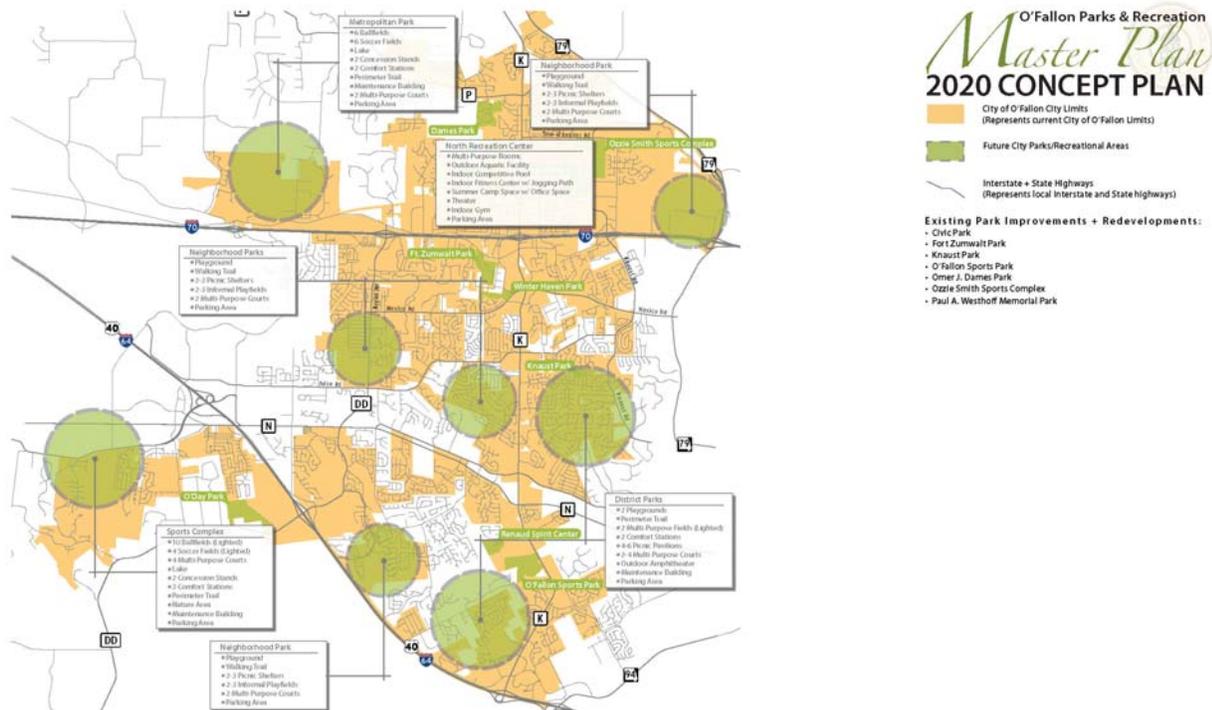


Master Plan

The Master Plan

The Master Plan consists of four component parts or topic areas: 1) New Park Land Acquisition, 2) Maintenance and Improvements of Existing Facilities/Amenities, 3) Trails, and 4) Additional Long Term Goals. Programming recommendations are addressed in Section 5 - Recreation Program Assessment, and Operations, Maintenance and Safety recommendations are addressed in Section 6 of this document. Figure 4-1 2020 Park Concept indicates the various components of the master plan graphically within the City of O'Fallon. The order of the components is not intended to indicate any priority or preference for implementation. Section 7- Implementation Strategies will outline a priority for implementation. This section will outline the proposals of the Master Plan. It is important to note that while this Master Plan is a long term vision of the O'Fallon Park and Recreation System; its focus is on outdoor land based facilities and amenities. See Appendix B for a full version of the Master Plan drawings.

FIGURE 4-1 – 2020 PARK CONCEPT PLAN



New Park Land Considerations

An analysis of existing park conditions reveals a need for additional park land in the City of O'Fallon. When service area coverages are plotted in association with all existing parks, it becomes evident that while overall the City has few gaps in park service area coverage, individually gaps exist for Mini, Neighborhood, District and Metropolitan Parks. This problem is made worse by I-70 which physically and psychologically isolates the northern portion of the City from parks and other recreation amenities located south. The acquisition of additional park land should be a long term goal for the following reasons:

- The projected population in O'Fallon will put additional demand on the existing supply of park land. As indicated during the analysis of park land by standards, the City will be ± 189 acres short of park land by year 2020.
- A significant amount of facilities are at capacity and demand for available facilities exceeds the current supply and will only increase in the future. This is particularly true for baseball/softball fields and soccer fields. As indicated in Section 5- Recreation Program Assessment, several recreation programs are in the mature, saturated and declining stages of their lifecycle as a result of limited availability of space.

Additional park land acquisitions proposed by this master plan include the following:

- Neighborhood Parks (4) @ 15 acres per park.
- District Parks (2) @ 40 acres per park.
- Metropolitan Park (1) @ 80 acres per park.

Mini Park land acquisition is not recommended in the future for the following reasons:

- Private subdivisions are contributing amenities where park amenities currently do not exist.
- Schools are also supplementing shortages in Mini Parks that are not by met by the above mentioned private subdivisions.

Suggested locations for future park land are shown on Figure 4-1 2020 Park Concept Plan. These recommended park sites were considered as generalized locations for proposed park land not specific sites. Facilities included in each of the above mentioned future parks are as follows:

FIGURE 4-2: FUTURE PARKS AND FACILITIES

Neighborhood Park

- Playground
- Multi Purpose Court (2)
- Picnic Shelter (2-3)
- Comfort Station
- Informal Multi Purpose Playfield
- Perimeter Trail
- Parking (15 Cars)

District Parks

- Playground (2)
- Multi Purpose Court (2)
- Picnic Shelter (4-6)
- Comfort Station (2)
- Multi Purpose Lighted Playfield (2-3)
- Outdoor Amphitheater
- Perimeter Trail
- Outdoor Aquatic Center
- Park Maintenance Building
- Parking (120 Cars)

Metropolitan Park

- Playground (2-3)
- Multi Purpose Court (2)
- Picnic Shelter (6-8)
- Concession Stand (2)
- Comfort Station (2)
- Baseball/Softball Field (6)
- Full Size Soccer/Football Field (2-4)
- Youth Soccer Field (2-4)
- Pee Wee Soccer Field (2)
- Lake
- Perimeter Trail
- Park Maintenance Building
- Parking (320 Cars)

Sports Complex

- Playground (2-3)
- Multi Purpose Court (2)
- Picnic Shelter (6-8)
- Concession Stand (2)
- Comfort Station (3)
- Baseball/Softball Field (10)
- Full Size Soccer/Football Field (4)
- Nature Area
- Lake
- Perimeter Trail
- Park Maintenance Building
- Parking (320 Cars)

Northside Recreation Center

(See Fig. 4-12 for program elements.)

Maintenance and Improvement of Existing Facilities/Amenities

The second component of this Master Plan is the maintenance and improvement of the existing facilities/amenities within the O'Fallon Park System. This component was the direct result of input not only from the recently completed O'Fallon Community Attitude and Interest Survey, but also from the various stakeholders interviewed during the data collection process, and the public meetings. Future recommendations for maintaining and improving the existing facilities and amenities within each park are discussed below.

Civic Park

An analysis of the existing conditions at Civic Park reveals the following points:

- Civic Park is O'Fallon's oldest park, hosting numerous special events, festivals and camps. These activities combined with facilities that generate high levels of activities, means that the park frequently becomes heavily congested.

- The main structure Civic Hall has a long historical tie to the community, however, it has reached the end of its useful life.
- An ADA compliance evaluation has been completed for this park, and several pathways have been recently upgraded to achieve compliance, however there are various furnishings which still need to be replaced to meet complete compliance.
- Work has recently been complete associated with the Civic bandstand including pavement and walkway improvements. The surrounding site is configured to function as an informal amphitheater however assessable viewing is lacking from the upper walkway.
- The existing playground is heavily used and has adequate ADA compliant accessibility, yet the surfacing is mulch and as currently maintained, is not ADA compliant.
- The Alligators’ Creek Outdoor Aquatic Center is very popular and heavily used during the season. It currently lacks adequate handicap drop off and parking. Providing it at the current site will be difficult due to the existing topography. Additionally, the main entrance is undersized, and is often overwhelmed during registration or peak use periods.

The proposed Master Plan for Civic Park is focused on the long term renovation of the park to recreate its past character as the City’s main park and gathering space. To accomplish that long term goal, the proposed plan recommends the mid term (5-10 year timeframe) removal of Civic Hall. The functions which currently occur in Civic Hall would, in the future, be accommodated in a new Northside Community Center. The description of this proposed community center can be found below in the Additional Long Term Goals section of this plan. An overview of the specific components and recommendations of this plan shown in Figure 4-3 and in Appendix C include:

- Main Park Signage* – In order to communicate a strong and consistent image of the O’Fallon Park system, a new main park sign is recommended. This sign should incorporate the current system logo, or new logo if in place. It should include readily identifiable design elements or motifs which can be repeated in other main park signs.
- Short-Term Repairs to Civic Hall*– Within the next five years the following short term improvements are necessary to allow Civic Hall to continue to function at its current level:
 - Item #1*
 - Item #2*
 - Item #3*
- Long-Term Demolition of Civic Hall and Replacement with New Open Pavilion*– In the future, (5-10 years), this plan recommends the removal of Civic Hall from Civic Park. A new open pavilion will be constructed on the same site. The new pavilion will be designed to reflect the historic character of the original open pavilion.
- Amphitheater Upgrades*– In order to provide the widest variety of experiences for all park users, additional upgrades are planned for the upper walkway serving the recently renovated bandstand



Civic Park View of Log Cabin.

(Amphitheater). These upgrades are anticipated to include a separate viewing/seating area adjacent to the upper walkway. This area will include accommodations for wheelchair users to sit with their accompanying guests.

- E. *ADA-Compliant Poured-In-Place Playground Safety Surfacing*– A future goal for Civic Park is the installation of new safety surfacing in the existing playground area.
- F. *Replacement of Benches, BBQ Pits and Picnic Tables with ADA – Compliant Furnishings*– Current non ADA compliant site furnishings should be replaced.
- G. *Short-Term Bathhouse and Pump Room Improvements at Alligator's Creek*– Recommended improvements to the main entry of Alligator's Creek include a new bathhouse, a 20 foot by 20 foot office, and new head lifeguard station, a covered central entry desk, and improvements to the pump room.

FIGURE 4-3 – CIVIC PARK MASTER PLAN



Dames Park

A review of the existing conditions at Dames Park reveals the following points:

- Dames Park's primary function is to provide field space for a wide variety of football programs. As such, the park is very successful at meeting this need, but it has limited appeal for users with other

outdoor recreation needs. Recommended improvements suggested by the master plan should strive to provide additional recreation opportunities to broaden the parks appeal to a wider audience.

- Dames Park lacks adequate signage and visibility from Highway P. The existing sign, while attractive, is poorly located.
- Development of permanent facilities has historically been limited due to the susceptibility to flooding on a frequent basis. Because of this, several of the picnic pavilions lack adequate lighting.
- The existing fitness trail is underutilized. The current fitness trail experience lacks interest due to an arrangement which clusters the stations in one area.
- The restricted portion of the park is an eyesore and represents a potential opportunity to present the areas past history to O’Fallon residents.
- During peak activity times, the lack of available parking is an issue which detracts from the park experience, and often results in damage to surrounding areas.
- The pavilion located in the southern portion of the park lacks a comfort station in close proximity. The existing comfort station is located inconveniently on the opposite side of the park.

This Master Plan calls for Dames Park to remain concentrated on providing facilities for athletics, specifically football, however suggestions for additions and new features to the park are made to provide a wider variety of experiences for park users. This was indicated in the community needs assessment survey as an important item. The following improvements which are shown on Figure 4-4 and in Appendix C, are expected to support the parks original focus which expanding it’s offering to a wider base of users.

- A. *Main Park Signage* – As mentioned above, improvements are needed to the main park signage. In order to communicate a strong and consistent image of the O’Fallon Park system, a new main park sign is recommended. As previously suggested, this sign should incorporate the current system logo, or new logo if in place. It should include readily identifiable design elements or motifs which can be repeated in other main park signs, with a location which is highly visible from Highway P.
- B. *Interpretive Cultural Area*–The master plan recommends a restoration/rehabilitation of the existing archeological site into an interpretive cultural area celebrating O’Fallon’s past history. Improvements to this are expected to start with a Phase 1 Cultural Resources Assessment to determine the appropriate steps necessary to create an interpretive cultural area. Removal of the current fence is a high priority along with the development of a hands-on interpretive experience.
- C. *Interpretive Trail around Archeological Site with Educational Nodes*–As part of the restoration/rehabilitation of the existing archeological site, the master plan recommends developing an interpretive trail around the perimeter of the site. Along this trail at various locations, nodes are envisioned that will include signage explaining the past and future of the site. Self guided

Phase 1 Cultural Resources Assessment:

“The process of locating and collecting information on cultural resources which is the foundation for historic preservation efforts. The Department of Natural Resources’ State Historic Preservation Office (SHPO) coordinates surveys in Missouri to identify the historic and archaeological resources that represent the state’s diverse heritage. The SHPO supports survey throughout the state through funding and staff assistance. Additional information can be found at:

<http://www.dnr.mo.gov/shpo/survey.htm>

Missouri Department of Natural Resources

cell phone audio tours could be offered to provide additional interpretive opportunities.

- D. *Relocated Fitness Trail*– The Dames Park Master Plan recommends relocating the existing fitness equipment along the existing trail located adjacent to the main roadway.
- E. *Off-Leash Fenced Dog Park*– A new fenced off-leash dog park is proposed in the location of the existing fitness equipment. The new dog park will include a small pavilion, and an enclosed off-leash play area with a drinking fountain/yard hydrant. Renovation of the existing parking area serving this area will include resurfacing the lot and providing two additional parking spaces.
- F. *Expanded Parking Lot with Trail Head*– The existing parking lot south of the proposed off-leash dog park will also be renovated and expanded to include a total of 97 parking spaces. Included in the parking lot improvement will be a trail head serving a small new trail which will link the expanded parking lot to the proposed off-leash dog park.
- G. *Nature Trail Along Existing Creek*– A nature trail is proposed along the existing creek which traverses the Dames Park site. This trail would be constructed of asphalt and be a minimum of 10 feet in width.
- H. *Nature Area*– Proposed on the eastern portion of the park site, preserved which is separated from the main park by a creek, would be a nature area. This nature area is planned to be served via an extension of Old Schaeffer Lane. This road extension will include parking along the southern edge. The nature area is envisioned to include a soft surfaced nature trail four to six feet wide.
- I. *Disc Golf Course with Removable Holes*– In order to promote additional uses in Dames Park, a nine hole disc golf course will be provided on the southern portion of the park, in both the open and wooded areas. Pins located in open areas will be installed with sleeves mounted below grade, so if necessary, the open space can also serve as a football practice area during peak demand, without risk of injury from disk golf activities.
- J. *Small Portable Concession Stand*– A portable concession stand is currently used throughout Dames Park. The plan proposes a fixed location for this concession stand east of the proposed Interpretive Trail around Archeological Site. Locating this feature consistently in the same location will help users locate the amenity as they become more familiar with the park through continual use.
- K. *Temporary Overflow Parking Lot*– A temporary overflow parking lot is planned northwest of the proposed Interpretive Cultural Area. This parking lot is anticipated to remain in turf so it can be utilized for football if necessary. During wet times of the year, parking use will be restricted in order to minimize damage to the turf.



Dames Park View of Seating Area.

- L. *Comfort Station*– A new comfort station is proposed adjacent to the existing south pavilion to better serve that pavilion. This structure is anticipated to include electric service which can be protected during frequently occurring flood events.
- M. *Electrical Upgrades*– The large main pavilion located in the northeastern portion of the park site will received electrical service upgrades to provide for the electrical needs of pavilion users. Providing electrical service to this pavilion would expand its availability and attractiveness to rental groups. Similar to the proposed south comfort station, this electrical service will need to be design to be protected during frequently occurring flood events.

FIGURE 4-4 – DAMES PARK MASTER PLAN



Fort Zumwalt Park

The analysis of the existing conditions at Fort Zumwalt Park reveals the following points:



Fort Zumwalt Park View of Lake Whetsel.

- Restricted sightlines exist at the main entrance/exit of the park pose safety risks to park users. This is most apparent during exiting movements where views of oncoming traffic on the Veterans Memorial Parkway are blocked by mature trees and vegetation.
- A grouping of maintenance buildings are located near the south entrance/exit. These buildings present a poor impression and create circulation conflicts between park users and staff. Additionally the smallest building is in poor condition and should be removed.
- The park lacks an adequate maintenance building. Maintenance and material storage functions are dispersed between three buildings which presents operations challenges, resulting in operational inefficiencies.
- The existing parking lot which serves the historic Heald House and Fort renovation is undersized and circulation conflicts are apparent during peak use times. The parking lot is also not configured to adequately accommodate several large size buses, at one time.
- Restoration of the historic fort site is underway, representing a unique asset for the park. Adequate facilities and amenities which help visitors interpret this resource are currently lacking.
- Lake Whetsel is a significant asset for the entire park, however it lacks adequate access to the water, especially for park users with accessibility issues. Drainage structures which serve the lake are unattractive. Facilities which take advantage of this natural resource are lacking.
- The quality of fishing opportunities on Lake Whetsel are diminished due to the shallow depth of the water, resulting from past siltation deposits. Measures are currently in place to reduce future sediment deposits into the lake however, dredging and renovation of the lake would improve the fishing habitat and conditions.
- The existing parking lot east of the lake is in poor condition and should be resurfaced and possibly reconfigured to maximize its capacity.
- Access to Winter Haven Park is currently limited. Access can be provided by using City owned land which connects Fort Zumwalt Park to Winter Haven Park. An opportunity exists to provide access for Winter Haven Park in Fort Zumwalt Park and should be considered.
- The southern portion of the park offers opportunities to provide additional picnic facilities. Because of this areas close proximity to the historic fort site currently being renovated; picnic facilities would even be more desirable.
- The natural environment of Fort Zumwalt Park presents several opportunities for additional trail development, some of which is under development. Additional trails could be accommodated in the park.

As O'Fallon's premier park representing a significant natural resource asset, the Master Plan calls for Fort Zumwalt to remain focused as a primarily passive and natural park. The following improvements will

improve its ability to serve as a passive park while accommodating certain special events and allowing additional users to experience the special features of this park while preserving its unique character. The focus of the plan is to preserve the natural, rustic character of the park. When development of new facilities is necessary, natural materials compatible with the visual character of the park will be used.

- A. *Main Park Signage* – As mentioned above for other parks, improvements are needed to the main park signage. In order to communicate a strong and consistent image of the O’Fallon Park system, a new main park sign is recommended. As previously recommended, this sign should incorporate the current system logo, or new logo if in place. It should include readily identifiable design elements or motifs which can be repeated in other main park signs.
- B. *Selective Removal of Trees for Improved Visibility*– Removal of a portion of the existing vegetation on the west side of the main entrance is necessary to improve visibility along the Veterans Memorial Parkway. This will include removal of trees and undergrowth.
- C. *Removal of Existing Small Maintenance Building*– The existing small maintenance building near the east entrance will be removed. A new traffic island will be constructed to improve vehicular circulation into the park from this point. The traffic island will include landscape plantings to provide some screening of the remaining buildings while insuring adequate visibility.
- D. *New Maintenance Building and Storage Building*– A new maintenance building will be constructed at the end of the existing park cul-de-sac road. The new maintenance building will be approximately 2,500 square feet and will include a separate storage shed and paved yard area.
- E. *Removal and Replacement of Parking Lot and Walkway*– The existing parking lot adjacent to the historic Heald House will be reconstructed in a modified configuration to accommodate visitor buses. The new lot is planned to accommodate approximately 58 cars. The design of the lot will reflect the historic/natural visual character of the surrounding context, with a design character in keeping with the surrounding context. This would include substantial landscape plantings, stone curbing and permeable concrete or a pervious type of pavement. Again, the use of asphalt paving will be discouraged in order to create a visual environment which is harmonious to the surrounding area.
- F. *Restored Fort with Interpretive Signage– Signage Only* – New interpretive signage associated with the historic fort and Head House will be provided. This signage is intended to communicate the historical aspects of the development of these two structures. A cell phone audio tour may also be developed as part of this interpretive experience.



Fort Zumwalt Park View of Fort restoration.

- G. *Lake Pathway with Seating/Viewing Nodes* – A new pathway system incorporating seating/viewing nodes will be created around the Lake Whetsel. The pathway system will be approximately 10 feet wide and ADA accessible. Benches and trash cans will occur at various locations along this pathway. A small stream crossing will be required to provide a continuous loop trail along the lake.
- H. *Reconstructed Existing Parking Lot*– The existing parking lot adjacent to Lake Whetsel will be reconstructed. After reconstruction this lot is anticipated to accommodate 11 vehicles including ADA parking spaces.
- I. *New Lake Access, Fishing Dock and Gazebo*– Reconstructed access to Lake Whetsel will include a fishing dock and overlook gazebo. This gazebo will be designed to take advantage of the views across Lake Whetsel and is expected to be available for special event rental. Access to the lake will meet current ADA guidelines, and in addition to dock access, will include access to the waters edge.
- J. *New Parking Lot and Trail for Winter Haven Trail Connection*– A new parking lot will be developed to provide parking for users of Winter Haven Park. Pedestrian access will be provided from this location via a paved trail into the Winter Haven site.
- K. *Heritage Meadow*– The Heritage Meadow will feature new recreation amenities associated with the nearby historic Fort and Heald House. These new amenities will include three new rentable picnic pavilions, a comfort station and a playground. The playground is envisioned as a central feature connected to the new pavilions by a paved trail. The design of these new facilities will reflect the historic character of both the Fort and the Heald House.
- L. *Lake Improvements*– Improvements to Lake Whetsel are planned to improve both the water and fishing quality of the lake. These improvements include dredging, and aquatic shelf/edge creation and fish habitat creation.
- M. *New Visitor's Interpretive/Nature Center*– A new interpretive center is planned between the historic Fort and the Heald House. This facility will be approximately 2,000 square feet and will include interpretive exhibits which explore both the historic Fort Zumwalt and the Heald House.
- N. *Soft Trail Improvements*– Trail opportunities will be expanded by the development of additional soft trails. These trails will be located in the existing wooded areas of the park, designed to take advantage of this unique natural asset.



Fort Zumwalt Park View of existing parking lot adjacent to Lake Whetsel planned to be reconstructed.

FIGURE 4-5 – FORT ZUMWALT PARK MASTER PLAN



Knaust Park

An analysis of the Knaust Park site includes the following points:

- The park currently lacks a comfort station, limiting user’s ability to enjoy the site. The park also lacks a drinking fountain.
- The existing playground lacks the required number of ground mounted ADA accessible play experiences. Related to this, the playground surface is mulch and as maintained is not ADA accessible.
- The existing parking lot is configured in a back out arrangement in which the entire width of the parking lot is visually exposed to visitors entering the park from the street.
- The park boundary is not visually well defined, and users often have views into private rear yards of adjacent homes.
- The perimeter fence of the central located cell tower is visually unappealing and dominates the visual character of the park.
- The perimeter trail lacks benches for resting and seating opportunities. It also lacks lighting creating the potential for surveillance issues during evening hours.
- The existing concrete storm water swale has eroded, exposing adjacent utility lines. It is visually unappealing and presents a safety hazard to young park users.

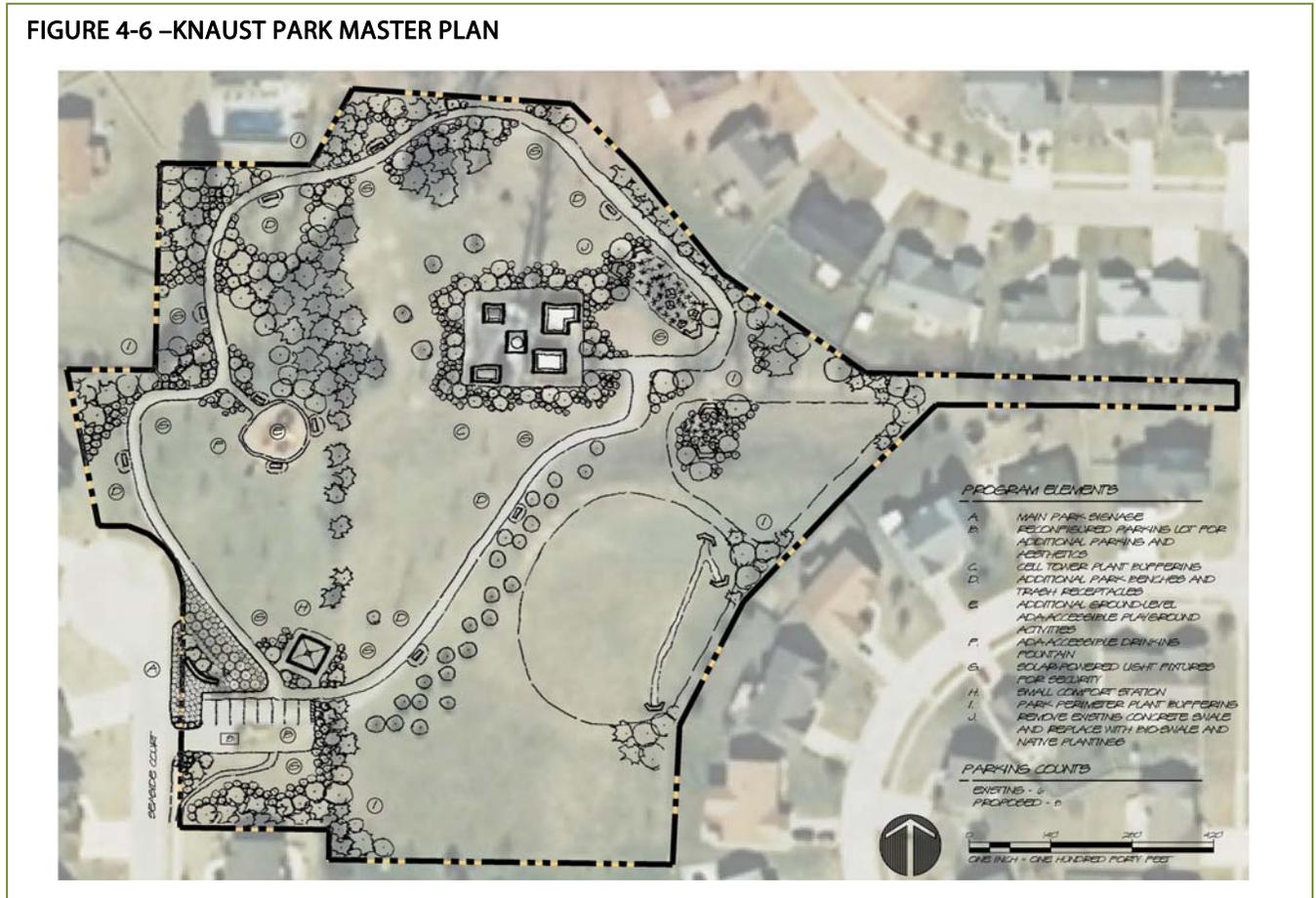
Improvements for this park are shown in Figure 4-6 and Appendix C and include the following:

- A. *Main Park Signage* – A new main park sign is recommended in Knaust Park to communicate a strong and consistent image of the O'Fallon Park system. As previously recommended, this sign should incorporate the current system logo, or new logo if in place. It should include readily identifiable design elements or motifs which can be repeated in other main park signs.
- B. *Reconfigured Parking Lot*– A new reconfigured parking lot is proposed for Knaust Park. This lot will be realigned to reduce the visual impact to park users while providing two additional parking spaces. It will also include a significant landscape buffer to reduce the visual impact on the adjacent residential property.
- C. *Cell Tower Plant Buffering*– Landscape planting is recommended to improve the aesthetics of the perimeter cell tower fencing.
- D. *Additional Park Benches and Trash Receptacles*– Additional benches and trash receptacles are planned to be provided at various locations along the perimeter park walkway.
- E. *Playground Improvements*– Improvements to the existing playground include the retrofitting of the current play structure with 2-3 ground mounted play activity panels. Additionally, a new poured in place safety surface and edging will be included as part of these playground improvements.
- F. *ADA Accessible Drinking Fountain*– A new ADA accessible drinking fountain will be installed near the existing playground.
- G. *Solar-Powered Light Fixtures*– New solar powered light fixtures are planned along the existing perimeter walkway. These fixtures have advantages over traditional light fixtures in that they will not require power be provided at the site, and they will not require the installation of underground wiring.
- H. *Comfort Station*– A new small comfort station is planned near the entrance to the park. This comfort station will either contain two individual restrooms with one fixture per restroom, or one family bathroom.
- I. *Park Perimeter Plant Buffering*– The installation of a significant planted buffer to provide a defined park edge and buffer surrounding residential property from the park is recommended. This plant buffer would also improve user experience by reducing the visual impact of the surrounding homes while simultaneously creating a more natural environment.
- J. *Concrete Swale and Drainage Improvements*– Improvements to the existing concrete swale include the removal of the existing concrete improvements and installing piping along with covering the open swale. These improvements are planned to be completed by 2010.



Knaust Park Landscape planting is recommended to improve the aesthetics of the perimeter cell tower fencing.

FIGURE 4-6 –KNAUST PARK MASTER PLAN



O'Fallon Sports Park

A review of the existing conditions at O'Fallon Sports Park reveals the following points:

- O'Fallon Sports Park, while one contiguous site, functions as two separate sites divided by the Dardenne Creek, and linked by a two lane roadway.
- Under O'Fallon's current maintenance program, individual maintenance buildings are located on larger park sites. Sports Park does not currently have an on-site maintenance building.
- The four large tournament soccer fields located on the north portion of the site lack lighting which would expand usage into the evening hours.
- A single concession stand is located on the southern portion of the site. During periods of heavy use such as tournaments, this becomes inconvenient for users because of its location. One concession stand is inadequate for the number of fields located within the park. Related to this is the lack of permanent comfort station facilities on the north side of the park. This is further reinforced by the poor visual impression that existing portable restrooms present to the public, which was mentioned several times during the public input process.

- Parking on the south portion of the site is inadequate for the number of fields which currently exist. This results in people parking on open turf areas often damaging the surrounding park ground.
- Most recent floodplain and floodway data (1995) indicates that the majority of the site (both north and south portions) is in the Dardenne Creek floodway. Only a small area within the southern portion of the site is outside of the floodway, but it still lies within the 100-year floodplain.
- The existing playground facilities are in good condition however adequate accessible surfacing is not present.
- O'Fallon Sports Park's primary function is to provide field space for soccer and lacrosse programs. Similar to Dames Park, this park is very successful at meeting this need, but it has limited appeal for users with other outdoor recreation needs. Recommended improvements should strive to provide additional recreation opportunities to broaden the parks appeal to a wider audience.



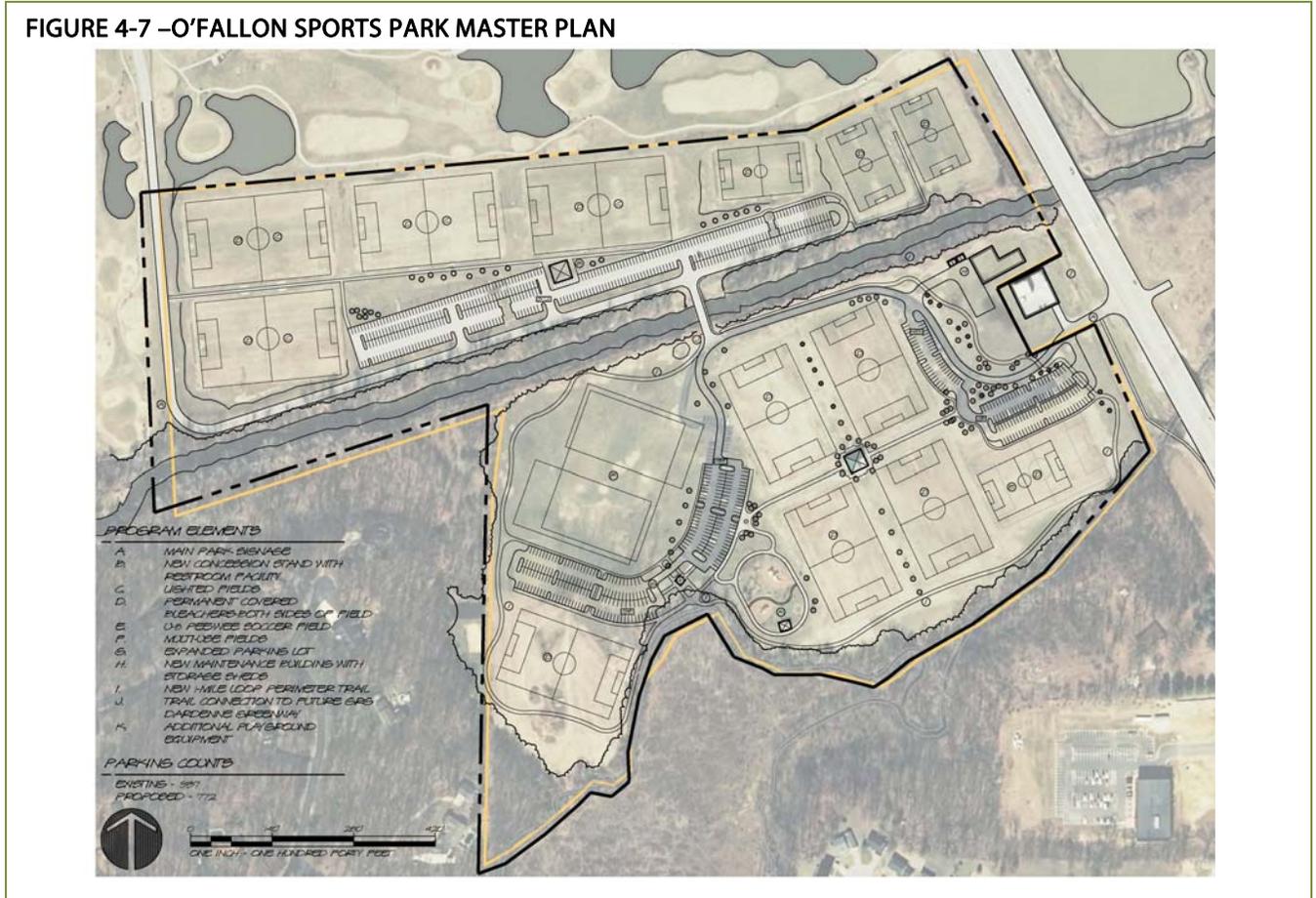
O'Fallon Sports Park A multi-use sports field is proposed in the current open practice area shown above.

This Master Plan, shown in Figure 4-7 and in Appendix C, recommends O'Fallon Sports Park remain primarily a park targeted to athletics, specifically soccer, however new amenities focused on improving the variety of recreational experiences should be developed in the future. The following improvements are expected to support the parks original mission while expanding it's offering to a wider base of users.

- Main Park Signage* – The current main park sign, which is pole mounted, should incorporate the current system logo, or new logo if in place in order to communicate a strong and consistent image of the O'Fallon Park system. It should include readily identifiable design elements or motifs which can be repeated in other main park signs.
- Concession Stand with Restroom Facility*– A new combined concession stand and comfort station is proposed adjacent to Field #__ near the existing parking lot. The parking lot will require minor modification to provide adequate space around the structure.
- Field Lighting*– Field lighting will be provided for the four large tournament soccer fields located on the north portion of the site.
- Permanent Covered Bleachers*– Permanent covered bleachers will be proved on each field within the park.
- U-8 Pee-Wee Soccer Field*– A reconfigured U-8 Pee Wee soccer field will be located in Field #__ in the current location of Field D. The field will be shifted slightly to increase the space between to adjacent field in order to reduce conflicts during games.
- Multi-Use Sports Field*– A multi-use sports field is proposed in the current open practice area. This space would be developed to accommodate either two youth size soccer fields or one large soccer field. Functionally it may be programmed as overflow practice space but would be available as additional dedicated fields during tournament events. Field development would include adequate subdrainage systems and irrigation.

- G. *Expanded Parking Lot*– In order to provide adequate parking for the existing and proposed fields located on the south portion of the site, the existing western parking lot will be expanded to include an additional 138 spaces. The modifications to the parking lot will incorporate the existing pavilion not requiring its relocation. New sidewalks will be constructed to provide the necessary pedestrian connection to this structure. The existing main eastern parking lot would also be expanded south to provide an additional 78 parking spaces, and the north-south lot in this vicinity would be reconfigured to provide an additional 25 parking spaces, bringing the total parking spaces provided in these two eastern lots to 163.
- H. *Maintenance Building with Storage Sheds*– A new maintenance building will be constructed northwest of the existing Duckett Creek Sewer District building. The new maintenance building will be approximately 8,000 square feet and will include two separate storage sheds and paved yard area.
- I. *New 1-Mile Loop Perimeter Trail*– A perimeter trail is proposed along the perimeter of the southern portion of the park creating a one mile loop. This trail would be constructed of asphalt and be a minimum of 10 feet in width.
- J. *Trail Connection to Future GRG Dardenne Greenway*– A future connection is planned to link the new one mile loop perimeter trail with the future Dardenne Greenway. This is anticipated to occur on the east side of the existing roadway crossing the creek.
- K. *Playground Improvements*– Improvements to the existing Playground area include installation of new safety surfacing.
- L. *Youth Soccer Field*– A new youth soccer field will be located in the open field area in the south west corner of the site. Field development would include adequate subdrainage systems and irrigation but not lighting.

FIGURE 4-7 – O'FALLON SPORTS PARK MASTER PLAN



Ozzie Smith Sports Complex

An investigation of the existing conditions at Ozzie Smith Sports Complex reveals the following:

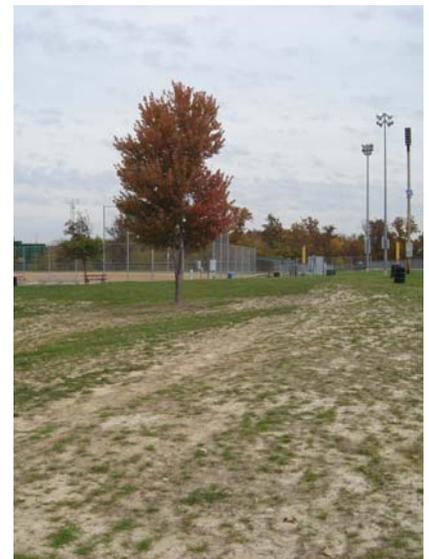
- Ozzie Smith Sports Park not only accommodates a significant portion of O'Fallon's baseball field needs but it also annually is the site for the community's Heritage and Freedom Festival over the Fourth of July holiday. As such, the north ballfield complex which accommodates the main performance stage lacks an adequate paved area to properly serve this function.
- During the Heritage and Freedom Festival, a significant amount of truck traffic services the park, but no adequate exit route exists due to the use of the existing parking lot and internal roadway by festival activities.
- The neighborhood located east of the park has provided a pedestrian pathway leading to the park, but no connection within the park exists.
- The north ballfield complex, while configured in clustered arrangement, lacks a central restroom or concession area requiring users to walk through the main parking lot when using these amenities.
- The park's single use nature does not provide users seeking other recreation opportunities alternative recreation facilities. In addition to the existing sports fields, the only additional recreation amenity is

playground. Amenities should be added to the park to provide a more well rounded and balanced recreational experience.

- The land immediately south of the park is currently undeveloped and not being utilized.

This Master Plan shown on Figure 4-8 and in Appendix C, calls for Ozzie Smith Sports Complex to remain as the community's premier venue for baseball and softball facilities. Improvements suggest by this plan are focused improving this parks ability to accommodate the annual Heritage and Freedom festival. The following improvements are anticipated to support this dual mission.

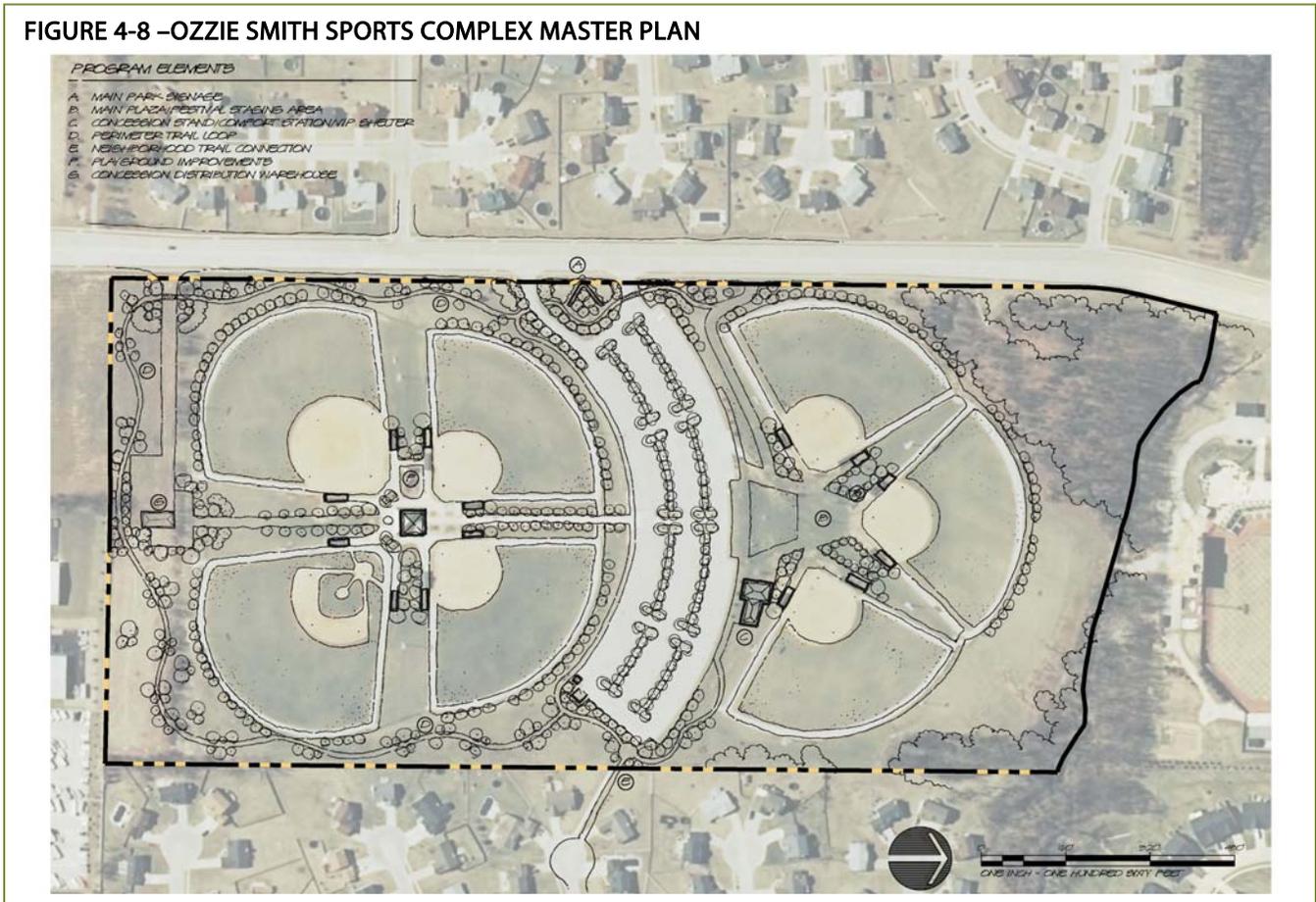
- A. *Main Park Signage* – While the existing signage for Ozzie Smith Park is nice, a new sign incorporating the current system logo, or new logo if in place should be considered. Like other park signs, a new sign should be considered to communicate a strong and consistent image of the O'Fallon Park system. As shown on the master plan, an angled configuration located in the area between the entrance and exist lanes would provide visibility in one centralized location.
- B. *North Field Complex Improvements*– A series of improvements are recommended for the North Field Complex to address the needs of the ballfield functions and the Heritage and Freedom Festival. These improvements include:
 - **Main Plaza Festival Staging Area:** A new paved main plaza would be constructed to serve both the ballfield complex needs and as the Heritage and Freedom Festival staging area. To adequately accommodate the sloping grade in this area while meeting all necessary ADA requirements, a series of retaining wall will be necessary.
 - **Concession Stand/Comfort Station/VIP Shelter:** A new combined concession stand and comfort station is proposed on the first base side of Field #3. A second story will accommodate spectator viewing while serving as a V.I.P. shelter. In order to meet necessary ADA requirements, this facility would require an elevator for second story access to the viewing area.
 - **Field Promenade/Festival Access Route:** A field promenade located south of Field #1 is proposed to serve as a linear spectator walkway, which could also accommodate booths during tournament events. This promenade is also planned to function as a vehicle access route for trucks exiting the site during the Heritage and Freedom Festival.
- C. *Perimeter Trail*– A perimeter trail is proposed along the southern portion of the park creating a short loop around the south quad field complex. This trail would be constructed of asphalt and be a minimum of 10 feet in width. This new perimeter trail would include a paved connection to the adjacent eastern neighborhood.



Ozzie Smith Sports Complex A new paved main plaza is proposed to be constructed in the area shown above to serve both the ballfield complex needs and as the Heritage and Freedom Festival staging area.

- D. *Playground Improvements*—Improvements to the existing playground area include installation of new safety surfacing, and will be completed by the end of 2009.
- E. *Concession Warehouse*—A new Concession Warehouse is proposed for the land immediately south of the park. The current Concession Warehouse is located in Westhoff Park, and is recommended to be removed as part of the improvements to that park. The new structure is planned to be 1,800 square feet and site features will include a small paved parking lot and access drive.

FIGURE 4-8 –OZZIE SMITH SPORTS COMPLEX MASTER PLAN



Paul A. Westhoff Memorial Park

A review of the current conditions at Westhoff Park reveals the following points:

- Westhoff Park is a heavily used park, serving a wide variety of roles to a significant population base. This heavy use is reflected in the poor condition of several amenities in the park.
- The main vehicular circulation systems functions poorly. Specific problems include:
 1. The road system in the northwest portion of the site is a one-way system while other roads in the park are two way causing congestions and poor vehicular flow, which becomes worse during periods of heavy use.

2. The main parking lots on the western edge of the site are not connected, preventing through vehicular circulation which compounds the circulation problems. Two existing storage sheds located in the space linking the two parking areas coupled with an open concrete swale are barriers preventing connection.
 3. The main northwest park entrance directs vehicles through a one way parking lot located directly adjacent to a ballfield creating numerous opportunities for pedestrian- vehicular conflicts. Back out parking spaces located on the opposite side of the ballfields also create safety issues as users cross the parking lot.
 4. The large area adjacent to the existing fields is paved, looks unattractive and lacks clear definition of pedestrian areas versus vehicular areas, creating potential safety issues.
 5. In some locations, the parking is directly adjacent to the playing field with no buffer between the field and parking.
 6. No vehicular access exists on the eastern side of the park, although future access has been design and will be implemented.
 7. The current concession warehouse is located in this area which is constrained for space. Relocation options should be investigated.
- A skateboard area exists within the park. This area and the nearby horseshoe pits are in poor condition and are often subject to vandalism.
 - Fireworks for the annual Heritage and Freedom Festival are launched from the southeastern corner of the site and this is expected to continue in the future.
 - The current arrangement of sports fields in the park appears haphazard and does not utilize the current park land efficiently.
 - The access road connecting the park to the existing maintenance facility is in poor condition and needs to be replaced.
 - A pedestrian trail exists on the northeast edge of the site, however it lacks connectivity to other areas and features of the park.
 - A lack of parking coupled with poor location of the parking areas which exist is a problem throughout the park.
 - Lighting exists for some of the athletic fields while other fields have older fixtures which are not energized.
 - Many of the facilities located on the northern portion of the site are not frequently used and are in poor condition.



Westhoff Park Reconfiguration of the existing fields will eliminate safety issues caused by parking areas located directly adjacent to ballfields.

The proposed Master Plan for Westhoff Park, shown in Figure 4-9 and Appendix C, includes a major renovation of the existing facilities to create a premier park which provides high quality athletic fields combined with other community oriented amenities. Again, these improvements are expected to support the parks original focus while expanding its offering to a wider base of users. The specific components and recommendations of this plan include:



Westhoff Park The existing concrete swale and head wall require reconstruction to provide the opportunity for development of the proposed western parking lot.

- A. *Main Park Signage* – The current main park sign should incorporate the current system logo, or new logo if in place in order to communicate a strong and consistent image of the O'Fallon Park system. It should include readily identifiable design elements or motifs which can be repeated in other main park signs.
- B. *Reconstructed Concrete Swale, Headwall and Endwall*– The existing concrete swale and head wall require reconstruction to provide the opportunity for development of the proposed western parking lot. This will include moving the new headwall south. Options should be investigated for covering the entire concrete swale in order to provide for future enlargement of the proposed pee wee fields.
- C. *Upgraded South Drive and Picnic Area*– An upgraded south drive linking the park to the existing maintenance facility will feature a wider road, and a drop off and turn around serving a new picnic area. The new picnic area will include tables and 1-3 small structures in located within the existing wooded area.
- D. *Traffic Roundabouts with Center Art Sculptures/Plantings*– Traffic roundabouts are proposed in two locations of the master plan to facilitate traffic control. Improvements proposed within the roundabouts include may include either public art sculptures or landscape plantings.
- E. *Basketball Courts*– Basketball courts will be provided. The configuration will accommodate one full-court game or a maximum of four half-court games.
- F. *Reconstructed Two-Way Interior Roadway with Dedicated Parking Lots*– The existing roadway system will be reconfigured and reconstructed to provide two-way circulation throughout the park. The new road system will include entrances on both the east and west edges. The roadway will be a 14 feet wide, and include asphalt paving without curbing. Street lighting will be located along the roadway to provide an adequate level of roadway lighting.
- G. *Dedicated Fireworks Staging and Launch Area*– A dedicated area for the launching of fireworks will be provided as an eyebrow along the proposed new roadway. This location will provide 600 feet of habitable building safety clearance required during launch events.
- H. *West Athletic Fields*– The current western athletic fields will be replaced with a new “quad” complex which included the following elements:
 - **Concession Stand/Comfort Station:** A new combined concession stand and comfort station is proposed in the center of the “quad” arrangement. This central location will concentrate various functions into one convenient location. The existing concession stand warehouse will be relocated to a new structure at Ozzie Smith Sports Complex.

- **Intermediate Ball Fields:** Two intermediate sized ballfields will be located on the northern half of the “quad” complex. These fields will have dirt infields and 200-foot foul lines. Field development will include adequate subdrainage systems, irrigation, lighting, dugouts and outfield fencing.
- **Pee Wee Ball Fields:** Two pee wee sized ballfields will be located on the southern half of the “quad” complex. These fields will have dirt infields and 125-foot foul lines. Field development will include adequate subdrainage systems, irrigation, lighting, dugouts and outfield fencing. If the open concrete swale mentioned above is covered in the future, these fields could be expanded to have 200-foot foul lines.
- **West Parking Lot:** In order to provide adequate parking for the proposed fields, the existing western parking lot will be reconstructed to provide a total of 112 spaces. The northern end of the parking will include a roundabout incorporating the current park entrance road as a secondary entrance. The new parking lot will include lighting with cut off fixtures to prevent glare on adjacent residential homes.
- **Existing Pavilion and Playground:** The existing pavilion and playground will remain in place. Future improvements to the playground should include installation of safety surfacing.
- **South Parking Lot:** The existing south parking lot will be reconstructed to provide a total of 50 parking spaces serving both the “quad” complex and the adjacent tennis courts. The new parking lot will include lighting.
- **Connecting Sidewalks:** Sidewalks connecting this area to other areas of the park will be provided.

I. **North Meadow**– The North Meadow is the northern portion of the site redesigned to accommodate recreation facilities and amenities associated with the surrounding neighborhood and adjacent school. It includes two distinct areas- the Inclusion Playground area and the Outdoor Classroom/Court area. The Inclusion Playground area includes following elements:

- **Inclusion Playground:** A new inclusion playground will feature three separate play “spaces” designed to provide enhanced play experiences available to all regardless of ability.
- **Comfort Station:** A new comfort station is proposed adjacent to the proposed inclusion playground.
- **Open Pavilion:** A new open pavilion will serve as a gathering area for users of the inclusion playground.

The Outdoor Classroom/Court area includes following elements:

- **Existing Handball Court Removal:** The existing handball courts are in poor condition and will be removed.



Westhoff Park The northern portion of the site will be redesigned to accommodate the Inclusion Playground area and the Outdoor Classroom/Court area.

- Open Pavilion: A new open pavilion will serve as a gathering area for users of the volleyball courts or as an arrival and gathering node for outdoor classroom functions.
- Comfort Station: A new comfort station is proposed adjacent to the proposed volleyball courts.
- North Parking Lot: A new parking lot with 90 spaces will be provided north of the main roadway. The new parking lot will include lighting and is intended to be shared by both areas.
- Volleyball Court: Two new sand volleyball courts will be provided in a central area served by the new comfort station and open pavilion identified above.
- Outdoor Classroom: The outdoor classroom is an outdoor teaching habitat set aside for community instruction functions. It is envisioned to include a gathering space such as an amphitheater along with an associated natural amenity.

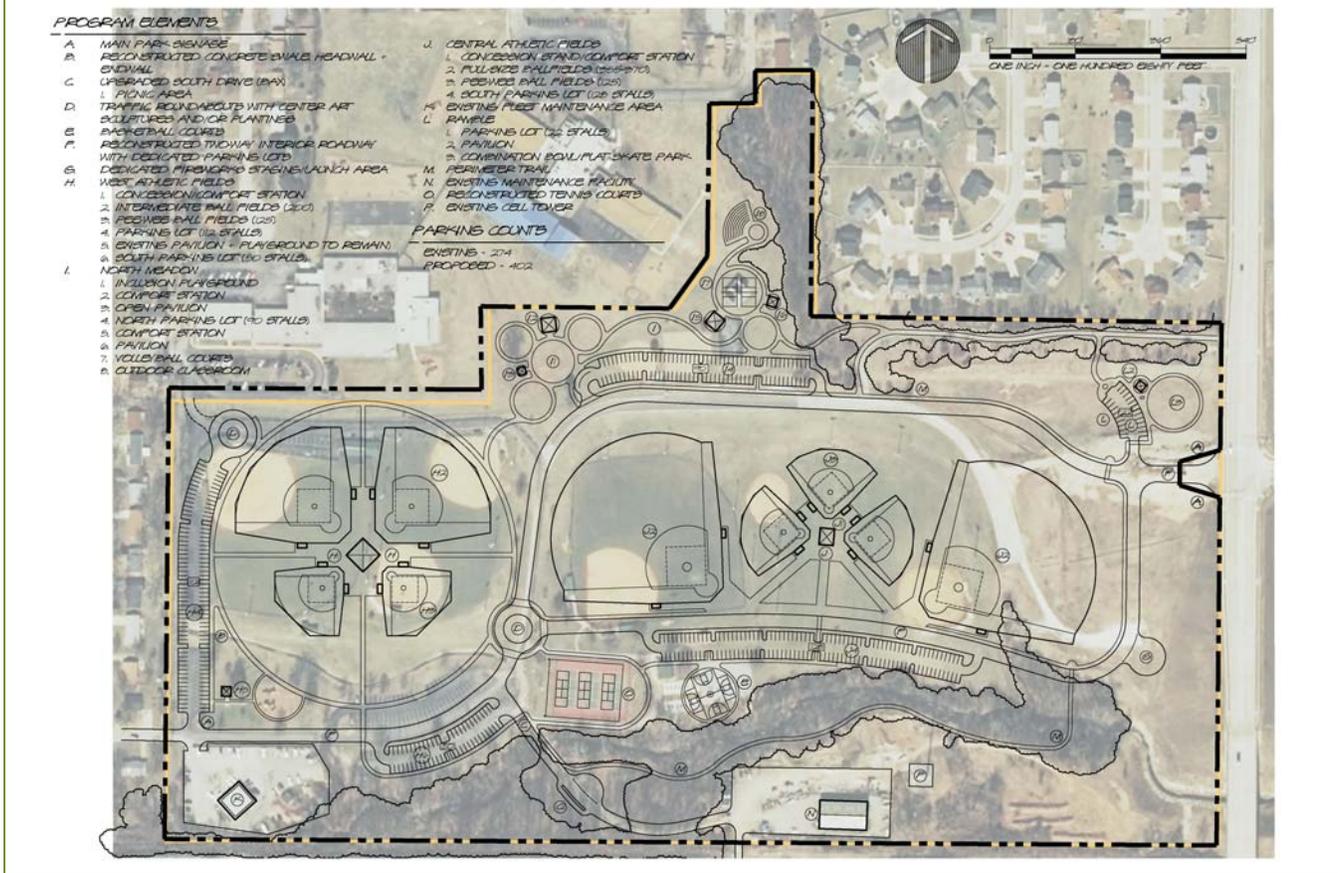


Westhoff Park The current athletic fields and open space on the eastern side of the park will be replaced with a new complex of fields.

- J. *Central Athletic Fields*– The current athletic fields and open space on the eastern side of the park will be replaced with a new complex of fields including the following elements:
- Concession Stand/Comfort Station: A new combined concession stand and comfort station is proposed in the center of the new field arrangement. This central location will concentrate various functions into one convenient location serving both the pee wee Fields and the full size fields.
 - Full Size Ballfields: Two full sized ballfields will be located on either side of the field complex. These fields will have dirt infields and 355-370 foot foul lines. Field development will include adequate subdrainage systems, irrigation, lighting, dugouts and outfield fencing.
 - Pee Wee Ballfields: Three pee wee sized ballfields will be located in the center of the proposed field complex. These fields will have dirt infields and 125-foot foul lines. Field development will include adequate subdrainage systems, irrigation, lighting, dugouts and outfield fencing.
 - South Parking Lot: A new south parking lot will be provided in a linear arrangement. It will include a total of 128 parking spaces serving both the proposed field complex and the adjacent skate park to the south. The new parking lot will include lighting.
 - Connecting Sidewalks: Sidewalks connecting this area to other areas of the park will be provided.
- K. *Existing Fleet Maintenance Area*– The existing City fleet maintenance area will remain in its current location. Additional landscape planting may be necessary to improve the main entrance into the park.

- L. *Ramble*– The Ramble is the northeastern portion of the site, which has been redesigned to accommodate recreation facilities and amenities typically found in a Neighborhood Park. It will include the following elements:
- **Parking Lot:** A small parking lot will be provided to serve users of the Ramble. It will include a total of 22 parking spaces. The new parking lot will include lighting.
 - **Pavilion:** A new open pavilion will serve as a gathering area for users of the Ramble. A drinking fountain will be associated with this pavilion.
 - **Combination Bowl/Flat Skate Park:** A new skate park will be located in the same general area of the current facility and it will include a combination in-ground concrete bowl area and flat ramp area. Support amenities related to the skate park will include benches, trash receptacles and paved walkways connecting to other areas of the site.
 - **Trailhead:** A trailhead will be developed as a connection to the existing trail linking the park with the neighborhood to the north.
- M. *Perimeter Trail*– A perimeter trail is proposed around the park creating a loop system connecting the various areas of the park. This trail would be constructed of asphalt and be a minimum of 10 feet in width.
- N. *Existing Maintenance Facility*– The existing maintenance facility will remain in its current location. A removable bollard will be provided on the upgraded south drive to restrict public access to the maintenance facility.
- O. *Reconstructed Tennis Courts*– The existing tennis courts will remain in their current location and be reconstructed. New lighting will also be provided.
- P. *Existing Cell Tower*– The existing cell phone tower will remain in its current location.

FIGURE 4-9 –PAUL A. WESTHOFF MEMORIAL PARK MASTER PLAN



O'Day Park

O'Day Park is O'Fallon's newest park. It is currently being implemented through a multi year implementation process which is anticipated to be completed in the next 5-10 years. This Plan does not recommend any improvements for this park.

Winter Haven Park

A review of the Winter Haven Park site reveals the following points:

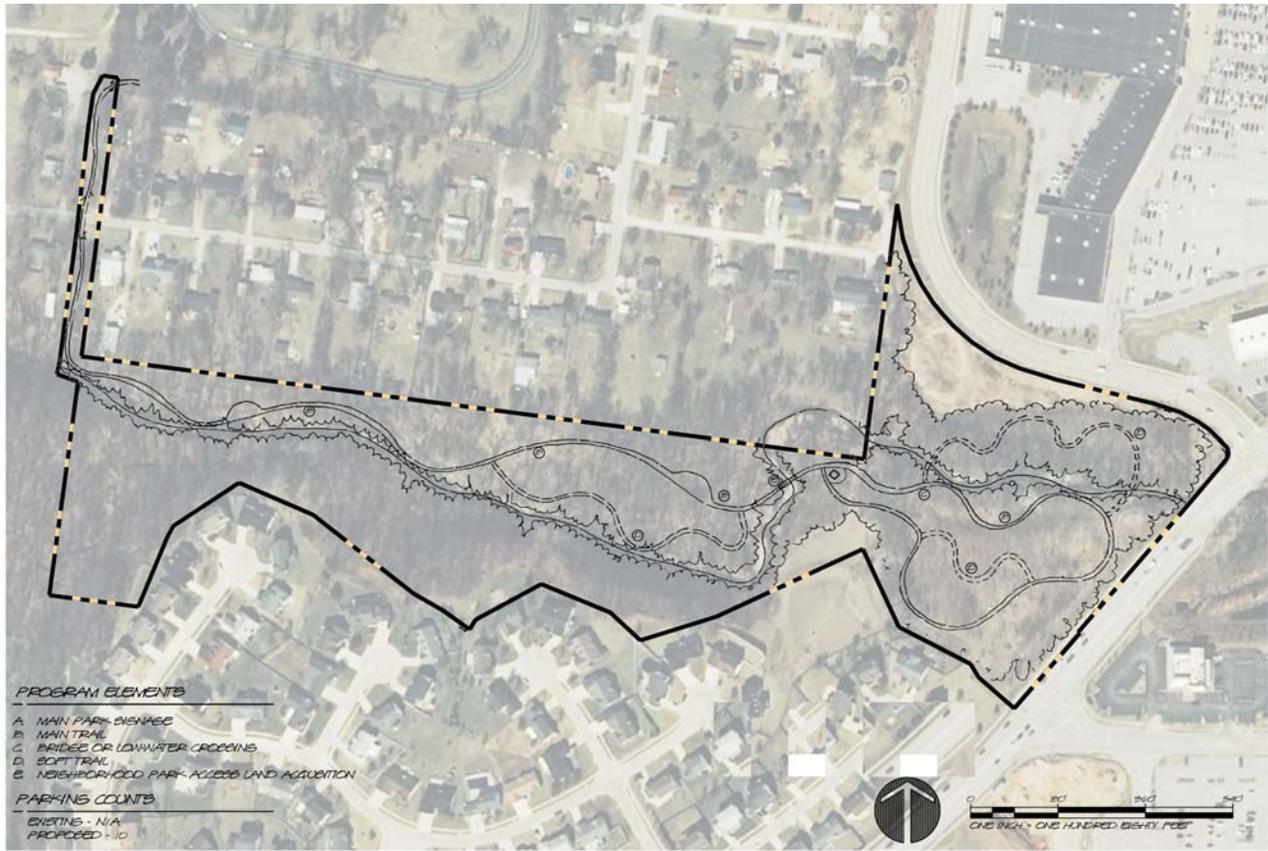
- The park consists of land which is very rugged. This combined with the parcel configuration and adjacent high traffic roadways, severely limits vehicle and pedestrian access into the park.
- Because of its severely sloping character, trails represent the only feasible recreation amenity which the site can accommodate.
- The park's current lack of access presents significant challenges to adequately providing a safety presence and adequate surveillance in the park. Emergency access is also difficult.

The proposed Master Plan for Winter Haven Park, shown in Figure 4-10 and in Appendix C, is focused on utilizing Winter Haven Park as a linear park, linking into a larger greenway which is planned to connect to a future Neighborhood Park planned to the west. In order to address accessibility concerns, acquisition of adjacent land for facilities found in a

typical Mini Park should be considered. The specific components and recommendations of this plan include:

- A. *Main Park Signage* – A new main park sign is recommended to indicate the location of Winter Haven Park. The proposed location for the sign is at the trailhead located within Fort Zumwalt Park. This sign is intended to guide users to the park through the proposed trail connection. Additional signs should be considered along the edges of the park to improve the parks visibility to those on the surrounding roads. This is especially important due to the fact that the majority of the park land lies below the surrounding roads. As with other signs proposed throughout the park system, this sign should incorporate the current system logo, or new logo if in place. It should include readily identifiable design elements or motifs which can be repeated in other main park signs.
- B. *Main Trail*–The main trail is proposed to be constructed of asphalt and be a total width of 10 feet with 2 foot soft shoulders.
- C. *Bridge or Low Water Crossing*– A low water crossing would be located at the appropriate trail-stream crossing.
- D. *Soft Trails*– A series of soft trails would be located off the main paved trail to provide users with a natural experience. These trails would follow the terrain of the site, and feature the natural beauty of the site.
- E. *Composting Comfort Station*–Because of the sites restricted nature, the need to provide a comfort station will be addressed by providing a composting toilet located along the proposed trail.
- F. *Neighborhood Park Access Land Acquisition*– In order to provide adequate vehicular access, the acquisition of additional land able to accommodate such uses is necessary and recommended in the future.
- G. *Parking Area and Trail Head*– A new parking lot will be developed to provide parking for users of Winter Haven Park. Pedestrian access will be provided from Fort Zumwalt Park via a paved trail into Winter Haven Park.

FIGURE 4-10 –WINTER HAVEN PARK MASTER PLAN



Renaud Spirit Center

Although the focus of this plan is outdoor land based facilities, several suggestions for improvements to both the interior and exterior of The Renaud Spirit Center are the result of input received during the master planning process. The following additions to the Spirit Center are recommended:

- Adult Locker Room Expansion
- Sauna
- Steam Room
- General Programming Room

The above expansion should be planned to have minimal impact on the existing parking areas of The Renaud Spirit Center. This expansion should also avoid impacting the outdoor area which supports the Kid’s Korner space.

Incorporation of an outdoor aquatic facility at the Spirit Center was considered during the master planning process, but is not currently recommended.

Trails

A Bikeable-Walkable Community Plan (OWL) was developed in 2008 for the communities of O’Fallon, Wentzville and Lake St. Louis, Missouri. The

purpose of this plan is to enhance the transportation, recreation and fitness infrastructure in these communities. With this plan in place, the City of O'Fallon is currently in the process of implementing various component parts. Input received during the development of this master plan has been used to formulate focused implementation objectives, related to trails, which support of the recommendations of this plan. These objectives include:

- A high priority on connectivity between existing parks.
- Development of trail system which connects the parks but is separate from the existing roadway system promoting safety and use by those of all ages and minimizing conflict with motorized vehicles.
- Promotion and education of the natural environments which exist within the O'Fallon community.
- Designate a future corridor framework which is coordinated with new park land acquisitions recommended by this plan.

Using the above objectives as a basis, a trail concept has been developed which uses the O'Fallon portion of the OWL plan as its underlying basis. The Trail Concept Plan has conceptually developed for the entire Community. See Figure 4-11 (also located in Appendix C) for a schematic layout of this trail system.

The trail system indicated on this plan is considered as a supplement to the OWL plan for O'Fallon. It also includes connections to all of the existing parks via several types of trails which are described below.

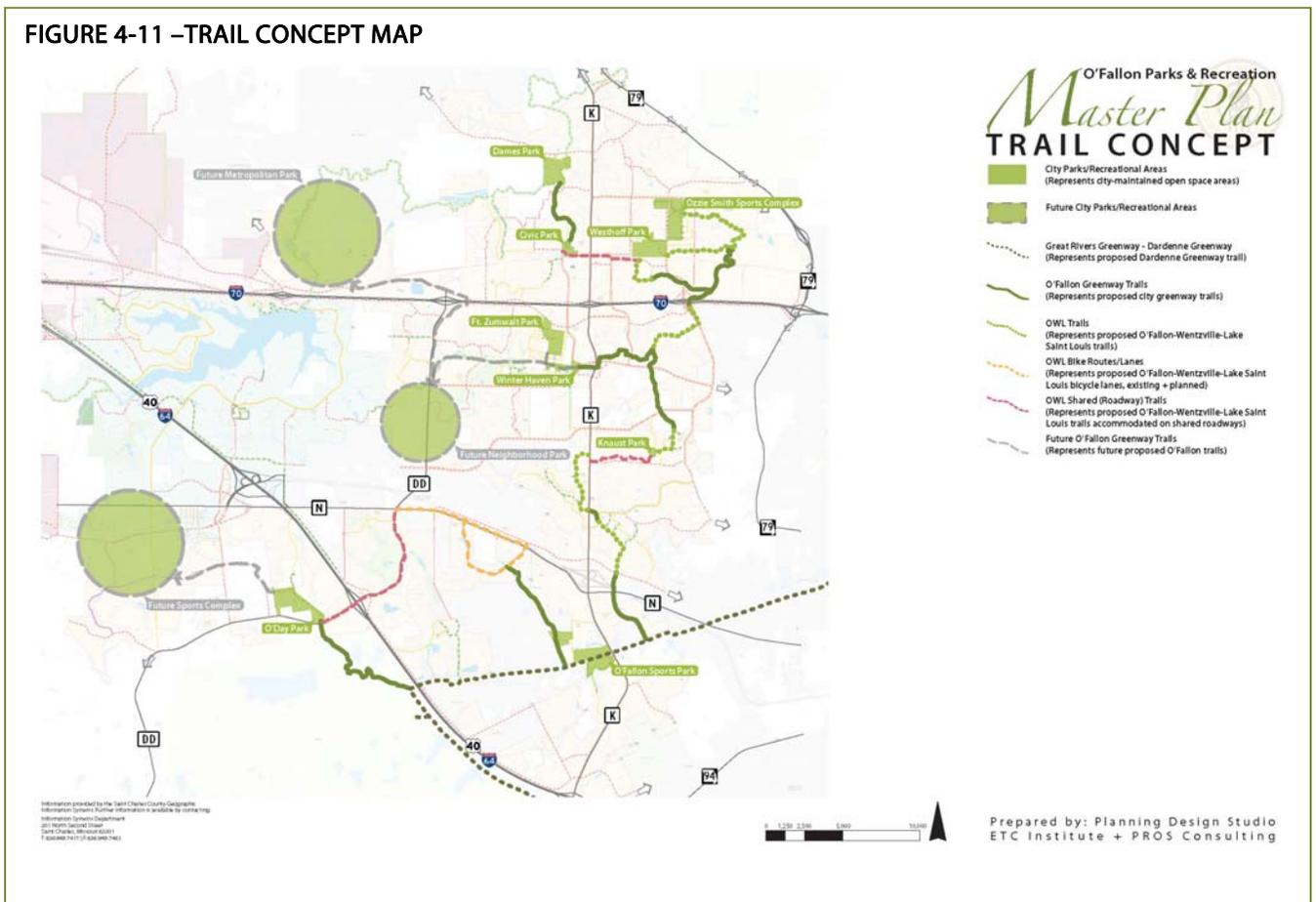
- A. *Great Rivers Greenway Trails* – These planned trails are part of the Dardenne Greenway currently planned by the Great Rivers Greenway. The anticipated trail planned through O'Fallon will be multi-use and include a 10-foot wide asphalt trail with an unpaved shoulder.
- B. *O'Fallon Greenway Trails* – The core component of the system of trails envisioned to establish connectivity between O'Fallon's parks are the Greenway Trails. Conceived as trails which are separate from the vehicular roadway system, these trails are planned to be 10-12 foot wide asphalt paths with two foot wide unpaved shoulders. As shown on the Trail Concept Map, many of these trails follow natural drainage areas to establish connection between the parks. Like the OWL Trails discussed below, the O'Fallon Greenway Trails are intended to help preserve environmentally important and sensitive corridors.
- C. *OWL Trails* – Planned trails shown on Trail Concept as OWL Trails include the trails and greenways proposed by that plan. These trails are classified as non-motorized facilities and are intended to be recreational in nature.
- D. *OWL Bike Routes/Lanes* – These bike routes or lanes are existing or planned lanes which are intended to accommodate bicycles via a dedicated lane. Typically facilities of this type are dedicated for bicycle use and not pedestrian use. Although they may accommodate periodic pedestrian use, dedicated full time pedestrian use is not recommended.



Trails Planned trails which are part of the Dardenne Greenway will be multi-use and include a 10-foot wide asphalt trail with an unpaved shoulder.

- E. OWL Shared (Roadway) Trails – Shared (Roadway) Trails are created to make conditions safer for bicycle travel and facilitate bicycle travel to destinations. The intended users of this system are experienced and casual adult cyclists, and teenage riders who could most appropriately use an on-street bikeway system and who are comfortable sharing the road with motor vehicles. Trails of this type along higher traffic roadways are not intended for child riders who, under the supervision of their parents, should use other components of the system such as the O'Fallon Greenway Trails mentioned above.
- F. Future O'Fallon Greenway Trails – The Trail Concept Plan also indicates the locations of future Greenway trails planned to provide linkages to parks planned for the future.

FIGURE 4-11 –TRAIL CONCEPT MAP



Additional Long Term Goals

Several additional long-term goals have also been identified as part of this Master Plan. These are outlined below.

- System Wide Connectivity – Connecting all parks within the City of O’Fallon with walking/biking paths should be a high priority now and in the future. Figure 4-11 Trail Concept Map indicates proposed bikeways or walking/jogging trails proposed by this plan to achieve system wide connectivity between parks. System wide connectivity should remain a high priority of the O’Fallon Community.
- Sports Complex – Future development of an outdoor sports complex is a recommended long-term goal. This complex is anticipated to meet the community’s long term facility needs including baseball/softball fields and soccer fields. A portion of the site is also anticipated to include a nature area in order to accommodate additional nature trails and passive outdoor park needs. Specific program elements for this facility are listed in Figure 4-2 above.
- Northside Recreation Center – Replacement of Civic Hall with a new community center facility is a recommendation of this plan. While a specific site has not been determined, the preferred site should be located on the north side of Interstate I-70, and be approximately 10-15 acres in size, and generally flat to gently sloping. The Northside Recreation Center site is anticipated to include a new outdoor aquatic center which is planned to replace the existing Alligators Creek facility in Civic Park. An initial listing of program elements for the proposed Northside Recreation Center is shown in Figure 4-12.

FIGURE 4-12: NORTHSIDE RECREATION CENTER PROGRAM ELEMENTS

Community Center Complex		SF
Rec Center		35,000
Entry/ Control Lobby		
Offices (5 plus conference room and kitchen)		
Community Meeting Room - 300 Capacity (3 Dividers)		
Catering Kitchen		
Gymnasium - 2 BB courts		
Jogging Track above		
Locker Rooms - 2 Family		
Locker Rooms - 2 Adult		
DayCare/babysitting Room		
Concession/Café		
Restrooms		
Elevator		
Fitness Center		
Exercise Room (machines and free weights)		
Aerobics Room		
Dance Studio		
Fine Arts		15,000
Box Office & Reception		
Administrative Offices		
Meeting Rooms/Storage		
Art Studios - 2 for ceramics, pottery painting, photography		
Outdoor Kiln and studio		
Theater/ Auditorium - 200 seating		
Outdoor Amphitheater - 500 seating		
Gallery - 3000 sf exhibition		
Entry Plaza and Sculpture Garden		
Mechanical/Storage		15,000
Indoor Aquatic Center (10,000-12,000 sf water)		20,000
Competition Pool (8 lane x 25 yd)		
Control		
Office		
Change/Locker/Storage		
	<i>indoor total</i>	85,000
Outdoor Aquatic Center (10,000-12,000 sf water)		40,000
Control		
Office		
Change/Locker/Storage		
Concession/Patio		
Lap Pool (3 lane x 25 yd)		
Aquatic Park Zero Depth Entry Water Play		
Deck/Lawn Area		
	<i>outdoor total</i>	40,000

- **New Park Signage System/Logo** – A good park signage system does many things; it provides effective information and direction for people to find their way and use a park system, its parks, and facilities; it encourages learning experiences; it helps maintain the image of the park system; and it communicates rules to users. As with many park signage systems, signage within the O'Fallon Park system is an inconsistent mix of signs of varying formats, sizes, text styles, colors and mounting standards. This randomness is often more confusing to park users than effective. A goal of this Master Plan is to present general guidelines which will guide the O'Fallon Park and Recreation Department, with the Parks Board, toward the implementation of improvements to the signage system throughout the system.

General Guidelines for improvements to the O'Fallon Parks Signage System

When developing a signage system for the O'Fallon Park System, the general guidelines below should be followed.

- Clarify the needs for the existing signage system and formulate goals to address these needs. – The following needs have been identified based on field observations of the current signage system.
- Signs lack unified element or elements which consistently identify them as of the identifiable O’Fallon Parks and Recreation places and facilities. This can include the use of similar materials, colors shapes and logo.
- The need for a single recognizable Parks & Recreation logo for all facilities has been discussed in other sections of this plan. This should be the one element which visually ties the system together. It or some identifiable aspect of the logo should be used throughout the signage system including on vehicles, equipment and clothing. For any new signs, develop a consistency of materials, graphics, and colors on signage throughout the O’Fallon Park system.
- Many main signs are poorly sited or visibility makes them hard to identify.
- Scattering of signs rather than concentration of signs in 1-3 key locations which avoid the appearance of visual clutter in parks. A single sign that offers multiple bits of information is preferred to multiple signs offering singular messages.
- Main park signage should identify unique aspects of the park. – Consider aspects that contribute to a sense of place, nurture local pride, reflect the history of the park and stimulate learning about the specific park or space.
- Survey existing signage conditions within each park. – Build upon what signage already exists by using what works well and improving that which is confusing and does not work.
- Understand issues, problem areas and perceived decision points along the park visitor’s paths into and through the park and entire system. – Talk with park users and park staff about typical use habits, problem areas, conflicts between types of users, vandalism, and sponsored programs and activities.
- Work with the proper regulatory agency per the type of sign. In many cases signs may fall within the jurisdiction of other agencies. Understand and meet all codes and design standards for all traffic and regulatory signage. As an example, for traffic and or bike route related signage, determine whether it falls within City, St. Louis County, or MoDOT jurisdiction.
- Develop a signage implementation plan. – Include signs that are the most problematic, or are in the most need of replacement. As a first level of

implementation, all of the park main signs should be addressed first to achieve some level of consistency throughout the system.

- Test, experiment and evaluate the effect of the signs you have developed, and how they could be improved.
- Consider all types of users with all levels of handicaps and abilities when designing signs for the O'Fallon Park system.
- For all new signage, maintenance plans should be in place with the necessary resources to handle proper care over the long-term. This includes having available paint, additional materials, lettering, etc. for repairs and upkeep.

FIGURE 4-13 –PARK SIGNAGE EXAMPLES



Cost Projections

The cost projections shown in Figure 4-14 represent implementation of the recommendations contained in the Parks and Recreation Master Plan. Estimates for the individual components of the Master Plan are included in Appendix C.

While it is impossible to predict the cost of land and facilities contained in a future forecast, it is important to note (in current year dollars) the order of magnitude the City should commit to developing the vision contained in this Master Plan. The next section of this plan will suggest priorities for implementing and funding the Master Plan.

FIGURE 4-14 FUTURE COST PROJECTIONS

<i>Item</i>	<i>Total Cost</i>
PARKS	
CIVIC PARK	\$ 1,239,600
DAMES PARK	\$ 1,072,700
FORT ZUMWALT PARK	\$ 3,010,000
KNAUST PARK	\$ 348,500
O'DAY PARK	\$ 8,168,000
O'FALLON SPORTS PARK	\$ 3,924,000
OZZIE SMITH COMPLEX	\$ 1,563,500
WESTHOFF PARK	\$ 10,382,000
WINTERHAVEN PARK	\$ 734,700
FUTURE NEIGHBORHOOD PARK 1	\$ 2,495,700
FUTURE NEIGHBORHOOD PARK 2	\$ 2,495,700
FUTURE NEIGHBORHOOD PARK 3	\$ 2,495,700
FUTURE NEIGHBORHOOD PARK 4	\$ 2,495,700
FUTURE DISTRICT PARK 1	\$ 6,655,000
FUTURE DISTRICT PARK 2	\$ 6,655,000
FUTURE METROPOLITAN PARK	\$ 13,310,000
FUTURE SPORTS PARK	\$ 13,310,000
RENAUD SPIRIT CENTER	\$ 705,400
FUTURE NORTHSIDE COMMUNITY CENTER	\$ 32,942,300
	\$114,003,500
LAND ACQUISITION (315 Acres @\$100,000 per acre)	\$ 31,500,000
	\$145,503,500

NOTES:

- 1 Pricing reflects 2010 costs.
- 2 Estimates do not include escalation or any adjustments for inflation.
- 3 Estimate for O' Day Park per original master plan cost estimate.