases that can be implemented over time is a prudent approach to implementation. Focus of the near-term phases should be on improvements that have the most impact or highest priority among the residents or on improvements that improve the health, safety and welfare of the park users. Recommendations that are not critical to park operations or usability, but nonetheless are desired aspects to the system, can be constructed later. Meanwhile, essential park elements can be constructed to serve residents in the near term. This approach allows the city to show results toward the improvements of the park system and can create a favorable climate toward future parks and recreation spending.

By phasing the various components of the master plan, the City will see recognizable improvement in the park system that would not be otherwise realized if it waited to implement each facility or component under an “all or nothing” method.

Open Space/Land Acquisition

The data collection and analysis completed for the parks master plan indicated that the current quantity of park land meets the standard for the current and near-term potential growth in O’Fallon’s population. The analysis of the distribution of park land illustrated that there are areas in the northern parts of the City that do not have available park land within a one mile service area. Therefore, it is recommended that the City focus on opportunities to address the gaps in park land service areas through land acquisition if properties become available through purchase, grants or donations. The focus for new park land opportunities should be in the northwest and northeast O’Fallon growth areas. A district park of 30 - 50 acres located in the northwest and a neighborhood park of 5 - 15 acres located in the northeast is recommended. The activities associated with implementation of this plan should be closely coordinated with the City’s Comprehensive Plan.

Funding / Acquisition Sources

Once a parks master plan has identified improvements, identifying resources to implement the plan is the next critical path item to accomplish. The following information describes the traditional sources of funding that may be utilized to fund the plan implementation.

Parkland Dedication Ordinance

Dedication of open space or payment of fees for park development by private developers can be negotiated in exchange for developmental considerations beyond those customarily permitted by planning and zoning requirements. Unless properly written and applied, a parkland dedication ordinance could result in a court challenge by a developer accusing the local government of illegally taking valuable land. To prevent this, the ordinance must provide that any land or funds will benefit the users of the new development. Fees in lieu of

open space are used when it is not practical for a developer to donate land. An important aspect of parkland dedication is land quality. Not every plot of ground is suitable for recreation. A typical ordinance will require that most of the land be dry, reasonably flat, and accessible by road. Some ordinances provide allowances for private recreation space. The idea is that the private amenities will reduce residents' need to use local public parks. Restrictive covenants and maintenance agreements are usually part of the conditions for allowing private recreation space to be given allowance.

Foundations

Another source of revenue for parks and recreation is through a foundation, such as a "Friends of the Parks" foundation. A Friends of the Parks foundation is classified as a community foundation, which build their endowments through contributions from several donors. They support charitable activities focused primarily on local needs. The advantages of a foundation include tax exemptions and tax deductibility. Illinois law must be consulted prior to inception in order to ensure compliance with local and national regulations governing the foundation.

Cooperative Use Agreements

A cooperative use agreement is an agreement between the school and parks department to share facilities. Both the school and parks department provide similar recreation facilities. By signing a cooperative use agreement, residents may use school facilities when not in use by the school. This agreement would allow the City to expand its available parkland without taking on any additional maintenance responsibilities.

Sales Tax

The City could impose a sales tax on retail sales within the city limits. Income generated from this tax could be used to fund capital improvements, as well as for general operations, maintenance, and management of the parks system.

User Fees

As a practical matter, all over the nation communities are requiring users of some parks and recreation facilities to pay a daily permit or on seasonal basis. This is primarily true of costly indoor recreation facilities and large labor-intensive outdoor facilities such as ballfield complexes and aquatic facilities that have high staffing and maintenance obligations. The goal of the operation and management of these facilities is to generate income sufficient to meet or exceed the cost of staff to operate and maintain them, and if possible, establish a profit margin that can support future improvements and expansions.

Bonds

The City could utilize its bonding capacity to place a bond referendum on the ballot. With successful passage, the City can sell bonds to raise capital for development / repair / improvements to the park system. Taxes are raised appropriately to retire the bond over the term of the bond. The bond money typically is available in a lump sum and used on the projects for which it was identified. Likewise, there is a time frame under which the bond money must be committed for use or it can be forfeited. The following are three types of bonds that may be considered for recreation facility funding.

- **General Obligation Bonds** - Bonded indebtedness issued with the approval of the electorate for capital improvements and general public improvements and, usually, requires a general increase in property tax.
- **Industrial Development Bonds** - Specialized revenue bonds issued on behalf of privately owned, self-supporting facilities.
- **Revenue Bonds** - Bond used for capital projects which will generate revenue for debt service where fees can support repayment of the bond.

Lease / Purchase Financing

Facilities for public use can be financed and built through an entity separate from the municipality – either another public entity, a non-profit corporation set up for that purpose, a bank or leasing company, or joint powers authority. There are several types of lease purchase funding mechanisms, including certificates of participation in which investors can purchase tax free investments in the leased facility, and sales leaseback, which is a means for public entities to sell an existing facility to a separate entity such as a nonprofit organization, an investor, or a group of investors. Improvements can be made by the separate entity who then leases the facility back to the public entity for an agreed to period of time and interest rate.

Public / Private Partnership (PPP)

PPPs can be used to develop expensive projects like sports complexes, community centers or ice rinks that have development costs beyond the means of a community. With a PPP project, the public entity develops a relationship with a private enterprise to jointly fund, construct and operate a recreation facility. In some cases, the public entity contributes the land that can be used for the facility and there may be tax advantages involved for the partnership.

Hotel, Motel and Restaurant Tax

The Hotel, Motel and Restaurant tax is based on gross receipts from charges and meal services or a per-room / night rate and may be used to build and operate golf courses, tennis courts, and other special park and recreation facilities or be put to use in general park operations. The advantage to such a tax source is that virtually all of it is generated by visitors, not local residents.

Special Improvement District / Benefit District

These taxing districts are established to provide funds for certain types of improvements, which benefit a specific group of affected properties. Improvements may include landscaping, erection of fountains, acquisition of art, and supplemental services for improvement and promotion, including recreation and cultural enhancements.

Grants

Grant funding programs have been available at both the state and federal levels. Some of these grants are listed below. The State of Illinois also maintains a list of agencies offering grant programs. This information can be accessed from the following link: <https://www2.illinois.gov/sites/GATA/Grants/SitePages/CSFA.aspx>

OSLAD

The OSLAD program provides up to 50% of funding assistance for land acquisition and development projects that serve a wide range of open space and recreation purposes. A portion of the state's real estate transfer tax serves as a dedicated funding source. OSLAD is the largest grant program that assists communities in meeting their diverse recreational needs. It focuses on providing basic close-to-home recreational opportunities, including land for parks and facilities like ballfields and playgrounds. OSLAD also supports the renovation of existing recreational facilities since aging infrastructure has become a major problem in many communities.

Illinois Bicycle Path Grant Program

The Bicycle Path Grant program assists with up to 50% of the costs for acquisition, construction, and rehabilitation of public, non-motorized bicycle paths and directly related support facilities. Revenue for the program comes from a percentage of vehicle title fees collected pursuant to Section 3-821(f) of the Illinois Vehicle Code.

The primary objective of this grant is the development of bicycle paths and trails for safe and enjoyable use by the public.

Land and Water Conservation Fund (LWCF/LAWCON)

The federal LWCF program providing up to 50% project funding assistance, was the first local recreation grant program undertaken in Illinois. It has provided \$100 million over 30 years to local agencies in Illinois for land acquisition and development of public parks and recreation areas. As of August 2020, the program was fully and permanently funded by Congress and signed by the presented with the passage of the Great American Outdoor Act.

Recreation Trails Program (RTP)

The federal “Recreational Trails Program” (RTP), was created through the National Recreational Trail Fund Act (NRTFA) as part of the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) and re-authorized by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). This program provides funding assistance for acquisition, development, rehabilitation and maintenance of both motorized and non-motorized recreation trails. By law, 30% of each states’ RTP funding must be earmarked for motorized trail projects, 30% for non-motorized trail projects and the remaining 40% for multi-use (diversified) motorized and non-motorized trails or a combination of either.

The RTP program can provide up to 80% federal funding on approved projects and requires a minimum 20% non-federal funding match. Applications for grant assistance must be received by IDNR no later than March 1 of each calendar year. Awards are generally announced within 180 days following the application deadline date. Examples of eligible projects include:

- Trail construction and rehabilitation

- Restoration of areas adjacent to trails damaged by unauthorized trail uses
- Construction of trail-related support facilities and amenities
- Acquisition from willing sellers of trail corridors by easements or simple title.

Park and Recreational Facilities Construction Program (PARC)

A program under Illinois DNR provides grants to eligible local governments for park and recreation unit construction projects and land acquisition. Grant amounts range from \$25,000 to \$2,500,000 and covers 75% of capital project cost for most applicants, 90% of capital project cost for Disadvantaged Communities. PARC grants must be used for “bondable” or “brick and mortar” projects. Eligible projects include demolition, site preparation and improvements, utility work, reconstruction or improvement of existing buildings or facilities, expansion of buildings/facilities and new construction of buildings/structures for indoor/outdoor recreation.

Land acquisition projects for public park recreation and conservation purposes include acquisition of land for the following: to construct new public recreation buildings, structures and facilities; to expand existing public recreation buildings, structures and facilities; general park purposes such as regional, community, and neighborhood parks and playfields; frontage on public surface waters for recreation use; open space/conservation purposes to protect floodplains, wetlands, natural areas, wildlife habitat, and unique geologic and biologic features, and additions to such areas. The priority of the program is the renovation or construction of indoor recreation facilities since they are not eligible under other IDNR grant programs.

ITEP Funds

On December 4, 2015, the federal transportation bill, Fixing America's Surface Transportation Act, or "FAST Act" was signed into law. The FAST Act replaced the MAP-21 Transportation Alternatives Program (TAP) with a set-aside of Surface Transportation Block Grant (STBG) Program funding for transportation alternatives authorized under Section 1109 of the FAST Act (23 U.S.C. 133(h)).

20 ILCS 2705-615 establishes supplemental state funding, set aside from the Road Fund, for projects in the categories of pedestrian and bicycle facilities and the conversion of abandoned railroad corridors to trails. At least 25% of projects funded will be directed toward projects in high-need communities and the local matching funds required shall be determined based on a sliding scale based on the Community Map score. Applicants may apply for up to \$2,000,000 maximum per project in ITEP funds.

Conclusion

It is reasonable to assume that the successful implementation of the master plan will be achieved by utilizing a combination of the previously mentioned funding sources. For the largest and most costly projects, the use of bonds, leveraged bonds, or similar municipal financing is the most realistic. This method permits access to a large sum of money to complete the project in the shortest possible time frame, thus making the improvement available to the community in the near future. The amount of the bond should be fixed to ensure sufficient funds are generated from the sales tax to not only retire the bonds, but also provide for some level of operations and maintenance, as well as finance other smaller capital improvements to be completed by city staff on a labor and materials basis.

The small to medium projects should be funded by other sources such as grants, donations, and self-help activities. It is not possible at this time to identify a specific source for every project in the master plan as this is an interactive process that needs to be undertaken by city officials. On larger facilities such as the Family Sports Park and the aquatic complex, maximizing the programming potential in terms of events, tournaments, clinics, league play, swim meets, etc., with the goal of recouping the cost of staffing, operation, and maintenance, should be the goal of funding the ongoing costs of these facilities.



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