

# Plan Analysis

## Park Land Standards and Needs

### Existing Supply and Classification

The existing supply of park land and open space within the City of O'Fallon is tabulated in Figure 3-1. Each existing park within the O'Fallon Park system was classified as to its park type based on the definitions included in Appendix A. Figure 3-1 also shows a total park land of 447.5 acres which is approximately 2% of the total city land area.

**FIGURE 3-1: EXISTING PARK LAND TOTALS**

<u>Existing City Park</u>	<u>Size (in acres)</u>	<u>Classification</u>
Civic Park	20.00	District Park
Dames Park	59.00	District Park
O'Day (DD) Park	57.00	Metropolitan Park
Fort Zumwalt Park	47.50	District Park
Knaust Park	6.00	Neighborhood Park
O'Fallon Sports Park	95.00	Metropolitan Park
Ozzie Smith Sports Park	76.00	Metropolitan Park
Paul A. Westhoff Memorial Park	65.00	Metropolitan Park
Winter Haven Park	22.00	Linear Park
<b>TOTAL</b>	<b>447.5</b>	



Civic Park View of Playground.

### Standards

During the development of the Parks and Recreation Master Plan, various park land standards were evaluated and considered in the determination of what standards should be used for the City of O'Fallon. Standards from the National Recreation and Parks Association (NRPA), St. Louis County, and Missouri Department of Natural Resources (MoDNR) were compared against the standards utilized in the 1994 O'Fallon Parks and Recreation Master Plan. Figure 3-2 illustrates the park land standards generated for this Master Plan.

**FIGURE 3-2: PARK LAND STANDARDS**

<u>Classification</u>	<u>Standard*</u>	<u>Service Area Radius</u>
Mini Park	.25 acre / 1000*	1/10 mile
Neighborhood Park	1.5 acre / 1000*	1 mile
District Park	2.5 acres / 1000 <sup>1</sup>	3 miles
Metropolitan Park	4 acres / 1000 <sup>1</sup>	5 miles

\*Standards form 1994 O'Fallon Comprehensive Parks and Recreation Master Plan

<sup>1</sup> Standard determined by Planning Design Studio

**Needs**

Figure 3-3 applies the standards developed in Figure 3-2 to the O'Fallon's projected long term 2020 population of 87,050 people. The 2020 population project was based on the assumption that an average of 300 new home starts would occur during the years 2010-2020, resulting in a total of 3,000 new homes being added to O'Fallon. Multiplying these 3,000 new homes by an average of 2.35 people per home resulted in an additional 7,050 people; bringing O'Fallon's projected 2020 population to 87,050. Figure 3-3 also includes the tabulation of land and facilities within existing subdivisions in O'Fallon.

**FIGURE 3-3: PARK LAND NEEDS\*** (in acres)

<u>Classification</u>	<u>Demand<sup>1</sup></u>	<u>Existing City Acreage</u>	<u>Existing Subdivision Acreage<sup>2</sup></u>	<u>Park Acreage (Need) or Surplus</u>
Mini Park	21.8	0.0	21.8	0
Neighborhood Park	130.6	6.0	50.0	(74.6)
District Park	217.6	126.5	0.0	(91.1)
Metropolitan Park	348.2	293.0	0.0	(55.2)
Linear Park	N/A	22.0	0.0	22.0
<b>TOTAL</b>	<b>718.2</b>	<b>447.5</b>	<b>81.8</b>	<b>(188.9)</b>

\* Based on the standard multiplied by a population of 87,050.

<sup>1</sup> Standards-See Figure 3-1: Park Land Standards.

<sup>2</sup> Calculated by multiplying the estimated number of Mini and Neighborhood Parks within subdivisions by an average size of 3 acres and 10 acres respectively.

An analysis of the park land needs indicates several points relative to this including:

1. The City's greatest need for park land is concentrated neighborhood park land, and there are currently no City of O'Fallon mini parks. While the need for both mini and neighborhood parks appears high, it should be noted that a significant amount of the need for both mini and neighborhood parks is being met by private subdivision facilities. For example, the equivalent of 13 mini parks are provided by private subdivisions, providing an additional 17.2 acres (13 mini parks x 3 acres per mini park = 39 acres of mini parks) of mini park land over the projected need of 21.8 acres. Approximately 60 acres of neighborhood parks (5 neighborhood parks x 10 acres per park = 50 acres of neighborhood parks) are also being provided, reducing the future need to approximately 74.6 acres. As mentioned previously in the Data Collection section, schools also contribute recreation amenities to the community. These school provided facilities also contribute toward meeting the community's need for Mini Parks.
2. A second factor in the analysis of city-wide park land needs is an investigation of park service area coverage. Park service areas can be depicted by two methods. One method is based on a linear distance standard determined for each type of park. The second method is based on geographically defining the service area by the population it encompasses, which is then tied to a population standard for each type of park. For the equity analysis of O'Fallon, service areas were developed based on the second (population) method described above. The service areas depicted for the O'Fallon project are based a 2020 projected population of 87,000. Using Westhoff Park as an example, it comprises 65 acres and is classified as a Metropolitan Park. A 65 acre Metropolitan Park would serve a population of 16,250. Therefore, the service area depicted on a map of the City of O'Fallon would show a geographic coverage area capturing an estimated population of 16,250.
3. These service areas were depicted for current O'Fallon Parks and private subdivision facilities to determine where gaps in the distribution of park land exist. The results of this analysis included the following:
  - Overlaying the service areas of all the different types of parks together on one map revealed only one small service area gap in the center of O'Fallon west of Highway K and north of Laura Hill Road, and near the intersection of Mexico Road and Bryan Road as shown on Figure 3-8.
  - Analyzing the distribution of the various types of parks individually indicated the following trends:
    - Significant gaps in Mini Park distribution exist in the southwest quadrant of the City as Shown on Figure 3-5.

- Neighborhood Park gaps exist in the western portion of O’Fallon, primarily south of Interstate 70 (Figure 3-6). Gaps also exist north of Interstate 70 however, locating a future Neighborhood Park in this area is not recommended at this time due to the proximity of Civic park which partially meets some Neighborhood Park needs in the area.
- A gap in neighborhood parks also exists in the southwest portion of the City near Winghaven. No additional (or future) Neighborhood Parks are recommended for this area since a portion of the need is met by facilities in Winghaven considered as public facilities (Playground), some of which are also private (Pool and Clubhouse).
- A significant gap in District Park coverage exists in the southern portion of O’Fallon as shown in Figure 3-7. Future District Parks should be located in this area to help reduce this gap.
- Gaps in Metropolitan Park coverage exist in the central portion of O’Fallon, extending into the western portions of the City as shown on Figure 3-8. A future Metropolitan Park should be considered in the west central portion of the city. Figures 3-4 through 3-9 are included in Appendix C.

FIGURE 3-4 – COMPOSITE PARKS, YEAR 2020 EQUITY MAP

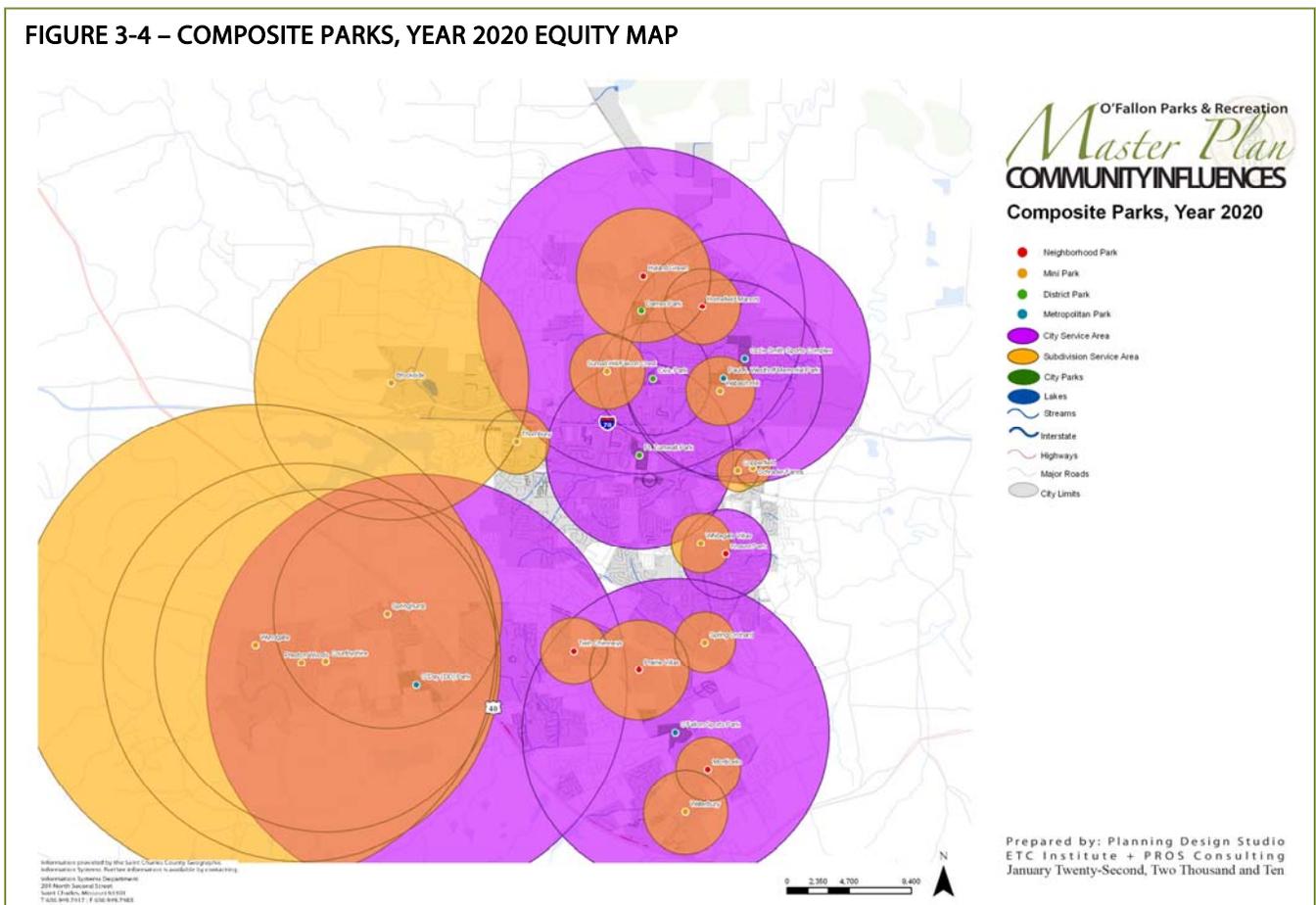


FIGURE 3-5 – SUBDIVISIONS WITH PARK AMENITIES MAP

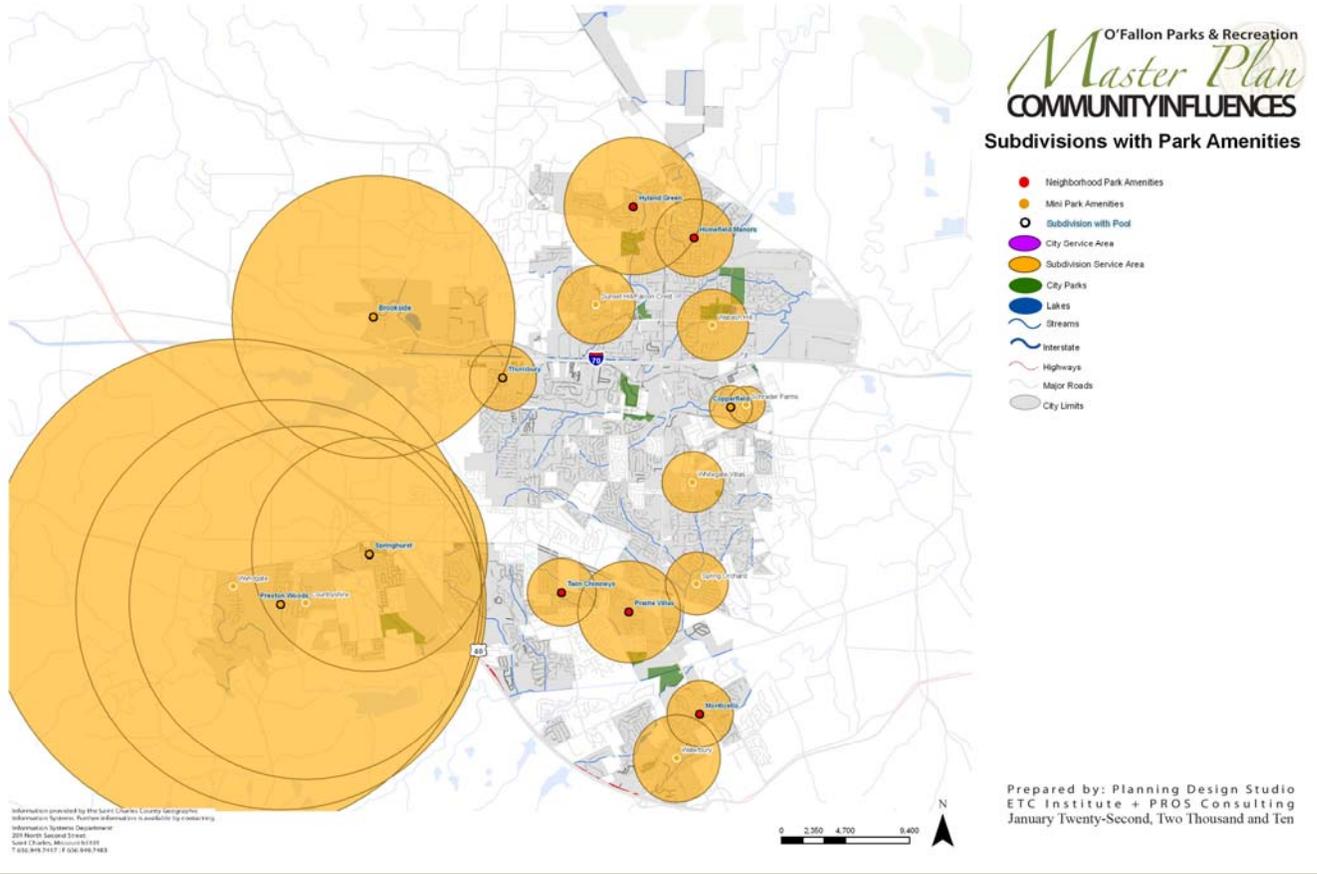


FIGURE 3-6 – MINI PARKS, YEAR 2020 EQUITY MAP

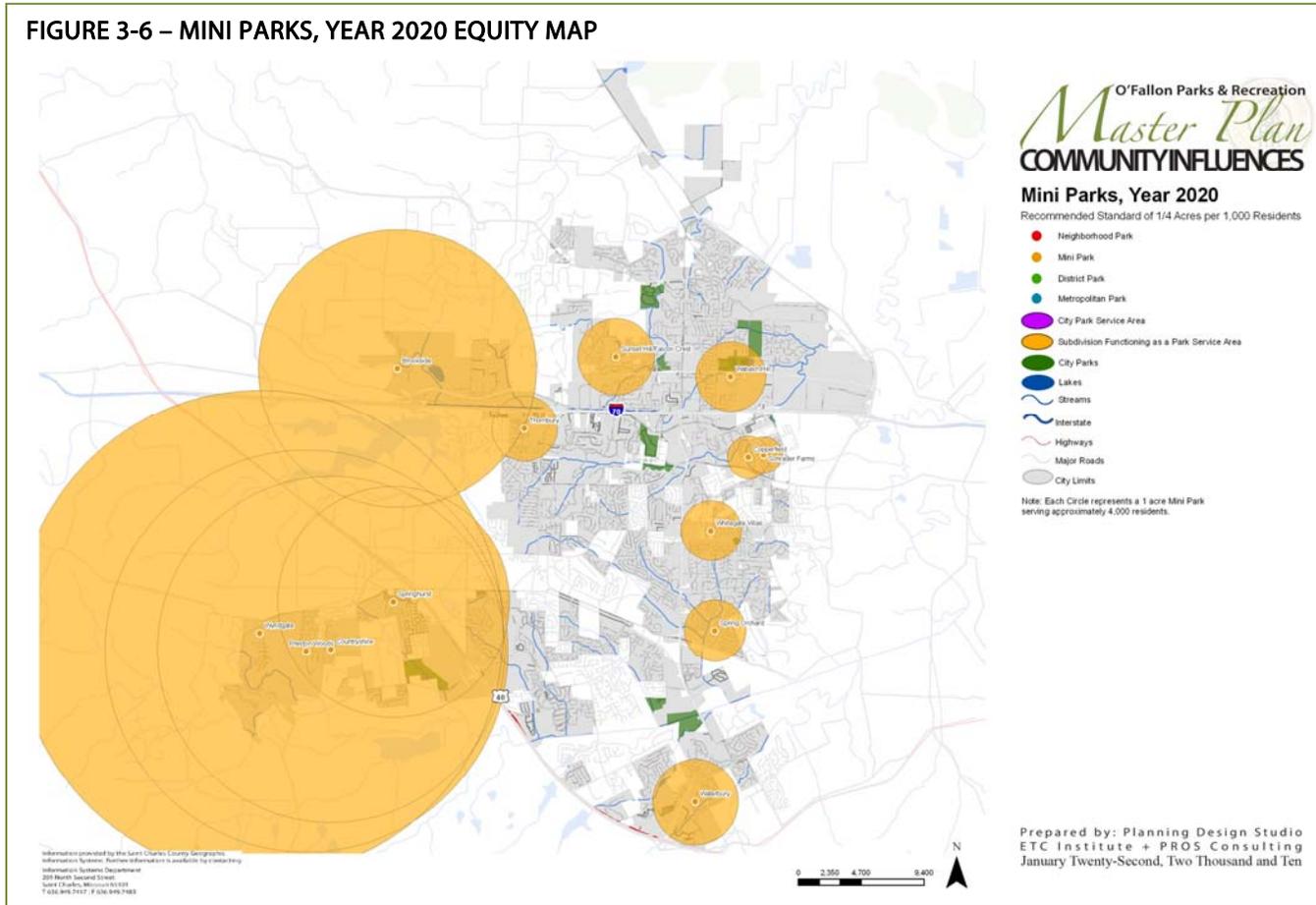


FIGURE 3-7 – NEIGHBORHOOD PARKS, YEAR 2020 EQUITY MAP

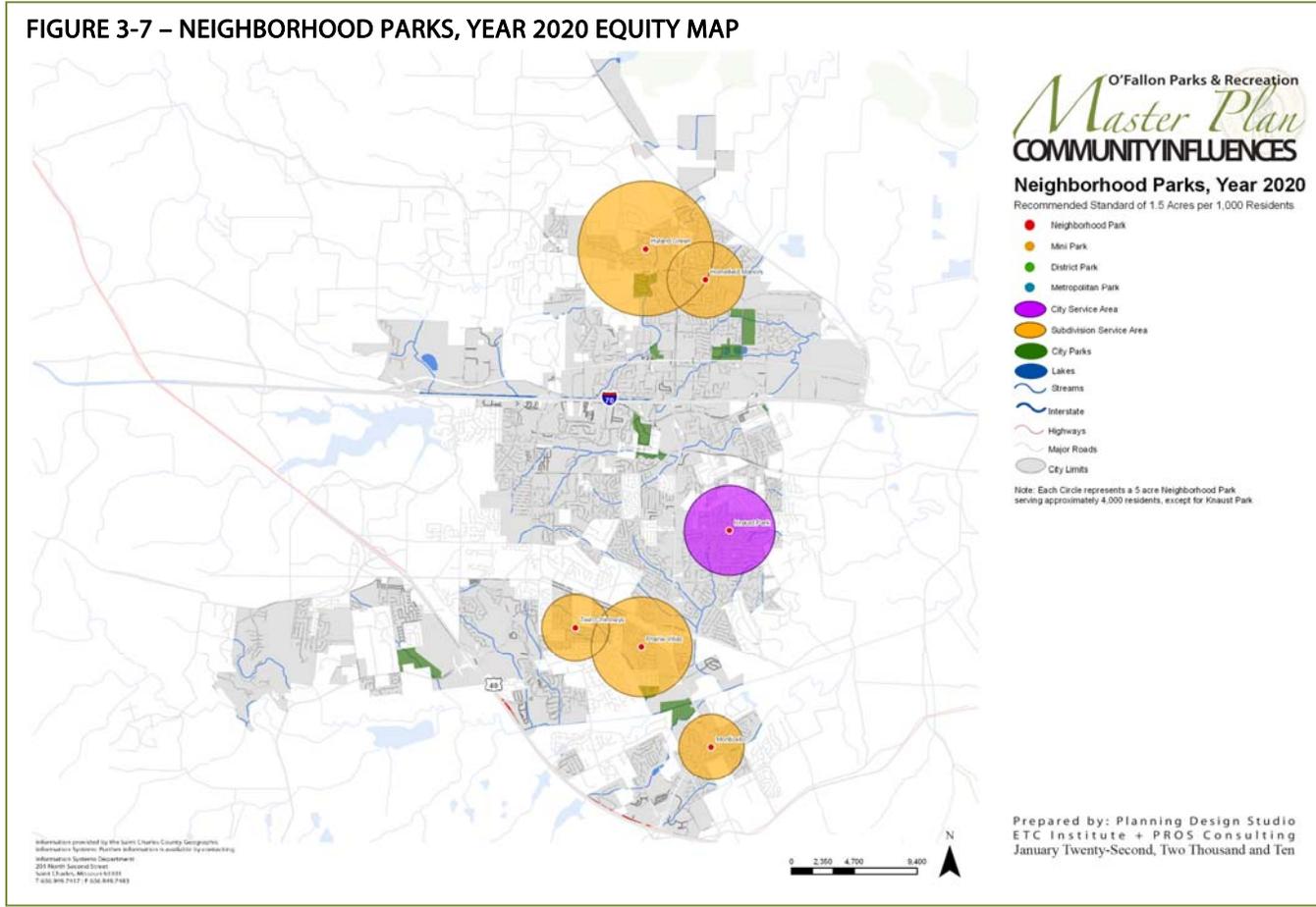
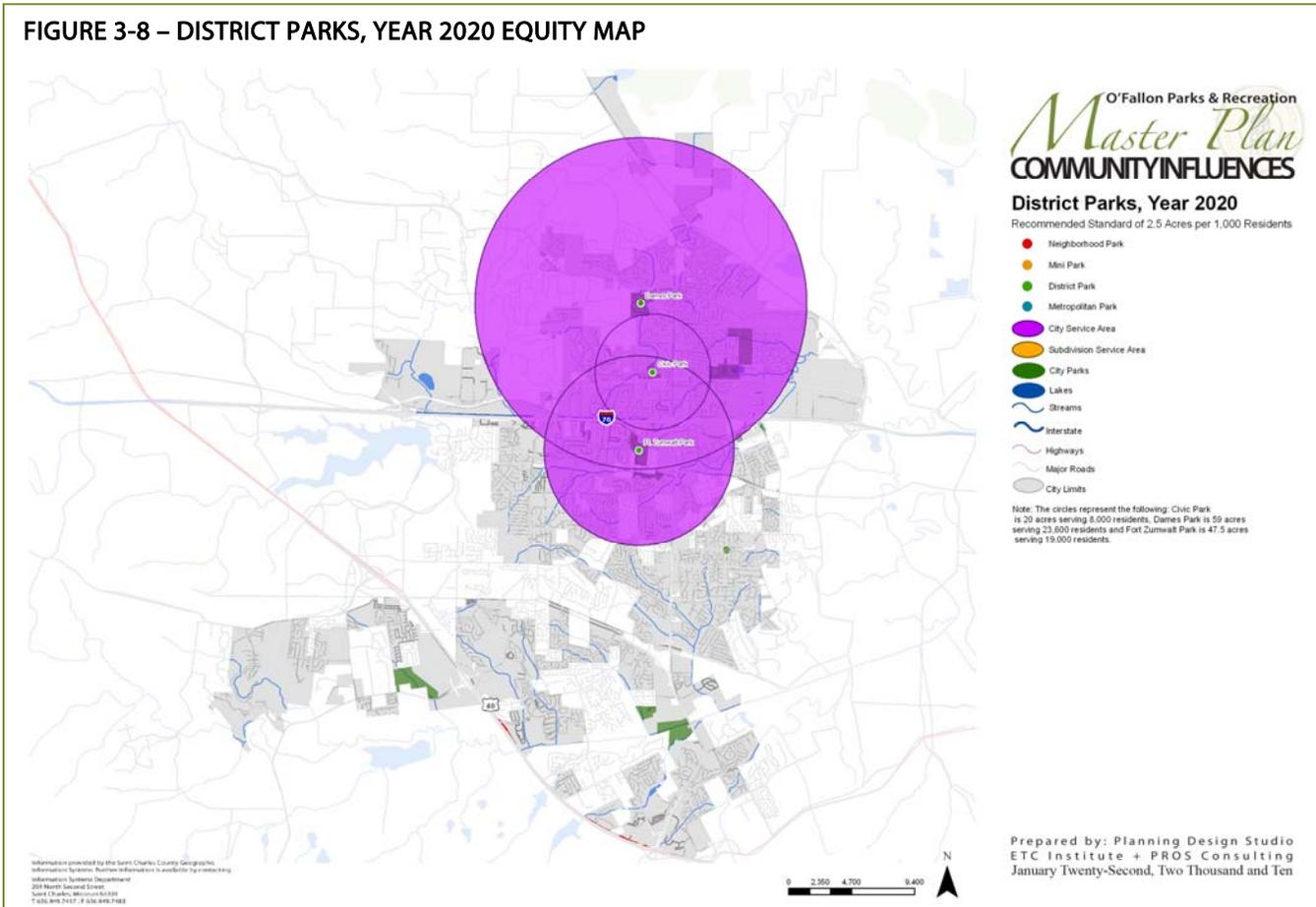


FIGURE 3-8 – DISTRICT PARKS, YEAR 2020 EQUITY MAP





## Park Facility/Amenity Standards and Needs

### Standards

Like the park land standards previously discussed, various park facility/amenity standards were evaluated and considered in the determination of what standards should be used for the City of O’Fallon. Again, standards from the National Recreation and Parks Association (NRPA), St. Louis County, and Missouri Department of Natural Resources (MoDNR) were reviewed and considered. This plan utilizes facility standards from the Missouri State Comprehensive Outdoor Recreation Plan (SCORP) 2008-2012 prepared by the Missouri Department of Natural Resources (MoDNR). If a standard did not exist in the SCORP, Standards from the planning consultant were utilized. The column titled “Standard” in Figure 3-9 illustrates the park facility/amenity standards utilized for this plan.

### Existing Supply

The existing supply of park facilities/amenities within the City of O’Fallon is tabulated in Figure 3-9. Appendix A provides definitions and clarifications with regard to the type of park facilities/amenities listed in Figure 3-9. Open space was included and analyzed as a park amenity because each park has open space as a component part while at the same time parks are typically classified as open space from a land use perspective. The Trust for Public Land tabulates total park/open space as a percentage of city area for a variety of cities in the United States. Its list includes the City of St. Louis which has 8.5% of its land area reserved as open space. For analysis purposes, this same figure was used for evaluation of open space in O’Fallon.

The proposed park facility/amenity standards developed in Figure 3-9 have been applied to the year 2020 O’Fallon projected population, similar to the park land standards previously discussed. The results are the current park facility needs.

*The Trust for Public Land, a national nonprofit agency working exclusively to protect land for human enjoyment and well-being, tabulates total park/open space as a percentage of city area for a variety of cities in the United States. Below are several selected cities.*

<b>City</b>	<b>(acres) Land Area</b>	<b>Park/Open Space Percent of City Land Area</b>
New York	194,115	25.7%
Boston	30,992	15.7%
Chicago	145,362	8.0%
<b>St. Louis</b>	<b>39,630</b>	<b>8.5%</b>
Las Vegas	72,514	4.2%
Phoenix	303,907	12.0%
Kansas City	200,664	6.8%

*Source: The Trust for Public Land.*

**FIGURE 3-10: PARK FACILITY/AMENITY STANDARDS AND NEEDS**

<b>Recreational Facility</b>	<b>Standard<sup>1</sup></b>	<b>Facility Demand<sup>3</sup></b>	<b>Facility Inventory Parks<sup>4</sup></b>	<b>Schools*</b>	<b>Private Subdivisions<sup>7</sup></b>	<b>Facility Need</b>
Swimming Pool/ Aquatic Center	1 Pool/6500	13	2	0	11	0 pools
Baseball/Softball	1/1,545	56	14	7	0	35 fields
Ice Skating Rink	1/108,833	0	0	0	0	0 rinks
Outdoor Amphitheater	1/10,000 <sup>2</sup>	9	1	0	0	8 amphitheaters
Picnic Area Shelter	1/1,356	64	9	0	6	49 shelters
Lakes and Ponds	1 acre /14,000 <sup>2</sup>	6	3.5	0	3.5 <sup>8</sup>	0 acres
Football	1/10,000*	9	3	2	0	4 fields
Soccer	1/3,274	27	12	4	0	11 fields
Roller Skating Rink	1/50,000 <sup>2</sup>	2	0	0	0	2 rinks
Walking/Jogging Trail	1 mile/4,446	20	3.2	0	1.5 <sup>9</sup>	15.3 miles
Golf Course (9 hole)	1/25,674	3	0	0	2	1 course
Tennis Court	1/2,333	34	3	9	7	15 courts
Nature Trail	1 mile/4,814	18	.8	0	0	17.2 miles
Basketball Court	1/4,410	20	1	1	0	18 courts
Volleyball Court	1/4,659	19	2	0	0	17 courts
Multi Use Court	1/6,073	14	0	14	6	0 courts
Playground	1/1,379	63	13	14	13	24 playgrounds
Handball/Racquetball	1/43,187	2	2	0	0	0 courts
Bicycle Trail	1 mile/2,624	33	0	0	0	33 miles
Skate Park	1/50,000 <sup>2</sup>	2	1	0	0	1 skate park
Community Center	1/25,000 <sup>2</sup>	3	2	0	0	1 center
Open Space	8.5% of City Land Area	1594.0 acres <sup>5</sup>	447.5 acres	107.0 acres <sup>6</sup>	0	1,039.5 acres

<sup>1</sup> Standards from 2008-2012 Missouri SCORP. \*MPRA Standard

<sup>2</sup> Standards from Planning Design Studio.

<sup>3</sup> Based on an O'Fallon 2020 Population of 87,050.

<sup>4</sup> Inventory based on PDS Windshield Survey, and data provided by the City of O'Fallon, and includes facilities anticipated with the complete implementation of O'Day (DD) Park.

<sup>5</sup> Based on a total land area for the City of O'Fallon of 18,752 acres.

<sup>6</sup> Public and private school open areas are calculated at one-quarter total acreage.

<sup>7</sup> Public school and private subdivision facilities are calculated at one-half actual number

<sup>8</sup> Determined by taking number of lakes/ponds x average size of .5 acres.

<sup>9</sup> Determined by taking number of trails x average length of .25 miles.

Trends related to park facility/amenity needs indicates several points relative to this including:

1. The City's greatest need for facilities is in sports fields which include Baseball/Softball, soccer, and football fields. This need is also supported by findings in the stakeholder interviews, and community attitude and interest survey.
2. The high need for tennis courts identified in Figure 3-9 is not supported by either the Stakeholder Interviews or the community attitude and interest survey.
3. A significant need for playgrounds was also apparent in the analysis. The public opinion survey supported this conclusion as well.
4. The need of 65.5 miles of trails (walking/jogging, nature, and bicycle) as identified in Figure 3-9 above is supported by findings in the stakeholder interviews, and community attitude and interest survey. The O'Fallon, Wentzville, and Lake Saint Louis (OWL) Bikeable-Walkable Community Plan supports this and actually recommends more trails for the following reasons:
  - The OWL uses MPRA standards which typically produce higher need numbers than the SCORP numbers used in this plan.
  - The OWL addresses not only recreational needs but broader trail issues including practical transportation needs such as commuting.

### Park Facility and Program Assessment

A facility and program needs assessment was completed in order to develop a prioritized list of facility/amenity needs and recreation program needs for the residents of the City of O'Fallon. The needs assessment evaluates both quantitative and qualitative data. Quantitative data includes the statistically valid community attitude and interest survey, which asked 462 City of O'Fallon residents to list unmet needs and rank the importance. Qualitative data includes resident feedback obtained in Stakeholder Interviews, Staff Interviews, and Public Forums as well as the previously presented land, demographics, trends and recreation standards analysis.

A weighted scoring system was used to determine the priorities for park and recreation facilities/amenities and programs. This scoring system considers the following:

- Community Needs Assessment Survey
  - Unmet needs for facilities and recreation programs – A factor from the total number of households mentioning their need for facilities and recreation programs. Survey participants were asked to identify the need for 24 different facilities and 20 recreation programs. Weighted value of 3.
  - Importance ranking for facilities – Normalized factor, converted from the percent(%) ranking of programs to a base number. Survey participants were asked to identify the top four facility needs and top four recreation program needs. Weighted value of 3.

- Consultant Evaluation
  - Factor derived from the consultant's evaluation of program and facility importance based on demographics, trends and community input. Weighted value of 4.

These weighted scores were then summed to provide an overall score and priority ranking for the system as a whole. The results of the priority ranking were tabulated into three categories: High Priority (1), Medium Priority (2), and Low Priority (3).

The combined total of the weighted scores for Community Unmet Needs, Community Priority and Consultant Evaluation is the total score based on which the Facility / Amenity and Program Priority is determined. Figure 3-10 and Figure 3-11 below depict the Facility / Amenity and Recreation Program Priority Needs Assessment for the City of O'Fallon.

**FIGURE 3-11: FACILITY/AMENITY PRIORITY NEEDS ASSESSMENT RESULTS**

City of O'Fallon	
Facility/Amenity Needs Assessment	
	Overall Ranking
Walking and biking trails	1
Nature trails and nature center	2
Fishing lakes	3
Playground equipment	4
Off-leash dog parks	5
Outdoor public swimming pools	6
Baseball and softball fields	7
Recreational fitness center	8
Outdoor amphitheater	9
Indoor ice-rink	10
Large group picnic areas and shelters (100+ people)	11
Indoor leisure pool at Renaud Spirit Center	12
Outdoor tennis courts	13
Soccer fields	14
Outdoor ice-rink	15
Indoor auditorium/theater	16
Outdoor basketball courts	17
Senior center	18
Indoor lap swimming pools at Renaud Spirit Center	19
Outdoor volleyball courts	20
Concession stands	21
Indoor basketball courts at Renaud Spirit Center	22
Football/lacrosse/rugby fields	23
Indoor volleyball courts at Renaud Spirit Center	24

**FIGURE 3-12: RECREATION PROGRAM PRIORITY NEEDS ASSESSMENT RESULTS**

City of O'Fallon	
Program Needs Assessment	
	Overall Ranking
Adult fitness and wellness programs	1
Youth sports programs	2
Youth Learn to Swim programs	3
Nature programs	4
One-day special events	5
Adult sports programs	6
Water fitness programs	7
Adult enrichment programs	8
Pre-School programs	9
Youth fitness and wellness programs	10
Youth summer camp programs	11
Tennis lessons and leagues	12
Before and after school programs	13
Adult art, dance, and performing arts	14
Youth art, dance, and performing arts	15
Tumbling programs	16
Adult one-day and overnight trips	17
Child care	18
Birthday parties	19
Martial arts programs	20
Youth dance classes	21
Senior adult sports programs	22
Programs for disabled	23

### Park Land Priorities

From the above analysis and assessments, the following have been identified as park land priorities:

- O'Fallon's greatest park land need is in District Parks. Future park land acquisitions should focus on land for District Parks in the southern portions of O'Fallon.
- In order to meet a strong demand for outdoor fields (baseball and soccer), a priority should be placed on acquisition of land suitable to accommodate parks with these types of facilities for future development.
- Neighborhood Park land represents O'Fallon's second greatest park land need. To meet this need, land acquisition should focus on gap areas previously identified including the western portions of the City which are primarily south of Interstate 70. Meeting this need will be difficult because these portions of the City are significantly developed.
- Although gaps in the Mini Park service areas were identified, land acquisition for future Mini Parks should be considered a lower priority due to the fact that a significant amount of the need for Mini Parks is being met by private subdivision facilities, or school facilities.
- The City should also diligently strive to acquire park land whenever considering large scale development within the City.

### Park Facility/Amenity Priorities

The following priorities have been identified for facilities based on an analysis of the existing information:

- Trail facilities (walking, jogging, nature and bicycle) are a high priority in the community and should be provided where possible throughout the system. Implementation of the City wide trail system (OWL-The Bikeable-Walkable Community Plan for O'Fallon, Wentzville, and Lake Saint Louis) should encourage connectivity between parks whenever possible.
- Baseball and Softball fields are a high priority and should be added to the system when possible. This is further supported by the Recreation Program Assessment which indicates that growth of baseball/softball programs are limited due to lack of available facilities.
- Additional picnic shelters should be provided where possible throughout the park system.
- A second Recreational Fitness Center/Community Center is a high priority element. While Civic Hall currently meets a small portion of this need for the northern half of O'Fallon, a new facility which can provide fitness activities is needed.

### Park System Program

Based on data collection, development of park and facility/amenity standards, determination and analysis of demand and need, and input from the Working Committee, a program statement was prepared and is illustrated in Figure 3-12. This program statement serves as a general guide, and the Master Plan contains detail recommendations that were not included in the program statement due to site, logistical and/or operational concerns.

**FIGURE 3-13: PARK MASTER PLAN PROGRAM STATEMENT**

**New Development/Acquisition**

- O'Day Park
- 4 Neighborhood Parks @ 15 Acres Each
- 2 District Parks @ 40 Acres Each
- 1 Metropolitan Park @ 80 Acres

**Community Centers**

- Northside Recreation Center
- Visitor Center/Nature Center/Cultural Center @ Fort Zumwalt Park
- Spirit Center Expansion
- Future Nature Center @ O'Day Park

**Athletics**

- Sports Complex @ 80 Acres

**Trails & Greenways**

- Regional Connection to Dardenne Greenway Planned by GRG
- Park Connectivity
- Perimeter Trails within Parks
- Incorporation of OWL Elements

**Park Improvements/Redevelopment**

- Civic Park
- Dames Park
- Fort Zumwalt Park
- Knaust Park
- O'Fallon Sports Park
- Ozzie Smith Sports Complex
- Paul A. Westhoff Memorial Park
- Winterhaven Park

**Operations/Infrastructure**

- New Concession Warehouse
- New Maintenance Facilities @
  - Fort Zumwalt Park
  - O'Fallon Sports Park
  - O'Day Park