



# Dardenne Prairie Parks and Recreation Master Plan

January 2019

City Hall Park



## Acknowledgments

### **Dardenne Prairie Officials, Staff and Citizens**

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The Dardenne Prairie Parks and Recreation Master Plan is a community-based plan

## 1 THE PLANNING PROCESS

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**Planning Design Studio and Ballard\*King were selected by the City of Dardenne Prairie to complete the city's first Parks and Recreation Master Plan.**

The recreation planning process which began in the Spring of 2018 included three main phases; 1) Data Collection, 2) Analysis & Concept Development and 3) Master Plan.

The project included opportunities for public input throughout the process. Public meetings focused just on the master plan were held as well as workshop sessions during Board of Aldermen meetings. Feedback on the project from the public and city staff regarding park use, park condition and unmet recreation needs was gathered and incorporated into the master plan.

See Figure 1 for an illustration of the master planning process.

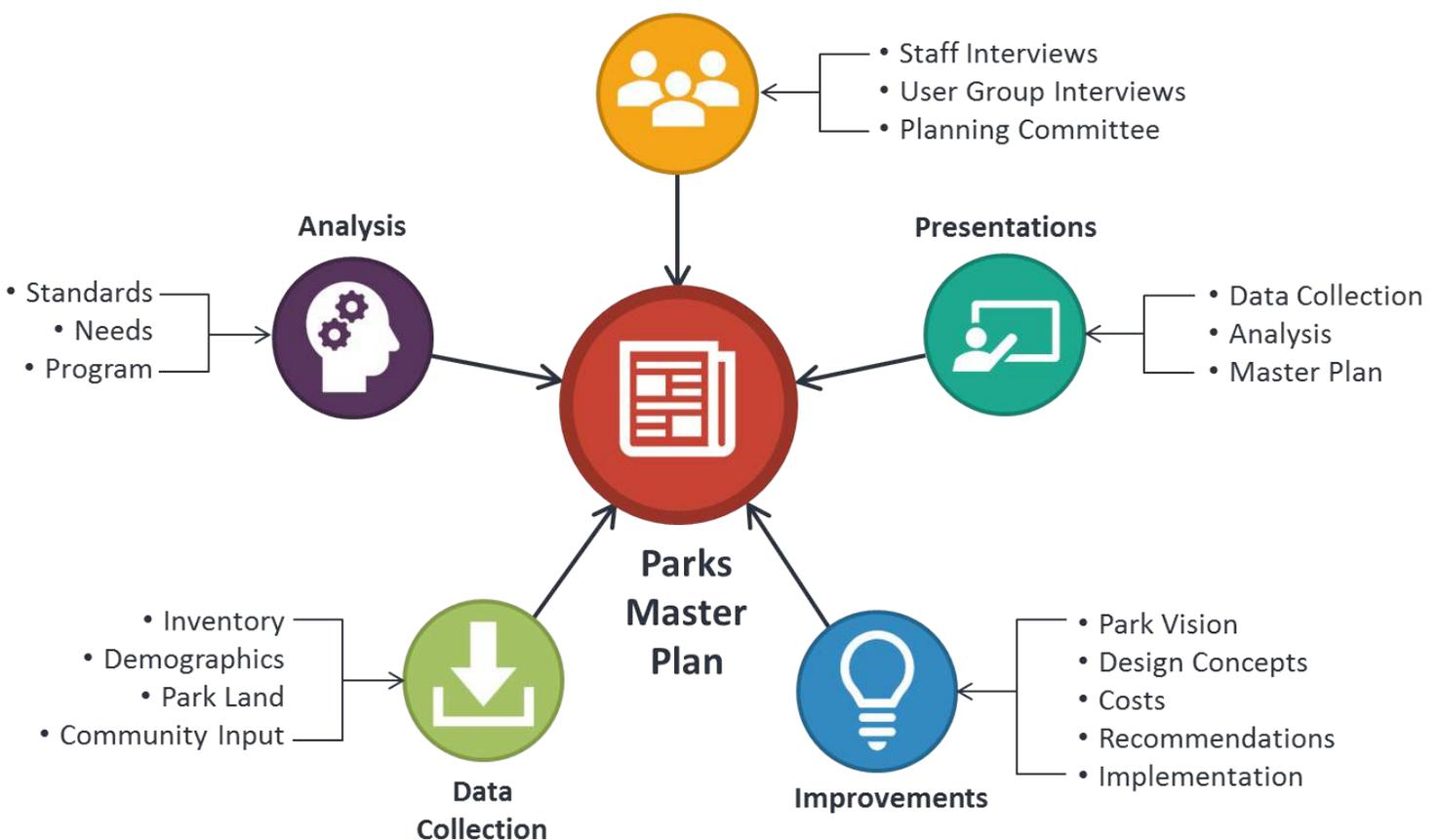


Figure 1: The Master Planning Process

# Introduction

## PROJECT PHASES

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**The Data Collection phase was comprised of tasks and meetings that helped the project team get familiar with the Dardenne Prairie park facilities.**

An inventory of park facilities was compiled that identified the quantity of park recreation features and existing park acreage. Detailed park assessment sheets were completed by the planning team as well as city staff to document and rate existing conditions. The planning team completed visits to the parks with city staff so issues could be identified in the field. The staff and planning team completed the park assessments to create the condition ratings and suggest a list of potential needed improvements to existing facilities. Demographics, a market assessment and a review of regional trail networks were completed in the Data Collection phase.

The information collected in the Data Collection phase helped to increase understanding of the community context, recreation issues and opportunities for future recreation development.

**The Analysis & Concept Development Phase included a review of existing park land acreage and distribution within the City to determine the potential need for additional park land.**

Current recreation facility quantities were compared to national standards to identify potential needs for additional recreation facility development. In this phase, initial concept recommendations were developed and presented to the public for feedback. The concept development ideas focused on opportunities and different scenarios at existing park land both owned and not owned by the City.

**The Master Plan phase included the refinement of initial recommendation concepts that were developed in the previous phase.**

The concepts were identified as possible development scenarios with pros and cons, budget cost information and implementation priority to assist the city with determining a direction for the future recreation development. The master plan section includes identification of potential funding opportunities for park improvements.

## PROJECT GOALS AND OBJECTIVES

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The Dardenne Prairie Parks and Recreation Master Plan project was developed to be a community-based plan that will identify current and future recreation needs for the city. The overall project objectives were to:

- Identify current conditions and issues in the parks
- Identify needed improvements in the parks
- Explore development scenarios that address the needs and desires of the community
- Explore connectivity of biking/hiking opportunities in the area
- Develop budget cost information for the development scenarios
- Identify priorities and strategies for funding implementation of park improvements



Paved trail in Barathaven Park

# Introduction

## DOCUMENT ORGANIZATION

.....

This master plan report is organized into the following sections:

- **Data Collection** - Contains summaries of the data collection activities that were done to lay the framework for the Dardenne Prairie parks master planning process
- **Park Land & Recreation Facility Analysis** - Summary of the analysis efforts that shaped the formulation of recommendations
- **Community Engagement** - Summary of the activities related to the gathering input into the planning process
- **Master Plan** - Identification of the improvement scenarios and cost implications; includes discussion of priorities and funding strategies
- **Appendix A** – Meeting notes
- **Appendix B** – PowerPoint presentations and boards developed for the public meetings

Bluebird Meadow Park





# Data Collection

## 2 DARDENNE PRAIRIE CONTEXT / LAND USE

**Dardenne Prairie is a fast growing and affluent community located in St. Charles County, Missouri.**

Within and around the non-contiguous Dardenne Prairie City boundary includes unincorporated St. Charles County and the municipalities of O’Fallon and Lake St. Louis, refer to Figure 1.

The city boundary encompasses a total area of 4.92 square miles. The population was 11,494 in the 2010 census. The 2017 estimated population (13,310) is approximately 15 % more than the 2010 census figure.

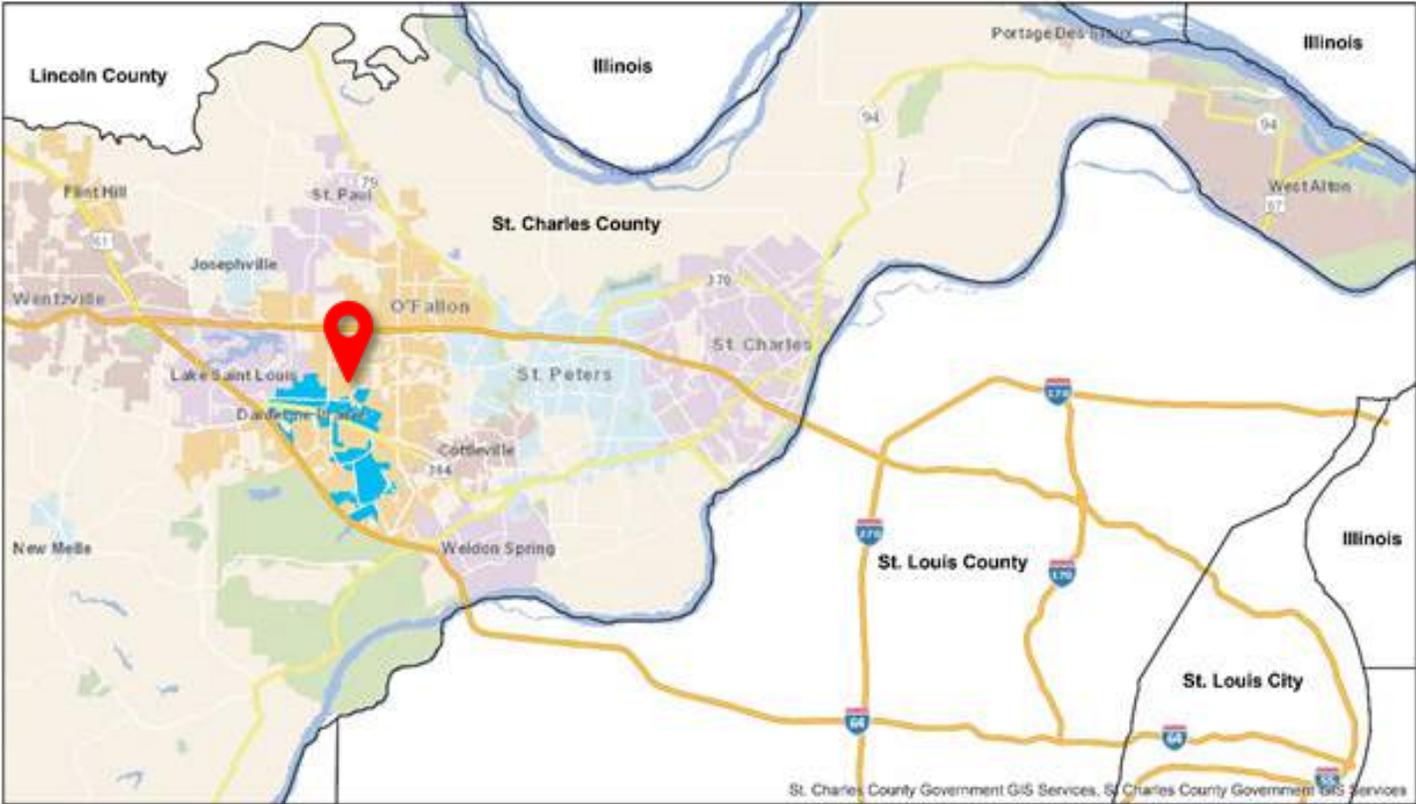


Figure 1: Dardenne Prairie Location within St. Charles County

# Data Collection



## Parks Overview

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**Dardenne Prairie park land includes six properties and 186 acres that are maintained by the city.**

The city's parks have 4.11 miles of trails, two picnic shelters, one playground, one amphitheater, one cricket pitch, four football/soccer fields, three youth baseball fields, one restroom, and two prairie areas. Additional information on each developed park site and an assessment of the recreation facilities is included later in this section.

Regarding the 186 acres of park land in the city, it is worth noting that ninety percent of the city's park land is in the Dardenne Creek floodplain. It is also noteworthy that ninety-two percent of the city's park land is owned by others. The largest owner of the park land in the city is Great Rivers Greenway who owns and has developed the Barathaven and Bluebird Meadow Parks. Refer to Figure 2 for Dardenne Prairie park locations.

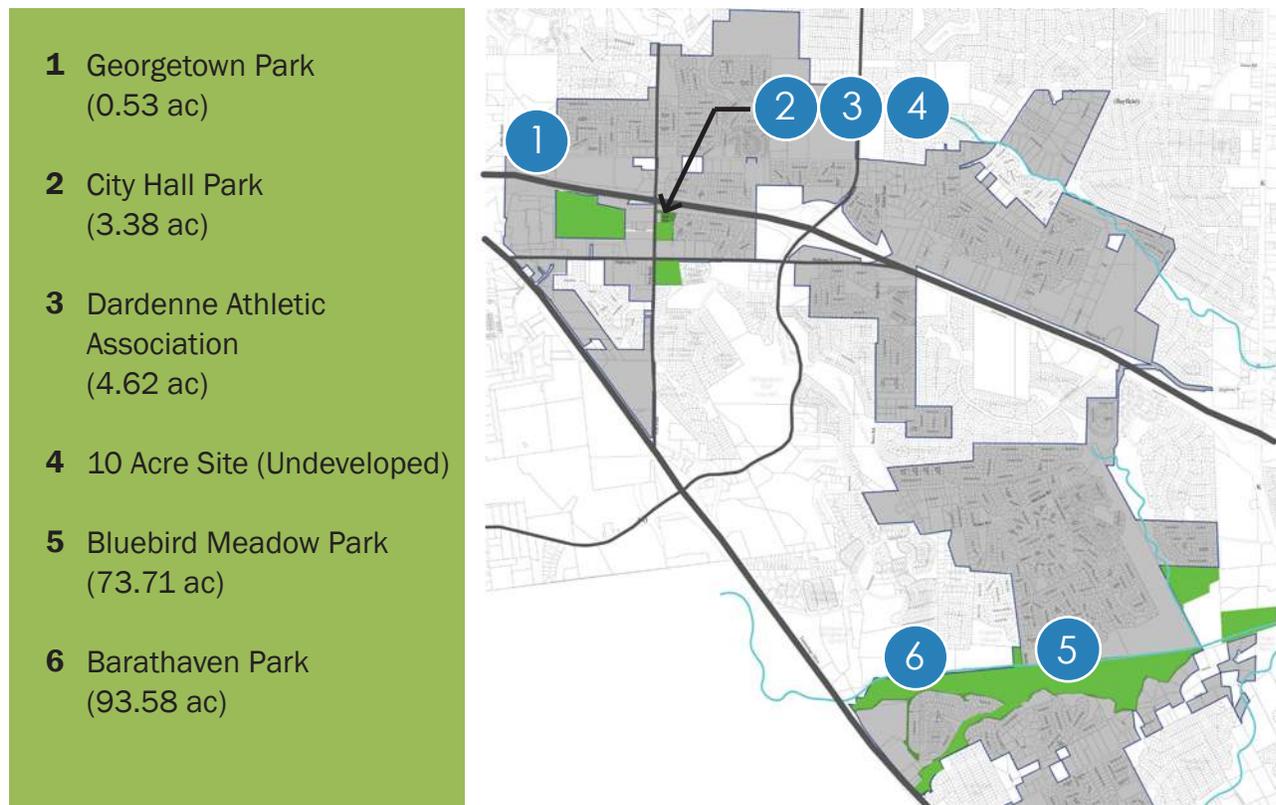


Figure 2: Dardenne Prairie Existing Park Locations Map



# Data Collection

## Land Use

Dardenne Prairie is comprised of 2,888 acres, of which 1,904 acres, are residential properties. This represents 66% of the total land use. The majority of residential properties are zoned for single family dwellings, with a small percentage of two-family and multifamily parcels. Commercial properties comprise 210 acres or 7.3% of land which is concentrated on the northern side of the City along Highway 364.

Public land represents 283 acres or 9.7%. In addition to public schools and City Hall, this public land includes Bluebird Meadow Park, Barathaven Park, City Hall Park, and the ten acre undeveloped site. Religious facilities represent 48 acres or 2% of the land use. Industrial land uses comprise 22 acres or 0.7% of land area. Agricultural land makes up 420 acres, or 14.3% of the land use. Figure 3 shows Dardenne Prairie's primary land uses.

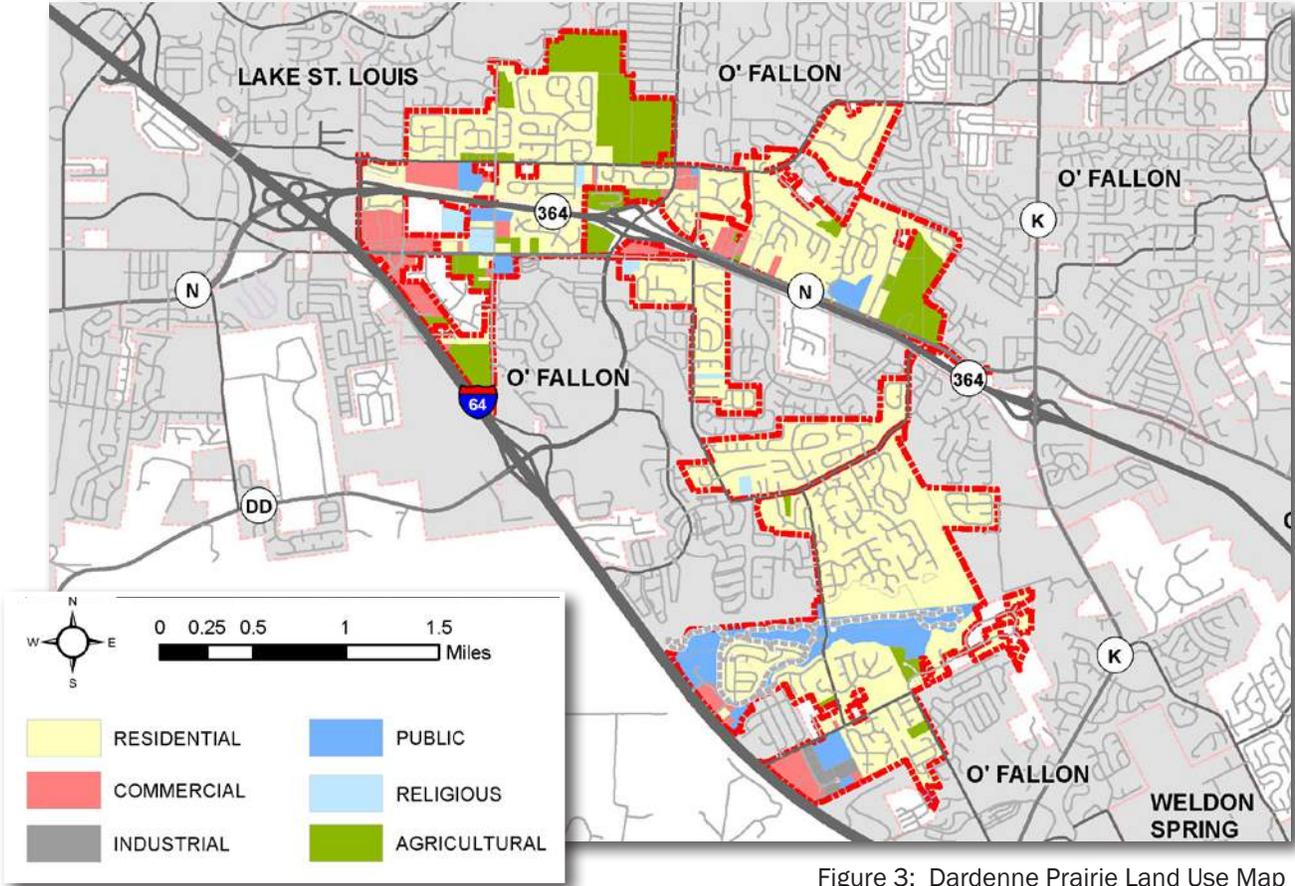


Figure 3: Dardenne Prairie Land Use Map

# Data Collection



## School Districts

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Dardenne Prairie is situated at the intersection of three school districts. The northwest portion is part of the Wentzville School District. The northeast side lies within the Fort Zumwalt School District. The very south end of the city, representing the smallest portion of the city, is part of the Francis Howell School District.

## Flood Prone Areas

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**A regulatory floodway runs through the south end of the City of Dardenne Prairie, with areas of 1% annual chance of flood hazard bordering and extending out from that.** As defined by FEMA, “a regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations”.

Within the city limits, the regulatory floodway is completely composed of parkland, primarily Bluebird Meadow Park and Barathaven Park. The 1% chance of annual flood hazard area extends into undeveloped common ground area between residential streets, and just slightly overlaps the edges of a few residential lots. Land designated

0.2% chance of annual flood hazard spreads out slightly further, partially covering some residential streets and lots.

Four other smaller strips of regulatory floodway cross through city limits, bordered by areas of 1% annual chance of flood hazard. The first is along the north edge between Technology Drive and Post Road, which crosses through an area zoned as vacant/undeveloped and one large residential parcel.

The second is in the northeast corner crossing Longview Estates Drive. This flood zone crosses through areas zoned as agricultural, common ground, vacant/undeveloped, and one large residential parcel. The third is on the east side crossing McClure Road, comprising an area zoned common ground and vacant/undeveloped. The fourth just slightly crosses the city limits at the very south end near Weldon Spring Drive and is composed of vacant/undeveloped land and common ground.

Finally, there is an area of 0.2% annual chance of flood hazard that extends into the Dardenne Prairie city limits near Bates Road just south of Twin Chimneys Elementary School. This area is partially comprised of common ground, slightly bordering a few large single family residential lots, and partially or completely covers around 15 two-family residential parcels. Figure 4 on the following page shows the flood prone areas across Dardenne Prairie.



# Data Collection



## DEMOGRAPHICS SUMMARY

As previously identified, the latest population is 13,310 which represents 4,204 households. The median household size is 3.02 people and median age is 40.3 years. For comparison, the St. Charles County median household size is 2.65 and median age is 37.7 years.

Between 2010 and 2017, Dardenne Prairie's growth rate was significantly higher than the national average

## Population Changes

**According to population estimates, Dardenne Prairie's population grew by 15.4% between 2010 and 2017, from 11,532 in 2010 to 13,310 in 2017.**

This is a significantly higher percentage of growth than the national average population growth rate of 5.5% during the same time period. The Missouri population growth rate between 2010 and 2017 was 2.1% and the St. Charles County growth rate was 9.7%. See Table 1 for more information on Dardenne Prairie's population changes between 2010 and 2017.

The population of Dardenne Prairie is aging. Between 2010 and 2017, the percentage of population over 65 increased while the percentage under 18 decreased. Both the Missouri and U.S. populations are aging similarly.

Table 1: Population Changes in Dardenne Prairie, 2010-2017

	2010	2017
Total Population	11,532	13,310
Median Age	37.3	40.3
Percent under 18 years	31.1%	28.7%
Percent over 65 years	9.8%	13.3%

Source: U.S. Census Bureau Data (2017 and 2010)



# Data Collection

## Racial/Ethnic Diversity

The 2017 estimated census data indicated that there has been no change in the percentage of the population identifying themselves as Black/African American or Hispanic/Latino since the 2010 census. However, the Asian population dropped from 4.4% to 2.8%. Table 2 shows racial and ethnic diversity of Dardenne Prairie compared to national, state and county averages as of 2017.

## Income

In Dardenne Prairie, the mean household income and individual incomes are significantly higher than national or county averages. Dardenne Prairie has almost no poverty, and a high percentage of households earning \$100,000 or more annually. Refer to Table 3 below for a comparison of income information from Dardenne Prairie, St. Charles County, State of Missouri and the United States.

Table 2: Racial Diversity Compared to National and State Averages

	Dardenne Prairie	St. Charles Co.	Missouri	United States
White, not Hispanic	88.9%	87.2%	79.5%	60.7%
Black/African American	3.7%	5.0%	11.8%	13.4%
Asian	2.8%	2.6%	2.1%	5.8%
Hispanic or Latino	2.8%	3.3%	4.2%	18.1%

Source: U.S. Census Bureau Data (2017)

Table 3: 2016 Income Information

	Dardenne Prairie	St. Charles Co.	Missouri	United States
Mean household Income	\$135,290	\$90,526	\$67,210	\$77,866
Median household income	\$123,942	\$75,603	\$49,593	\$55,322
Poverty level (individuals)	1.3%	6.1%	15.3%	15.1%
Poverty level (families)	0.2%	4.7%	10.8%	11%
Households earning more than \$100K	62.7%	42.3%	25.5%	24.6%

Source: U.S. Census Bureau Data (2017) and U.S. Census Bureau's American Community Survey (2016)

\*Full-time, year-round workers

# Data Collection



## St. Charles County Health Ranking

.....  
**In 2018, St. Charles County ranked as the best of Missouri's 115 counties** in an overall health rating by County Health Rankings and Roadmaps.

The county has a long-life expectancy and a low percentage of adults reporting fair or poor health. Teen births are much lower than the Missouri average and lower than the top U.S. county average. Access to exercise opportunities and the food-environment index are better than the Missouri average and almost as high as the top U.S. counties average. All but 12% of the St. Charles County population has adequate access to locations for physical activity, compared to 27% without adequate access statewide. However, St. Charles County air pollution is higher than the state average, and many workers have a long commute. Violent crime is much less than the Missouri average, and a lower percentage of the population who are uninsured than the state average.

Sources for this section include the U.S. Census Bureau Data (2017), the U.S. Census Bureau's American Community Survey 2016, America's Health Rankings United Health Foundation, and County Health Rankings and Roadmaps.

## Missouri State Health Ranking

.....  
**The State of Missouri ranked 40th out of 50 states in overall health ranking** in 2017 by America's Health Rankings United Health Foundation.

Missouri faces the health challenges of a high smoking rate, high rates of violent crime, and a lower number of dentists. Other factors negatively influencing Missouri's ranking include 24.9% of adults who are physically inactive, 31.7% of adults who are obese, and 11.5% of adults that have diabetes.

St. Charles was the Healthiest of Missouri's 115 counties in 2018



A jogger at Bluebird Meadow



# Data Collection

## Demographic Implications

The median age and household income levels of Dardenne Prairie were compared with the national numbers as both of these factors are secondary determiners of participation in recreation activities. **Typically, the lower the median age of a community, the higher the participation rates are for most activities.** The level of participation also increases as the median income level goes up.

**The median age in Dardenne Prairie compared to the State of Missouri and the National number has changed significantly since 2010.** The projection for 2018 and 2023 has the median age for lower than the State of Missouri. A lower median age typically points to the presence of families with children, that are significant users of parks and recreation facilities which is a positive implication of growth in recreation activities in Dardenne Prairie.

## MARKET ASSESSMENT

**As part of the master planning team, Ballard\*King & Associates (B\*K) conducted a market assessment.**

The market assessment identified service area(s), compared key indicators, included a full demographic profile, provided participation statistics, and provided observations about the surrounding market.

For the demographic profile, B\*K assessed demographic information from Environmental Systems Research Institute (ESRI), who utilizes 2010 Census data for 2018-2023 projections. ESRI also provided data on housing, recreation, and entertainment spending and adult participation in activities. B\*K overlaid information from the National Sporting Goods Association (NSGA) onto the demographic profile to determine potential participation in various activities. The National Endowment for the Arts provided further information relating to the utilization of recreation facilities for creative endeavors.

# Data Collection



## Sales Tax Funding

.....  
**Prior to engaging in the master plan process, The City of Dardenne Prairie passed a ½ cent sales tax ear-marked for parks and recreation.**

The city boundaries are identified as the primary service area. As the sales tax is not specific to residents of Dardenne Prairie, the secondary service area represents a 5-mile radius from a center point of the city.

## Service Area Definitions

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**Primary service areas (PSA)** can be defined as the distance that people are willing to travel on a weekly, or more frequent, basis to use an amenity or

participate in a program. A primary service area can flex or contract based on the amenity. The \$50M pool and ice rinks at the REC-PLEX in nearby St. Peters have a much larger primary and secondary service area because they are regional amenities. **Secondary service areas (SSA)** can be defined as the distance that people are willing to travel on a bi-weekly basis or monthly basis to use an amenity or participate in a program. Both primary and secondary service areas utilized in the master plan process are conservative.

In Figure 5, the Primary Service Area is shown in green and the Secondary Services Area is in red.

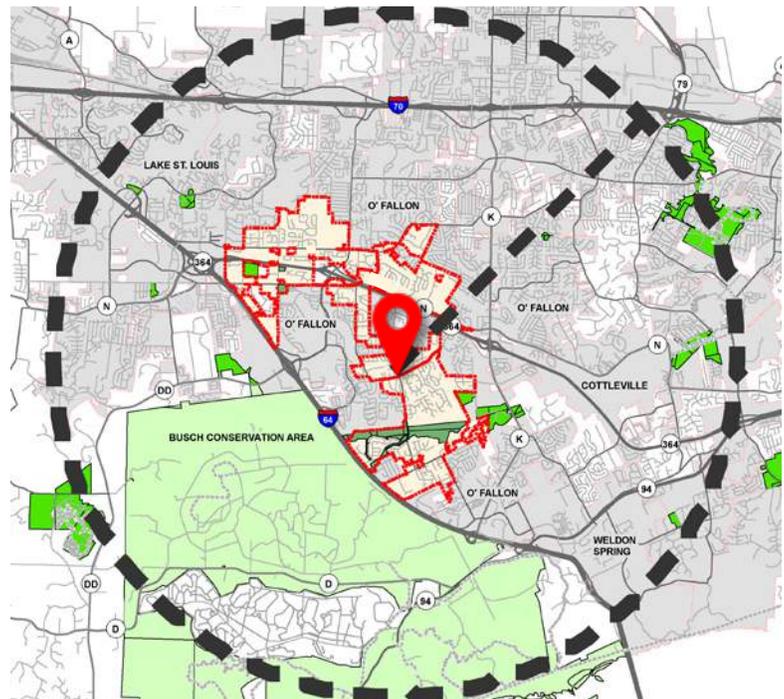


Figure 5: Primary and Secondary Service Areas Map



# Data Collection

## Demographic Benchmarks

**B\*K has identified median income, cost of living (housing), entertainment and recreation spending, and median age as benchmarks for determining the potential long terms success of recreation facilities and programs.**

Prior to examining the key indicators, it is important to note that the primary service area for Dardenne Prairie parks experienced extreme growth, 113.6%, between the 2000 and 2010 Census. It is expected that both the primary and secondary service areas will continue to grow, but not at the same exponential rate.

Dardenne Prairie residents have a high level of disposable income for use on recreation

## Median Income & Spending Habits

The median income in both the primary and secondary service areas is another key indicator to the success of recreation projects. While the median income in the State of Missouri is slightly less than the national number, in the PSA the median income is almost double that of the state; the number in the SSA is almost 50% greater than the state. The rate of spending on housing in the service areas is consistent with the median household income, however the cost of living in the State of Missouri is lower than the National average. This points to a high level of disposable income that could be used on recreation facilities and programs in both service areas. Spending for entertainment and recreation follows a similar pattern to that of housing.

# Data Collection



## Median Age & Tapestry Segments

**The PSA is a growing community that would benefit from additional recreation opportunities.** The median age of the PSA and SSA are both slightly lower than the State of Missouri and national medians. **A lower median age points to the presence of families with young children.** According to the 2010 Census, 51.7% of households in the primary service area had children present. In comparison, 42.4% of households in the SSA and 31.8% in the State of Missouri had children. The PSA age distribution compared to national statistics is shown in Table 4.

While young families are significant users of recreation facilities, older adults and retirees in the community will also be primary facility users. The older population is staying active longer, especially utilizing walking trails and indoor exercise spaces.

All age categories except the 5-17 and 45-54 year groups are projected to increase through 2023. Three Tapestry segments were defined to help visualize the PSA population:

- Soccer Moms – An affluent family-oriented segment with a hectic lifestyle delivering children from activity to activity. Outdoor activities and sports are a way of life.
- Boomburbs – A new growth market with many young professionals with families. Fitness is a priority, including club memberships. These residents enjoy sports and are generous supporters of the arts.
- Professional Pride – Goal oriented couples working long hours. They are well-organized and scheduled with commitments to their children’s activities. These residents exercise, often at local health clubs.

Ages	Population	% of Total	Nat. Population	Difference
0-5	864	6.7%	6.0%	+0.7%
5-17	2,925	22.5%	16.3%	+6.2%
18-24	868	6.6%	9.7%	-3.1%
25-44	3,474	26.7%	26.4%	+0.3%
45-54	1,882	14.5%	13.0%	+1.5%
55-64	1,467	11.2%	12.9%	-1.7%
65-74	985	7.6%	9.2%	-1.6%
75+	588	4.5%	6.4%	-1.9%

Table 4: Age Distribution of Primary Service Area Compared to National Distribution



# Data Collection

## Recreation Activity Participation Trends

Sport and recreation activity participation rates can be projected to help guide recreation departments in selecting programs and facilities for consideration in their master planning process. On an annual basis, the National Sporting Goods Association (NSGA) conducts an in-depth study and survey of how Americans spend their leisure time. This information provides the data necessary to overlay the rate of participation onto the PSA to determine market potential. Table 5 on the following page shows the average participation in common recreation activities identified in a 2017 NSGA survey. The “Average” column represents the probable percentage of the PSA population that participates

in each activity. This percentage is calculated with a formula that factors in age distribution, median household income, region of the country and the national rate of participation. That percentage is then applied to the PSA population (over age 7) from the 2010 census and population estimates for 2018 and 2023 to provide an idea of the market potential for each activity. The activities in the left-hand column that are highlighted in green are those that have experienced growth in participation percentage over the past 10-year period.

Pickleball is not included on this table, as not enough data has been collected. However, it is known to the city that a significant number of pickleball players reside in the service areas and are looking for additional recreation space.



Barathaven Park

# Data Collection



Table 5: Estimated Participation in Recreation Activities Within the PSA in 2010, 2018 and 2023

	Average	2010 Population	2018 Population	2023 Population	Difference
Exercise Walking	38.1%	3,908	4,478	4,865	+957
Exercise w/ Equipment	21.3%	2,189	2,508	2,725	+536
Swimming	18.5%	1,899	2,176	2,364	+465
Aerobic Exercising	17.3%	1,770	2,028	2,204	+433
Running/Jogging	16.7%	1,717	1,967	2,137	+420
Bicycle Riding	14.3%	1,466	1,680	1,825	+359
Workout at Clubs	14.2%	1,454	1,666	1,810	+356
Weight Lifting	14.1%	1,443	1,653	1,796	+353
Hiking	13.0%	1,334	1,528	1,660	+327
Yoga	10.5%	1,076	1,233	1,340	+263
Basketball	9.2%	942	1,079	1,173	+231
Soccer	5.4%	552	632	687	+135
Baseball	4.9%	499	571	621	+122
Tennis	4.8%	490	562	610	+120
Softball	4.0%	414	475	516	+101
Volleyball	3.9%	405	464	504	+99
Football (Touch)	3.5%	355	407	442	+87
Football (Flag)	2.4%	248	284	309	+61
Mixed Martial Arts	2.2%	221	253	275	+54
Mtn-Biking	1.9%	199	228	248	+49
Cheerleading	1.6%	167	192	208	+41
Pilates	1.5%	152	174	189	+37
Lacrosse	1.1%	116	133	144	+28
Wrestling	1.1%	117	135	146	+29
Did Not Participate	21.3%	2,181	2,499	2,715	+534

Note: Green highlighted activities above are experiencing growth over the last ten years



# Data Collection

## Leisure and Enrichment Activities

**In addition to recreation and sport activities, many recreation departments offer leisure and enrichment activities.**

The National Endowment for the Arts (NEA) produces participation statistics that are much more static than those of the NSGA. However, what one can glean from the statistics provided by the NEA is that participation in arts and enrichment programs was on a steady decrease in the early 2000s, but has begun to rebound.

For many recreation departments offering arts and enrichment-like programming is an opportunity for partnership with local businesses and organizations. The recreation department assists those agencies with advertisement and provides them with space, which creates the foundation of the partnership.

## Indoor Recreation Space

Prior to the start of the Parks Master Plan, the City of Dardenne Prairie administered an on-line and mailed survey to solicit input from residents regarding the city’s parks and recreation system. A significant “want” was identified in the results of the survey indicating a preference for the city to develop an indoor recreation facility. The resident’s preference for a Dardenne Prairie indoor recreation facility was explored as part of the Parks Master Plan

The planning team identified several existing indoor recreation facilities in the surrounding area including the City of O’Fallon Renaud Center and the St. Charles County Youth Activity Park. In addition, the City of Wentzville recently completed a study investigating the development of a recreation center. If Dardenne Prairie wishes to pursue the development of an indoor recreation facility it would be advisable to explore potential partnerships with surrounding communities to share costs and/or access to the facilities. In Section 5 of the Master Plan, there is additional information and suggestions related to an indoor recreation facility for Dardenne Prairie.

# Data Collection



## Trails and Connectivity

Residents are looking for additional opportunities for green space and opportunities for exercise walking. Both items point to the need to expand the current park acreage and diversify the offerings within the various parks. A focus on connectivity and the trail system within the community to create a walkable/bikeable culture would be time well spent.

## Viability of Indoor/Outdoor Pool

Another want identified in the public outreach portion of the study was that of a pool. Again, leaning on the other indoor providers that have pools, that direction would not be wise at this time. The same could be said for an outdoor pool with those facilities currently be offered in Wentzville (2), Lake St. Louis (1), and O’Fallon (1). In the case of both the indoor facilities and outdoor pools, the city may want to continue to look for opportunities of partnership, whereby the city residents can purchase a “membership” or “pass” at a resident rate.



Pavilion at City Hall Park



# Data Collection

## PARK ASSESSMENTS:

### City Hall Park

.....  
**City Hall Park consists of 3.38 acres at 2032 Hanley Road, behind Dardenne Prairie City Hall.**

The park was dedicated in 2010 and it is in good condition overall. Recreation facilities include a 1,400 SF heated restroom/concession building, 12'x20' steel pavilion, 20'x20' steel gazebo, amphitheater, stream feature, splash pad and separate play areas for 5-12 and 2-5 year old children. The play areas include a total of 15,000 SF of poured-in-place safety surface that is in good condition.

The well-maintained park includes a variety of native landscape materials. Forty-five of the fifty-seven parking spaces are off-street and are made of pervious concrete stalls. The following is a summary of issues that were identified in the park:

- Maintenance issue with existing stream feature
- Spalling of bricks at concession stand columns
- Parking limited for events
- Cracks in parking lot pervious concrete
- Area leftover after removal of slide is unsightly
- Some rust and wear on play equipment



Main Play Area for 5-12 Year Olds



Terraced Seat Walls and Non-Functional Stream Feature

# Data Collection



The 12' x 20' Pavilion



Restroom/Concession Building



City Hall Park Aerial Photograph



# Data Collection

## Dardenne Prairie Athletic Association

**The Dardenne Athletic Association (DAA) consists of 4.62 acres of fields located adjacent to City Hall Park.**

DAA is a not-for-profit organization providing opportunities for children to participate in organized baseball or softball activities. The land is owned by DAA. The city provides maintenance and programming.

The facilities at this location include three lighted fields, one practice field, bleacher seating at the lighted fields, covered dugouts, chain link backstops, 12'x25' concrete block concession building converted to storage and a 20'x20' wood frame shed for mowers and other maintenance items.

The outfields for the ballfields are shared, which limits use for multiple games and can be a safety issue if multiple games are occurring at the same time.

Parking is located off-street adjacent to Hanley Road accommodating approximately forty-five stalls in the gravel lot. The City has future plans to pave and stripe the parking area. The issues identified at the DAA fields include:

- Ballfields in poor condition and do not drain well
- 20'x20' wood frame shed in poor condition
- 12'x20' old concession building in poor condition
- Shared outfield is a safety/scheduling issue
- Ballfield lighting in poor condition



Lighted Baseball Field



Old Concession Stand

# Data Collection



Picnic Tables Near Baseball Fields



Girls Softball Practice



Dardenne Athletic Association Aerial Photograph



# Data Collection

## Bluebird Meadow Park

**Bluebird Meadow Park consists of 73.71 acres of land owned by Great Rivers Greenway and maintained by Dardenne Prairie.**

The property is located near the southern boundary of the city at the east side of the intersection of Henning Road and Barathaven Blvd. Bluebird Meadow Park opened in 2015. The park is in the FEMA regulatory floodway adjacent to Dardenne Creek and Old Dardenne Creek and is subject to periodic flooding.

Facilities at this park include 1.2 miles of 10-foot wide asphalt trail that is part of the Dardenne Greenway trail system. The park has a 30-space permeable paver parking lot. Adjacent to the parking lot

is a football/lacrosse practice field. The park includes native tree planting and over 50 acres of prairie grasses. A trail spur connects to Barathaven Park under Henning Road. The trails are very well used by joggers, cyclists and walkers. The park is well-maintained park and includes benches and trash containers along the path. Issues identified at Bluebird Meadow Park include:

- Invasive trees in wetland area
- Trees along path are poor quality and sparsely planted
- A few minor cracks exist in the asphalt path



Permeable Paver Parking Area



Trail Under Henning Road Drainage Issue

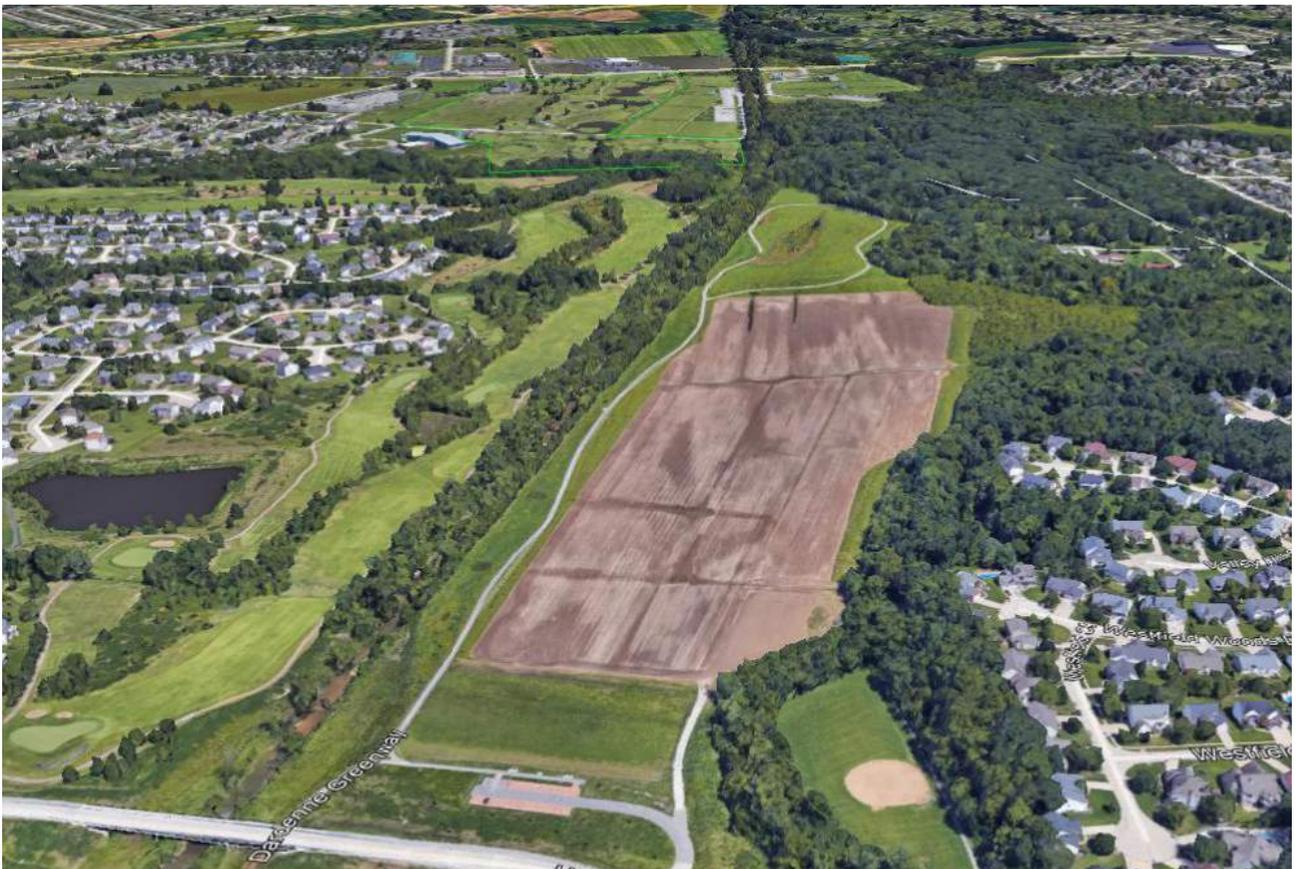
# Data Collection



Bench and Bike Rack Along Paved Trail



Prairie Habitat in Development



Bluebird Meadow Park Aerial Photograph



# Data Collection

## Barathaven Park

.....  
**Barathaven Park consists of 93.58 acres of land owned by Great Rivers Greenway and maintained by Dardenne Prairie.**

The park is located near the southern boundary of the city, west of the intersection of Henning Road and Barathaven Blvd. The park is adjacent to the Barathaven subdivision and is in constant use. Both the park and neighborhood were developed in 2006. Dardenne Creek is located along the northern border of the park and has caused damage to the park from periodic flooding. Barathaven Park is also in a FEMA regulated floodway.

Facilities at this park include 2.93 miles of 10-foot wide asphalt trail that is part of the Dardenne Greenway trail system. Other amenities include a 15.37 acre

lake, three lake overlooks, three football fields, one cricket field, two pedestrian bridges and twenty-two permeable paver parking spaces.

A portion of the original trail alignment west of the lake was located in an area of active streambank erosion along Dardenne Creek. That portion of trail failed and has been closed. A new trail alignment was constructed away from the creek and runs along the south side of the football fields. Issues identified with Barathaven Park include:

- Trail under Henning Road is wet and muddy from constant runoff
- Overlook walls showing signs of uneven settling
- Damage from flooding
- Some cracks in asphalt trail
- Lake edge erosion



Overlook at Parking Area



Failed Trail Due to Stream Bank Erosion

# Data Collection



Lake Edge at Barathaven Park



Interpretive Signage at Lake Overlook



Barathaven Park Aerial Photograph



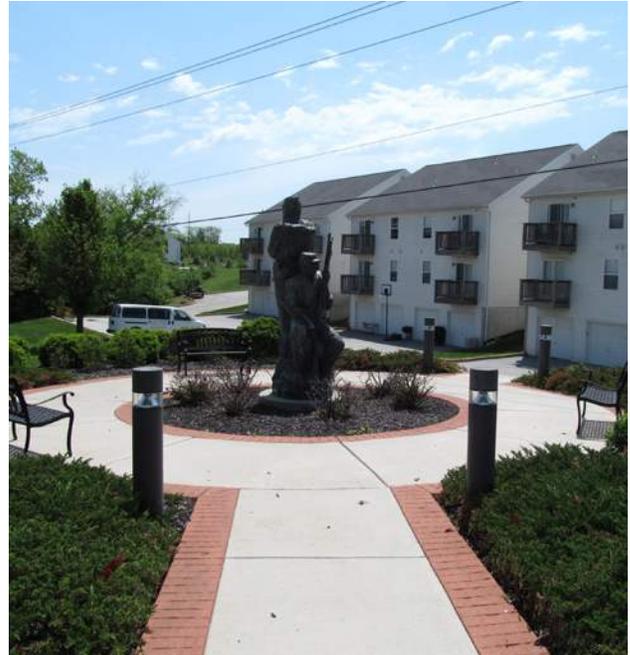
# Data Collection

## Georgetown Park

Georgetown Park is a 0.53 acre pocket park adjacent to the Georgetown Park Condominiums.

The main feature of this park, located at the intersection of Feise Road and Stonewall Creek Drive, is a bronze Civil War monument surrounded by concrete pavement. Three benches, lighted bollards and landscaping are also part of the park features. In the condo parking area three spaces are designated for the park use. Issues identified in Georgetown Park include:

- Park is rarely used and not well known by residents
- Landscaping needs improvements to reduce maintenance



Park Monument and Seating Area



Park Bench

# Data Collection



Steps Leading to Park Monument



Ornamental Trees



Georgetown Park Aerial Photograph



## Data Collection

### REGIONAL TRAIL NETWORK

.....

The Dardenne Prairie Parks master plan included a review of existing and proposed bike trails in Dardenne Prairie and in surrounding communities. This review was based upon existing available studies to determine opportunities for park connections and links to adjacent recreation facilities.

**Dardenne Prairie has an existing loop of bike lanes surrounding the lower portion of the municipality.** The bike lanes run along Technology Drive parallel to I-64 from Highway K to Winghaven Blvd. The bike route turns east and becomes a “Share the Road” bike route along Winghaven Blvd. to S. Outer Road and continues along S. Outer Road 364 to Bates Road. At Bates Road, the route returns to separated bike lanes along S. Outer Road 364 east to Highway K. The

bike route turns south along Highway K to complete the loop at Technology Drive. There are also existing bike lanes along Twin Chimneys Blvd., which start at S. Outer Road 364 and end at Lee Ridge Drive, just short of forming a loop with S. Outer Road 364.

In addition, two existing multi-use paths intersect with Dardenne Prairie. The Feise Road path runs along the north side of Feise Road from just east of Brook Hollow Drive east to Highway K. The Bryan Road multi-use path runs along the east side of Bryan Road from Feise Road north to Veteran’s Memorial Parkway. Figure 6 on the following page shows the existing trails routes through Dardenne Prairie.





# Data Collection

## Trail Connections Identified in Previous Studies

.....

Great Rivers Greenway (GRG) has a River Ring Master plan that identifies greenways throughout St. Charles County, St. Louis County and the city of St. Louis. In Dardenne Prairie, GRG has identified an interest in extending the trail that runs through Barathaven and Bluebird Meadow Parks towards O’Fallon but no timetable has been established.

The River Ring Plan shows the Dardenne Greenway extending west and south through the August A. Busch conservation area to connect with the Busch Greenway. The eastward expansion will connect with existing portions of the greenway at St. Charles Community College, and will eventually extend through Dardenne Park in St. Peters, and follow Dardenne Creek north to the St. Louis Youth Soccer Association (SLYSA) soccer complex.

The St. Louis Region Gateway Bicycle Plan (GBP), St. Charles County and the City of O’Fallon have proposed trail connections that intersect with Dardenne Prairie, shown in Figure 7. The GBP has proposed extensions to the Dardenne Prairie bicycle network along:

- Phoenix Parkway from Technology Drive east and north to Winghamen Blvd.
- Red Hawk Parkway/McClure Road from Phoenix Parkway east to S. Outer Road 364
- Henning Road from Bates Road 364 south to Weldon Springs Road
- Highway K from S. Outer Road 364 north to Mexico Road
- Technology Drive from Merz Farm Lane north to Veteran’s Memorial Parkway
- Technology Drive from the existing bike lanes to Post Road

The GBP has proposed further extensions of the bike network around Dardenne Prairie with “Share the Road” bike markings. The markings include signs and road striping to alert drivers that their lane is to be shared with bicycles. The proposed “Share the Road” routes are along:

- Post Road (which becomes Hanley Road) from Technology Dr. north to Pleasant Meadow Dr.
- Stump Road from Highway N north to Feise Road
- Highway N from Technology Road west to Highway N NE

# Data Collection



## Trail Connections Identified in Previous Studies (Continued)

.....  
The GBP also has plans for widened outside lanes and paved shoulders to accommodate bicycles on roads without a designated bicycle lane. These improvements are planned along:

- Winghaven Road from Technology Drive west to Sommers Road
- Technology Drive from Post Road north to Merz Farm Lane
- Feise Road from Technology Drive to the start of a multi-use path near Brook Hollow Drive
- Highway N from Technology Drive east to Winghaven Road and from Sump Road east to Weiss Road
- Weldon Springs Road from Technology Drive heading east, and turning south on Weldon Springs Road to reconnect with Technology Drive

Finally, the GBP proposes to extend the Bryan Road multi-use path south so that it connects with the bike lanes along Winghaven Blvd.

The City of O’Fallon has proposed a city greenway connecting to GRG’s Dardenne Greenway in Bluebird Meadow running north along the Dardenne Prairie/O’Fallon municipal boundary, crossing through Dardenne Prairie near the Waterford Crossing and McGregor Circle neighborhoods, to terminate at the bike lanes along Twin Chimneys Blvd. O’Fallon has proposed a second greenway running west from the Dardenne Greenway in Barathaven Park and turning north to end near O’Fallon’s O’Day Park.

The GBP has proposed extending the bike network around Dardenne Prairie with “Share the Road” bike markings

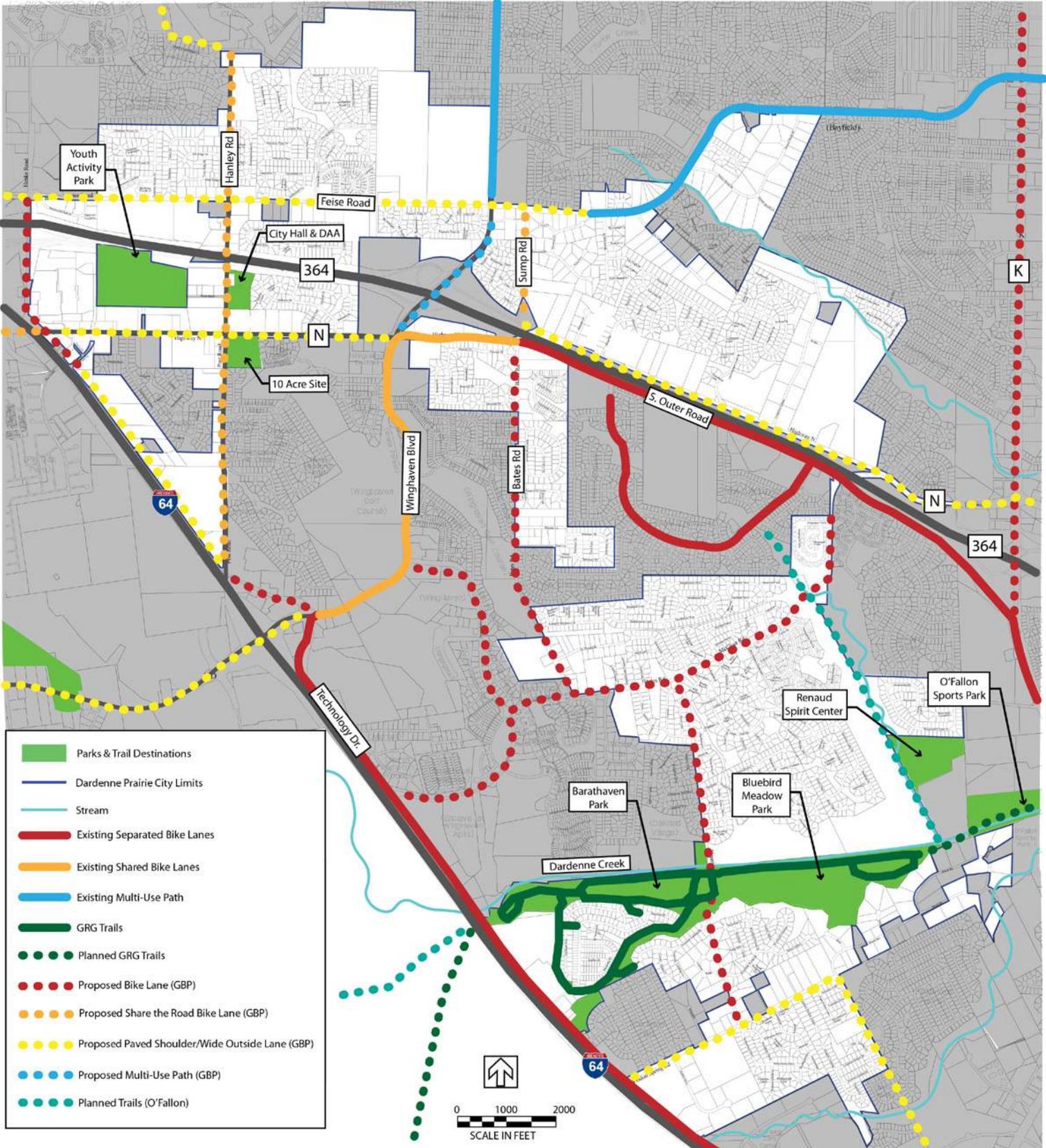


Figure 7: Municipal and Agency Proposed / Planned Bike and Hiking Routes

# Data Collection



## Master Plan Priority Connections

.....

**The Dardenne Prairie Parks and Recreation Master Plan recommends prioritizing a trail connection between City Hall and the GRG Dardenne Greenway in Barathaven Park, and the extension of the Dardenne Greenway east of Bluebird Meadow to connect with O’Fallon Sports Park and the existing stretch of greenway leading to St. Charles Community College.**

Second priorities would be creating a connection from City Hall to the Youth Activity Park and completing the bike lane loop on Twin Chimneys Blvd.

The City Hall to Dardenne Greenway connection could take several alternate routes. The preferred route starts at City Hall on Hanley Road and travels south as Hanley changes to Post Road. The route turns south on Technology Drive, following the existing bike lane towards Barathaven Park. Technology Drive

currently runs adjacent to but does not intersect with Barathaven Park. A new connection between the road and the park needs to be designed, including finding a solution to the significant change in grade between the Technology Drive and the Dardenne Greenway.

The second route option begins at City Hall and travels south along Hanley Road to Highway N. Here it turns east to meet with the existing “Share the Road” route along Winghaven Blvd. It turns south at Bates Road, and follows Bates Road as it turns east at Redhawk Pkwy. The route then turns south onto Henning Road, which leads into Barathaven Park. A new connection is needed between Henning Road and the Dardenne Greenway, as the greenway currently passes underneath a Henning Road overpass. Figure 8 on the following page shows the routes of this master plan’s priority connections.

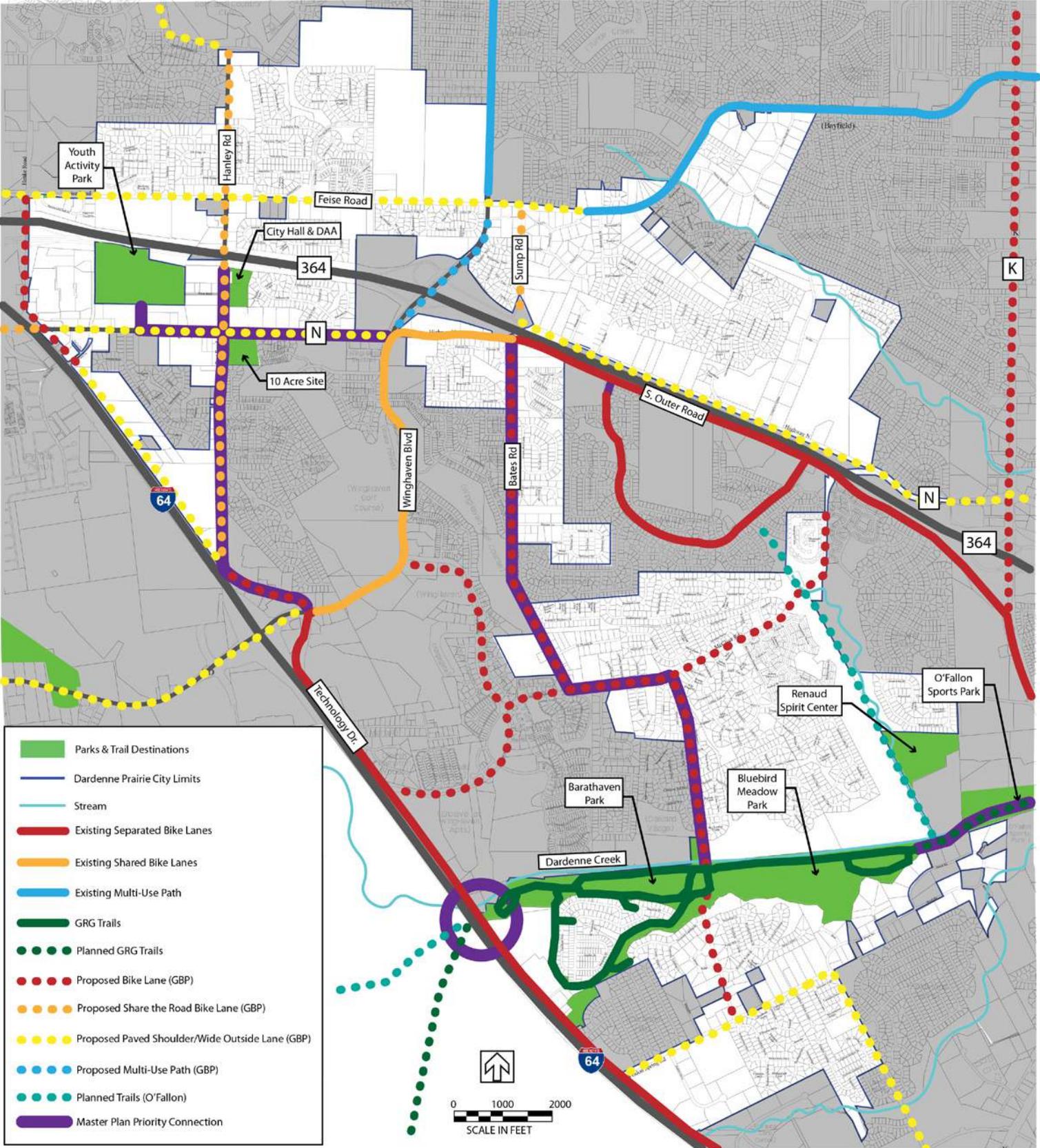


Figure 8: Parks and Recreation Master Plan Priority Routes

Between 2010 and 2017,  
Dardenne Prairie Population  
grew by 15.4%





# Park Land & Facility Analysis

## 3 PARK LAND & FACILITY ANALYSIS

The master planning process included an assessment of the park land needs within and around Dardenne Prairie. The Park Land Needs Assessment is an evaluation of the amount and distribution of park land within the city boundary and within a 5-mile radius. The Dardenne Prairie parks were classified by size and compared to a national standard based on the city's population.

The park land classifications and standards used are the following:

### Neighborhood Park (5-15 acres)

The standard is 1.5 acres per 1,000 people; the park serves a 1-mile radius.

### District Park (16-79 acres)

The standard is 2.5 acres per 1,000 people; the park serves a 3-mile radius.

### Metropolitan Park (80-249 acres)

The standard is 4 acres per 1,000 people; the park serves a 5-mile radius.

### Regional Park (>250 acres)

The standard is 6 acre per 1,000 people; the park serves a 30-mile radius.

Figure 1 shows the 5-mile radius map around Dardenne Prairie.

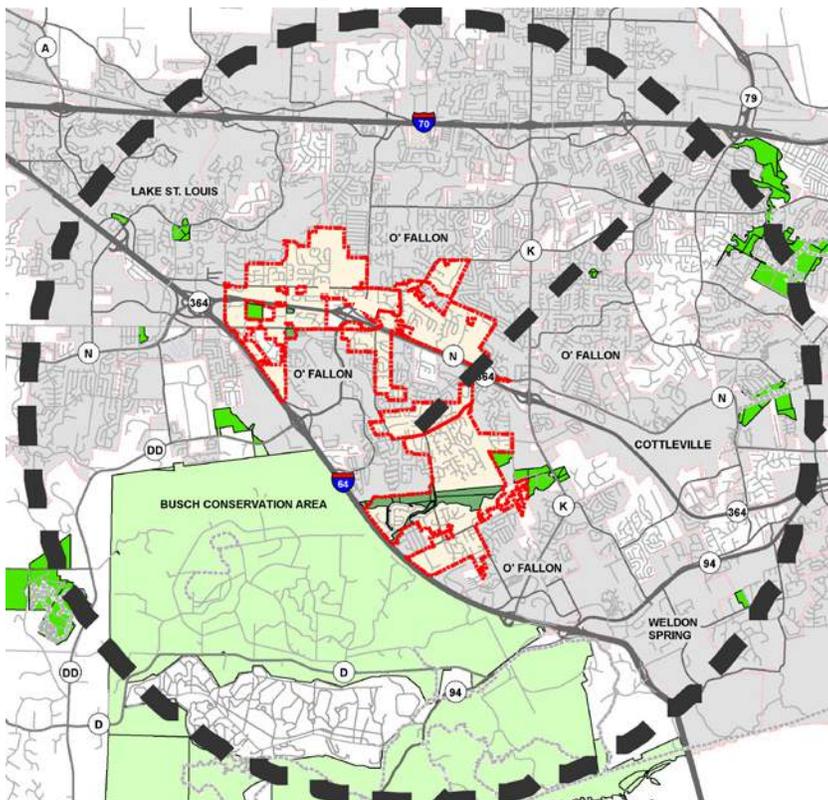


Figure 1: Five Mile Radius Around Dardenne Prairie

# Park Land & Facility Analysis



## PARK LAND & FACILITY ANALYSIS (CONTINUED)

The existing 186 acres of park land in Dardenne Prairie were grouped into two park classifications based primarily upon the use.

City Hall Park, DAA, Barathaven and Bluebird Meadow were all considered District Parks for this analysis due to the draw of these parks that extends beyond the typical service area of parks in their size category. The 10 Acre Site was considered a Neighborhood Park due to its size and lack of development.

The park land needs evaluation also utilized GIS data to identify park land acreage not owned by Dardenne Prairie that contributes to the recreational supply in the area. That acreage includes public land owned by municipal, state, federal and other agencies.

Park land within a five mile radius from the center of Dardenne Prairie was analyzed. **The non-Dardenne Prairie park land within that 5-mile radius totals an impressive 15,500 acres.** This includes park land owned by:

- Cottleville – 88 acres
- Great Rivers Greenway – 167 acres
- O’Fallon – 332 acres
- Lake Saint Louis – 37 acres
- St. Peters – 94 acres
- Weldon Spring – 13 acres
- St. Charles County – 599 acres
- State of Missouri – 14,377 acres

Classification	Dardenne Prairie				
	Park Land Standard Acreage	Existing Park Land Acreage	Land Acreage Need (-) Surplus	Existing Non-DP Park Land Acreage <sup>1</sup>	Park Land Acreage Need (-) or Surplus
Neighborhood Park N (5 ac. - 15 ac.)	20	10	-10	25	15
District Park D (16 ac. - 79 ac.)	33	175	142	362	504
Metropolitan Park M (80 ac. - 249 ac.)	53	0	-53	269	215
Regional Park R (250 ac. +)	80	0	-80	14,871	14,791
<b>Acreage - Total</b>	<b>186</b>	<b>185</b>	<b>-1</b>	<b>15,527</b>	<b>15,526</b>

Table 1: Park Acres in Dardenne Prairie by Classification



# Park Land & Facility Analysis

## Park Land Needs

Certain observations regarding the existing park land were revealed in the assessment:

- Dardenne Prairie meets the overall park acreage standard if all park land located in within the city is included
- Dardenne Prairie only owns 14 acres of the total 185 acres of park land within the city
- Dardenne Prairie does not meet the standard for each of the park classifications except District Parks
- Park land available within a five mile radius well exceeds the standard

Table 1 on the previous page summarizes the park classification acreage compared to the standard, utilizing the 2017 population of 13,310 for the calculations.

## Recreation Facility Needs

An analysis of the existing recreation facilities in Dardenne Prairie and within the 5-mile service area was completed. The recreation facilities examined included recreation facilities such as swimming pools/Aquatic Centers, athletic fields, shelters, trails, courts, lakes, playgrounds and opens space. The full list of facilities that were inventoried are in Table 2 on the following page.

To develop the table, the supply of the existing recreation facilities was compared

with national and local standards for those facilities from organizations/publications such as the National Recreation and Parks Association (NRPA), Statewide Comprehensive Outdoor Recreation Plan (SCORP), and Missouri Parks and Recreation Association (MPRA).

The facility need is calculated based upon population. For example, the playground standard is one playground per 1,379 residents. Using the Dardenne Prairie population of 13,310 the facility need per the standard would be approximately 10 playgrounds. The inventory of playgrounds in Dardenne Prairie is one.

The analysis of recreation facility need also included inventorying the public and private recreation facilities with in the 5-mile service area to see how those facilities could contribute. For the analysis, those facilities are calculated at one half the actual quantity due to the assumption that the public or private facilities are not available all the time for Dardenne Prairie residents.

**The results of the recreation facility need analysis indicates a potential need for one picnic shelter, one volley ball court and one mile of bike trails.** Most of the facility demand is being met by recreation facilities within the 5-mile radius service area. Per the standards, the current supply of recreation/community centers and outdoor swimming pools within the 5-mile service area meets the standard.

# Park Land & Facility Analysis



Recreation Facility	Standard <sup>1</sup>	Facility Demand <sup>3</sup>	DP Facility Inventory <sup>4</sup>	5 Mile Radius /Public & Private <sup>7</sup>	DP Need	Facility Need
Swimming Pool/Aquatic Center	1 Pool/6,500	2	0	2	2	0
Baseball/Softball	1/1,545	9	4	15	5	0
Ice Skating Rink	1/108,833	0	0	0	0	0
Outdoor Amphitheater	1/10,000 <sup>2</sup>	1	1	0	0	0
Picnic Area Shelter	1/1,356	10	1	8	9	1
Lakes and Ponds	1 AC/14,000 <sup>2</sup>	1	15	11	0	0
Football	1/10,000 <sup>+</sup>	1	1	4	0	0
Soccer	1/3,274	4	3	15	1	0
Roller Skating Rink	1/50,000 <sup>2</sup>	0	0	1	0	0
Walking/Jogging Trail	1 mile/4,446	3	4	1	0	0
Golf Course (Hole)	1/25,674	0	0	2	0	0
Tennis Court	1/2,333	6	0	10	6	0
Nature Trail	1 mile/4,814	3	0	5	3	0
Basketball Court	1/4,410	3	0	3	3	0
Volleyball Court	1/4,659	3	0	2	3	1
Multi-Use Court	1/6,073	2	0	3	2	0
Playground	1/1,379	10	1	10	9	0
Handball/Racquetball Court	1/43,187	0	0	0	0	0
Bicycle Trail	1 mile/2,624	5	4	1	0	1
Skate Park	1/50,000 <sup>2</sup>	0	0	0	0	0
Community Center	1/25,000 <sup>2</sup>	0	0	1	0	0
Open Space	8.5% of DP Land Area	268 Acres <sup>5</sup>	14 Acres <sup>5</sup>	7,770 Acres	254 Acres	0

Table 2: Park Facility / Amenity Standards and Needs



# Community Engagement

## 4 OVERVIEW

Public meetings and an online & mailed survey were used to gain public input and glean feedback throughout the planning process. Highlights included:

- Online & Mailed Survey  
Spring 2018
- Public Meeting #1  
July 18, 2018
- Public Meeting #2  
September 27, 2018
- Public Meeting #3  
December 05, 2018

### Public Meeting #1

July 18, 2018

The purpose of the first public meeting was to present findings from data collection, verify the results of a Dardenne Prairie online/mail in survey related to parks, and to receive additional input from the public.

Keypad polling was used for several multiple-choice questions to gather input from the public. Highlights of the responses included that 72% of those responding thought it is somewhat or very important for Dardenne Prairie to develop more hiking/biking trails.

While 57% of the respondents thought an indoor recreational facility is somewhat or very important, 27% thought this was not important. Only 24% thought an outdoor swimming pool was important, while 61% responded neutral or that it was not important.

The recreation/community center was identified as the highest priority for development at 55% of respondents, hiking and biking trails were second at 22% of respondents, and acquisition of new parkland was third at 18%. The Dardenne Athletic Association fields and Barathaven Park were identified as the recreation facilities needing the most improvements, while a majority of respondents said they liked Bluebird Meadow Park and Georgetown Park the way they are.

72% of attendees said it is important to develop more hiking & biking trails

# Community Engagement



## Public Meeting #2

.....  
**September 27, 2018**

At the second public meeting, eight project overview display boards were set up for viewing by attendees. During the open house, members of the project team provided a review of the information contained on the boards and answered questions. The meeting included a short PowerPoint presentation that was given at 5 pm & 6 pm.

The purpose of the meeting was to review data collection findings from the previous phase, review needs and demands findings, review analysis and initial opportunities suggestions, and to receive feedback through comment sheets and a “green dot” exercise that allowed participants to indicate their preferences by placing a green dot sticker on their favorite opportunities presented.

Each attendee was given two green dots and instructed to place one green dot on their preferred near term and long term opportunity of the three opportunities that were included on the display boards.

Residents selected the near term opportunities of addressing issues in existing parks and developing an outdoor pool. Residents selected the long term opportunities of expanding City Hall Park and developing an outdoor pool. Written comments included requests to:

- Develop a network of bike paths throughout the city
- Develop additional nature parks
- Enhance DAA fields
- Expand DAA to add a field and a maintenance facility
- Add an outdoor pool
- Add a community center with programs for seniors



Public meeting discussion



# Community Engagement

## Public Meeting #3

.....  
**December 05, 2018**

In this final public meeting, the planning team summarized the community feedback gathered thus far and presented the alternative concept plans described in the following section. Three concepts were presented for the Dardenne Athletic Association (DAA) and two for a potential community center. The presentation also included recommendations for updating existing park facilities.

## COMMUNITY FEEDBACK SUMMARY

.....  
**Common themes emerged from each phase of the community engagement process.** Dardenne Prairie residents would like the master plan to prioritize updates to the Dardenne Prairie Athletic Association and Barathaven Park. Expanding trails and bicycle & pedestrian connectivity throughout the city is another high priority for the community.

The community would also like to develop a new indoor recreation center with fitness equipment, a gym, a walking track, and programming for seniors. A new aquatic facility is another strong desire among residents.



Mayor Zucker and residents examining boards and sharing feedback



Priorities for Dardenne Prairie residents include updates to the Dardenne Athletic Association and Barathaven Park



# Master Plan

## 5 INTRODUCTION

.....  
**At the time of this report, Planning Design Studio and Ballard\*King have been working with the City of Dardenne Prairie since the Spring of 2018 on the Parks and Recreation Master Plan.**

Since the beginning of the project, there have been multiple assessment visits to the existing parks, analysis of the data collected and needs, three public input meetings, numerous staff meetings in an effort to develop the master plan. Through a tested planning process and through analyzing input from the staff and public, various parks and recreation concepts have been developed that represent potential directions for the future recreation development in Dardenne Prairie.

The descriptions that follow provide an overview of the concepts under consideration for future recreation development and improvements needed for the existing parks. Each concept includes a description of the idea, budget development costs, budget operational costs, pros & cons of the concept and the consultant's opinion regarding impact of the concept that can be used as a guide for decisions.

**The first three concepts focus on the Dardenne Athletic Association (DAA) fields adjacent to City Hall because it is the highest priority that needs to be addressed.**

# Master Plan



## CONCEPT 1

### Renovation of Existing DAA Fields

**Background:** The Dardenne Athletic Association (DAA) Fields include approximately 4.6 acres of land just south of City Hall Park and three fields used for children to participate in organized baseball, softball and soccer activities.

Dardenne Prairie does not own the land. They lease the facilities from the DAA, provide recreation programming and maintenance. Dardenne Prairie has an agreement with DAA that identifies conditions that need to be met in order for the property to be donated to the city. The main condition is that the city needs to make improvements to the existing DAA facilities. The existing two ball fields with skinned infields do not drain well and face each other creating overlapping

outfields. This limits the use of the fields and creates a potential unsafe condition if both fields are used simultaneously. Existing field lighting is in poor condition. The parking lot is gravel and has limited capacity for events that draw large crowds.

#### Summary of Improvements:

- Replace field lighting
- Improve field drainage
- Add irrigation
- Replace perimeter fencing and backstops
- Add retaining walls, bring in fill and regrade portions of fields to improve safety
- Improve parking
- Add paths to all fields
- Add 5,500 sf City Maintenance Facility (space program below)

City Maintenance Facility	Square Feet
• 2 bay vehicle maintenance area	2,000
• Office	500
• Break Room	750
• Storage	1,000
• Restrooms	750
Subtotal	5,000
Circulation (10%)	500
<b>Total</b>	<b>5,500</b>



# Master Plan

## CONCEPT 1

### Renovation of Existing DAA Fields

**Timeframe:** Near term recommendation (2019). Improvements must be completed before the city can take over the property

**Estimated Capital Budget Costs:**

Maintenance Building \$300,000  
 (Cost \$60/SF) Site Development  
 Cost: \$600,000 – \$750,000 for  
 improvements. Total cost \$950,000 -  
 \$1,250,000

**Estimated Operational Costs:** No  
 changes anticipated from current costs

**Pros:**

- Enhanced playability
- DP will gain ownership of land
- Renewed interest in using fields
- Includes new city maintenance facility

**Cons:**

- Programming use of multiple fields at once will still be limited
- Limited parking

**Consultant Opinion:** Must do to be able to gain control of the land and facilities for future



Concept 1 Rendering

# Master Plan



## CONCEPT 2

### Expanded DAA Fields

**Background:** Adjacent to the Dardenne Athletic Association (DAA) property is a two-acre parcel currently being used for agriculture. The city has made an offer to purchase the land from the current property owner. Negotiations are ongoing.

If the city acquired the property, the potential exists to develop one additional field and a City Maintenance Facility which has been identified as a need by the city.

The site is relatively level with vegetation at the perimeter. This concept involves developing the entire six acres at one time. The same improvements as the renovation of the DAA Fields in Concept 1 plus the addition of one field, a City Maintenance Facility and a restroom/concession building.

### Summary of Improvements:

- Replace lighting on existing fields
- Improve field drainage
- Add irrigation
- Replace perimeter fencing and backstops
- Add retaining walls, bring in fill and regrade portions of fields to improve safety
- Improve parking
- Add field, fencing and lighting
- Add paths to all fields
- Add restrooms / concession building
- Add plaza and play elements
- City Maintenance Facility (same SF as Concept 1) and storage yard

**Timeframe:** Near term recommendation (3 – 5 years)

### Estimated Capital Budget Costs:

Maintenance Building Cost: \$825,000 (Cost \$150/SF) Note: Cost per SF shown as \$150/SF to represent a higher quality brick and mortar building versus a prefab metal building as in Concept 1.  
 Site Development Cost: \$1,500,000 – \$2,000,000 for improvements. Total cost \$2,500,000 - \$3,000,000 not including the land cost.

**Estimated Operational Costs:** Increase of less than \$100,000 per year in operations



# Master Plan

## CONCEPT 2

### Expanded DAA Fields

**Pros:**

- More programming opportunities with addition of new field
- New restrooms & concession closer to fields
- Larger parking area
- Includes new City Maintenance Facility

**Cons:**

- Cost of land
- Uncertain outcome of land purchase negotiation
- Cost of improvements
- Simultaneous use of fields still limited

**Consultant Opinion:** Purchasing the land and making investments in recreation facilities will provide long term benefits to the residents. This is recommended if there is a willing and reasonable seller of the two acres and the city can budget enough funds to redevelop all six acres.



Concept 2 Rendering

# Master Plan



## CONCEPT 3

### Phased DAA Development

**Background:** This concept assumes a multi-phased development of the DAA fields. It includes the same renovation improvements of the DAA Fields and a two-bay maintenance facility that was included in Concept 1 that would be developed in a first phase.

The next phase in this concept would occur once the adjacent two acres were purchased. The full buildout of the DAA fields with the addition of the two acres would accommodate one additional field, larger parking lot, a restroom/concession building and multipurpose courts.

#### Summary of improvements:

- Multiple phases of improvements
- Add courts
- Add multi-use fields
- Add play area
- Add loop path (1/3 mile)

**Timeframe:** TBD

**Estimated Capital Budget Costs:** Phase 1 Cost: \$950,000 - \$1,250,000. Future Phase Cost: \$500,000 – \$650,000. Total cost \$1,500,000 - \$2,500,000 not including the land cost.

**Estimated Operational Costs:** Increase of less than \$100,000 per year in operations.

#### Pros:

- More programming opportunities with addition of new field
- New programming with courts
- Addition of loop path
- Includes new City Maintenance Facility

#### Cons:

- Cost of land
- Uncertainty of phasing
- Parking limited
- Small field size (youth practice)

**Consultant Opinion:** Purchasing the land and making investments in recreation facilities will provide long term benefits to the residents. This Concept is recommended if there is a willing and reasonable seller of the two acres.



# Master Plan

## CONCEPT 3

.....  
**Phased DAA Development**



Concept 3 Rendering

# Master Plan



## CONCEPTS FOR AN INDOOR REC FACILITY AND OUTDOOR POOL

Based upon the input that was received during the planning process an interest was expressed in the development of an indoor recreation facility and an outdoor pool. In the master plan, the consulting team explored scenarios related to both of these interests. Similarly to the DAA concepts, the following concepts include a description of the idea, building program, budget development costs, budget operational costs, pros & cons of the concept and the consultant’s opinion regarding impact of the concept that can be used as a guide for decisions.

## CONCEPT 4

### Community Center on 10 AC Site

**Background:** The City of Dardenne Prairie owns a ten acre site at the southeast corner of the intersection of Post Road and Hwy N approximately ¼ mile south of City Hall. It is a relatively level site that is currently being leased for agricultural uses.

An on-line survey, input from public meetings and City staff has indicated a desire for the City of Dardenne Prairie to have their own indoor recreation facilities. Since Dardenne Prairie owns the land, the consulting team looked at the development of a community center as a stand-alone facility on this property.

Two scenarios for a community center on the site were explored. Those include a Fieldhouse type facility and a Gymnasium/Meeting rooms facility both programmed with approximately 20,000 sf of space.

That size facility was determined to be the most appropriate size for Dardenne Prairie. If it was smaller, the potential programming is too limited to meet the needs of the community; if a larger community center is planned then it becomes too cost prohibitive. Suggested space programming for each scenario is below and on the following page.



# Master Plan

## CONCEPT 4

### Community Center on 10 AC Site

Gymnasium & Meeting Rooms	Square Feet
• Gymnasiums	9,000
• Storage	500
• Meeting Room (1/3 and 2/3 split)	3,500
• Warming Kitchen	500
• Storage	250
• Dance Studio/Group Exercise	1,000
• Multi-Purpose Room	1,000
• Shared Storage	500
• Restrooms	750
• Offices	500
Subtotal	17,500
Circulation (15%)	2,625
<b>Total</b>	<b>20,125</b>

### Summary of site improvements for both:

- 20,000 sf building
- Parking
- 20' Picnic Shelter
- Play Area
- Loop path (1/2 mile)
- 3 Tennis/Pickleball Courts
- Site preparation & grading
- Landscaping
- Signage
- Utilities

Fieldhouse Program	Square Feet
• Large Multi-Purpose Gymnasium	16,500
• Restrooms	750
• Storage	500
• Offices	500
Subtotal	18,250
Circulation (10%)	1,825
<b>Total</b>	<b>20,075</b>

# Master Plan



## CONCEPT 4

### Community Center on 10 AC Site

**Timeframe:** Long term recommendation (5 – 10 years)

**Estimated Capital Budget Costs:**

Community Center Cost: \$5,500,000  
– \$6,250,000 (\$300/sf). Site  
Development Costs: \$2,000,000 –  
\$2,750,000. Total Cost: \$7,500,000 –  
\$9,000,000.

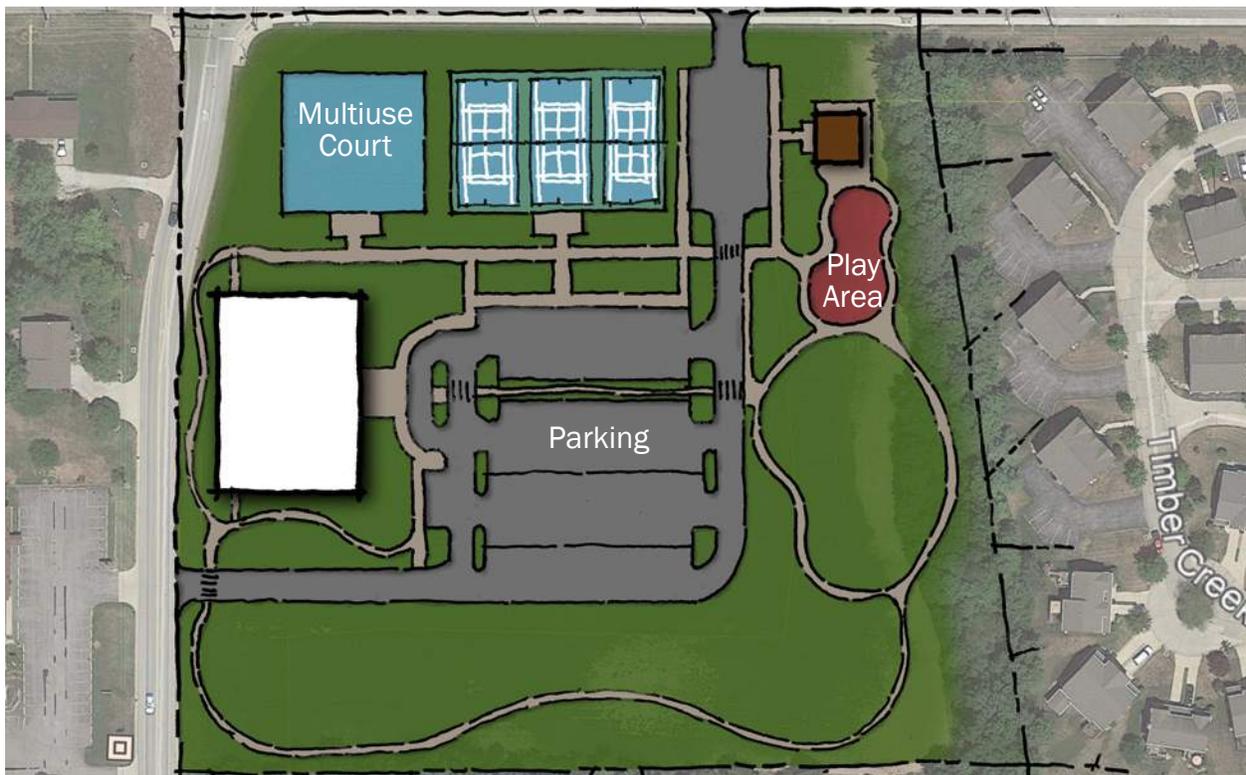
**Pros:**

- City owns land and control of their own facility

- Fieldhouse scenario includes most square footage of flexible gym space
- Gym + Meeting room scenario includes more programming opportunities

**Cons:**

- Fieldhouse scenario does not include meeting rooms
- Gym + Meeting room scenario has smaller gym
- Standalone facility not located adjacent to other city facilities
- Operational cost of Gym + Meeting room scenario is higher than Fieldhouse Scenario



Concept 4 Rendering



# Master Plan

## CONCEPT 4

### Community Center on 10 AC Site

Estimated Operational Cost Comparison:

Category	Fieldhouse	Gym + Meeting
Full-Time Staff	\$97,500	\$156,000
Part-Time Staff	\$100,343	\$113,781
Comm. & Contract Staff	\$77,243	\$74,676
Capital Allocation	\$15,000	\$15,000
<b>Total Expense</b>	<b>\$290,087</b>	<b>\$359,457</b>
<b>Total Revenues</b>	<b>\$249,340</b>	<b>\$278,590</b>
<b>Difference</b>	<b>(\$40,747)</b>	<b>(\$81,227)</b>
<b>Recovery %</b>	<b>86%</b>	<b>67%</b>

Operational Cost Footnotes:

- Operational cost projections are per year for one year.
- Both the Fieldhouse and Gym + Meeting options drive a daily fee for use, primarily on Friday evenings and weekends.
- Options would require minimal part-time staff outside of front desk operations and program instruction.

**Consultant Opinion:** The Gym & Meeting room type of Community Center would meet more of the identified community needs.

# Master Plan



## CONCEPT 5

### Explore Partnerships

The basis of Concept 5 is the idea of working with partners in the surrounding community to develop a cooperative agreement for a joint use Community Center. This type of facility could be an addition to an existing building or partnering to develop a new facility. Potential community partners for Dardenne Prairie could include St. Charles Community College, St. Charles County or adjacent Municipalities.

The advantage of a partnership would be the potential for sharing development costs and staffing. A partnership would have the advantage of being a lower cost option from a facility that was developed by Dardenne Prairie alone. There would certainly be a need for a memorandum of understanding with the partner that would outline cost sharing expectations for capital, staff, maintenance, expectations for use and programming and how to brand the joint use facility. All of those issues could be worked out with a willing partner.

**Timeframe:** TBD depending on ability to develop a relationship with a potential partner

## Indoor or Outdoor Aquatic Facility

Through the community input process leading to the master plan there was an interest expressed by the community for aquatics. The following information provides a comparison of a seasonal pool operation (Memorial Day-Labor Day) with a year around indoor operation. On the following page are typical program comparisons for an Outdoor Aquatic Facility and Indoor Leisure Pool, and below is the capital budget cost for each option.

### Estimated Capital Budget Costs:

Outdoor Aquatic Facility = Aquatics (\$3,000,000) + Building (\$3,000,000) + Site Development Cost (\$2,500,000). Total = \$9,500,000 (Not including land costs)

Indoor Leisure Pool = Aquatics Building (\$10,000,000) + Site Development Costs (\$2,500,000). Total = \$12,500,000 (Not including land costs)



# Master Plan

## Indoor or Outdoor Aquatic Facility

### Typical Program Comparison

Outdoor Aquatic Facility	Square Feet
Aquatics Area	15,000
<ul style="list-style-type: none"> <li>• Zero Depth Entry (SCS Play Structure &amp; Spray Features)</li> <li>• Current Channel</li> <li>• Large Vortex</li> <li>• 25 Yard Lap Lanes (4)</li> <li>• 2 Water Slides</li> </ul>	
Building	
<ul style="list-style-type: none"> <li>• Locker Rooms</li> <li>• Family Changing Area</li> <li>• Lifeguard Office</li> <li>• First Aid</li> <li>• Front Desk + Admin</li> <li>• Concessions</li> <li>• Birthday Party Room</li> <li>• Mechanical</li> <li>• Storage</li> </ul>	1,500 1,000 250 250 750 1,000 1,500 1,000 500
Building Subtotal	7,750
Circulation (10%)	775
<b>Building Total</b>	<b>8,525</b>
<b>Total Building and Aquatics</b>	<b>23,525</b>

Indoor Leisure Pool	Square Feet
Aquatics Area	12,000
<ul style="list-style-type: none"> <li>• Zero Depth Entry (SCS Play Structure &amp; Spray Features)</li> <li>• Current Channel</li> <li>• 25 Yard Lap Lanes (3)</li> <li>• 1 Water Slide</li> <li>• Other 'fun' features</li> </ul>	
Building	
<ul style="list-style-type: none"> <li>• Locker Rooms</li> <li>• Family Changing Area</li> <li>• Lifeguard Office</li> <li>• First Aid</li> <li>• Front Desk + Admin</li> <li>• Birthday Party Room</li> <li>• Mechanical</li> <li>• Storage</li> </ul>	1,500 1,000 250 250 750 1,500 1,000 500
Building Subtotal	6,750
Circulation (10%)	675
<b>Building Total</b>	<b>7,425</b>
<b>Total Building and Aquatics</b>	<b>19,425</b>

# Master Plan



## Indoor or Outdoor Aquatic Facility



### Estimated Operational Costs

Category	Seasonal Aquatics	Indoor Aquatic
Full-Time Staff	\$29,250	\$188,500
Part-Time Staff	\$164,640	\$495,738
Comm. & Contract Staff	\$102,898	\$165,968
Capital Allocation	\$35,000	\$75,000
<b>Total Expense</b>	<b>\$331,788</b>	<b>\$925,206</b>
<b>Total Revenues</b>	<b>\$289,815</b>	<b>\$596,809</b>
<b>Difference</b>	<b>(\$41,973)</b>	<b>(\$328,397)</b>
<b>Recovery %</b>	<b>87%</b>	<b>65%</b>

#### Operational Cost Footnotes:

- The seasonal aquatics operation accounts for ½ of a full-time position and 2.5 seasonal managers.
- The indoor aquatics operation is projected to be a stand-alone facility with no “dry” amenities, outside of the classroom.
- It is important to note that on a national level the average cost recovery for a municipally operated, seasonal outdoor pool is 50-75%.

**Consultant Opinion:** Not Recommended



# Master Plan

## Renovation / Improvements to Existing Parks

### City Hall Park

The image below shows the Master Plan’s recommended renovations and improvements to City Hall Park. Budget costs and a recommended implementation timeframe for each improvement are listed on the following page.



Recommended Improvements to City Hall Park

# Master Plan



## Renovation / Improvements to Existing Parks

### City Hall Park

#### Recommended Improvement Budget Costs

Recommended Improvements	Timeframe	Budget Cost
• Repair brick columns at Concession Stand	Near Term 0 – 5 years	\$2,500
• Clean efflorescence from brick surfaces	Near Term 0 – 5 years	\$1,500
• Replace hedgerow plants at parking lot	Near Term 0 – 5 years	\$3,000
• Monitor play equipment wear and repair or replace as necessary	Near Term 0 – 5 years	\$25,000
• Remove stream feature	Mid Term 5 – 10 years	\$5,000
• Repurpose area where slide was removed with new art feature that is interactive	Mid Term 5 – 10 years	\$15,000
• Replace poured-in-place safety surface	Mid Term 5 – 10 years	<u>\$150,000</u>
		<b>\$200,000</b>

This table is a summary of the estimated project value in 2019 dollars. An escalation factor should be added to account for cost increases over the implementation timeframe.

**Consultant Opinion:** City Hall Park is the flagship destination park in the city of Dardenne Prairie. It is used heavily and needs to be maintained at a high level to represent the image of the City well. The recommended improvements will actually reduce maintenance headaches like the stream feature and keep the existing facilities maintained at the appropriate level.



# Master Plan

## Renovation / Improvements to Existing Parks

### Bluebird Meadow Park

The image below shows the Master Plan's recommended renovations and improvements to Bluebird Meadow Park. Budget costs and a recommended implementation timeframe for each improvement are listed to the right.

#### Recommended Improvement Budget Costs

Recommended Improvements	Timeframe	Budget Cost
Invasive species control	Near Term 0 – 5 years	\$15,000
Riparian Corridor Planting	Near Term 0 – 5 years	\$10,000
		<b>\$35,000</b>

This table is a summary of the estimated project value in 2019 dollars. An escalation factor should be added to account for cost increases over the implementation timeframe.



Recommended Improvements to Bluebird Meadow Park

**Consultant Opinion:** Minor improvements necessary to ensure master plan vision for park is realized.

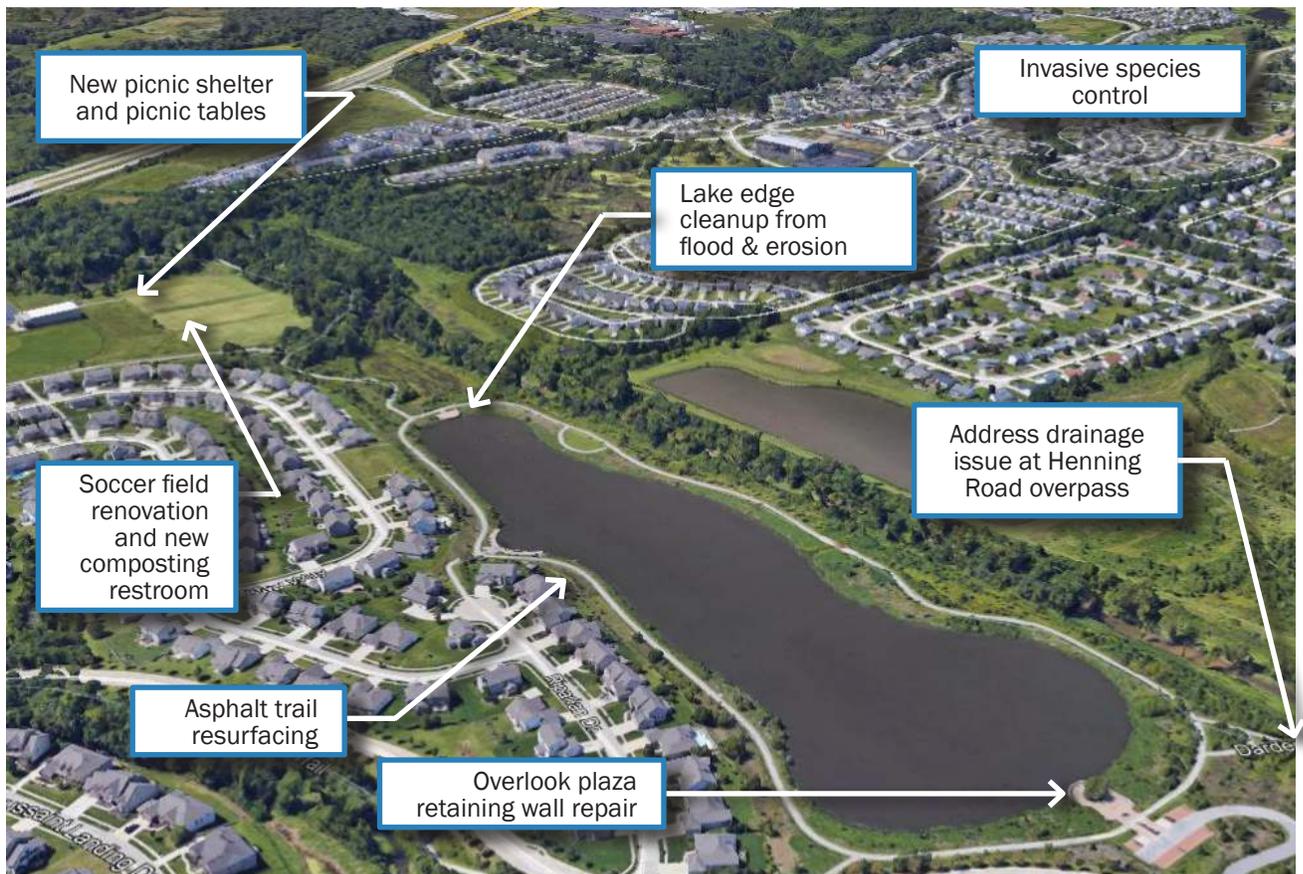
# Master Plan



## Renovation / Improvements to Existing Parks

### Barathaven Park

The image below shows the Master Plan's recommended renovations and improvements to City Hall Park. Budget costs and a recommended implementation timeframe for each improvement are listed on the following page.



Recommended Improvements to Barathaven Park



# Master Plan

## Renovation / Improvements to Existing Parks

### Barathaven Park

Recommended Improvement Budget Costs

Recommended Improvements	Timeframe	Budget Cost
Address drainage issues under Henning Road Bridge	Near Term 0 – 5 years	\$75,000
Lake edge cleanup from flood & erosion	Near Term 0 – 5 years	\$10,000
Overlook plaza retaining wall repair/stabilization	Near Term 0 – 5 years	\$30,000
Invasive species control	Near Term 0 – 5 years	\$10,000
Asphalt trail resurfacing (2.93 miles)	Mid Term 5 – 10 years	\$390,000
Soccer/Cricket field renovation	Mid Term 5 – 10 years	\$300,000
Add new composting restroom at soccer/cricket field	Long Term 10+ years	\$200,000
Picnic tables (2)	Long Term 10+ years	\$3,000
Picnic shelter	Long Term 10+ years	<u>\$100,000</u>
		<b>\$1,118,000</b>

This table is a summary of the estimated project value in 2019 dollars. An escalation factor should be added to account for cost increases over the implementation timeframe.

**Consultant Opinion:** Park was constructed over 10 years ago. Certain maintenance items need to be accomplished. Renovating the sports fields and providing a restroom and picnic facilities near the fields will increase the enjoyment of that area.

# Master Plan



## Renovation / Improvements to Existing Parks

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### **Georgetown Park**

Georgetown Park is a small pocket park located at the intersection of Feise Road and Stonewall Creek Drive. It is adjacent to the Georgetown Park Condominiums. The main feature in this park is a bronze Civil War monument surrounded by concrete pavement. Three benches, lighted bollards and landscaping are included. In the condo parking area three spaces are designated for the park use. The following is a summary of issues that were identified in the park:

- Park sign in fair condition
- Foundation planting has some dead spots

### **Recommended Improvements and Budget Cost:**

Most of the improvements needed are maintenance issues such as landscape replacement. Costs are minimal at about \$4,000 (this estimate is in 2019 dollars; an escalation factor should be added to account for cost increases over the implementation timeframe). These improvements should be accomplished in the near term so the existing facilities do not continue to deteriorate.

**Consultant Opinion:** Not a high priority for a rarely used park.



# Master Plan

## IMPLEMENTATION PRIORITIES AND FUNDING STRATEGIES

### Introduction

Implementation of the Dardenne Prairie master plan is a long term process that will require updates as existing recreation facilities are improved or new ones built and as population demands change. It is recommended that the master plan be reviewed every few years for minor revisions in order to maintain progress towards meeting the future recreation goals of the community. A determination can be made by Dardenne Prairie staff and elected officials on whether the update warrants external assistance from a park planning consultant or whether the update can be completed internally by City staff. The following describes implementation strategies and priorities. The information that follows is an overview of implementation and funding considerations.

## Strategy

Knowing that resources available for implementing the Dardenne Prairie parks and recreation master plan are typically limited for municipalities, a phased strategy for carrying out recommendations in the master plan is suggested. The phased approach should be based upon the priorities that the City and public have identified through the planning process. Phasing sequence may vary depending on factors such as funding sources, implementation logistics, construction operations, bid packaging, and cost/pricing efficiencies.

Small steps toward the completion of recommendations can be implemented incrementally over time that will serve park users in the near term. Lower priority improvements that are not critical to park operations or usability can be implemented later. This approach allows Dardenne Prairie to show results toward the improvement of the park system and will create a favorable climate toward future parks and recreation spending.

# Master Plan



## Priorities

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The suggested priorities of the Parks and Recreation master plan reflect the current needs of the community and the input received from the public meeting. As circumstances change or opportunities come to light the priorities may change, therefore Dardenne Prairie should revisit the following priorities on a regular basis.

- Priority 1 – Renovate the Dardenne Athletic fields to allow for the donation of the property.
- Priority 2 – If funds for the total buildout of the DAA site are available, proceed with the purchase the two acres adjacent to the DAA site and expand the fields.
- Priority 3 – Start discussion with potential partners for a cooperative agreement on the development of a shared indoor recreation facility.
- Priority 4 – Near term improvements to City Hall Park and Barathaven Park.
- Priority 5 – Working to develop bicycle connections between City Hall Park and the Dardenne Greenway and the extension of the Dardenne Greenway east of Bluebird Meadow to connect with O’Fallon Sports Park.
- Priority 6 – Near term improvements for all parks.

## Funding and Acquisition Sources

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Once a master plan has been established, acquiring funds to implement the master plan can be challenging. The following information describes the main sources of funding that may be utilized to fund the Plan implementation. For the purposes of this master plan, funding sources have been divided into two categories: existing sources of funding and potential sources of funding. Existing sources of funding are those sources which the City of Dardenne Prairie has used in the past or is currently using to fund improvement projects. Potential sources of funding represent additional opportunities which previously have not been pursued but may hold promise in the future.



# Master Plan

## EXISTING FUNDING SOURCES:

### 2019 Dardenne Prairie Budget

The 2019 Dardenne Prairie budget “comprises estimates for revenue and expenditures necessary to operate city government, fund parks and recreation activities, invest in capital improvements, service public debt and maintain a sound unrestricted reserve” according to Mayor Zucker’s budget report. The report states that at the beginning of 2019 the City estimates that they will have total reserves of \$5.375 Million, of which \$4.219 Million will be in the General Fund, \$157,501 will be in the Special Revenue Fund, \$27,349 will be in the Capital Improvements Sales Tax Fund, and \$530,797 will be in the Parks & Storm Water Fund.

The Board of Alderman has authorized approximately \$1.5 million dollars in capital improvement Projects for 2019. Major sources of revenue for the City include: General Sales Tax (1%) of about \$1.2 million; Capital Improvement Sales Tax (0.5%) of about \$600,000; Motor Fuel Tax of about \$461,000; Property Tax (10.54 cents per \$100 of assessed valuation) of about \$309,000; Road & Bridge Tax of about \$275,000; Municipal Court Fines of about \$190,000; the new Parks & Storm Water Sales Tax (0.05%) of about \$600,000.

## Park Land Dedication

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

Unless properly written and applied, a park land dedication ordinance can result in a lengthy court battle with a developer accusing the local government of illegally taking valuable land. In order to prevent this, the ordinance must provide that any land or funds will benefit the users of the new development. Fees in lieu of open space can be used when it is not practical for a developer to donate land.

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

# Master Plan



## Parks and Stormwater Sales Tax

In 2017, voters of the City of Dardenne Prairie approved a one-half cent sales tax for Parks and stormwater improvements. The fund as described above is anticipated to raise approximately \$600,000 per year.

## User Fees

As a practical matter, communities throughout the country are requiring users of parks and recreation facilities to pay for the facilities they use on a daily permit or seasonal basis. This is primarily true of costly indoor recreation facilities and large labor-intensive outdoor facilities such as ballfield complexes and aquatic facilities that have high staffing and maintenance obligations.

## Bonds

The City could utilize its bonding capacity to place a bond referendum on the ballot. With successful passage, the City would then be allowed to sell bonds to raise capital for renovation and improvements to the park system. Taxes are raised appropriately to retire the bond over the term of the bond. The bond money typically is available in a lump sum and put to use on the projects for which it was identified. Likewise, there is a time frame under which the bond money must be committed for use or it can be

forfeited. The following are three types of bonds that may be considered for recreation facility funding:

- Special Obligation Bonds - Special obligation bonds are issued in one or more series to finance the undertaking of any development or redevelopment project and paid back by one or more limited revenue sources.
- General Obligation Bonds - Bonded indebtedness issued with the approval of the electorate for capital improvements and general public improvements. These bonds usually require a general increase in property tax.
- Industrial Development Bonds - Specialized revenue bonds issued on behalf of privately owned, self-supporting facilities.
- Certificates of Participation (COP's) - Lease financing can be arranged through the public sale of certificates of participation, sometimes referred to as COPs. Each certificate holder owns a beneficial interest in the lease. Certificate holders, in the aggregate, essentially constitute the lessor. Certificates of Participation are a newer form of lease financing that is gaining popularity with issuers and have gained acceptance by investors.



# Master Plan

## Grants

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Grant funding programs have been available at both the state and federal levels. Opportunities for federal grant funding of recreation improvements are limited. However, there still are a variety of state grant programs available. Some of these grants are listed below.

**Great Rivers Greenway** - On November 7, 2000, Proposition C, the Clean Water, Safe Parks & Community Trails Initiative successfully passed in St. Louis City, St. Louis County, St. Charles County, in Missouri and Madison County and St. Clair County in Illinois, establishing the Metropolitan Park and Recreation District in Missouri and the Metro East Park District in Illinois. Great Rivers Greenway provides funding to develop parks, trails, and greenways.

**Land and Water Conservation Fund (LWCF)** - Land and Water Conservation Fund grants are available to cities, counties and school districts to be used for outdoor recreation projects. Projects require a 55 percent match. All funded projects are taken under perpetuity by the National Park Service and must only be used for outdoor recreational purposes. Development and renovation projects must be maintained for a period of 25 years or the life of the manufactured goods. This program is administered through the Missouri

Department of Natural Resources' Division of State Parks.

**Recreation Trails Program (RTP)** - In Missouri, RTP grants are open to local and state governments, school districts, non-profit and for-profit organizations. Missouri receives between \$1 and \$1.5 million per fiscal year. The maximum amount awarded is \$250,000 for trail projects. Sponsors must have a minimum 20 percent match. Projects must be open to the public.

**Transportation Enhancement (TE) Grants** - The Transportation Enhancement (TE) activities offered funding opportunities to help expand transportation choices and enhance the transportation experience through 12 eligible TE activities related to surface transportation, including pedestrian and bicycle infrastructure and safety programs, scenic and historic highway programs, landscaping and scenic beautification, historic preservation, and environmental mitigation.

## Private Enterprise

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Contracts with private business could be signed to provide and operate desirable recreational facilities financed and constructed, by the public sector on city owned lands with a specified amount of compensation paid to the city.

# Master Plan



## POTENTIAL FUNDING SOURCES:

### Lease/Purchase Financing

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

### Special Improvement District/Benefit District

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

## Non-Profit Organizations, and Foundations

The development of non-profit organizations and/or foundations represents tremendous opportunities to enhance the parks and recreation system in Dardenne Prairie by providing significant opportunities for conservation, recreation, and relaxation through special projects for which city funding is not available. This independent on would cooperate with the City to promote the parks and ensure their long-term service to residents through additional independent funding so that their full potential may be realized. Typical goals for an organization of this type might include:

- Preservation and conservation of green space.
- Support the provision of quality park and recreation environment for business, employees, residents, and visitors to enjoy.
- Provide funding for projects which enhance park resources and encourage renewal of recreation facilities without using local tax dollars.



# Master Plan

## Private Donations



A variety of programs have been developed in other park systems to accept private donations for enhancements to the park system including land, facilities, equipment, trees, plants and other elements to the park system.

## Conclusion



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

The small to medium sized projects should be funded by other sources such as grants, donations, and self-help activities. It is not possible at this time to identify a specific source for every project in the Master Plan as this is an interactive process that needs to be undertaken by City officials.

This section has offered several broad suggestions to help the City begin developing an approach to implementing the plan. These ideas are suggestions and the City may revise, refine or reprioritize them as conditions in Dardenne Prairie change.

# Master Plan



## ACTION ITEMS

### Formal Plan Adoption

The first action item the City of Dardenne Prairie should seek to accomplish is support of the Parks and Recreation master plan by the Board of Aldermen and formal adoption of the plan by the City. This gives the plan legitimacy and spreads the responsibility for its implementation throughout the municipal organization.

### Develop Champions for the Plan

The City should continue to promote and encourage secondary support groups to champion the implementation of the Parks Master Plan.

### Ongoing Consensus Building

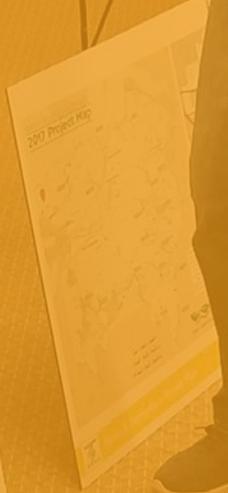
It is important that consensus building continue throughout implementation of the plan. An informed public with “knowledge” and “ownership” in the plan will help keep the process moving forward.

## SUMMARY

The implementation of the Parks Master Plan is a process that will help the City of Dardenne Prairie meet future recreation demands while providing a high level of recreation facilities and programs. A number of funding sources have been identified in order to assist the City in financing the Plan. The City should pursue as many opportunities for funding as possible and remain open to new and creative input toward funding the Plan in the future. Periodic reviews of the Plan should be made in every few years in order to ensure that implementation is progressing toward the vision described in this report.



# Appendix A Meeting Notes





# MEETING NOTES

<i>Date:</i>	July 18, 2018	Page 1 of 2
<i>Meeting Topic:</i>	<b>Data Collection Public Meeting</b>	
<i>Project:</i>	Dardenne Prairie Parks & Recreation Master Plan	
	<u>See attached sign-in sheet</u>	
	<u>City of Dardenne Prairie</u>	
	Mayor Zucker	
	Alderman Klingerman	
	Alderman Nay	
	Alderman Koch	
<i>Attendees:</i>	Alderman Ungerboeck	
	Kim Clark – City Clerk	
	Luke Kehoe – City Engineer	
	Mathew DeWinters – Parks & Recreation Coordinator	
	<u>Project Team</u>	
	Darin Barr – Ballard*King	
	Scott Emmelkamp – Planning Design Studio	
	Andrew Franke – Planning Design Studio	
<i>PDS Job #:</i>	J – 18.06	
<i>Location:</i>	City Hall, Dardenne Prairie	

The meeting for the Dardenne Prairie Parks & Recreation Master Plan was held during a public working session before the City of Dardenne Prairie Board of Alderman meeting. The purpose of the meeting was to present the planning team’s findings from their data collection activities, verify the results of the Dardenne Prairie on-line/mail in survey related to parks and receive additional input from those in attendance that will help with the next phase of the project. PDS presented background information on the land use within the City Limits, existing park land (90% located in floodplain & 92% owed by others), park land within a five-mile radius and assessment of the five existing parks. Darin from Ballard\*King presented his preliminary data related to the market analysis.

The last part of the presentation was interactive. PDS used keypad polling software and input devices to get feedback on ten questions that were asked to the attendees. The responses to the questions are detailed in the attached document. A summary of the results are below:

- 68% of respondents agreed with the results of the on-line/mail in survey
- 72% of respondents thought it was very important/somewhat important for Dardenne Prairie to develop more hiking/biking trails
- 57% of respondents thought that it was very important/somewhat important for Dardenne Prairie to develop an indoor recreation facility. (27% thought it was not important)
- 61% of respondents thought that an outdoor swimming pool was neutral/not important for Dardenne Prairie to develop. (24% thought it was very important)
- 55% of respondents identified Recreation Center/Community Center as the highest priority for future development. Second highest priority at 22% was more hiking/biking trails, third highest at 18% was acquisition of more park land.



- When asked about the current state of the five Dardenne Prairie parks, the respondents identified the Dardenne Athletic Association fields and Barathaven as needing upgrades.

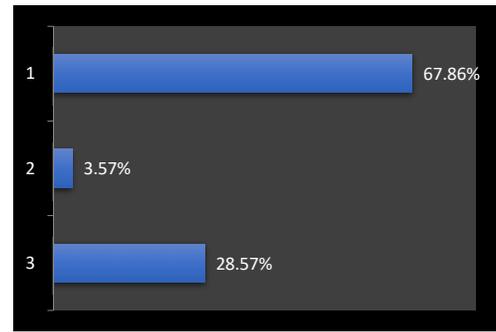
A summary of the questions/comments and responses received during the meeting are below. Residents that provided written comments on the comment sheets after the meeting are attached.

- Did the project team look at development of linkages to parks?  
*Response: Not yet.*
- Did the project team survey park users to see where they were coming from?  
*Response: No, not park of the project scope.*
- Discussion regarding the value of the on-line/mailed survey since it was not statistically valid and could be taken more than once.  
*Response: Project team is gathering input from many sources and comparing that to recreation standards.*
- Consider developing outdoor pickleball courts in addition to indoor.  
*Response: Noted.*
- Consider Disc Golf.  
*Response: Noted.*
- Recreation/Community Center should include meeting rooms.  
*Response: Noted.*
- Consider ongoing maintenance of any new parks and recreation facilities as part of the master plan.  
*Response: It will in upcoming phases.*
- Are the park facilities for Dardenne Prairie residents or west St. Charles County?  
*Response: Both.*
- How do national recreation trends influence what the residents want?  
*Response: National trends influence decisions, but they don't make the decision. Recommendations will be tailored to the interests of Dardenne Prairie residents.*
- Dardenne Prairie residents get a membership & daily use rates of the Renaud Spirit Center at the cost of O'Fallon resident. Dardenne Prairie residents pay non-member rates for all programs.  
*Response: Noted.*

**Question 1 – Do you concur with the survey results that identified the Renaud Spirit Center, City Hall Park, Barathaven Park and Quail Ridge Park as top facilities visited?**

- 1. Yes
- 2. No
- 3. Don't Know

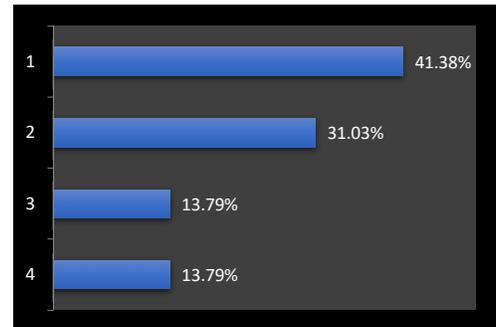
Count	%
19	67.86%
1	3.57%
8	28.57%
<b>28</b>	<b>100.00%</b>



**Question 2 – How important is it for Dardenne Prairie to develop more walking/hiking trails?**

- 1. Very Important
- 2. Somewhat Important
- 3. Neutral
- 4. Not Important

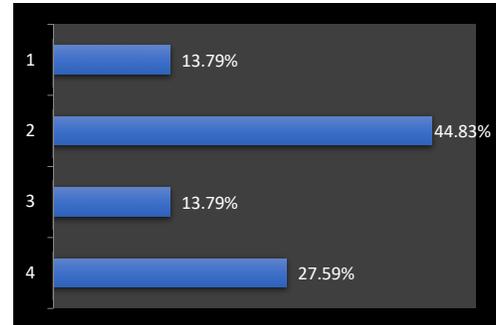
Count	%
12	41.38%
9	31.03%
4	13.79%
4	13.79%
<b>29</b>	<b>100.00%</b>



**Question 3 - How important is it for Dardenne Prairie to develop a new indoor recreation center with fitness equipment, gym and walking track?**

- 1. Very Important
- 2. Somewhat Important
- 3. Neutral
- 4. Not Important

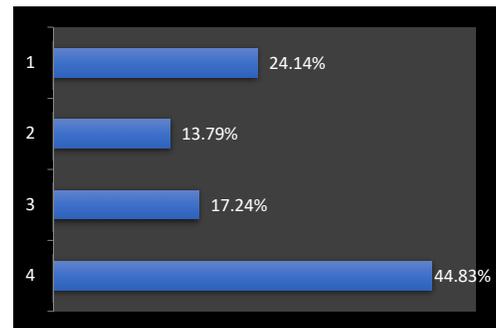
Count	%
4	13.79%
13	44.83%
4	13.79%
8	27.59%
<b>29</b>	<b>100.00%</b>



**Question 4 - How important is it for Dardenne Prairie to develop a new outdoor swimming pool/aquatic facility?**

- 1. Very Important
- 2. Somewhat Important
- 3. Neutral
- 4. Not Important

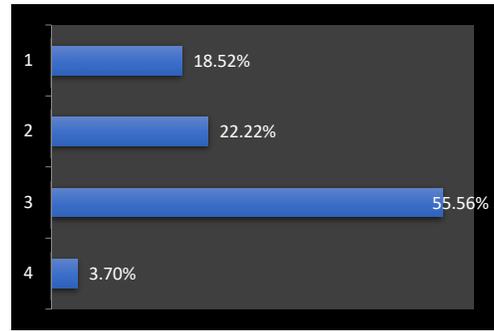
Count	%
7	24.14%
4	13.79%
5	17.24%
13	44.83%
<b>29</b>	<b>100.00%</b>



**Question 5 – What should Dardenne Prairie’s highest priority be for future park development?**

1. Acquire Park Land
2. More walking/hiking trails
3. Recreation/Community Center
4. More Athletic Fields

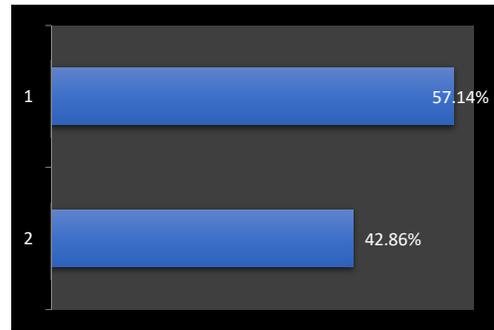
Count	%
5	18.52%
6	22.22%
15	55.56%
1	3.70%
<b>27</b>	<b>100.00%</b>



**Question 6 - What is your opinion on the current state of City Hall Park?**

1. Like it the way it is.
2. Needs to be upgraded.

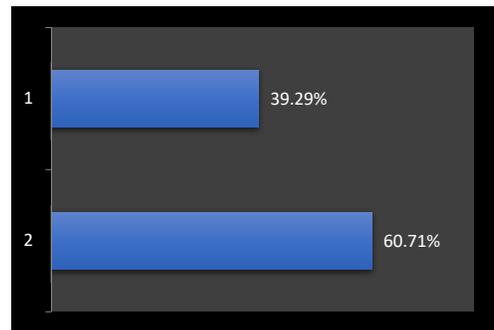
Count	%
16	57.14%
12	42.86%
<b>28</b>	<b>100.00%</b>



**Question 7 - What is your opinion on the current state of the Dardenne Athletic Association Fields?**

1. Like it the way it is.
2. Needs to be upgraded.

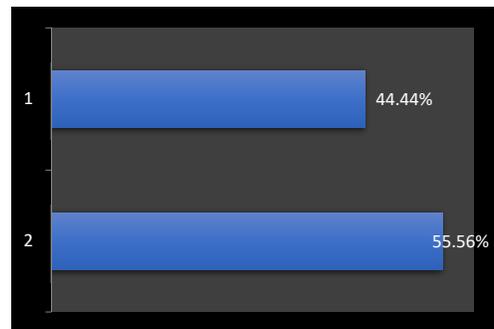
Count	%
11	39.29%
17	60.71%
<b>28</b>	<b>100.00%</b>



**Question 8 - What is your opinion on the current state of Barathaven Park?**

1. Like it the way it is.
2. Needs to be upgraded.

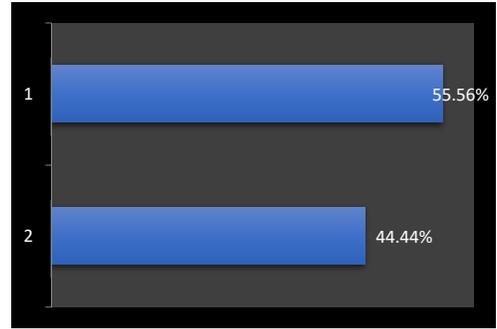
Count	%
12	44.44%
15	55.56%
<b>27</b>	<b>100.00%</b>



**Question 9 - What is your opinion on the current state of Bluebird Meadow Park?**

- 1. Like it the way it is.
- 2. Needs to be upgraded.

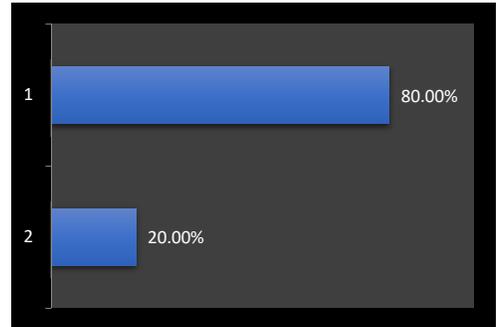
Count	%
15	55.56%
12	44.44%
<b>27</b>	<b>100.00%</b>



**Question 10 - What is your opinion on the current state of Georgetown Park?**

- 1. Like it the way it is.
- 2. Needs to be upgraded.

Count	%
20	80.00%
5	20.00%
<b>25</b>	<b>100.00%</b>





# SIGN-IN SHEET

Date: July 18, 2018  
 Meeting Topic: **Data Collection Meeting**  
 Project: Dardenne Prairie Parks & Recreation Master Plan  
 PDS Job #: J-18.10  
 Location: City Hall

THOMAS THALLER	636-294-9411	
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
GREGG HANNIBAL	636-284-8951	GHANNIBALHOME@GMAIL.COM
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
CHRISTINE HANNIBAL	636-284-0611	CHRISTINEHFROMHOME@GMAIL.COM
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
DAVID Buchheit	636-696-6839	DAVIDSLB@YAHOO.COM
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
Kathleen Stroud	314-960-3103	Kathleenstroud@yahoo.com
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
Greg Stroud	314-960-4790	plano-greg@yahoo.com
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
Christine Winters	417-773-6045	
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
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<small>Name</small>	<small>Phone #</small>	<small>Email</small>
Mitzi Lowery	636-240-4624	Mlowery25@hotmail.com
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
RYAN CASSELY	314-220-0290	RCASSELY@WESTPORTPOOLS.COM
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
Andrew Denningsmann	314-413-8084	adenningsmann@hotmail.com
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
KEVIN VAN MONTFRANS	636-980-6088	KEVINVAN67@ATT.NET
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
Ed Etzkorn	636-284-7599	EGETZKOR@SBCGLOCAL.NET
<small>Name</small>	<small>Phone #</small>	<small>Email</small>
SIM ANDERSON	314/540-0457	sander@toberson.com
<small>Name</small>	<small>Phone #</small>	<small>Email</small>







**City of Dardenne Prairie**  
Data Collection Meeting  
Comment Sheet

***We want your Input!***

**What is on your wish list for park and facility improvements within the City of Dardenne Prairie?**

*Outdoor aquatics*

*Make another playground like City Hall Park in another area.*

*Do another survey with limited choices to get accurate picture of what people want.*

**What are your local park priorities for improvements? (Please include Park names)**

*Water fountain at Boat Haven Park*

*Raise path so it doesn't flood as much as it does now by the spillway*

***Thank you for your participation***

## We want your Input!

What is on your wish list for park and facility improvements within the City of Dardenne Prairie?

A building big enough for weight training, maybe walking, and a general purpose room<sup>(s)</sup> for other group needs - like a place to do olympic fencing or handball or just small groups aerobic sessions, spinning or the nearby girl scout troop meeting - maybe even renting out space for showers (baby or wedding) or The Local Train Enthusiasts group. Renting out the space could help pay for upkeep of whatever it is that we can afford to do.

If building not feasible (too costly) make land usable for a park/walking. Just benches and paths. A gathering space for speeches or festivities -  
- supplements Civic Park -

What are your local park priorities for improvements? (Please include Park names)

[ Use of land we own at corner Hanley & Hwy N ]  
Don't buy swamp land, i.e. Bluebird Park land -

Thank you for your participation

## We want your Input!

What is on your wish list for park and facility improvements within the City of Dardenne Prairie?

BLUEBIRD PARK NEEDS AN ENHANCED TRAIL SYSTEM.

- 1) EXTEND THE TRAIL
- 2) CONNECTORS INTO EXISTING NEIGHBORHOOD TRAILS
- 3) VILLAGES OF DARDENNE
- 4) WESTFIELD WOODS

BRAETHAUEN SOCCER FIELDS NEED FACILITIES -

- 1) PAVILION / SHELTER WITH ELECTRICITY
- 2) REST ROOM / WATER

What are your local park priorities for improvements? (Please include Park names)

MORE COMMUNITY SPACE IS INTERESTING FOR A DIVERSE SET OF USAGE - FESTIVAL, EVENTS, ART FAIR, etc.

- I WOULD ERROR ON OUTDOOR SPACES BUT WOULD LIKE MODEST INDOOR SPACE TO ADD TO YEAR ROUND ~~AND~~ USAGE AND TO MEET DIVERSE NEEDS.

- TAX MONEY FOR CAPEX IS OK  
ALL OPEX SHOULD BE COVERED BY USE FEES.

Thank you for your participation

**From:** Mathew Dewinters  
**To:** [Scott Emmelkamp](mailto:Scott_Emmelkamp)  
**Subject:** FW: Meeting 7/18/2018  
**Date:** Friday, July 20, 2018 3:42:50 PM  
**Attachments:** [image001.png](#)  
[image004.png](#)  
[image005.png](#)

---

Scott,

Below are some comments received from James that was in attendance at the meeting on the 18<sup>th</sup>.

Mathew DeWinters  
Parks & Recreation Coordinator  
City of Dardenne Prairie  
[Mathew@dardenneprairie.org](mailto:Mathew@dardenneprairie.org)  
Phone: 636-755-5308



---

**From:** James Anderson <[janderson@toberson.com](mailto:janderson@toberson.com)>  
**Sent:** Thursday, July 19, 2018 2:19 PM  
**To:** Mathew Dewinters <[mathew@dardenneprairie.org](mailto:mathew@dardenneprairie.org)>  
**Subject:** Meeting 7/18/2018

**Hi Matt,**

**Last night was a good meeting, the presentation was very professionally done.**

**My wish list is**

- 1. Indoor recreation/community center with fitness equipment, walking track, large gym.**
- 2. Outdoor Pickleball Courts (6) and 2 Tennis courts that are also have Pickleball line. This would allow for a good size Pickleball Tournament**

<http://www.pickleballtournaments.com/tlisting.pl?sublist=Y&selstate=MO>.

3. **Bike and walking trails.**

### **Suggested park improvements.**

1. **Baratheaven Park has great potential with lots of open land that could be developed as Rec. Fields and an excellent starting point for the start of a Walking/Biking trail system**
  - a. **Could the city form a partnership with the community college and the subdivision to further develop the fields and trail system?**
  - b. **What would it take to get the Great Rivers Greenway to expedite the Dardeene Greenway Master Plan?**

**If you need more info about Pickleball let me know.**

<https://www.pickleballmo.com/>

<https://www.stlouispickleball.com/> *New courts in* Tower Grove Park

<https://www.usapa.org/>.

**Thank You:**

**James C “Jim” Anderson**

**814 Benefit St**

**Dardeene Prairie, Mo 63368**

**314 540 0457**

# MEETING NOTES

Date:	September 27, 2018	Page 1 of 2
Meeting Topic:	<b>Open House/Public Meeting #2</b>	
Project:	Dardenne Prairie Parks & Recreation Master Plan	
	<u>See attached sign-in sheet</u>	
	<u>City of Dardenne Prairie</u>	
	Mayor Zucker	
	Kim Clark – City Clerk/Treasurer	
	Doug Potts - Economic Development	
Attendees:	Mathew DeWinters – Parks & Recreation Coordinator	
	Bob Easley – Parks Superintendent	
	<u>Project Team</u>	
	Darin Barr – Ballard*King	
	Scott Emmelkamp – Planning Design Studio	
	Andrew Franke – Planning Design Studio	
PDS Job #:	J – 18.06	
Location:	City Hall, Dardenne Prairie	

A second public meeting for the Dardenne Prairie Parks & Recreation Master Plan was conducted from 4 – 7 pm on Thursday, September 27 at City Hall as an open house event. Eight project overview display boards were set up for viewing by attendees. During the open house members of the project team provided a review of the information contained on the boards and answered questions. The meeting also included a short PowerPoint presentation at 5 pm & 6 pm. Copies of the display boards and PowerPoint presentation are attached for reference.

The purpose of the meeting was to review data collection findings from the previous phase, review needs and demands findings, review analysis and initial opportunities suggestions and to receive feedback through comment sheets and a “green dot” exercise that allowed participants to indicate their preferences by placing a green dot sticker on the opportunities presented. Each attendee was given two green dots and instructed to place one green dot on their preferred near term and long term opportunity of the three opportunities that were included on the display boards.

Comments received included the following:

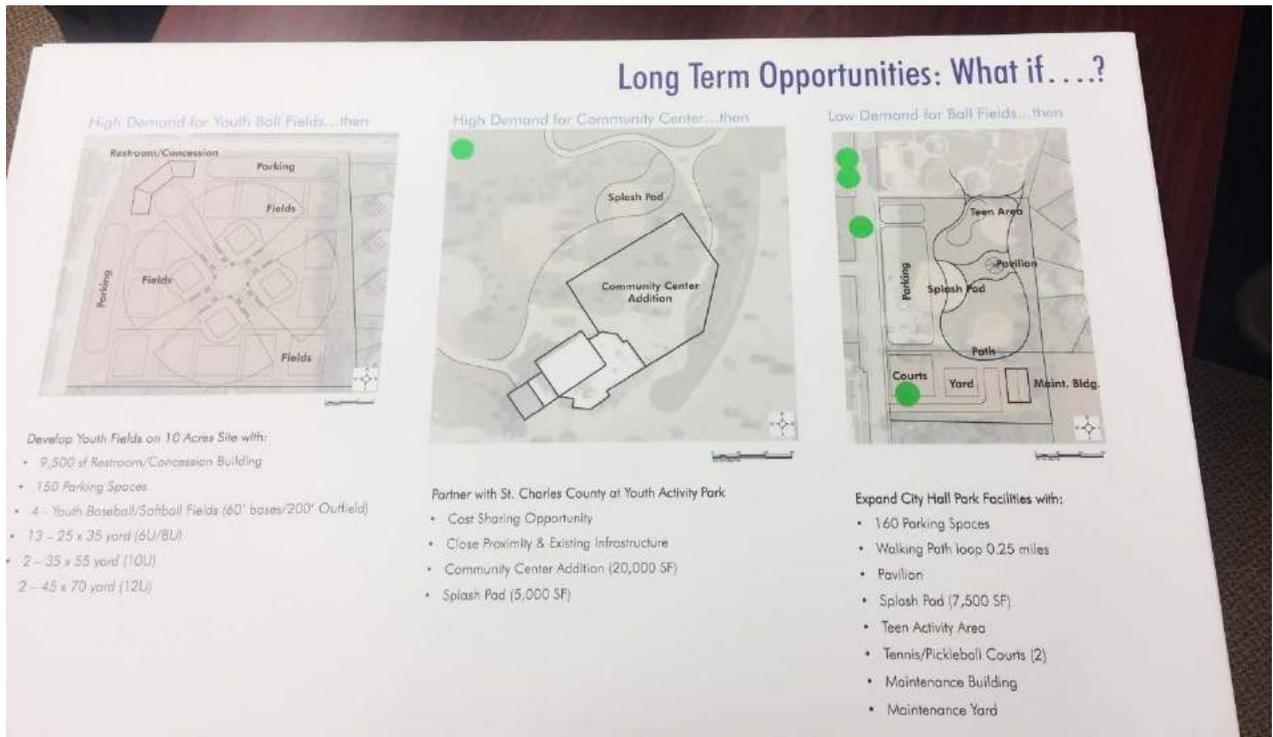
- A green dot was placed on a comment sheet for the near term opportunity – Address Issues in existing parks
- A green dot was placed on a comment sheet for the near term opportunity – Outdoor Pool
- A green dot was placed on a comment sheet for the long term opportunity – Expand City Hall park
- A green dot was placed on a comment sheet for the long term opportunity – Outdoor Pool
- Other written comments: “Beyond upkeep of existing park facilities, 1) a network of bike paths throughout the City and 2) additional nature parks would be priorities for me and my family.”
- Other written comments - Near term priorities: 1) Enhancement of DAA fields, 2) Expanding DAA, Adding a field and a City Maintenance Facility
- Other written comments: “Existing ball fields remain for youth use in the area.”
- Other written comments: “Outdoor pool. There is no outdoor pool available to Dardenne Prairie residents and yet it is not an option.”
- Other written comments: “Nowhere in the presentation boards is anything about an outdoor pool. We don’t have one available within 5 miles. The posters show ball fields & a community center. We have access to both of those.”
- Other written comments: “A new valid survey – 1 per registered voter – should be done. Make it simple. List the options. Let people vote.”

- Other comments: If a Community Center is developed then it should include considerations for senior programs like travel, large rooms for parties, indoor walking, smaller meeting rooms.

Below are photos of the Near & Long Term Opportunities boards with the green dots representing the attendee preferences.



View of “Green Dot” feedback on preferences of Near Term Opportunities



View of “Green Dot” feedback on preferences of Long Term (What If) Opportunities

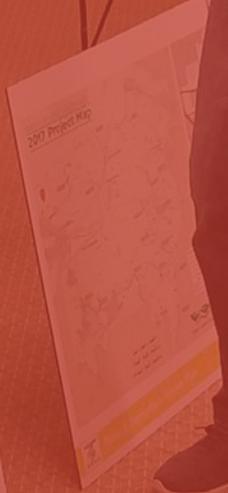








# Appendix B Presentations and Boards







# Parks and Recreation Master Plan

Data Collection Meeting

July 18, 2018



City of Dardenne Prairie

Planning Design Studio & Ballard\*King

## Agenda

- ▶ Team Introductions
- ▶ Project Tasks
- ▶ Background Information
  - ▶ Land Use
  - ▶ Existing Parks & Facilities Inventory
  - ▶ Park Assessments
- ▶ Preliminary Market Data
- ▶ DP Parks Survey Results
- ▶ Public Input - Parks Q&A
- ▶ Next Steps



City of Dardenne Prairie

Planning Design Studio & Ballard\*King

# Team Introductions

## ▶ Planning Design Studio



- Scott Emmelkamp PLA, ASLA
- ▶ Principal
  - ▶ Seven years with PDS
  - ▶ 30 Years Park and Recreation Planning Experience
  - ▶ St. Louis County Parks Master Plan
  - ▶ Bluebird Meadow Park
  - ▶ Member Missouri Parks & Recreation Association
  - ▶ Speaker at MPRA Conference

## ▶ Ballard\*King and Associates



- Darin Barr, C.P.R.P
- ▶ Senior Associate
  - ▶ Certified Parks and Recreation Professional
  - ▶ Ten years with Ballard\*King
  - ▶ 10 Years Park and Recreation In-Field Experience
  - ▶ Member Missouri Parks & Recreation Association
  - ▶ Speaker at MPRA Conference

# Planning Design Studio

- ▶ Established in 2006
- ▶ Located in Laclede's Landing
- ▶ 9 Landscape Architects (7 Registered)
- ▶ 3 LEED Professionals
- ▶ Parks and Recreation Focused



# Ballard\*King

- ▶ Established in 1992
- ▶ Main Office in Denver, CO
- ▶ Four Active Consultants
- ▶ Over 75 Years of Parks & Recreation Experience
- ▶ 700+ Projects Across Country
- ▶ Active Projects in Wentzville & Ballwin



## Goals & Purpose

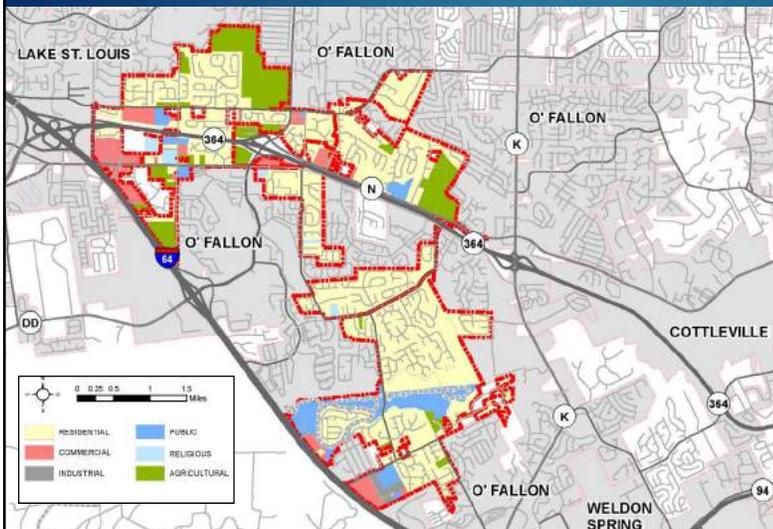
- ▶ Project Goals
  - ▶ Develop a community based parks and recreation master plan that will identify current and future recreation needs for Dardenne Prairie
- ▶ Meeting Purpose
  - ▶ Present initial data collection findings
  - ▶ Verify survey results
  - ▶ Receive additional input for next phase of project

# Project Tasks

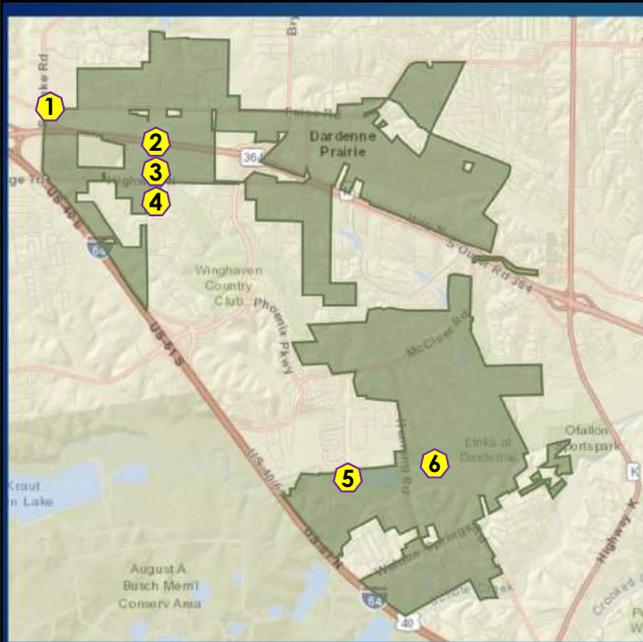
- ▶ Phase I – Data Collection
  - ▶ Kickoff Meeting
  - ▶ Inventory
  - ▶ Demographic Profile
  - ▶ **Town Hall Meeting**
- ▶ Phase II – Analysis & Concept Development
  - ▶ Potential Park Site Evaluations
  - ▶ Demand
  - ▶ Projected Needs
  - ▶ Town Hall Meeting
- ▶ Phase III – Master Plan
  - ▶ Recommendations
  - ▶ Design Concept
  - ▶ Master Plan
  - ▶ Implementation Strategies
  - ▶ Final Presentation



# Background Information – Land Use



Land Use	Acres	Percent
Residential	1,904	66%
Commercial	210	7.3%
Public	283	9.7%
Religious	48	2%
Industrial	22	0.7%
Agricultural	420	14.3%
<b>Total</b>	<b>2,888</b>	<b>100%</b>



# Dardenne Prairie Parks

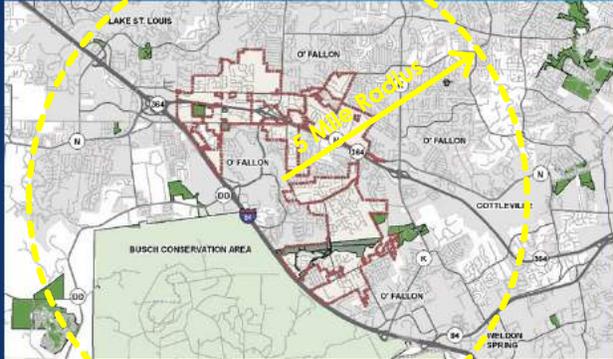
1. Georgetown Park (0.53 ac)
2. City Hall Park (3.38 ac)
3. Dardenne Athletic Assoc. (4.62 ac)
4. 10 Acre Site
5. Barathaven Park (93.58 ac)
6. Bluebird Meadow Park (73.71 ac)

## Dardenne Prairie Park Info

- ▶ Total Park Acres = 186 in 6 Parks
  - ▶ 90% of park land in floodplain
  - ▶ 92% of park land owned by others
  - ▶ Smallest = Georgetown (0.53 ac)
  - ▶ Largest = Barathaven (93.58 ac)

Recreation Facility	Quantity
Athletic Fields	3
Basketball Courts	0
Football/Soccer Fields	4
Trail Miles	4.11
Community Center	0
Disc Golf	0
Restrooms	1
Picnic Shelters	2
Playgrounds	1
Spray Pools	0
Swimming Pool	0
Tennis Courts (Lighted)	0
Cricket Pitch	1
Amphitheaters	1
Exercise/Fitness Court	0
Community Garden	0
Prairie Areas	2

# Background Information – Park Land



Owner	Acres
Cotteville	88.46
Dardenne Prairie	13.91
DAA	4.62
GRG	167.29
O'Fallon	332.13
Lake Saint Louis	36.90
St. Peters	93.68
Weldon Spring	12.84
St. Charles County	599
State of Missouri	<u>14,377</u>
<b>Total</b>	<b>15,543</b>

City of Dardenne Prairie

Planning Design Studio & Ballard\*King

## Existing Park Assessments - City Hall (3.38 ac)



- ▶ Restroom/Concession, Pavilion, Playgrounds, 57 Parking Spaces
- ▶ Built 2010
- ▶ Overall Good Condition
- ▶ Native Plant Material
- ▶ Pervious Concrete Parking

City of Dardenne Prairie

Planning Design Studio & Ballard\*King

## Existing Park Assessments – City Hall



- ▶ Slide Feature Removed for Safety Reasons
- ▶ Maintenance Issue w/ Stream
- ▶ Spalling of bricks at Concession Stand Columns
- ▶ Parking Limited for Events
- ▶ Cracks in parking lot concrete

City of Dardenne Prairie

Planning Design Studio & Ballard\*King

## Existing Park Assessments – DAA (4.62 ac)



- ▶ Three Lighted Fields
- ▶ 45 Parking Spaces
- ▶ Ballfields in poor condition
- ▶ 20'x20 storage shed poor condition
- ▶ Shared outfield safety issue
- ▶ Lighting in poor condition

City of Dardenne Prairie

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## Existing Park Assessments – Barathaven (93.58 ac)



- ▶ 15.37 Acre Lake
- ▶ 2.93 Miles Paved Trail
- ▶ 22 Parking Spaces
- ▶ Football/Cricket Fields
- ▶ Minor Graffiti/Wall Issues
- ▶ Flooding/Drainage Issues
- ▶ Well Used

City of Dardenne Prairie

Planning Design Studio & Ballard\*King

## Existing Park Assessments – Bluebird Meadow (73.71 ac)



- ▶ 1.17 Miles Paved Trail
- ▶ 30 Parking Spaces
- ▶ 50+ Acres prairie grasses
- ▶ Football/Lacrosse Field
- ▶ Opened in 2015
- ▶ Well Used

City of Dardenne Prairie

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## Existing Park Assessments – Georgetown (0.53 ac)

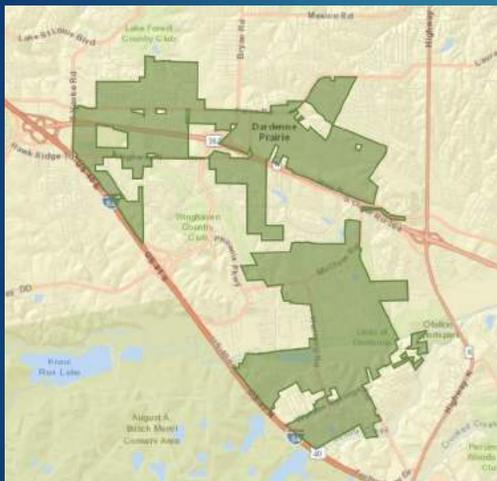


- ▶ 3 Parking Spaces
- ▶ Civil War Monument
- ▶ 3 Benches
- ▶ Sign Fair Condition
- ▶ Rarely Used
- ▶ Interpretive Signage Needed

City of Dardenne Prairie

Planning Design Studio & Ballard\*King

## Preliminary Market Data



- ▶ 13,055 – 2018 Population Projection
- ▶ 200+% Population Increase 2000-2010
- ▶ Median Income almost double
- ▶ Very Little Diversity
- ▶ 51.7% of Households have Children
- ▶ 4.5% of Household Budget Expenditures to Entertainment/Recreation

City of Dardenne Prairie

Planning Design Studio & Ballard\*King

# Preliminary Market Data

Ages	Population	% of Total	National Population	Difference
0-5	864	6.7%	6.0%	+0.7%
5-17	2,925	22.5%	16.3%	<b>+6.2%</b>
18-24	868	6.6%	9.7%	-3.1%
25-44	3,474	26.7%	26.4%	+0.3%
45-54	1,882	14.5%	12.8%	+1.7%
55-64	1,467	11.2%	13.0%	-1.8%
65-74	985	7.6%	9.4%	-1.8%
75+	588	4.5%	6.5%	-2.0%

# Activities

**21.5% of population doesn't participate**

- ▶ Exercise Walking
- ▶ Exercising w/ Equipment
- ▶ Swimming
- ▶ Aerobic Exercise
- ▶ Hiking
- ▶ Running/Jogging
- ▶ Weight Lifting
- ▶ Bicycle Riding
- ▶ Yoga
- ▶ Basketball
- ▶ Golf
- ▶ Soccer
- ▶ Tennis
- ▶ Baseball
- ▶ Volleyball
- ▶ Softball
- ▶ Football
- ▶ Gymnastics
- ▶ Pilates
- ▶ Skateboarding
- ▶ Boxing
- ▶ Cheerleading
- ▶ Wrestling
- ▶ Lacrosse

# Market Data

- ▶ Significant Alternative Providers – Indoor Facilities
- ▶ Investment in Connectivity
- ▶ Walkable / Bikeable Community

# DP Parks Survey Results

## Top 3 facilities visited in the past 12 months.

### Online

1. Renaud Spirit Center (O'Fallon)
2. City Hall Park (Dardenne Prairie)
3. Barathaven Park (Dardenne Prairie)

### Mailed

1. City Hall Park (Dardenne Prairie)
2. Renaud Spirit Center (O'Fallon)
3. Quail Ridge Park (St. Charles County)

## Criteria looking for in selecting a recreational destination.

### Online

1. Walking and biking trails
2. Playground equipment and play areas
3. Nature trails

### Mailed

1. Walking and biking trails
2. Nature trails
3. Playground equipment and play areas

# DP Parks Survey Results

## How supportive are you of having Dardenne Prairie:

### Online/Mailed

1. Develop walking/hiking trails
2. Develop new indoor recreation center with, fitness equipment, gym, walking track
3. Develop new outdoor swimming pool/aquatic facility

## What age groups do you feel need more programs and activities?

### Online

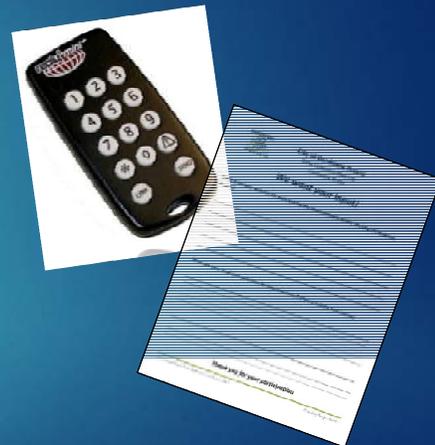
1. Seniors (65+)
2. High School (15-18)
3. Adults (18-64)

### Mailed

1. Seniors (65+)
2. Adults (18-64)
3. High School (15-18)

# Public Input

- ▶ Keypad Polling
- ▶ Comment Sheet
- ▶ Contact - Mathew DeWinters,  
Parks & Recreation Coordinator  
[Mathew@dardenneprairie.org](mailto:Mathew@dardenneprairie.org)  
Phone: 636-755-5308



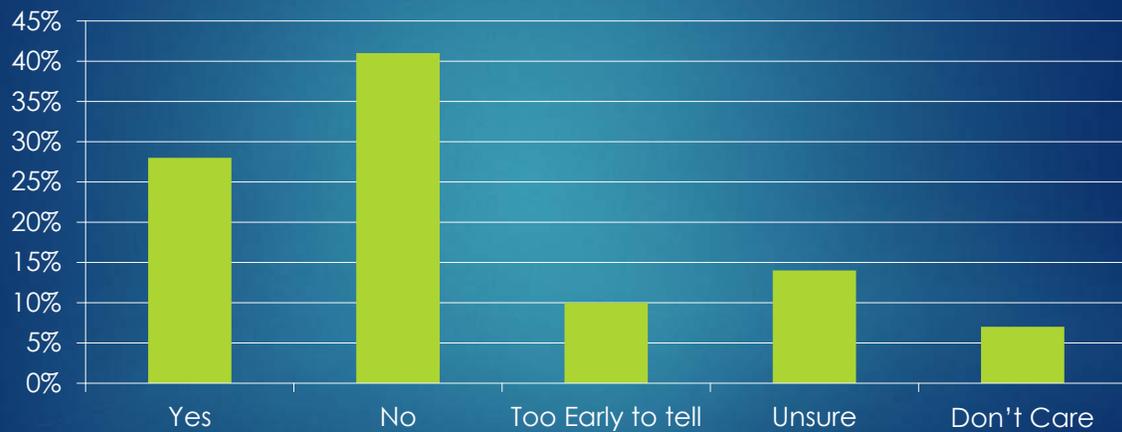
# Key Pad Polling – Test Question

Do the Cardinals still have a chance to make the playoffs?

1. Yes
2. No
3. Too Early to tell
4. Unsure
5. Don't Care



## Test Question Results



# Key Pad Polling

**Question 1** – Do you concur with the survey results that identified the Renaud Spirit Center, City Hall Park, Barathaven Park and Quail Ridge Park as top facilities visited?

1. Yes
2. No
3. Don't Know

## Question 1 - Results

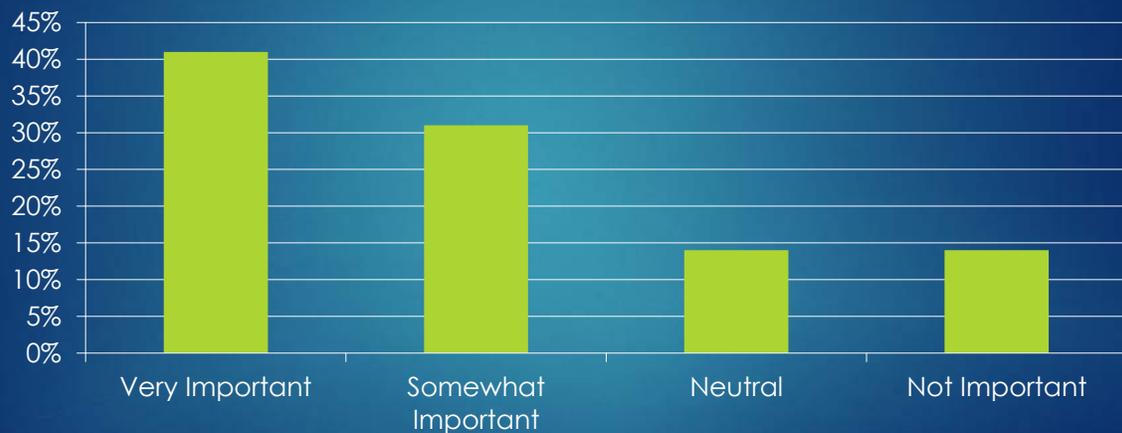


# Key Pad Polling

**Question 2** – How important is it for Dardenne Prairie to develop more walking/hiking trails?

1. Very Important
2. Somewhat Important
3. Neutral
4. Not Important

## Question 2 - Results

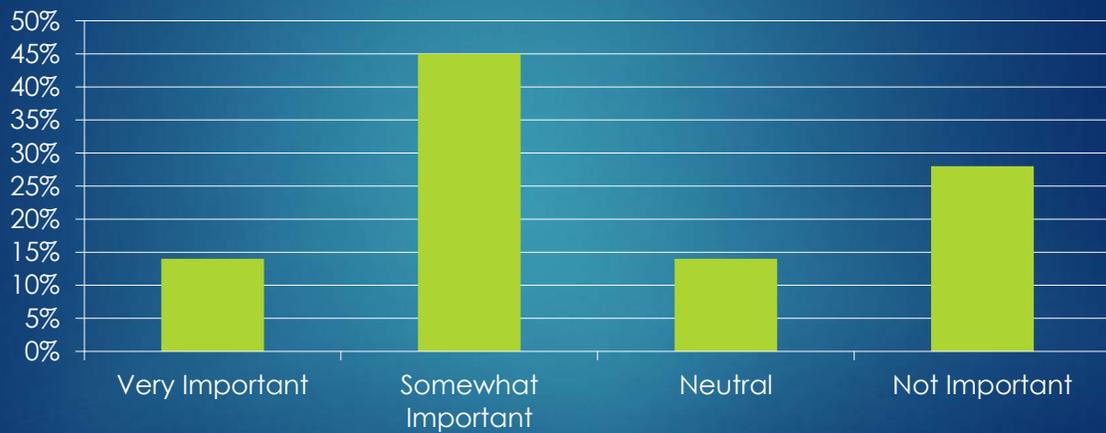


# Key Pad Polling

**Question 3** - How important is it for Dardenne Prairie to develop a new indoor recreation center with fitness equipment, gym and walking track?

1. Very Important
2. Somewhat Important
3. Neutral
4. Not Important

## Question 3 - Results

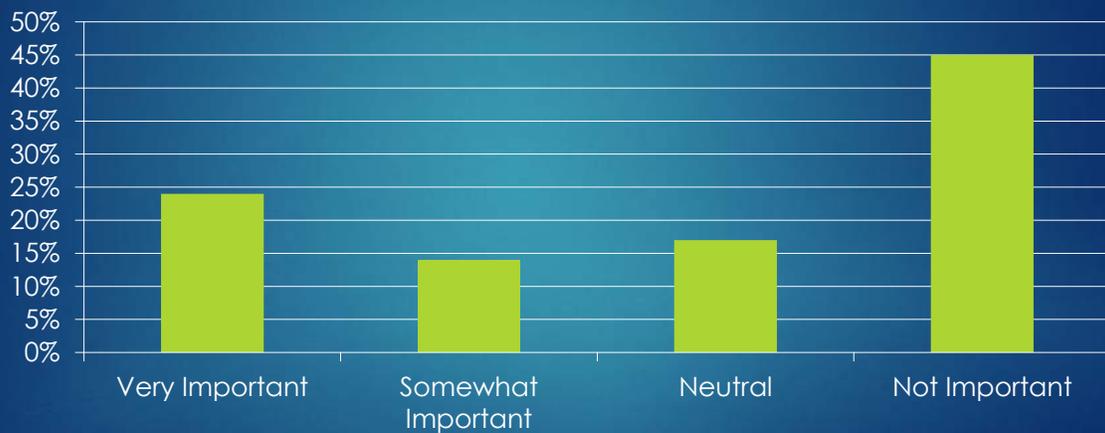


# Key Pad Polling

**Question 4** - How important is it for Dardenne Prairie to develop a new outdoor swimming pool/aquatic facility?

1. Very Important
2. Somewhat Important
3. Neutral
4. Not Important

## Question 4 - Results

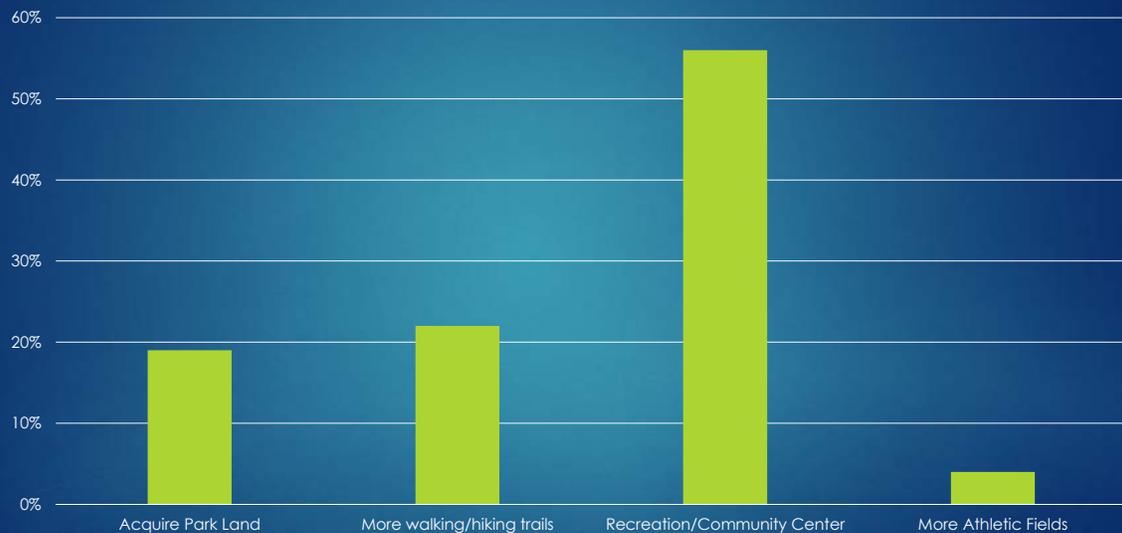


# Key Pad Polling

**Question 5** – What should Dardenne Prairie's highest priority be for future park development?

1. Acquire Park Land
2. More walking/hiking trails
3. Recreation/Community Center
4. More Athletic Fields

## Question 5 - Results



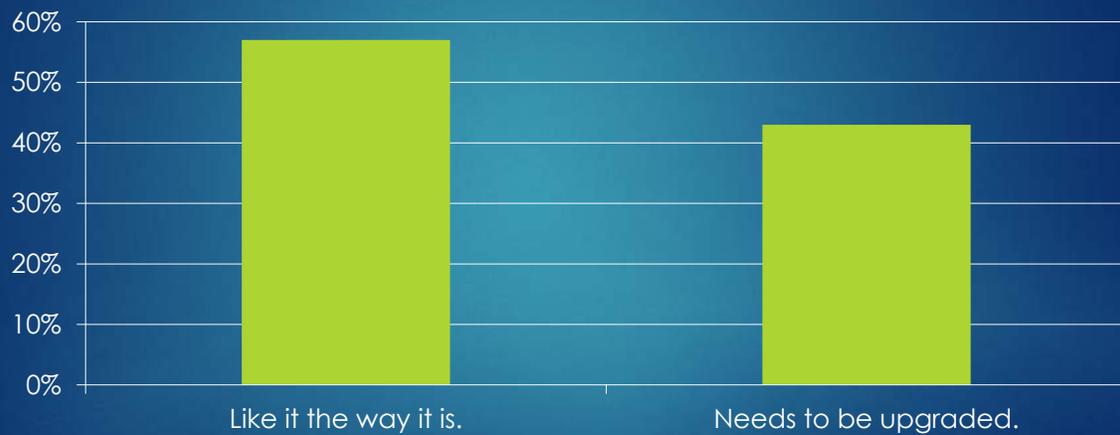
# Key Pad Polling

**Question 6** - What is your opinion on the current state of City Hall Park?

1. Like it the way it is.
2. Needs to be upgraded.



## Question 6 - Results



# Key Pad Polling

**Question 7** - What is your opinion on the current state of the Dardenne Athletic Association Fields?

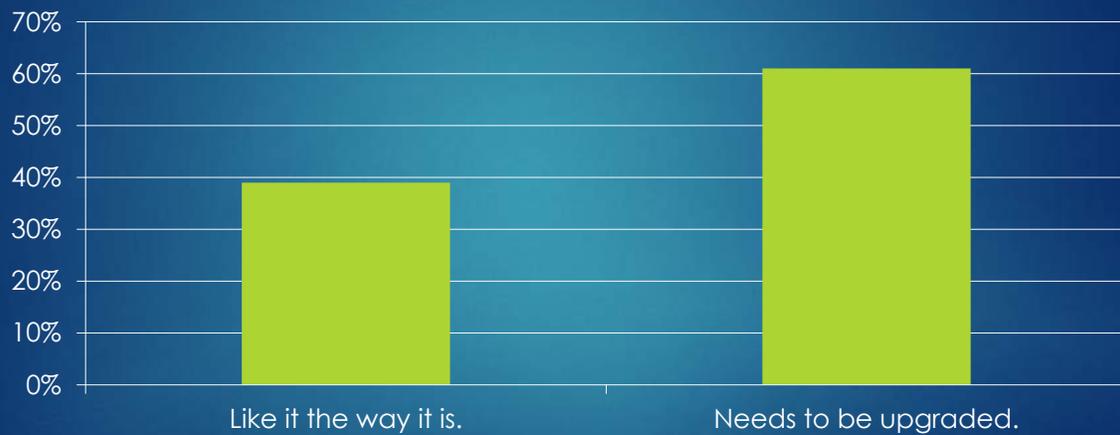
1. Like it the way it is.
2. Needs to be upgraded.



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## Question 7 - Results



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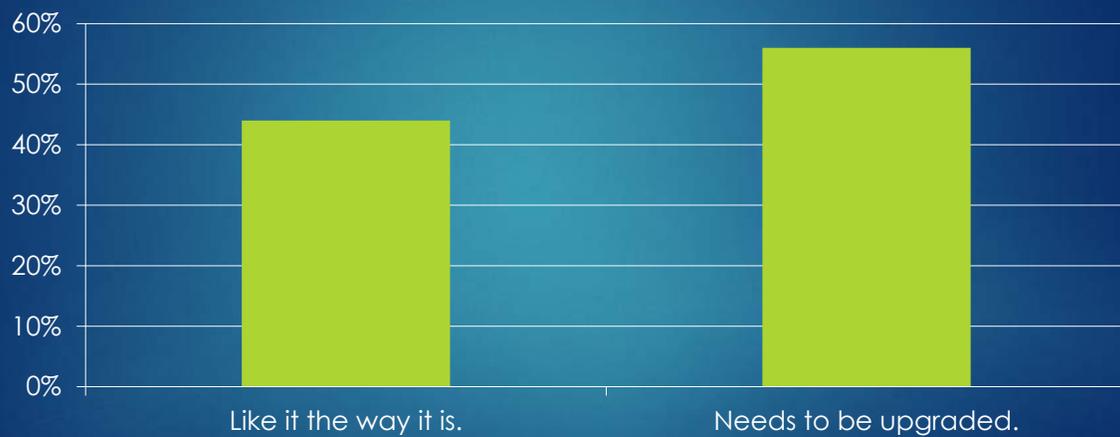
# Key Pad Polling

**Question 8** - What is your opinion on the current state of Barathaven Park?

1. Like it the way it is.
2. Needs to be upgraded.



## Question 8 - Results



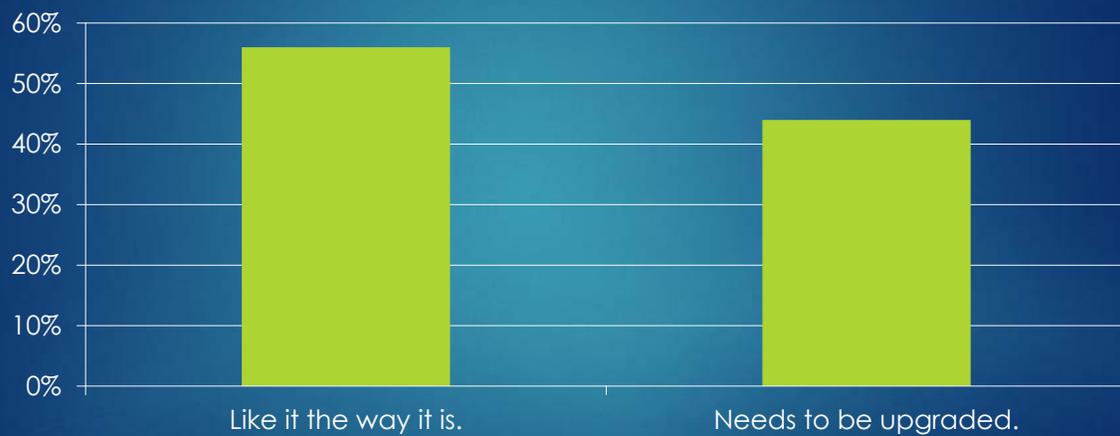
# Key Pad Polling

**Question 9** - What is your opinion on the current state of Bluebird Meadow Park?

1. Like it the way it is.
2. Needs to be upgraded.



## Question 9 - Results



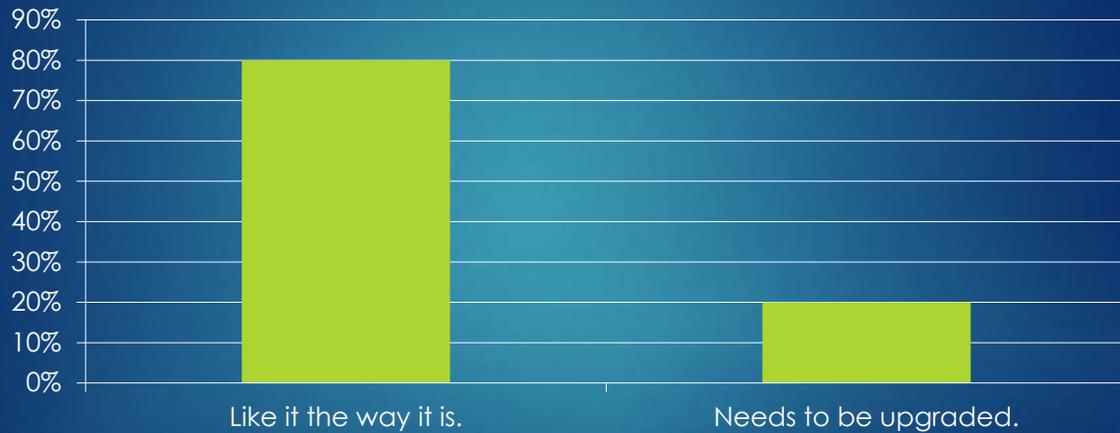
# Key Pad Polling

**Question 10** - What is your opinion on the current state of Georgetown Park?

1. Like it the way it is.
2. Needs to be upgraded.



## Question 10 - Results



# Next Steps

- ▶ Incorporate Public Input
- ▶ Data Analysis
- ▶ Develop Initial Park Recommendations
- ▶ Next Meeting Date – **Thursday, September 27th**



## Thank You

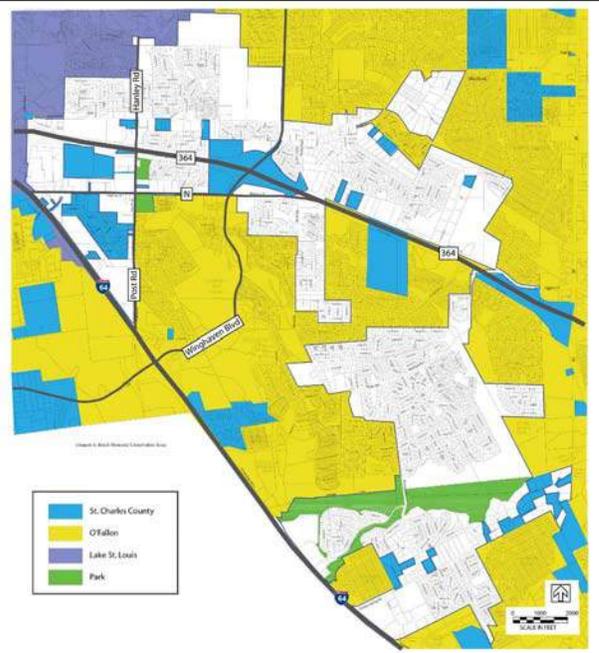
Please provide suggestions on comment sheets



# Parks and Recreation Master Plan

Open House Meeting

September 27, 2018



City of Dardenne Prairie

Planning Design Studio & Ballard\*King

## Agenda

- ▶ Introductions
- ▶ Master Plan Goals & Process
- ▶ Previous Community Input
- ▶ Needs & Demand
- ▶ Emerging Program Statement
- ▶ Recreation Opportunities
- ▶ Priorities & Preferences Input
- ▶ Next Steps

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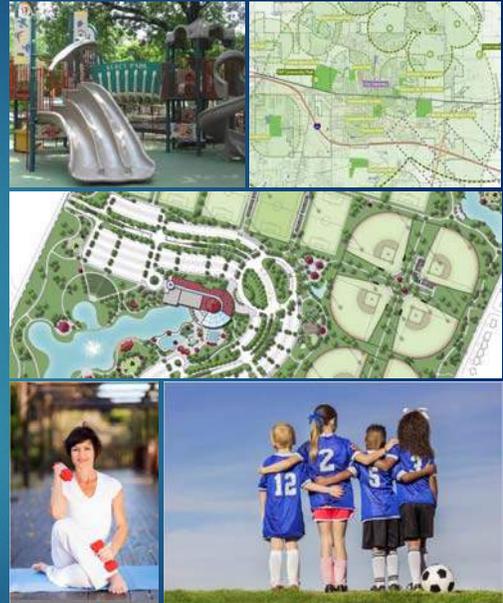
# Team Introductions

## ▶ Planning Design Studio

- ▶ Scott Emmelkamp, PLA, ASLA
- ▶ Andy Franke, PLA, ASLA

## ▶ Ballard\*King and Associates

- ▶ Darin Barr, C.P.R.P



# Master Plan Goal & Meeting Purpose

## ▶ Project Goal

- ▶ Develop a community based parks and recreation master plan that will identify current and future recreation needs for Dardenne Prairie

## ▶ Meeting Purpose

- ▶ Review Data Collection Findings
- ▶ Review Needs & Demand Findings
- ▶ Analysis & Initial Opportunities Review
- ▶ Receive Feedback on Initial Opportunities

# Master Plan Process

## Phase I – Data Collection

- ▶ Kickoff Meeting
- ▶ Inventory
- ▶ Demographic Profile
- ▶ Public Meeting (July 18, 2018)

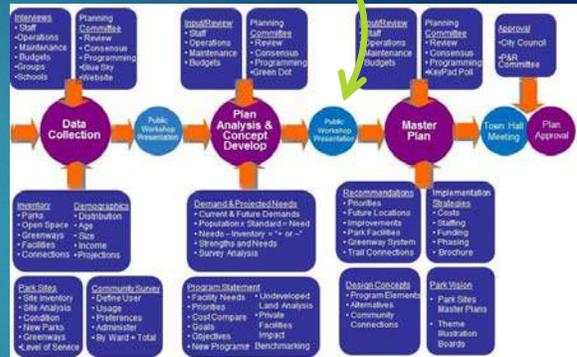
## Phase II – Analysis & Concept Development

- ▶ Needs & Demand
- ▶ Potential Park Opportunities
- ▶ Emerging Program Statement
- ▶ Open House (September 27, 2018)

## Phase III – Master Plan

- ▶ Recommendations
- ▶ Design Concept
- ▶ Master Plan
- ▶ Implementation Strategies
- ▶ Final Presentation

We are here



# Previous Community Input – DP Survey

How supportive are you of having Dardenne Prairie:

Online/Mailed

1. Develop walking/hiking trails
2. Develop new indoor recreation center with, fitness equipment, gym, walking track
3. Develop new outdoor swimming pool/aquatic facility

What age groups do you feel need more programs and activities?

Online

Mailed

- |                                                                                                                               |                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. Seniors (65+)</li> <li>2. High School (15-18)</li> <li>3. Adults (18-64)</li> </ol> | <ol style="list-style-type: none"> <li>1. Seniors (65+)</li> <li>2. Adults (18-64)</li> <li>3. High School (15-18)</li> </ol> |
|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|

## Previous Community Input – July Mtg

- ▶ **68%** of respondents agreed with the **results** of the on-line/mail in **survey**
- ▶ **72%** of respondents thought it was **very important/somewhat important** for Dardenne Prairie to develop more **hiking/biking trails**
- ▶ **57%** of respondents thought that it was **very important/somewhat important** for Dardenne Prairie to develop an **indoor recreation facility**. (**27%** thought it was **not important**)

## Previous Community Input – July Mtg

- ▶ **61%** of respondents thought that an **outdoor swimming pool** was **neutral/not important** for Dardenne Prairie to develop. (**24%** thought it was very important)
- ▶ **55%** of respondents identified **Recreation Center/Community Center** as the highest priority for future development. Second highest priority at **22%** was more hiking/biking trails, third highest at **18%** was acquisition of more park land
- ▶ **Dardenne Athletic Association fields** and **Barathaven** were identified as priorities for needing upgrades

# Previous Community Input – July Mtg

## Comments received related to recreation programs:

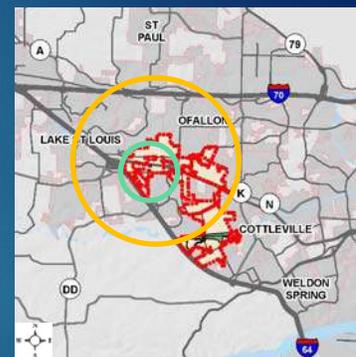
- ▶ Consider developing linkages to parks
- ▶ Consider developing outdoor pickleball courts in addition to indoor courts
- ▶ Consider adding Disc Golf
- ▶ A new Recreation/Community Center should include large community meeting rooms
- ▶ Consider ongoing maintenance of any new parks and recreation facilities as part of the master plan

# Needs & Demand – Park Land & Service Areas

**Dardenne Prairie  
Population - 13,310**

Classification	Park Land					DP Owned	
	Park Land Standard Acreage	Existing Park Land Acreage	Land Acreage Need (-) or Surplus	Existing Non-DP Park Land Acreage <sup>1</sup>	Park Land Acreage Need (-) or Surplus	Existing Park Land Acreage	Land Acreage Need (-) or Surplus
Neighborhood Park (5 ac. - 15 ac.)	20	10	-10	25	15	10	-10
District Park (16 ac. - 79 ac.)	33	175	142	362	504	3	-30
Metropolitan Park (80 ac. - 249 ac.)	53	0	-53	269	215	0	-53
Regional Park (250 ac. +)	80	0	-80	14,871	14,791	0	-80
<b>Acreage - Total</b>	<b>186</b>	<b>185</b>	<b>-1</b>	<b>15,527</b>	<b>15,526</b>	<b>14</b>	<b>-173</b>

1. Existing Non-DP Park Land acreages include public park land owned by municipal, state, federal, and other agencies within a five mile radius of City Center



**Existing DP Owned Park Service Areas**  
 ● Neighborhood Park – 10 Acre Site (1 Mile R)  
 ● District Park – City Hall Park (3 Mile R)

# Needs & Demand – Facility Demand

- ▶ Comparison of Rec facility inventory with National and Local Standards
  - ▶ SCORP, NRPA, MPRA
- ▶ Based upon current and estimated changes in demographics/population
- ▶ Inventoried Dardenne Prairie, Public and Private Rec Facilities (5 mile radius)
- ▶ Results = Potential Recreation Facility Needs (Based Upon Standards)
  - ▶ 1 Picnic Shelter
  - ▶ 1 Volleyball Court
  - ▶ 1 Mile of Bike Trail
- ▶ Recreation/Community Centers within 5 mile radius **meets standard**

# Emerging Program Statement

- ▶ **What is a program?**
  - ▶ List of "To Dos" ...Near and Long Term
- ▶ **Program is based upon Needs & Desires of a Community**
- ▶ **Program Near Term:**
  - ▶ Address issues and recreation need in existing parks
  - ▶ Enhance Dardenne Athletic Assoc. Fields
  - ▶ Enhance Dardenne Athletic Assoc. Fields, Expand South – Add field & Maintenance Facility
  - ▶ Develop Community Center on 10 Acre DP Owned Site
- ▶ **Program Long Term:**
  - ▶ High demand for youth fields then build complex on 10 acre site
  - ▶ High demand for indoor community space, then building addition at Youth Activity Park (Partnership with SCC)
  - ▶ Low demand for youth fields then expand City Hall Park
  - ▶ Acquire land for future parks

# Existing Park Issues



## City Hall Park

- ▶ Slide Feature Removed for Safety Reasons
- ▶ Maintenance Issue w/ Stream
- ▶ Spalling of bricks at Concession Stand Columns
- ▶ Parking Limited for Events
- ▶ Cracks in parking lot concrete

# Existing Park Issues



## Dardenne Athletic Fields

- ▶ Poor Ballfield Drainage
- ▶ 20'x20 storage shed poor condition
- ▶ Lighting in poor condition

## Barathaven Park

- ▶ Minor Graffiti/Wall Issues
- ▶ Flooding/Drainage Issues

# Existing Park Issues



## Bluebird Meadow Park

- ▶ Invasive Species
- ▶ Prairie grass establishment
- ▶ Ongoing Flooding



## Georgetown Park

- ▶ Sign Fair Condition
- ▶ Interpretive Signage Needed
- ▶ Mature Plantings

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# Overall Opportunities

## Near Term Opportunities

- Address Operations & Maintenance Issues in Existing Parks
- Enhancement of Dardenne Athletic Association (DAA) Ball Fields
- Enhancement of DAA Ball Fields & Add Field & Maintenance Facility
- Develop Community Center on 10 Acre DP Owned Site

## Long Term Opportunities: What if...?

If High Demand for Youth Ball Fields, then...

- Develop Youth Ball Field complex on 10 Acre DP Owned Site

If High Demand for Indoor Community Space, then...

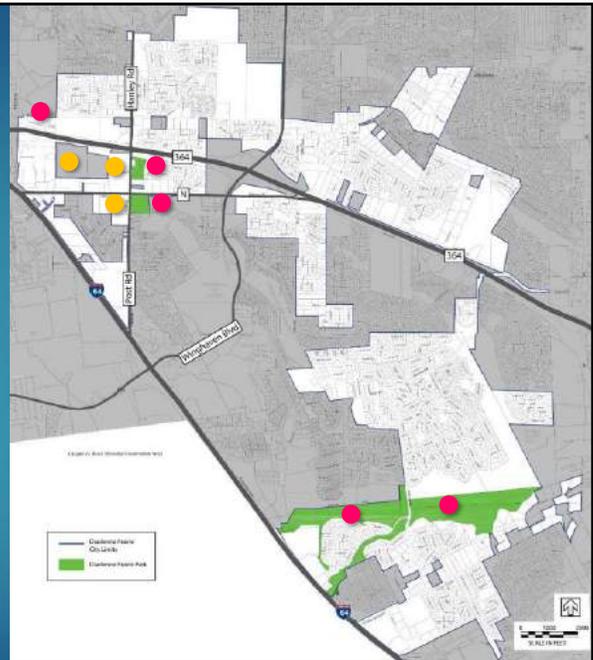
- Building addition at Youth Activity Park (Partnership with SCC)

If Low Demand for Youth Ball Fields, then...

- Expand City Hall Park

## For Future Generations

Acquire Land for Future Parks



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# Near Term Opportunities

## DAA Ball Field Enhancements

- ▶ 60 Parking Spaces
- ▶ Existing Field Drainage Improvements
- ▶ Lighting Improvements



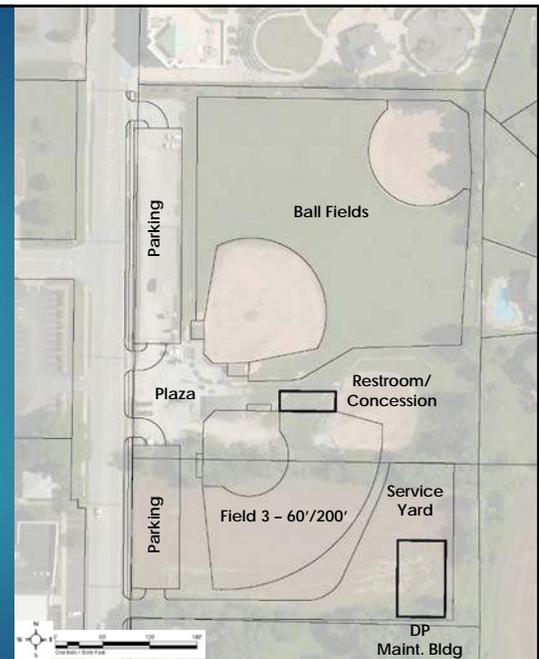
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# Near Term Opportunities

## DAA Ball Field Enhancements and 2 Acre Expansion

- ▶ 100 Parking Spaces
- ▶ New Restroom/Concessions Building
- ▶ Existing Field Drainage Improvements
- ▶ Add Field 3 – 60' Bases/200' Foul Line
- ▶ Plaza
- ▶ Lighting Improvements



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# Near Term Opportunities

## Community Center on 10 Acre Site

- ▶ 20,000 SF Community Center
- ▶ 250 Parking Spaces
- ▶ Path
- ▶ Tennis/Pickleball Courts (4)
- ▶ Multipurpose Court



Option 1 - Community Center Near Intersection



Option 2 - Open Space Near Intersection

# Near Term Opportunities – What if...?

## Air Structure Multi-Purpose Facility

- ▶ 100,000 – 200,000 SF Structure
- ▶ Land Area Needed 10 – 40 acres
- ▶ Climate Controlled
- ▶ Can be configured for:
  - ▶ Ball Fields
  - ▶ Soccer
  - ▶ Tennis/Pickleball
  - ▶ Office/Meeting Space
  - ▶ Changing Rooms



# Long Term Opportunities

## Develop Youth Fields on 10 Acres Site with:

- ▶ 9,500 sf Restroom/Concession Building
- ▶ 150 Parking Spaces
- ▶ 4 - Youth Baseball/Softball Fields (60' bases/200' Outfield)
- ▶ 13 – 25 x 35 yard (6U/8U)
- ▶ 2 – 35 x 55 yard (10U)
- ▶ 2 – 45 x 70 yard (12U)



## High Demand for Youth Ball Fields...then



City of Dardenne Prairie

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# Long Term Opportunities

## Partner with St. Charles County at Youth Activity Park

- ▶ Cost Sharing Opportunity
- ▶ Close Proximity & Existing Infrastructure
- ▶ Community Center Addition (20,000 SF)
- ▶ Splash Pad (5,000 SF)



## High Demand for Community Center...then



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# Long Term Opportunities

## Expand City Hall Park Facilities with:

- ▶ 160 Parking Spaces
- ▶ Walking Path loop 0.25 miles
- ▶ Pavilion
- ▶ Splash Pad (7,500 SF)
- ▶ Teen Activity Area
- ▶ Tennis/Pickleball Courts (2)
- ▶ Maintenance Building
- ▶ Maintenance Yard



## Low Demand for Ball Fields...then



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# Public Input

- ▶ **Comment Sheets**
- ▶ **Preferences Dots** – Two Dots to indicate your Near Term and Long Term Preference
- ▶ **Contact** - Mathew DeWinters, Parks & Recreation Coordinator  
[Mathew@dardenneprairie.org](mailto:Mathew@dardenneprairie.org)  
Phone: 636-755-5308



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# Next Steps

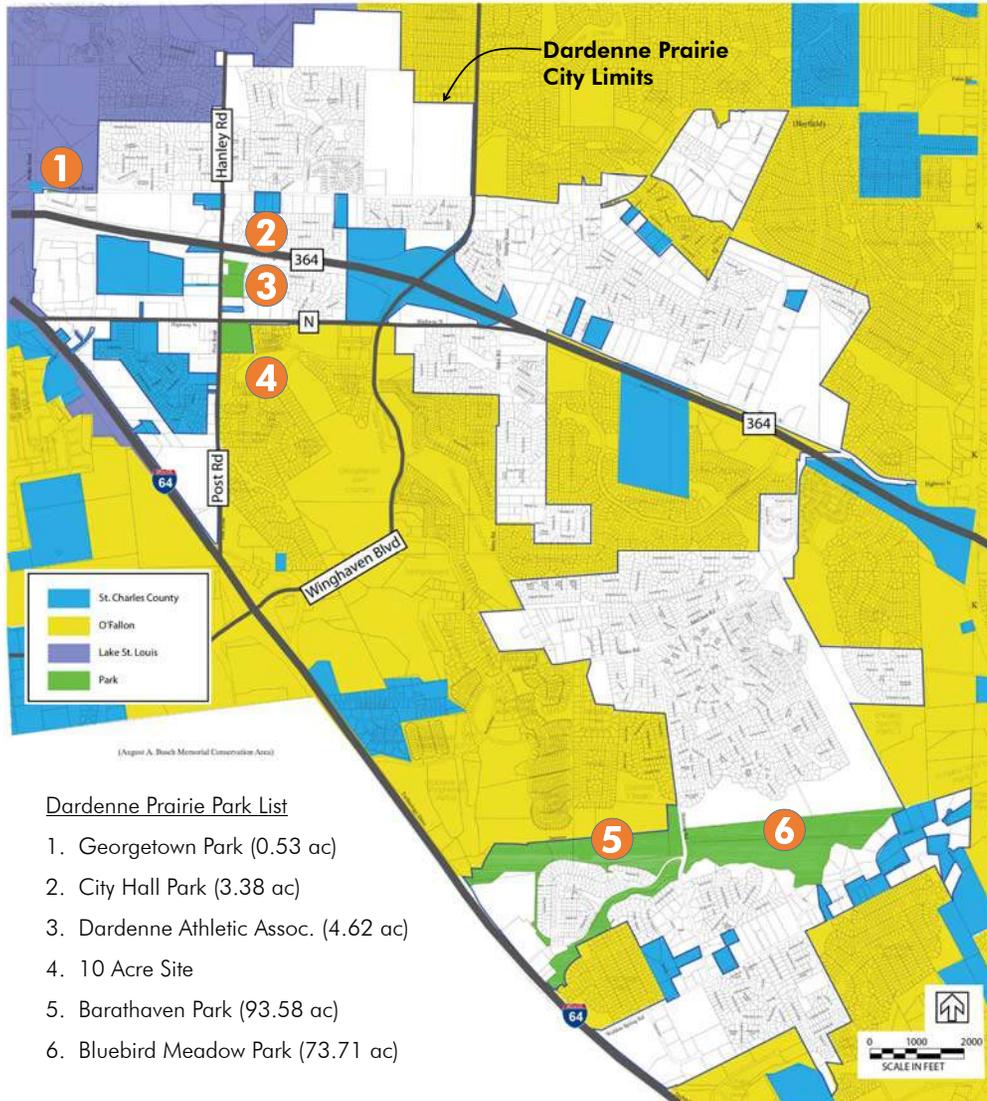
- ▶ Incorporate Public Input
- ▶ Develop Recommendations
- ▶ Develop Cost Implications
- ▶ Implementation Strategies
- ▶ Master Plan Document
- ▶ Final Open House – TBD



## Thank You

Please provide suggestions on comment sheets

# Project Overview



Dardenne Prairie City Limits & Parks

## Parks Master Plan Goal:

Develop a community based parks and recreation master plan that will identify current and future recreation needs for Dardenne Prairie. The Master Plan will act as a guide to developing and maintaining parks facilities for the next 15 - 20 years, including a specific action plan for the next five to ten years.

## Meeting Purpose:

- Review Data Collection Findings
- Review Needs & Demand Findings
- Analysis & Initial Opportunities Review
- Receive Feedback on Initial Opportunities

## Parks Master Plan Phases

### Data Collection

- Kickoff Meeting
- Inventory
- Demographic Profile
- Public Meeting (July 18, 2018)

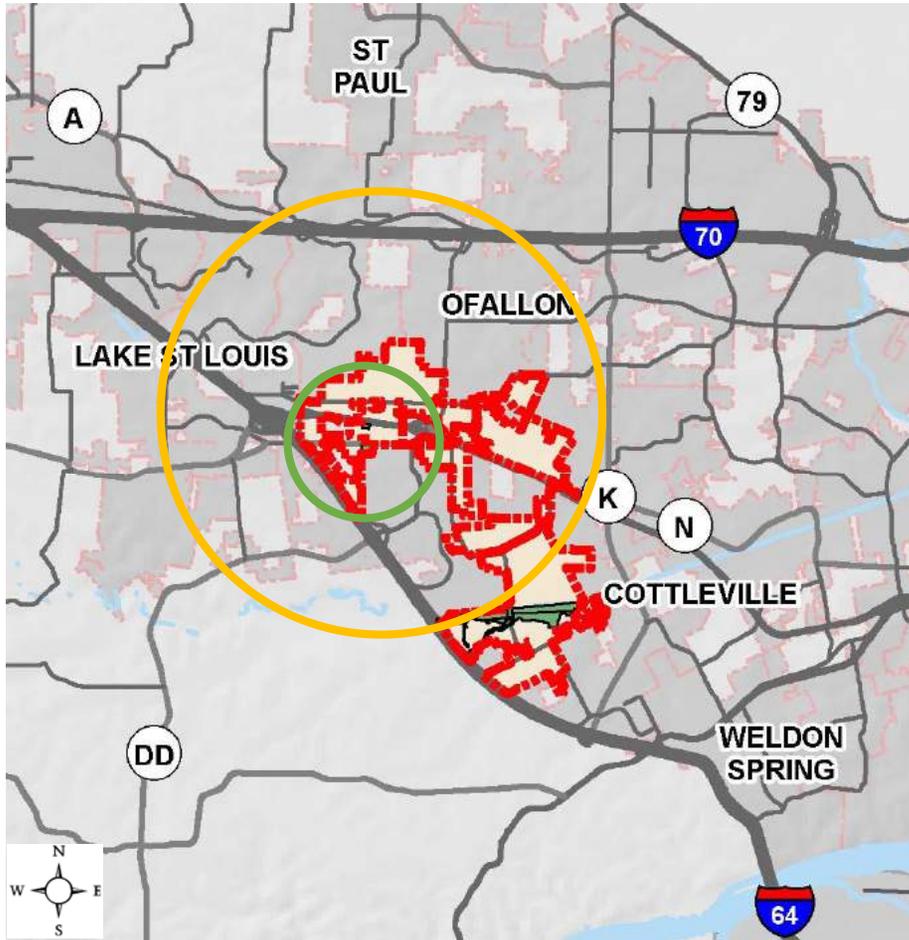
### Analysis & Concept Development

- Needs & Demand
- Potential Park Opportunities
- **Open House Meeting (September 27, 2018)**

### Master Plan

- Recommendations
- Design Concept
- Master Plan
- Implementation Strategies
- Final Open House (TBD)

# Park Land & Rec Facility Analysis



Existing DP Owned Park Service Areas

Neighborhood Park – 10 Acre Site (1 Mile Radius) 

District Park – City Hall Park (3 Mile Radius) 

## Park Land Needs Assessment

Classification	Dardenne Prairie				
	Park Land Standard Acreage	Existing Park Land Acreage	Land Acreage Need ( ) Surplus	Existing Non-OP Park Land Acreage*	Park Land Acreage Need ( ) or Surplus
Neighborhood Park N (5 ac. - 15 ac.)	20	10	-10	25	15
District Park D (16 ac. - 79 ac.)	33	175	142	362	504
Metropolitan Park M (80 ac. - 249 ac.)	53	0	-53	269	215
Regional Park R (250 ac. +)	80	0	-80	14,871	14,791
<b>Acreage - Total</b>	<b>186</b>	<b>185</b>	<b>-1</b>	<b>15,527</b>	<b>15,526</b>

Population:	
Dardenne Prairie	13,310

Standards Used:	Size Ranges:	Service Areas
Neighborhood Park: 1.5 acres/1000 people	5-15 acres	1 mile radius
District Park: 2-5 acres/1000 people	16-79 acres	3 mile radius
Metropolitan Park: 4 acres/1000 people	80-249 acres	5 mile radius
Regional Park: 6 acres/1000 people	250 acres +	30 mile radius

**Notes:**  
 \* Existing Non-OP Park Land acreages include public park land owned by municipal, state, federal, and other agencies.

Classification	Dardenne Prairie Owned Land				
	Park Land Standard Acreage	Owned DP Park Land Acreage	Land Acreage Need	Existing Non-OP Park Land Acreage*	Park Land Acreage Need ( ) or Surplus
Neighborhood Park N (5 ac. - 15 ac.)	20	11	-9	25	16
District Park D (16 ac. - 79 ac.)	33	3	-30	362	332
Metropolitan Park M (80 ac. - 249 ac.)	53	0	-53	269	215
Regional Park R (250 ac. +)	80	0	-80	14,871	14,791
<b>Acreage - Total</b>	<b>186</b>	<b>14</b>	<b>-172</b>	<b>15,527</b>	<b>15,355</b>

## Park Facility/Amenity Standards and Needs

Recreation Facility	Standard <sup>1</sup>	Facility Demand <sup>2</sup>	DP Facility Inventory <sup>3</sup>	5 Mile Radius / Public & Private <sup>4</sup>	DP Need	Facility Need
Swimming Pool/Aquatic Center	1 Pool/6,500	2	0	2	2	0
Baseball/Softball	1/1,545	9	4	15	5	0
Ice Skating Rink	1/108,833	0	0	0	0	0
Outdoor Amphitheater	1/10,000 <sup>5</sup>	1	1	0	0	0
Picnic Area Shelter	1/1,356	10	1	8	9	1
Lakes and Ponds	1 AC/14,000 <sup>6</sup>	1	15	11	0	0
Football	1/10,000 <sup>7</sup>	1	1	4	0	0
Soccer	1/3,274	4	3	15	1	0
Roller Skating Rink	1/50,000 <sup>7</sup>	0	0	1	0	0
Walking/Jogging Trail	1 mile/4,446	3	4	1	0	0
Golf Course (Hole)	1/25,674	0	0	2	0	0
Tennis Court	1/2,333	6	0	10	6	0
Nature Trail	1 mile/4,814	3	0	5	3	0
Basketball Court	1/4,410	3	0	3	3	0
Volleyball Court	1/4,659	3	0	2	3	1
Multi-Use Court	1/6,073	2	0	3	2	0
Playground	1/1,379	10	1	10	9	0
Handball/Racquetball Court	1/43,187	0	0	0	0	0
Bicycle Trail	1 mile/2,624	5	4	1	0	1
Skate Park	1/50,000 <sup>7</sup>	0	0	0	0	0
Community Center	1/25,000 <sup>7</sup>	0	0	1	0	0
Open Space	8.5% of DP Land Area	288 Acres <sup>8</sup>	14 Acres <sup>9</sup>	7,770 Acres	254 Acres	0

<sup>1</sup> Standards from 2008-2012 Missouri SCORP - "NPA Standard"

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

<sup>3</sup> Based upon Dardenne Prairie population of 13,310

<sup>4</sup> Inventory based upon facilities maintained by Dardenne Prairie

<sup>5</sup> Land Owned by the City of Dardenne Prairie

<sup>6</sup> Based upon total land area for the City of Dardenne Prairie of 3,143 acres

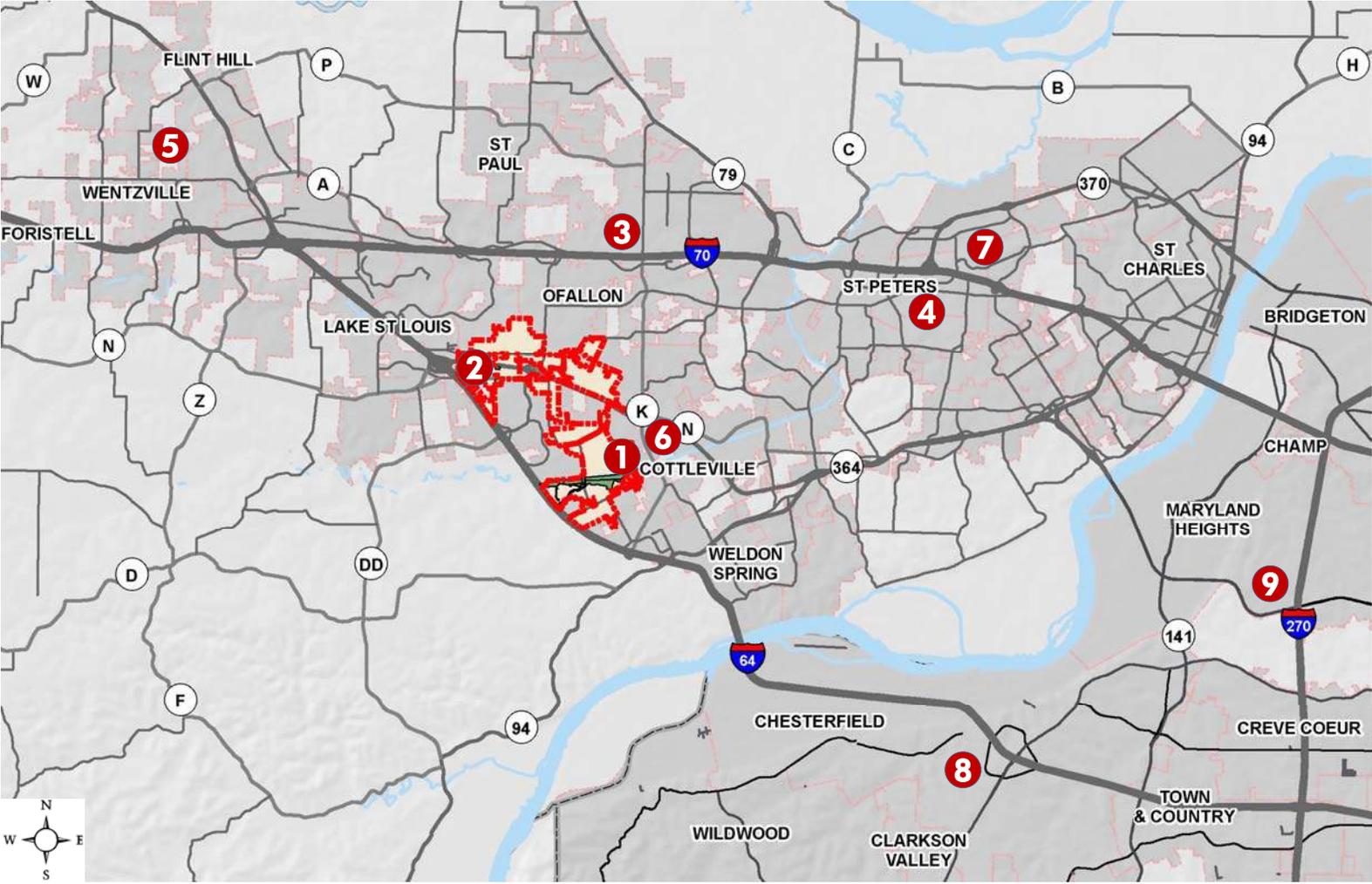
<sup>7</sup> Public/Private Recreation Facilities quantities shown included by 50%



## Parks & Recreation Master Plan

Planning Design Studio in association with Ballard\*King

# Regional Indoor Recreation Inventory



**Rec/Aquatic Centers**

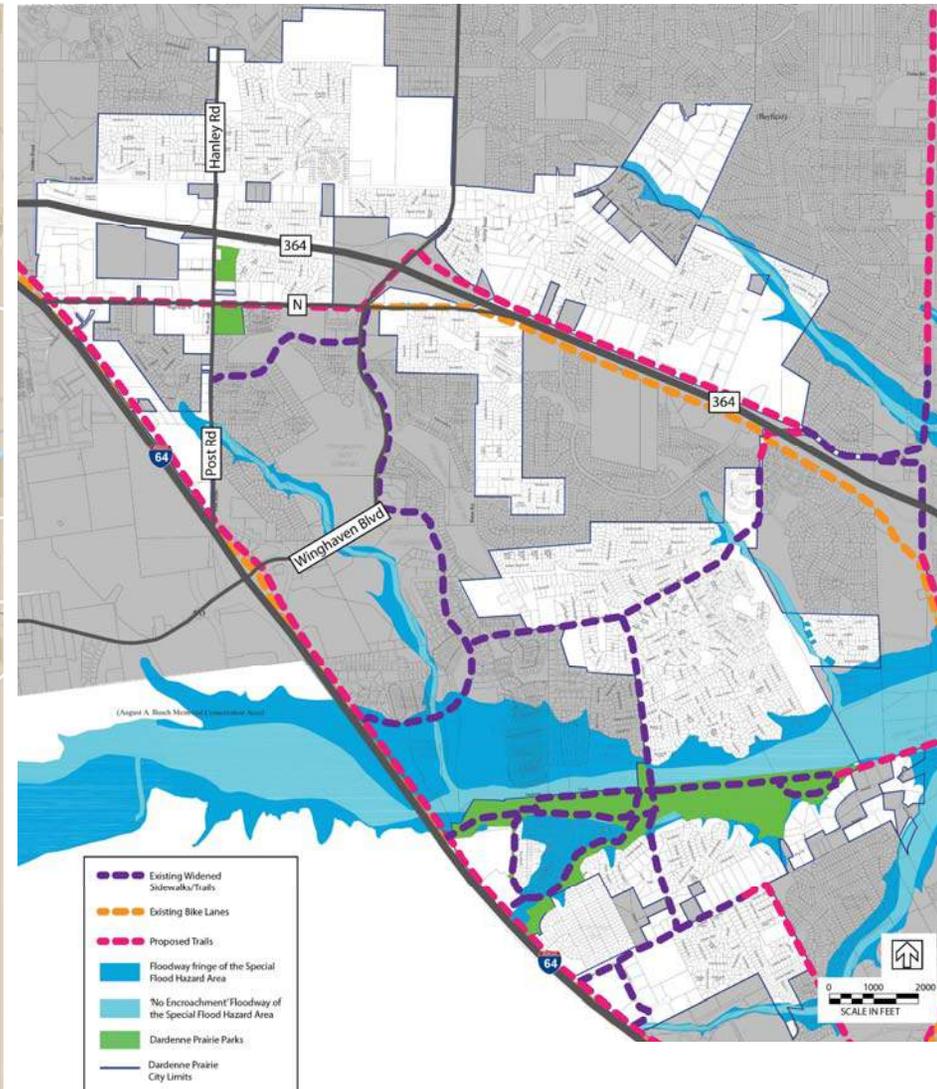
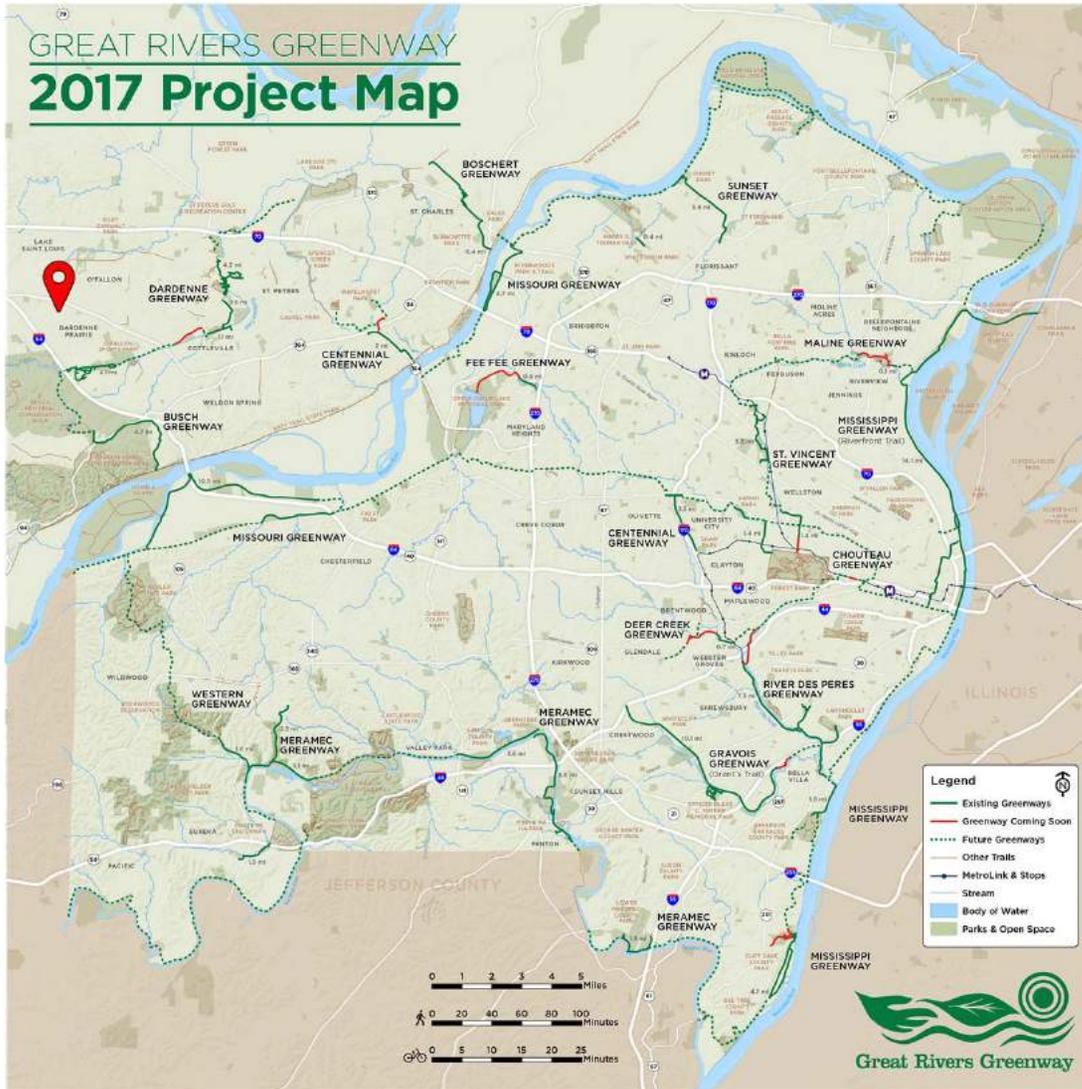
- 1. Renaud Spirit Center (1.5 Miles)
- 2. Youth Activity Center (2 Miles)
- 3. Alligator’s Creek Aquatic Center (4.5 Miles)
- 4. St. Peters Rec-Plex (8 Miles)
- 5. Splash Station Aquatic Center (11 Miles)

**Family YMCA**

- 6. O’Fallon YMCA (2 Miles)
- 7. St. Charles County YMCA (10 Miles)
- 8. Chesterfield YMCA (11 Miles)
- 9. Edward Jones YMCA (15 Miles)



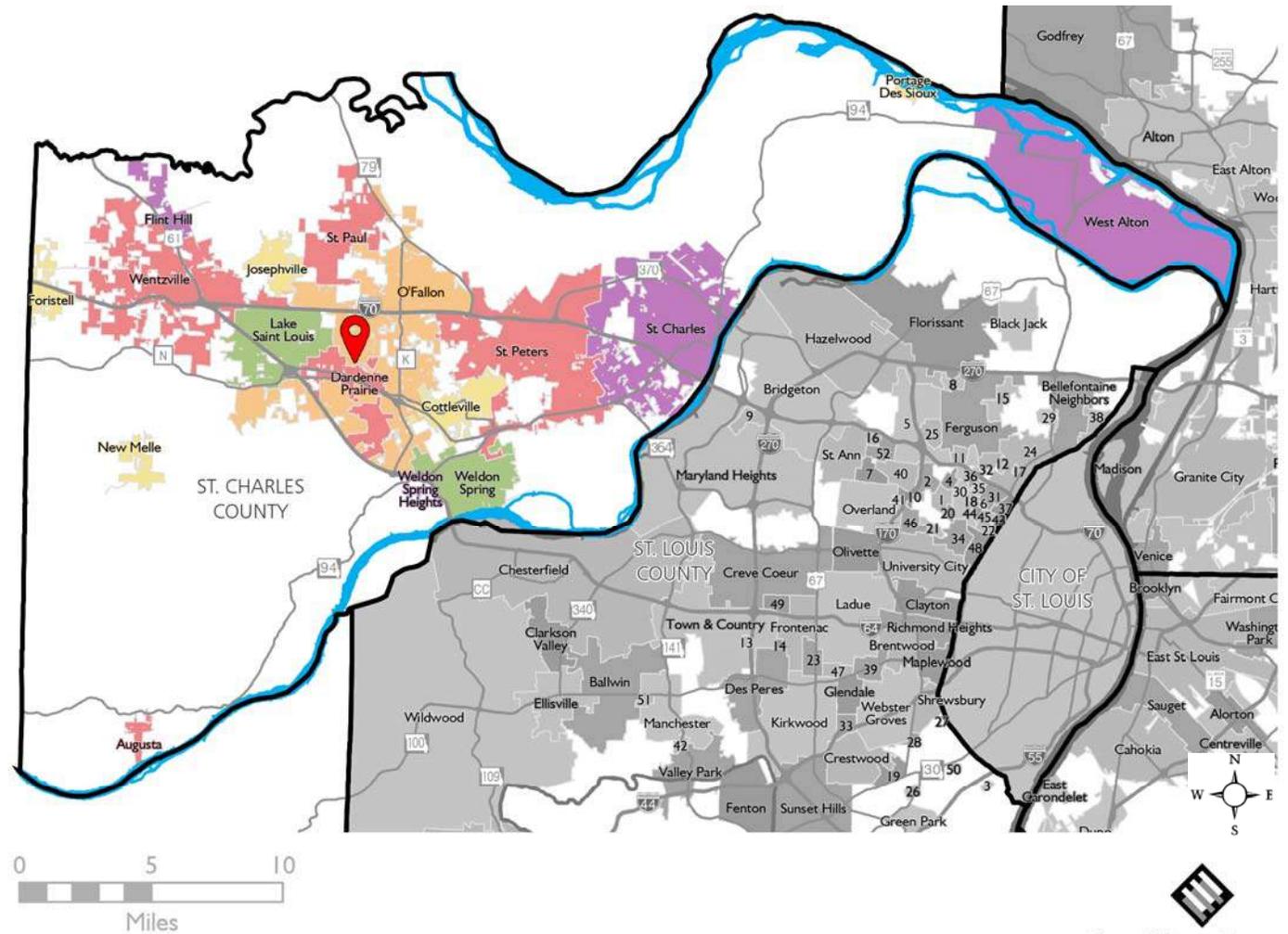
# Regional Trail Network



# Regional Context

## AREA OF COUNTIES IN THE ST. LOUIS METROPOLITAN STATISTICAL AREA (Sq. Mi.)

Franklin Co.	=	923
Jefferson Co.	=	657
Madison Co., IL	=	725
Monroe Co., IL	=	388
<b>St. Charles Co.</b>	=	<b>560</b>
St. Clair Co., IL	=	664
STL City	=	62
St. Louis Co.	=	523



**EAST-WEST GATEWAY**  
Council of Governments

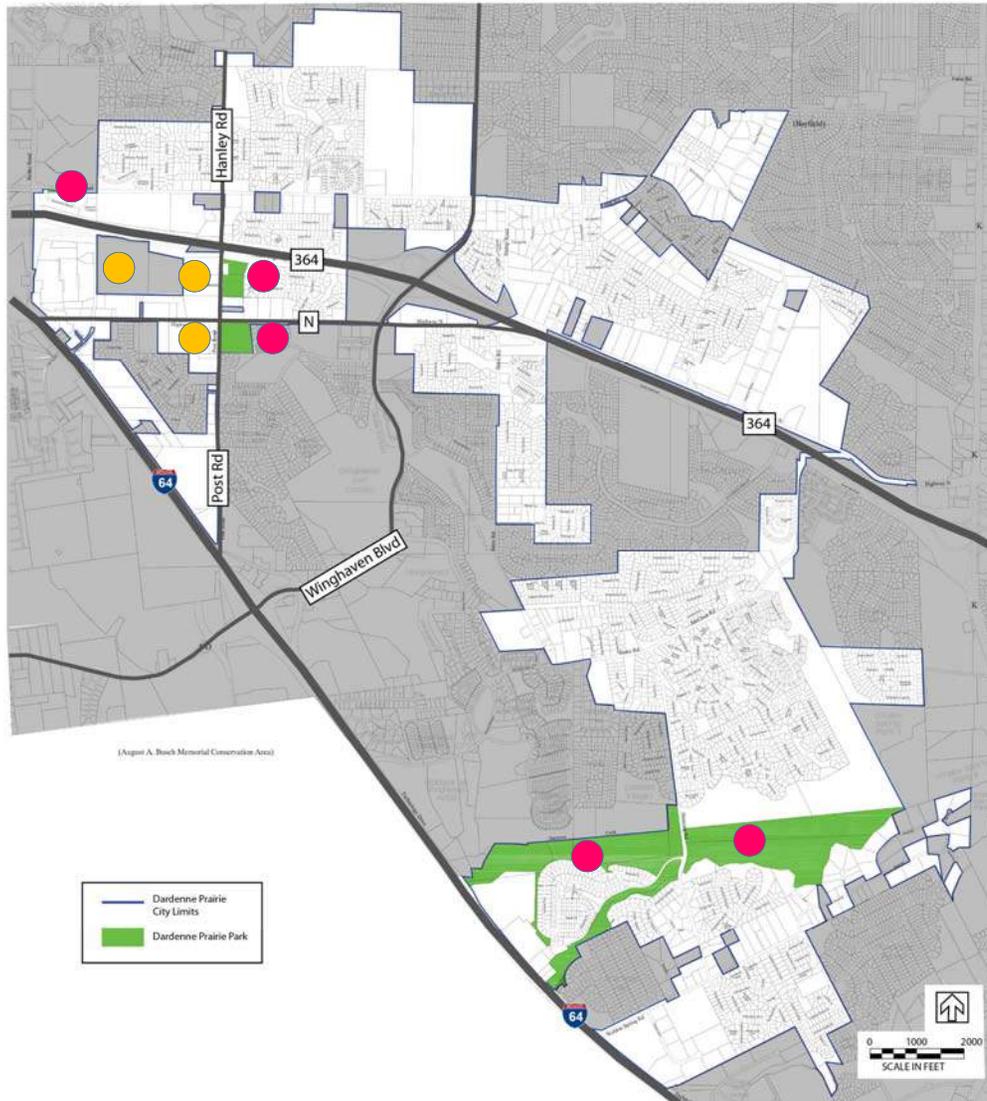
Sources: Franklin County, Missouri; Jefferson County, Missouri; Madison County, Illinois; Monroe County, Illinois; St. Charles County, Missouri; St. Clair County, Illinois; St. Louis City, Missouri; St. Louis County, Missouri; East-West Gateway Council of Governments



## Parks & Recreation Master Plan

Planning Design Studio *in association with* Ballard\*King

# Overview of Park Opportunities



Park Improvement Options & Focus Areas

## Near Term Opportunities:

- Address Operations & Maintenance Issues in Existing Parks
- Enhancement of Dardenne Athletic Association (DAA) Ball Fields
- Enhancement of DAA Ball Fields & Add Field & Maintenance Facility
- Develop Community Center on 10 Acre DP Owned Site

## Long Term Opportunities: What if...?

- If High Demand for Youth Ball Fields, then...  
Develop Youth Ball Field complex on 10 Acre DP Owned Site
- If High Demand for Indoor Community Space, then...  
Community Center building addition at Youth Activity Park (Partnership with SCC)
- If Low Demand for Youth Ball Fields, then...  
Expand City Hall Park

## For Future Generations:

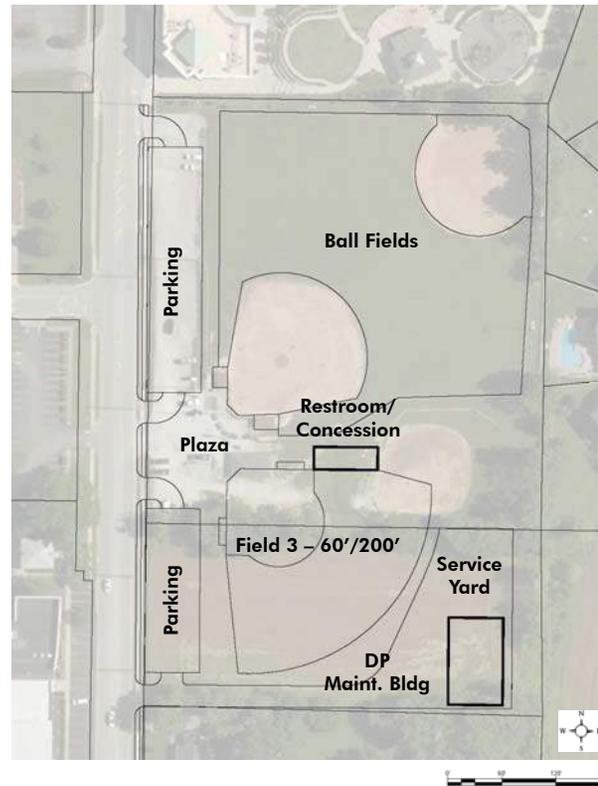
- Acquire Land for Future Parks

# Near Term Opportunities



## DAA Ball Field Enhancements

- 60 Parking Spaces
- Existing Field Drainage Improvements
- Lighting Improvements



## DAA Ball Field Enhancements and 2 Acre Expansion

- 100 Parking Spaces
- New Restroom/Concessions Building
- Existing Field Drainage Improvements
- Add Field 3 - 60' Bases/200' Foul Line
- Plaza
- Lighting Improvements



Option 1 - Community Center Near Intersection



Option 2 - Open Space Near Intersection

## Community Center on 10 Acre Site

- 20,000 SF Community Center
- 250 Parking Spaces
- Path
- Tennis/Pickleball Courts (4)
- Multipurpose Court

# Long Term Opportunities: What if...?

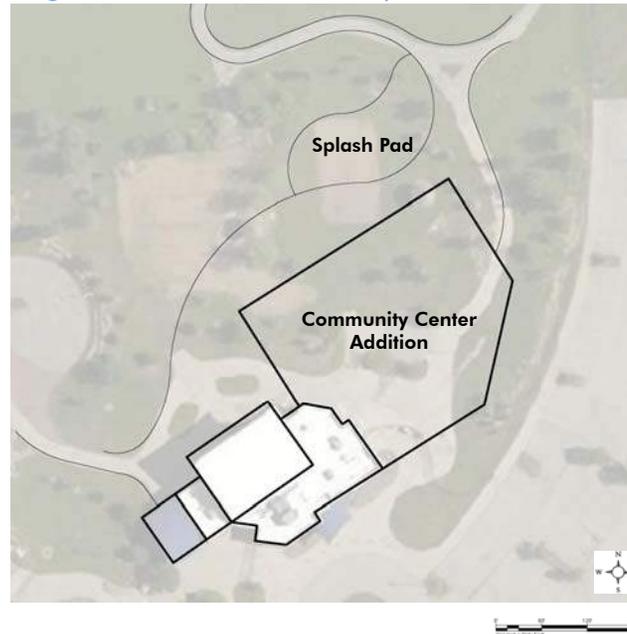
High Demand for Youth Ball Fields...then



**Develop Youth Fields on 10 Acres Site with:**

- 9,500 sf Restroom/Concession Building
- 150 Parking Spaces
- 4 - Youth Baseball/Softball Fields (60' bases/200' Outfield)
- 13 – 25 x 35 yard (6U/8U)
- 2 – 35 x 55 yard (10U)
- 2 – 45 x 70 yard (12U)

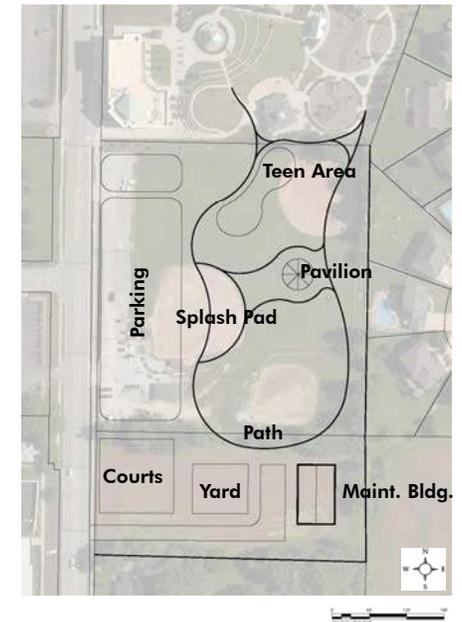
High Demand for Community Center...then



**Partner with St. Charles County at Youth Activity Park**

- Cost Sharing Opportunity
- Close Proximity & Existing Infrastructure
- Community Center Addition (20,000 SF)
- Splash Pad (5,000 SF)

Low Demand for Ball Fields...then



**Expand City Hall Park Facilities with:**

- 160 Parking Spaces
- Walking Path loop 0.25 miles
- Pavilion
- Splash Pad (7,500 SF)
- Teen Activity Area
- Tennis/Pickleball Courts (2)
- Maintenance Building
- Maintenance Yard



# Parks Master Plan Meeting

December 5, 2018

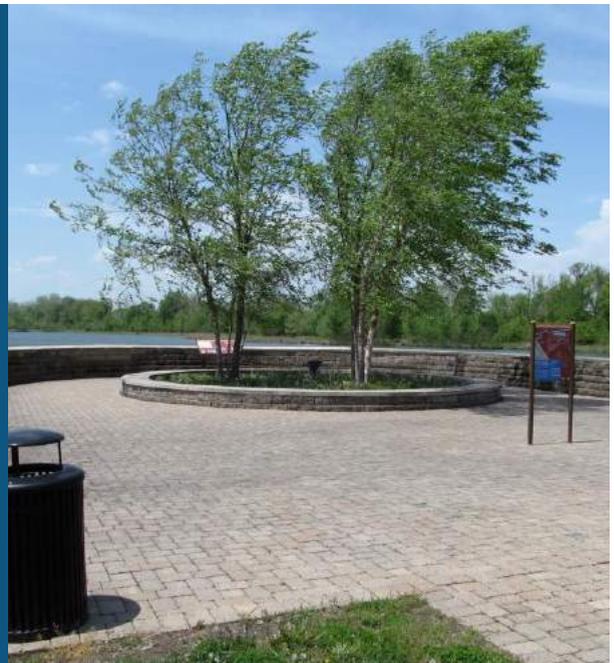


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## Agenda

- ▶ Introductions
- ▶ Input Summary
- ▶ Recreation Opportunities
- ▶ Next Steps



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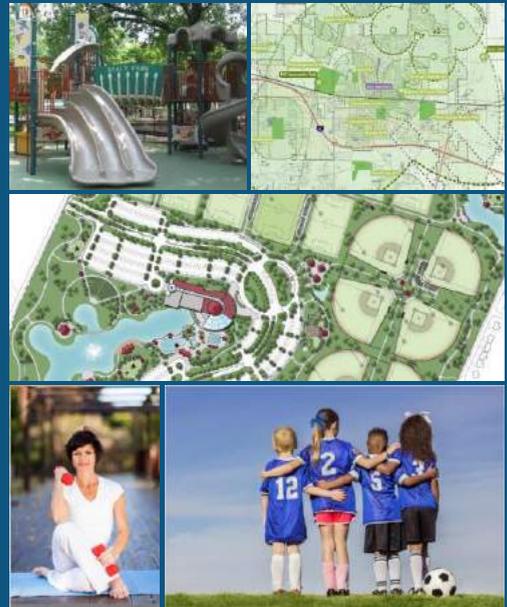
# Team Introductions

- ▶ **Planning Design Studio**

- ▶ Scott Emmelkamp, PLA, ASLA

- ▶ **Ballard\*King and Associates**

- ▶ Darin Barr, C.P.R.P



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# Input Summary

- ▶ Online/Mailed Survey - Spring 2018
- ▶ Public Meetings & Comment Sheets – July & September Meetings
- ▶ Staff Input
  
- ▶ Results – Common Themes from all sources
- ▶ Priorities – Dardenne Athletic Association, Barathaven

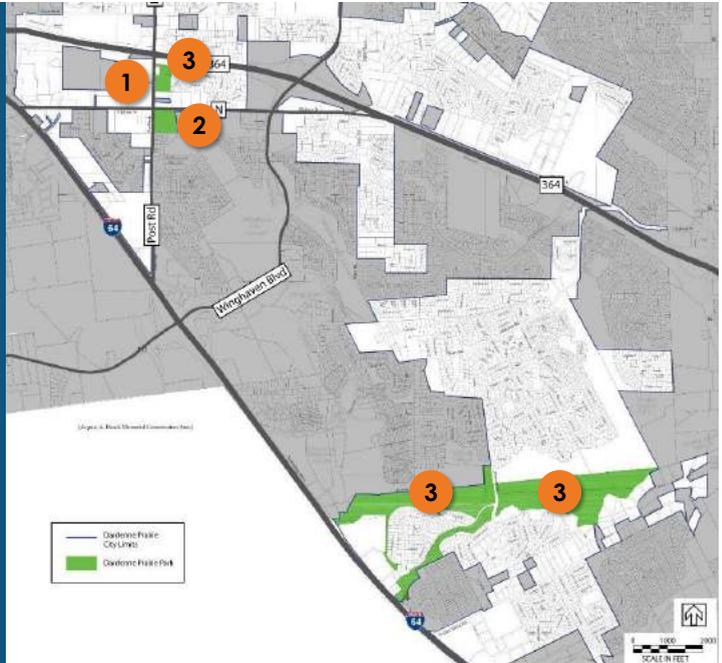


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# Recreation Opportunities

- 1) Dardenne Athletic Association (DAA) (Three Scenarios)
- 2) Community Center
- 3) Existing Parks



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## Opportunities – DAA Scenario 1

### Summary of Improvements:

- ▶ Replace field lighting
- ▶ Improve field drainage
- ▶ Add irrigation
- ▶ Replace fencing
- ▶ Level fields
- ▶ Parking
- ▶ Add paths
- ▶ Add Maintenance Building



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# Opportunities – DAA Scenario 1

**Timeframe:** Near term recommendation (2019)

**Estimated Capital Budget Costs:**

- Maintenance Building: \$300,000 (Cost \$60/SF)
- Site Costs: \$600,000 – \$750,000 for improvements
- Total cost \$950,000 - \$1,250,000



**Estimated Operational Costs:** No change

Pros	Cons
<ul style="list-style-type: none"> <li>• Enhanced playability</li> </ul>	<ul style="list-style-type: none"> <li>• Programming use of multiple fields will still be limited</li> </ul>
<ul style="list-style-type: none"> <li>• DP will gain ownership of land</li> </ul>	<ul style="list-style-type: none"> <li>• Limited Parking</li> </ul>
<ul style="list-style-type: none"> <li>• Renewed interest in using fields</li> </ul>	
<ul style="list-style-type: none"> <li>• Includes new City Maintenance facility</li> </ul>	

# Opportunities – DAA Scenario 2

**Summary of Improvements:**

- ▶ Replace field lighting
- ▶ Improve field drainage
- ▶ Add irrigation
- ▶ Replace fencing
- ▶ Level fields
- ▶ Improved parking
- ▶ Add paths
- ▶ Restrooms/Concession Building
- ▶ Add Plaza
- ▶ Add Maintenance Building



# Opportunities – DAA Scenario 2

**Timeframe:** Near term recommendation (3 - 5 years)

**Estimated Capital Budget Costs:**

- Maintenance Building: \$825,000 (Cost \$150/SF)
- Site Costs: \$1,500,000 – \$2,000,000 for improvements
- Total cost \$2,500,000 – \$3,000,000 not including land cost



**Estimated Operational Costs:** Increase of less than \$100,000 per year

Pros	Cons
<ul style="list-style-type: none"> <li>• More programming opportunities with addition of new field</li> </ul>	<ul style="list-style-type: none"> <li>• Land Costs</li> </ul>
<ul style="list-style-type: none"> <li>• New Restrooms/Concession closer to fields</li> </ul>	<ul style="list-style-type: none"> <li>• Uncertainty of ability to successfully negotiate with land owner for purchase</li> </ul>
<ul style="list-style-type: none"> <li>• Larger parking area possible</li> </ul>	<ul style="list-style-type: none"> <li>• Cost of Improvements</li> </ul>
<ul style="list-style-type: none"> <li>• Includes new City Maintenance facility</li> </ul>	<ul style="list-style-type: none"> <li>• Use of Field 1 &amp; Field 2 still be limited</li> </ul>

# Opportunities – Scenario 3

**Summary of Improvements:**

- ▶ Multiple Phases
- ▶ Add Courts
- ▶ Add Multi-Use Fields
- ▶ Add loop path (0.3 miles)



# Opportunities – DAA Scenario 3

**Timeframe:** TBD

**Estimated Capital Budget Costs:**

- Phase 1 Costs: \$950,000 – \$1,250,000 for improvements
- Future Phase Cost: \$500,000 – \$650,000 not including land cost
- Total cost \$1,500,000 – \$2,250,000 not including land cost



**Estimated Operational Costs:** Increase of less than \$100,000 per year

Pros	Cons
<ul style="list-style-type: none"><li>• More programming opportunities with addition of new fields</li></ul>	<ul style="list-style-type: none"><li>• Land Costs</li></ul>
<ul style="list-style-type: none"><li>• New Programming with Courts</li></ul>	<ul style="list-style-type: none"><li>• Uncertainty of phasing</li></ul>
<ul style="list-style-type: none"><li>• Addition of loop path</li></ul>	<ul style="list-style-type: none"><li>• Parking Limited</li></ul>
	<ul style="list-style-type: none"><li>• Small Field Sizes (Youth Practice)</li></ul>

# Opportunities – Community Center

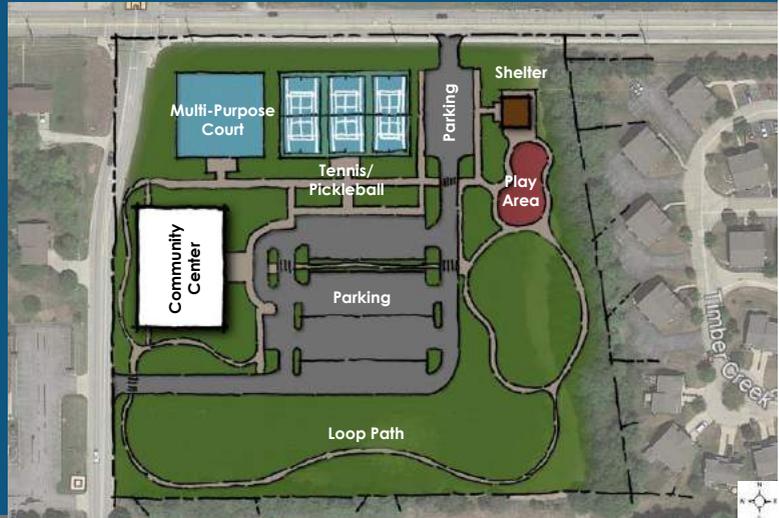
**Summary of Options:**

- ▶ Size = 20,000 sf
- ▶ Options Considered – Field House vs Gymnasium & Meeting Rooms
  - ▶ Field House = Large gymnasium space
  - ▶ Gymnasium & Meeting Rooms = Kitchen, Dance Studio, Large Meeting Rooms
- ▶ Both Options include: Restrooms, Storage, Offices
- ▶ Gymnasium & Meeting Rooms Option - most versatile

# Opportunities – Community Center

## Summary of Improvements:

- ▶ 20,000 sf building
- ▶ Parking
- ▶ 20' Picnic Shelter
- ▶ Play Area
- ▶ Loop path (0.5 miles)
- ▶ 3 Tennis/Pickleball Courts
- ▶ Site preparation & grading
- ▶ Landscaping
- ▶ Signage
- ▶ Utilities



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# Opportunities – Community Center

**Timeframe:** Long term recommendation (5 – 10 years)

## Estimated Capital Budget Costs:

- Community Center: \$5,500,000 – \$6,250,000 (\$300/sf)
- Site Development: \$2,000,000 – \$2,750,000
- Total cost \$7,500,000 – \$9,000,000



**Estimated Operational Costs:** Detail on Next Slide

Pros	Cons
<ul style="list-style-type: none"> <li>• City owns land and control of their own facility</li> <li>• Fieldhouse scenario includes the most square footage of flexible gym space</li> <li>• Gym &amp; Meeting room scenario includes more programming opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• Fieldhouse scenario does not include meeting rooms</li> <li>• Gym &amp; Meeting room scenario has smaller gym</li> <li>• Standalone facility not located adjacent to other City facilities</li> <li>• Operational cost of Gym + Meeting scenario is higher than the Fieldhouse scenario</li> </ul>

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# Opportunities – Community Center

Category	Fieldhouse	Gym + Meeting
Full-Time Staff	\$97,500	\$156,000
Part-Time Staff	\$100,343	\$113,781
Comm. & Contract Staff	\$77,243	\$74,676
Capital Allocation	\$15,000	\$15,000
Total Expense	\$290,087	\$359,457
Total Revenues	\$249,340	\$278,590
Difference	(\$40,747)	(\$81,227)
Recovery %	86%	67%

**Operational Footnotes:**

- Operational cost projections are per year for one year.
- Both the Fieldhouse and Gym + Meeting options drive a daily fee for use, primarily on Friday evenings and weekends.
- Options would require minimal part-time staff outside of front desk operations and program instruction.

# Opportunities – Community Center

**Out of the box Idea:**

- ▶ Explore Partnerships/Cooperative Agreements
  - ▶ St. Charles Community College
  - ▶ St. Charles County
  - ▶ Adjacent Municipalities
- ▶ Considerations
  - ▶ Sharing of capital cost & manpower
  - ▶ Lower cost versus stand alone facility
  - ▶ Need for MOU



# Existing Parks - City Hall Park



- ▶ Slide Feature Removed for Safety Reasons
- ▶ Maintenance Issue w/ Stream
- ▶ Spalling of bricks at Concession Stand Columns
- ▶ Parking Limited for Events
- ▶ Cracks in parking lot concrete

# Recommendations – City Hall Park

Recommended Improvements	Timeframe	Budget Cost
• Repair Brick columns at Concession Stand	Near Term 0 – 5 years	\$2,500
• Clean efflorescence from brick surfaces	Near Term 0 – 5 years	\$1,500
• Replace hedge row plants at parking lot	Near Term 0 – 5 years	\$3,000
• Monitor play equipment wear and repair or replace as necessary	Near Term 0 – 5 years	\$25,000
• Remove Stream feature	Mid Term 5 – 10 years	\$5,000
• Repurpose area were slide was removed with new art feature that is interactive	Mid Term 5 – 10 years	\$15,000
• Replace poured in place safety surface	Mid Term 5 – 10 years	<u>\$150,000</u>
		<b>\$200,000</b>

# Existing Parks - Greenways



## Barathaven Park

- ▶ Wall Issues
- ▶ Flooding/Drainage Issues



## Bluebird Meadow Park

- ▶ Invasive Species
- ▶ Prairie grass establishment
- ▶ Ongoing Flooding

# Opportunities – Greenways

Recommended Improvements	Timeframe	Budget Cost
• Address drainage issues under Henning Road Bridge	Near Term 0 – 5 years	\$75,000
• Lake Edge cleanup from flood & erosion	Near Term 0 – 5 years	\$10,000
• Overlook plaza retaining wall repair/stabilization	Near Term 0 – 5 years	\$30,000
• Invasive species control	Near Term 0 – 5 years	\$10,000
• Asphalt Trail resurfacing (2.93 miles)	Mid Term 5 – 10 years	\$390,000
• Soccer/Cricket Field Renovation	Mid Term 5 – 10 years	\$300,000
• Add new Composting Restroom at soccer/cricket field	Long Term 10+ years	\$200,000
• Picnic Tables (2)	Long Term 10+ years	\$3,000
• Picnic Shelter	Long Term 10+ years	\$100,000
		<b>\$1,118,000</b>

## Barathaven Park

Recommended Improvements	Timeframe	Budget Cost
• Invasive species control	Near Term 0 – 5 years	\$15,000
• Ongoing Prairie establishment	Near Term 0 – 5 years	\$10,000
• Riparian Corridor Planting	Near Term 0 – 5 years	\$10,000
		<b>\$35,000</b>

## Bluebird Meadow Park

# Pool Analysis

## Typical Pool Program:

- ▶ Outdoor Aquatic Facility (Seasonal Use)
  - ▶ 15,000 sf Aquatics Area (25 Yard Lap Lanes (4), 2 Slides, spray features)
  - ▶ 8,500 Pool Building
- ▶ Indoor Pool (Year Round Use)
  - ▶ 12,000 sf Aquatics Area (25 Yard Lap Lanes (3), 1 Slide, spray features)
  - ▶ Party Rooms
  - ▶ 21,500 sf total

## Capital Costs:

- ▶ Outdoor Aquatic Facility = \$9.5 mil (Not including land)
- ▶ Indoor Leisure Pool Aquatic Facility = \$12.5 mil (Not including land)

## Operational Costs:

- ▶ Outdoor Aquatics – Yearly Expense \$335,000; Revenue \$290,000 = **-\$45,000**
- ▶ Indoor Pool – Yearly Expense \$925,000; Revenue \$597,000 = **-\$328,000**

## Considerations

- ▶ High Development & Operation Cost
- ▶ Staffing Requirements
- ▶ Market Saturation
- ▶ Land Costs

# Next Steps

- ▶ Develop Implementation Strategies
- ▶ Master Plan Document Production
- ▶ Wrap Up End of Year



# Thank You





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