



PARKS
Master Plan
UPDATE

City of O'Fallon, Illinois
Department of Parks and Recreation

December 2012





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Introduction

This *update* to the City's **Parks, Open Space and Greenways Master Plan** (prepared in August of 2001) will provide a fresh look at parkland and park facility recommendations based on:

- the data contained in the original plan;
- the City's accomplishments since the original plan's completion; and
- the on-going vision of the City to provide the citizens of O'Fallon the best parks system and facilities in the region.

The primary focus of this update is to identify major upgrades at existing parks, identify new park land needs and new facility needs throughout the City's park system.

This Parks Master Plan Update contains the following Chapters:

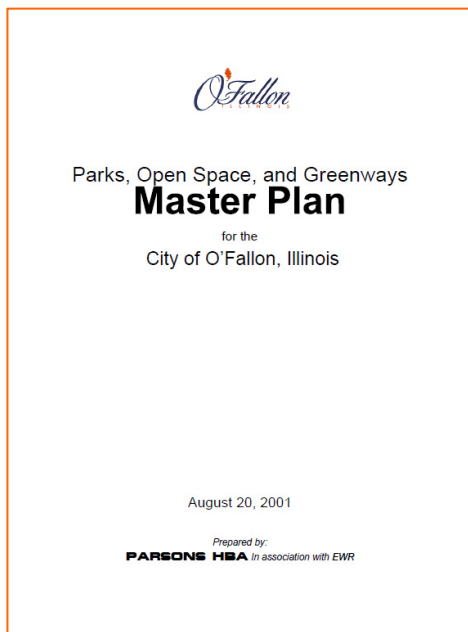
Chapter 1 - Introduction, a brief description of the content of the update utilizing the August 2001 Master Plan as the basis for community resources, input and demographics.

Chapter 2 - Data Collection, an understanding of the community's resources, facilities and existing conditions that influence the type, size and location of park land and facilities.

Chapter 3 - Plan Analysis, the application of standards to population projections to determine trends in recreation and open space needs.

Chapter 4 - Master Plan, the synthesis of existing conditions and future opportunities with the identified recreation needs of the community, graphically illustrated to provide the city with general guidance to communicate and implement the plan.

Chapter 5 - The PLEX, a vision of the City's future community recreation needs.



The Last Decade

In 2001 the Belleville News Democrat reported “O’Fallon parks expansion could cost \$41.5 million”. That amount was identified in the 2001 plan for the cost of improvements and acquisition over the next 20 years.



Halfway through the 20 year plan, the City has accomplished an amazing number of park improvements and acquisitions. Much has been accomplished, much remains to do. This Parks Master Plan Update will provide new recommendations based on the accomplishments of the last decade plus the demands previously unmet and the community’s future recreation needs.



Existing Park Land

In 2001 the City of O’Fallon owned and operated 5 City parks and utilized the resources of St Ellen Mine Park, all totaling approximately 253.5 acres.

Today, in 2012, the City owns and or maintains over 666.17 acres of parkland; 453.65 acres within the City of O’Fallon boundaries and 212.52 acres outside the City boundaries. Currently there are 15 park sites listed in the table below with sites ranging from 1.8 acres to over 200 acres.

The City’s parkland growth (approximately 200 acres) has primarily occurred as a result of the purchase of land for the Family Sports Park.

Existing Park Land

<i>Existing City Park</i>	<i>Size (acre)</i>	<i>Classification</i>
<i>Behren's Street Soccer & Lacrosse Fields</i>	8.55	Neighborhood Park
<i>City Cemetery</i>	13.80	Specialty Park
<i>Hesse Park</i>	21.60	Neighborhood Park
<i>Hesse Park Bike Trail</i>	18.99	Neighborhood Park
<i>O'Fallon Community Park</i>	35.94	Community Park
<i>O'Fallon Family Sports Park</i>	203.37	Regional/Community Park
<i>Ogle's Creek Park</i>	16.59	Neighborhood/Linear Park
<i>Rock Springs Nature Park</i>	115.08	Natural Resource Park
<i>Savannah Hills Park</i>	9.59	Neighborhood Park
<i>State Street Community Garden</i>	1.80	Mini Park
<i>Thoman Park</i>	4.53	Neighborhood Park
<i>Three Springs Park</i>	79.83	Community Park
<i>Veteran's Monument</i>	17.61	Neighborhood/Specialty Park
<i>Shiloh Community Park</i>	18.45	Neighborhood Park
<i>St. Ellen Mine Park-St. Clair County</i>	100.44	Neighborhood Park
<i>St. Ellen Bike Trail - Approximatly 2,700 lf from St. Ellen Mine Road to Hartman Lane</i>	NA	Bike Trail
<i>total acreage</i>	666.17	

The Existing Parks map is located in Appendix A.



Classification Descriptions / Definitions

The following table identifies the existing parkland within the City's park system, their size and classification.

Existing City Park Land Size By Classification

<i>Existing City Park</i>	<i>Size (acre)</i>	<i>Classification</i>
State Street Community Garden	1.80	Mini Park
<i>subtotal</i>	1.80	
City Cemetery (13.8 A)	NA	Specialty Park
Thoman Park	4.53	Neighborhood Park
Veteran's Monument	17.61	Neighborhood Park
Behren's Street Soccer & Lacrosse Fields	8.55	Neighborhood Park
Hesse Park	21.60	Neighborhood Park
Hesse Park Bike Trail	18.99	Neighborhood Park
Ogle's Creek Park	16.59	Neighborhood/Linear Park
Savannah Hills Park	9.59	Neighborhood Park
St. Ellen Bike Trail - Approximately 2,700 lf from St. Ellen Mine Road to Hartman Lane	NA	Bike Trail
<i>subtotal</i>	97.46	
O'Fallon Community Park	35.94	Community Park
O'Fallon Family Sports Park (FSP)	70.00	Community Park
<i>subtotal</i>	105.94	
<i>Non City Parks</i>		
Shiloh - Three Springs Park (79.83 A)	NA	Community Park
Shiloh - Community Park (18.45 A)	NA	Neighborhood Park
St. Clair County - St. Ellen Mine Park (100.44 A)	NA	Neighborhood Park
<i>subtotal</i>	0.00	
Rock Springs Nature Park	115.08	Natural Resource Park
O'Fallon Family Sports Park (FSP)	133.37	Regional Park
<i>total City park acreage</i>	453.65	

NA: acreage not calculated as park land; or park land outside city limits

212.52

In order to create a common understanding of what each park type brings to O'Fallon, each park type is described below. These descriptions have been tailored to fit the needs of O'Fallon and represent the intended character that each facility will possess.

Park Land Definitions

Mini-Park

Used to address limited, isolated or unique recreational needs. Up to (1) one acre in size. Service area is ¼ mile radius.

Neighborhood Park

Remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation. Five acres is considered minimum size, 10 acres is optimal. Service area is ½ mile radius.

Community Park

Serves broader purpose than neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces.

Size is as needed to accommodate desired uses. Usually between 30 to 50 acres. Service area is ½ to 3-mile radius.

Natural Resource Area

Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics/buffering. Variable size. Service Area is City-wide.

Linear Park/Greenway

Effectively tie park system components together to form a continuous park environment. Variable size. Service Area is City-wide.

Regional Park-Family Sports Park

Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located in the community. Size is determined by projected demand. Service Area is regional or greater, depending on programming.



Park Land Standards and Needs

The table below summarizes the existing City park land and suggests park size standards, service time and service radius for new parks.

Park Land Standards

Classification	Existing Acreage	Comments	Standard	New Park Standard Size	Service Time	Service Radius
Mini Park	1.80	Within O'Fallon's City limits	0.5 Acres / 1000	1 Acre min.	Walk-To	1/4 mile
Park)	97.46	Within O'Fallon's City limits	1.5 Acres / 1000	10-15 Acres	15 min. Walk	1/2 mile
Community Park	105.94	Within O'Fallon's City limits	4 Acres / 1000	35-50 Acres	10 min. Drive	3 mile
Community Park	NA	Outside O'Fallon's City limits	4 Acres / 1000	NA	10 min. Drive	3 mile
Neighborhood Park	NA	Owned by St. Clair County	1.5 Acres / 1000	NA	15 min. Walk	1/2 mile
Natural Resource Area	115.08	Community Need Basis		NA	30 min. Drive	Regional
Regional Park - FSP	133.37	The Major portion of FSP		NA	Overnight Stay	Regional
<i>total City acreage</i>	453.65					
<i>total acreage O'Fallon City Parks</i>	453.65	City Owned & Within City Limits (Not including City Cemetery Park)				

Park Land Demand 2012

The table below calculates the City's current (2012) Park Land Demand, by park type and based on a population of 29,000 residents. Based on current population the City has a **surplus** of 31.2 acres of parkland. As illustrated on the Existing Park Service Areas map (located in Appendix A), the City is generally well served by the existing park locations and service areas. The areas underserved by the current park system are areas north, west and east of the City's core area.

Park Land Demand In 2012

	Standards	Demand @		
		29,000		Current
	Acre (A) per 1000 population	2012 population	City Owned & Within City Limits	(Need) / Surplus
<i>Classification</i>	<i>Park Land Standard</i>	<i>Park Land Need (A)</i>	<i>Existing Acreage</i>	<i>Park Land (A)</i>
Mini Park	0.50	14.50	1.80	(12.70)
Neighborhood Park	1.50	43.50	97.46	53.96
Community Park	4.00	116.00	105.94	(10.06)
Natural Resource Area	Community Need Basis	115.08	115.08	0.00
Regional Park - FSP	1 Facility/40,000 p	133.37	133.37	0.00
Total		422.45	453.65	31.20
				(A) Acres



Park Facility Standards and Needs

The table below is used to provide a general direction of park facility needs. Each park facility listed has an associated needs standard. That standard multiplied by the same population numbers (29,000 current residents and 38,000 future residents) establishes a pattern for future facility needs.

Park Facility Needs

29,000 38,000

<i>Park Amenities</i>	<i>Standard</i>	<i>Current Park Facility Demand</i>	<i>Future Park Facility Demand</i>	<i>Existing CITY OWNED Park Facilities</i>	<i>Future Park Facility (Need) or Surplus</i>
<i>Aquatic Center</i>	<i>1/community of 20,000</i>	1.5	1.9	1.0	(0.9)
<i>Baseball/Softball Fields</i>	<i>1 field/3,000</i>	9.7	12.7	18.0	5.3
<i>Basketball Court</i>	<i>1 field/3,000</i>	9.7	12.7	6.0	(6.7)
<i>Community Center</i>	<i>1/community of 20,000</i>	1.5	1.9	1.0	(0.9)
<i>Football/Soccer Fields</i>	<i>1 field/4,000</i>	7.3	9.5	21.0	11.5
<i>Handball Court</i>	<i>1 court/4,000</i>	7.3	9.5	0.0	(9.5)
<i>Hockey/In-Line Skate Rink</i>	<i>1/community of 20,000</i>	1.5	1.9	0.0	(1.9)
<i>Horseshoe Pits</i>	<i>1 pit/2,000</i>	14.5	19.0	4.0	(15.0)
<i>Lakes/Ponds</i>	<i>1 acre/1,250</i>	23.2	30.4	4.0	(26.4)
<i>Maintenance Garage</i>	<i>1/community of 20,000</i>	1.5	1.9	1.0	(0.9)
<i>Multi-Use Court</i>	<i>1/3,000</i>	9.7	12.7	0.0	(12.7)
<i>Multi-Use Trail/Greenway</i>	<i>1 mile/2,000</i>	14.5	19.0	10.1	(8.9)
<i>Nature Trail</i>	<i>1 mile/2,000</i>	14.5	19.0	2.0	(17.0)
<i>Off-Leash Dog Park</i>	<i>1/community of 20,000</i>	1.5	1.9	1.0	(0.9)
<i>Open Space</i>	<i>8.5% of City Land Area (acres)</i>	593.0	652.3	453.7	(198.6)
<i>Outdoor Amphitheater</i>	<i>1/10,000</i>	2.9	3.8	0.0	(3.8)
<i>Picnic Pavilion</i>	<i>1 pavilion/2,000</i>	14.5	19.0	16.0	(3.0)
<i>Playground</i>	<i>1 playground/1,000</i>	29.0	38.0	8.0	(30.0)
<i>Skateboard Park</i>	<i>1/community of 20,000</i>	1.5	1.9	1.0	(0.9)
<i>Swimming Pool (Indoor)</i>	<i>1/community of 20,000</i>	1.5	1.9	0.0	(1.9)
<i>Tennis Court</i>	<i>1 court/2,000</i>	14.5	19.0	4.0	(15.0)
<i>Volleyball Court</i>	<i>1 court /3,000</i>	9.7	12.7	0.0	(12.7)



Existing Park Facility Locations

The table below is an inventory of where park facilities are currently located.

Existing Park Facility Locations

Park Amenities	Behren's Street Soccer & Lacrosse Fields	Hesse Park	O'Fallon Community Park	O'Fallon Family Sports Park	Ogle's Creek Park	Rock Springs Nature Park	Savanna Hills Park	Thoman Park	Veteran's Monument	Three Springs Park	Shiloh Community Park	St. Ellen Mine Park & Bike Trail
Aquatic Center	-	-	Yes	-	-	-	-	-	-	-	-	-
Baseball/Softball Fields	-	Yes	Yes	Yes	-	-	-	-	-	Yes	Yes	-
Basketball Court	-	Yes	Yes	-	-	-	-	-	-	Yes	Yes	-
Community Center	-	-	Yes	-	-	-	-	-	-	-	-	-
Football/Soccer Fields	Yes	Yes	-	Yes	-	-	-	-	Yes	-	-	-
Handball Court	-	-	-	-	-	-	-	-	-	-	-	-
Hockey/In-Line Skate Rink	-	-	-	-	-	-	-	-	-	-	-	-
Horseshoe Pits	-	-	Yes	-	-	-	-	-	-	-	-	-
Lakes/Ponds	-	-	-	Yes	-	-	-	-	-	-	Yes	-
Maintenance Garage	-	-	Yes	Yes	-	-	-	-	-	-	-	-
Multi-Use Court	-	-	Yes	-	-	-	-	-	-	-	-	-
Multi-Use Trail/Greenway	-	0.73 mi.	.25 mi. & .75 mi.	2.17 mi.	-	2.0 mi.	0.6 mi	0.33 mi.	-	0.5 mi	0.33 mi	0.5 mi. & 1.9 mi.
Nature Trail	-	-	-	-	-	Yes	-	-	-	-	-	-
Off-Leash Dog Park	-	-	-	-	-	Yes	-	-	-	-	-	-
Open Space	-	Yes	-	Yes	Yes	Yes	Yes	-	-	-	Yes	Yes
Outdoor Amphitheater	-	-	-	-	-	-	-	-	-	-	-	-
Picnic Pavilion	-	Yes	Yes	Yes	Yes	Yes	-	Yes	-	Yes	Yes	Yes
Playground	-	Yes	Yes	Yes	-	Yes	Yes	Yes	-	Yes	Yes	-
Skateboard Park	-	-	-	-	-	-	-	-	Yes	-	-	-
Swimming Pool (Indoor)	-	-	-	-	-	-	-	-	-	-	-	-
Tennis Court	-	-	Yes	-	-	-	-	-	-	Yes	-	-
Volleyball Court	-	-	-	-	-	-	-	-	-	Yes	-	-

Recommendations



The following recommendations (**bold red font**) of park land expansion and associated recreation facility development are based on:

- Un-met recommendations of the 2001 Plan
- An updating of needs by considering the park achievements of the last 11 years
- Input from staff

The recommendations are expressed as park land expansion, based on the service area coverage of neighborhood parks and community parks. Recreation features within each park category are described in the “Typical” text inserts.

Future Park Land

The future park land demand for the City shown in Chapter 3 indicates the following (need)/surplus:

- Mini Parks 17.2 acres (need)
- Neighborhood Parks 40.46 acres surplus
- Community Park 46.06 acre (need)

In addition to the park land standards that generate a modest 22.8 acre parkland future **need**, the existing and future developments **areas** of the community, not within the service area coverage of an existing Neighborhood Park or Community Park, need to be considered as a part of the park land need assessment. The proposed park service area coverage is illustrated on the Parks Master Plan map found in Appendix A.

The service area coverage as stated above complements the concept that this plan also considers open space as a critical component to the total Parks Master Plan. **The plan recommends the City pursue the acquisition of 6 new neighborhood parks (60 acres) and 3 new community parks (120 acres)** (not including the proposed community park at FSP). Combined, that represents 180 acres of additional parkland in the City, compared to the projected need of 198.6 acres of needed open space as stated in Chapter 3.

Typical Mini Park

A typical Mini-Park will have a service area radius of ¼ mile. The size of each park will be approximately ½ to 1 acre. The Mini-Park is designed to address limited, isolated or unique recreational needs within the community. Each Mini-Park will have 1 Playground Area, 5 Picnic Tables, ½ Multi- Purpose Court and Landscape Enhancements. There are 10 stand-alone Mini-Park sites identified in the Master Plan.

Mini Park Development

The previous Parks Master Plan and current parkland standards both indicated a need for additional Mini Park development in the community. **The recommendation of this plan update is to place a low priority on developing new Mini Parks.** Supervising and maintaining 10 mini parks located throughout the community, cost more to develop, operate, and challenges staff resources through increased time spent and miles traveled, versus providing the same recreation opportunities at one neighborhood park.

If the opportunity to receive “gifted” property or financial donation to develop a new Mini Park (e.g. Thoman Park), the City should carefully examine the site for suitability and if appropriate, welcome the opportunity for assisted development of a new mini park.





Neighborhood Park Development

Neighborhood Parks remain the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation. Neighborhood parks acquisition should be actively pursued before new neighborhood are planned and built and should not be relegated to the land leftover within a development that is unbuildable or otherwise undesirable.

The proposed neighborhood park service area coverage is illustrated on the Parks Master Plan map found in Appendix A.

Existing Neighborhood Parks

1. Existing Neighborhood Parks should be upgraded with special attention to handicapped accessibility, playground equipment and play surface safety.
2. Facility deficiencies within each existing neighborhood park should become a component of an annual parks capital improvements budget.
3. Facility upgrades and replacements operations should continue as a budget priority.

Proposed Neighborhood Parks

1. Acquire property and develop 6 new Neighborhood Parks.
2. Develop facilities consistent with “neighborhood park” classification as described in the “Typical” text insert.

Typical Neighborhood Park

A typical Neighborhood Park will have a service area radius of ½ mile. Each park will be between 5 and 10 acres in size. The focus for the Neighborhood Park is on informal active and passive recreation. The typical Neighborhood Park will have a Picnic Pavilion, 2 Playground Areas, 10 Picnic Tables, 1 Multi-Purpose Court, 1 Baseball / Softball Field, ½ Mile Multi-Purpose Trail, Landscape Enhancements, 1 Restroom Building, Parking and Roadways.



Typical Community Park

A typical Community Park will have a service area radius of 3 miles. The size of each park will be between 30 and 50 acres. A Community Park serves a broader purpose than a Neighborhood Park with a focus on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces. Typical facilities in a Community Park include:

Baseball / Softball Field, Football / Soccer Field, Basketball Courts, Handball Courts, Shuffleboard Courts, Horseshoe Courts, Fitness Trail, Pond, Multi-Purpose Courts, 50 Picnic Tables, Pavilions, Amphitheater / Plaza, Volleyball Courts, Tennis Courts, Playground Areas, Landscape Enhancements, Parking and Roadways. Community features such as swimming pools, aquatic centers and community centers are generally located in community parks.

Community Park Development

Community Parks serve a broader purpose than neighborhood parks. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces. Size is as needed to accommodate desired uses.

The four (4) proposed community parks and their respective service area coverage is illustrated on the Parks Master Plan map found in Appendix A.

Existing Community Park

1. Develop primary theme of community gathering
2. Remove or limit athletic facilities
3. Phase out the existing swimming pool
4. Develop a Handicapped playable ball field
5. Develop facilities consistent with “community park” classification described in the “Typical” text insert.

Proposed Community Park at FSP

1. Community PLEX – See Chapter 5
2. Outdoor Aquatic Center #1 (in operation before closing existing pool)
3. See the Family Sports Park Master Plan in Appendix A.

Proposed North Community Park

1. Acquire and develop a new community park near the north municipal boundary.
2. Develop Outdoor Aquatic Center #2
3. Develop facilities consistent with “community park” classification described in the “Typical” text insert.

West Community Park

1. Acquire and develop a new community park near the west municipal boundary.
2. Develop facilities consistent with “community park” classification described in the “Typical” text insert.

East Community Park

1. Acquire and develop a new community park near the east municipal boundary.



2. Develop facilities consistent with “community park” classification described in the “Typical” text insert.

Family Sports Park (FSP)

1. Baseball Quad
2. Championship Field Stadiums: softball, baseball & soccer
3. Soccer Fields
4. Site Amenities

See Family Sports Park Master Plan map below and in Appendix A.

Proposed Parks Maintenance Complex at FSP



- LEGEND**
- SPORTS COMPLEX**
1. Baseball Championship Field
 2. Baseball Game Fields
 3. Multi-Use Game Fields
 4. Softball Championship fields
 5. Batting Cages
 6. Synthetic Championship Soccer Field
 7. Soccer Fields
 8. Sports Plaza
 - Large Concession
 - Restrooms
 - Shelter
 9. Field Plaza
 - Restrooms
 - Concessions
 - Shelter
 - Seating Areas
 10. Group Shelter
 11. Picnic Area
 12. Small Playground
 13. Pond
- COMMUNITY PARK**
14. Corporate Shelter
 15. Group Shelter
 16. Activity Shelter
 17. Lakeside Pavilion
 18. Restrooms
 19. Large Playground
 20. Small Playground
 21. Exercise Stations
 22. Multi-Purpose Trail (Walk & Bike)
 23. Community Rain Garden
 24. Splash Pad
 25. Sand Volleyball Courts
 26. Sport Courts
 27. Recreation Lake
 28. Pond
 29. Picnic Area
- COMMUNITY CENTER**
30. PLEX
 - Community Meeting Room
 - Catering Kitchen
 - Education Center
 - Gymnasium
 - Jogging Track
 - Indoor Playground (8 and Under)
 - Locker Rooms
 - Daycare
 - Game Room
 - Concession/Cafe
 - Restrooms
 31. Fitness Center
 - Exercise Room
 - Aerobics Room
 - Art Studio
 - Dance Studio
 32. Fine Arts
 - Meeting Rooms
 - Art Studios
 - Gallery
 33. Outdoor Amphitheater
 34. Sculpture Garden
 35. Outdoor Classroom
 36. Indoor Aquatic Center
 37. Outdoor Aquatic Center
- OTHER**
38. Park Entry
 39. Parkway (Single Lane)
 40. Round-a-bout
 41. Parking (1900 Stalls)
 42. Drop-Off

FAMILY SPORTS PARK MASTER PLAN

AUGUST 2012

Other Recommendations

1. Continue the development of City-Wide greenways
2. Develop a Tennis Court Complex
3. Develop a Park Maintenance Complex- *see Concept Plan below.*



Proposed Parks Maintenance Complex at FSP





Implementation

Long Range Cost Projection

The following cost projections represent implementation of the recommendations contained in this master plan update. While it is impossible to predict the cost of land and facilities contained in a long range forecast, it is important to note (in current year dollars) the order of magnitude the City should anticipate to develop the vision contained in this master plan update.

Long Range Cost Projection

Existing and Proposed Park Land and Facilities	Existing Acres	Proposed Acres	Facility Cost Per Acre - New	Facility Cost Per Acre - Renovated	Facility Cost	Land Cost Per Acre	Land Costs	Total Costs
Family Sports Park	87							
Proposed Baseball Quad	16		\$ 250,000		\$ 4,000,000		\$ -	\$ 4,000,000
Proposed Championship Field Stadiums (3) Softball, Baseball & Soccer					\$ 6,000,000		\$ -	\$ 6,000,000
Proposed Soccer Fields	30		\$ 150,000		\$ 4,500,000		\$ -	\$ 4,500,000
Proposed Site Amenities Throughout					\$ 3,000,000		\$ -	\$ 3,000,000
Upgrade Existing Parks								
Existing Mini Parks	6			\$ 10,000	\$ 60,000		\$ 0	\$ 60,000
Existing Community Park	36			\$ 100,000	\$ 3,600,000		\$ -	\$ 3,600,000
Existing Neighborhood Parks	93			\$ 50,000	\$ 4,650,000		\$ -	\$ 4,650,000
Natural Resource Parks	115			\$ 10,000	\$ 1,150,000		\$ -	\$ 1,150,000
Community Parks								
Proposed Community Park at FSP	70		\$ 100,000		\$ 7,000,000		\$ -	\$ 7,000,000
Proposed Community Park at FSP PLEX					\$ 30,000,000		\$ -	\$ 30,000,000
Proposed Community Park at FSP Aquatic Center #1					\$ 10,000,000		\$ -	\$ 10,000,000
Proposed North Community Park		40	\$ 150,000		\$ 6,000,000	\$ 20,000	\$ 800,000	\$ 6,800,000
Proposed North Community Park Aquatic Center #2					\$ 7,000,000		\$ -	\$ 7,000,000
Proposed West Community Park		40	\$ 150,000		\$ 6,000,000	\$ 20,000	\$ 800,000	\$ 6,800,000
Proposed East Community Park		40	\$ 150,000		\$ 6,000,000	\$ 20,000	\$ 800,000	\$ 6,800,000
Neighborhood Parks								
Proposed Neighborhood Park #1		10	\$ 75,000		\$ 750,000	\$ 20,000	\$ 200,000	\$ 950,000
Proposed Neighborhood Park #2		10	\$ 75,000		\$ 750,000	\$ 20,000	\$ 200,000	\$ 950,000
Proposed Neighborhood Park #3		10	\$ 75,000		\$ 750,000	\$ 20,000	\$ 200,000	\$ 950,000
Proposed Neighborhood Park #4		10	\$ 75,000		\$ 750,000	\$ 20,000	\$ 200,000	\$ 950,000
Proposed Neighborhood Park #5		10	\$ 75,000		\$ 750,000	\$ 20,000	\$ 200,000	\$ 950,000
Proposed Neighborhood Park #6		10	\$ 75,000		\$ 750,000	\$ 20,000	\$ 200,000	\$ 950,000
Mini Parks								
10 additional Mini-Park		5	\$ 75,000		\$ 375,000	\$ 20,000	\$ 100,000	\$ 475,000
Other Recommendations								
Continue the development of City-Wide greenways		20			\$ 10,000,000	\$ 20,000	\$ 400,000	\$ 10,400,000
Develop Park Maintenance Complex			15,000sfx\$150		\$ 2,250,000		\$ -	\$ 2,250,000
Develop a Tennis Court Complex					\$ 1,000,000		\$ -	\$ 1,000,000
Develop a Handicapped playable softball field					\$ 1,000,000		\$ -	\$ 1,000,000

Introduction

The City of O’Fallon has prepared an informational brochure describing the features they view as necessary in meeting their long range plans for their recreation complex (The PLEX). The following is a summary of that vision.



LEGEND

1. Indoor Aquatic Center
2. Gymnasium & Fitness Center
3. Community Center
4. Fine Arts Studio
5. Outdoor Aquatic Center
6. Drop Off & Entry Plaza
7. Parking
8. Service
9. Outdoor Seating
10. Lap Pool
11. Vortex Pool & Water Slide
12. Viewing Bleachers
13. ZDE Pool
14. Water Playground
15. Concessions
16. Bathhouse
17. Lawn Area
18. Deck Area
19. Control Fence
20. Lake
21. Community Park
22. Sculpture Garden
23. Outdoor Classroom
24. Outdoor Studio
25. Parkway
- Pedestrian Entry

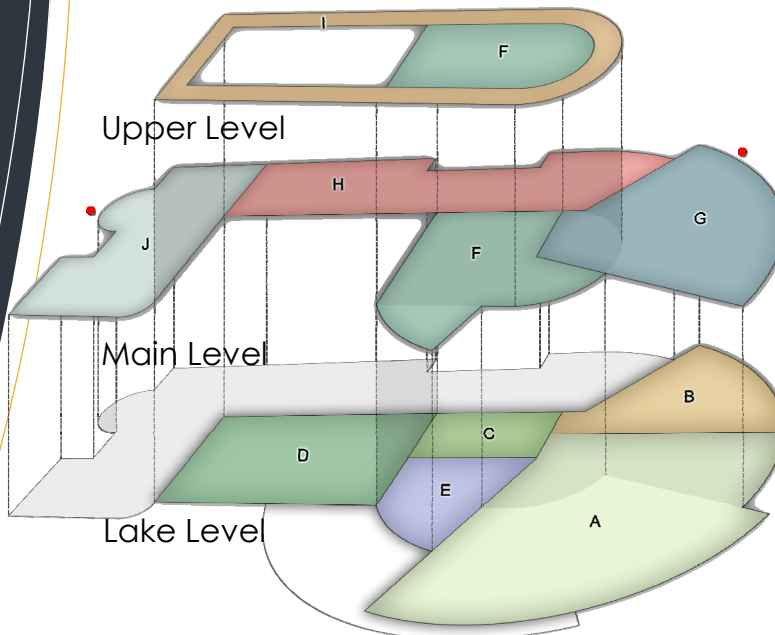


The Project

The City of O'Fallon, Illinois is currently in the process of planning a recreation complex that will serve the leisure and wellness needs of the community for years to come. The PLEX will be operated by the Parks and Recreation Department and will be the focus for recreation and leisure services for residents in the City and surrounding community. The main components of the PLEX will include:

- Indoor Aquatic Center
- Gymnasium & Fitness Center
- Community Center
- Fine Arts Studio
- Outdoor Aquatic Center

Visitors of all ages will have a wide range of programs, facilities and environments to exercise mind, body and spirit. Wellness education, recreation and creativity come together to provide opportunities for growth, fitness and expression. The PLEX will serve the needs of all citizens from children to seniors; athletes to artists, walkers to swimmers. Below is an illustration of how the PLEX will stack up.



Legend

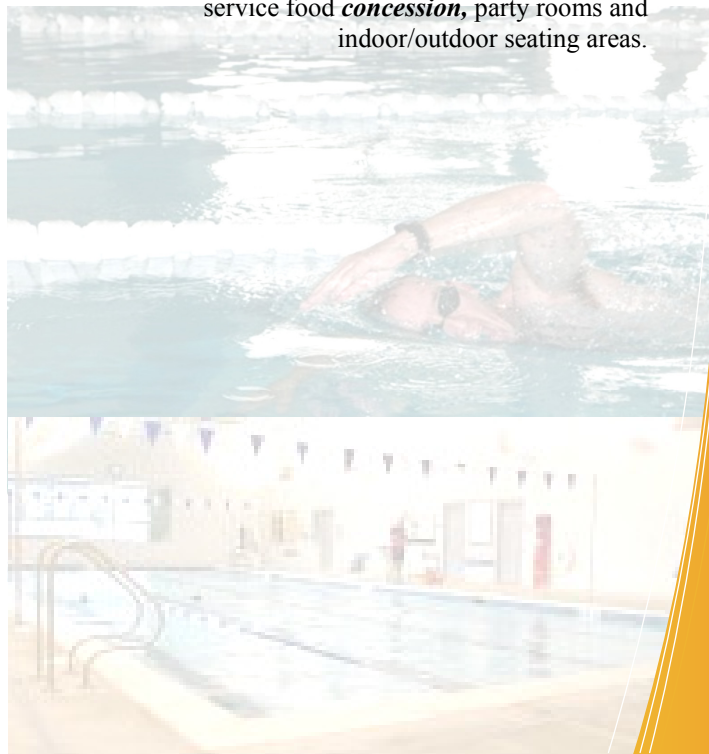
- A INDOOR AQUATIC CENTER**
CONTROL
COMPETITION POOL (8 LANE)
LEISURE POOL ZONE
ADMINISTRATIVE OFFICES
CONCESSION/PARTY ROOMS
- B STORAGE**
- C FAMILY & ADULT LOCKER ROOMS**
- D GYMNASIUM**
3 BASKETBALL COURTS
2 RACQUETBALL COURTS
- E POOL CONCESSIONS**
- F FITNESS CENTER**
EXERCISE ROOM (MAIN)
MACHINES AND FREE WEIGHTS (MAIN)
AEROBICS ROOM (UPPER)
DANCE STUDIO (UPPER)
- G ENTRY**
CONTROL LOBBY
ADMINISTRATIVE OFFICES
CONFERENCE ROOMS
RESTROOMS
ELEVATOR/STAIRS
- H COMMUNITY CENTER**
LARGE COMMUNITY ROOM
SMALL COMMUNITY ROOMS
CATERING KITCHEN
EDUCATION CENTER
DAYCARE/BABYSITTING
GAME ROOM (TABLE GAMES)
CONCESSION/CAFÉ
RESTROOMS
INDOOR PLAYGROUND
- I JOGGING/WALKING TRACK**
- J FINE ARTS**
BOX OFFICE & RECEPTION
ADMINISTRATIVE OFFICES
MEETING ROOMS
ART STUDIOS
THEATER
GALLERY
- PEDESTRIAN ENTRANCE**

The Indoor Aquatic Center

Jump into the **leisure pool**, designed to provide a fun, interactive environment for family activity. Imagine the fun of a water playground, zero-depth entry, spray geysers, vortex, tot slide, and a twisting, two-story water flume slide. Enjoy special pool side events in the wet party room.

The indoor aquatic center will also feature an eight lane **competition pool**, designed for competitive swim team events and lap/recreational swimming, swim instruction, springboard diving, and a variety of other aquatic programs. The competition pool will feature two, one-meter diving boards, a viewing gallery and bleacher seating for spectators.

Party on, as the Indoor Aquatics Center will offer a full service food **concession**, party rooms and indoor/outdoor seating areas.



Gymnasium & Fitness Center

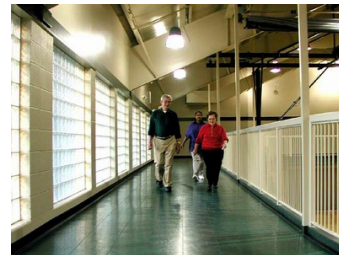
Stay healthy in the **fitness center** with a variety of cardiovascular and dynamic weight equipment facilities. The fitness center will provide a full line of treadmills, steppers, and cycles, as well as a line of easy-to-use weight machines. Direction and guidance will be provided by professional trainers and skill supervisors. Through the use of a “state of the art” information/communications system, you can accompany your workout with your choice of music or television programming. The fitness center will have great views of the lake level aquatic centers and the surrounding landscape of the outdoor community park.

1-2-3 stretch, on the upper level you will find space for aerobics, class rooms and a multipurpose training and dance studio. The upper level also provides access to the 1/8 mile long jogging/walking track. The track offers a great view of the major activity areas within the facility as well as the surrounding parkland. Warm-up and cool-down lounges are also featured on the upper level.

Exert yourself in the inviting, bright and open main level **weight room**, filled with a full circuit of strength building, conditioning and toning equipment.

Score three in the **gymnasium**, featuring three regulation-size hardwood basketball courts that can be used for volleyball and a variety of other sport activities, including leagues and drop-in recreational use. Two **racquetball courts** round out the multifaceted opportunities proposed for the Gymnasium & Fitness Center.

A variety of locker room types will provide specific needs for all visitors. Adult locker rooms will be separate from family locker rooms and individual locker rooms will be available.



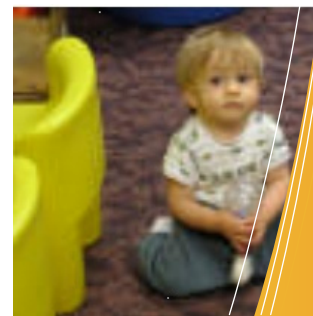
Community Center

Get involved in the community center activities, there will be something for everyone. Enter The PLEX at the main level **entry** area to administrative offices, security control and access to all other areas within the center. The entry area will contain conference rooms and public spaces for operations of the center. Art exhibits and displays will signal to all visitors the variety of activities and opportunities that The PLEX provides.

Host an event or attend one at one of the many multipurpose **community rooms** within the center, complete with audio-visual resources. There will also be one large community room for civic events, celebrations or for large party rentals. A catering kitchen will provide food preparation opportunities to accompany large and small community room rentals. There will be ample room for programs, activities, meetings, and special events. A Multimedia **education center** will be available for use by the community for teaching opportunities, hobby classes or for informational gatherings.

Toddlers can stay active in our themed **indoor playground** featuring exciting slides and climbing challenges.

Test your skills in the **game room**, offering video games, foosball, table games and a billiards table. It's sure to be a hit with all ages.



Fine Arts Studio

Go from athletics to fine arts. The Fine Arts Center will contain administrative offices and meeting rooms providing opportunities for artistic exchange, educational classes or hands-on workshops.

Unleash your creativity in our two arts and crafts **activity studios**, which provide the space for painting, pottery, drawing, ceramics, and more.

The Fine Arts studio will contain a theater, public lobby and exposition gallery to display works from artists of all levels. The Fine Arts Center will be supported by outdoor facilities including a sculpture garden, outdoor classroom, and outdoor art studio.



fine art



Outdoor Aquatic Center

Head for the beach! The outdoor aquatic center will provide endless water oriented fun for the entire family. Jump, run, spray slide, paddle, swim, all of the above will be available. A separate **bathhouse** will provide controlled access, dressing rooms and restrooms for the outdoor water complex. Also located at the bathhouse will be a seating plaza and **concession** stand for aquatic visitors. A **zero depth entry pool** and water playground will provide hours of fun and relief to our intense summer heat. The water features are surrounded by a combination of **paved deck** area for pedestrian movement, sun bathing and free play; and by large expanses of **turf and landscape areas** with sun shade structures to rest and escape from the sun. The berm lawn areas provide a balance between the hardscape of a traditional pool and the green space needs of a family outing to the water park.

An outdoor **lap pool** and spectator seating are also included in the aquatic center. The lap pool can be used for instruction, lifeguard training, water based sports or competitive swim events.





LEGEND

- 1. Indoor Aquatic Center
- 2. Gymnasium & Fitness Center
- 3. Community Center
- 4. Fine Arts Studio
- 5. Outdoor Aquatic Center
- 6. Drop Off & Entry Plaza
- 7. Parking
- 8. Service
- 9. Outdoor Seating
- 10. Lap Pool
- 11. Vortex Pool & Water Slide
- 12. Viewing Bleachers
- 13. ZDE Pool
- 14. Water Playground
- 15. Concessions
- 16. Bathhouse
- 17. Lawn Area
- 18. Deck Area
- 19. Control Fence
- 20. Lake
- 21. Community Park
- 22. Sculpture Garden
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- 25. Parkway
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Appendix A - Maps

1.0 Existing Parks

2.0 Existing Schools

3.0 Existing Park Service Areas

4.0 Parks Master Plan

5.0 Family Sports Park – Completed Phases

6.0 Family Sports Park – Master Plan
