



# City of Collinsville Parks and Recreation Master Plan

November 2020



Planning Design Studio

in association with Ballard\*King, Counsilman-Hunsaker, ETC Institute and AAIC

# Acknowledgments

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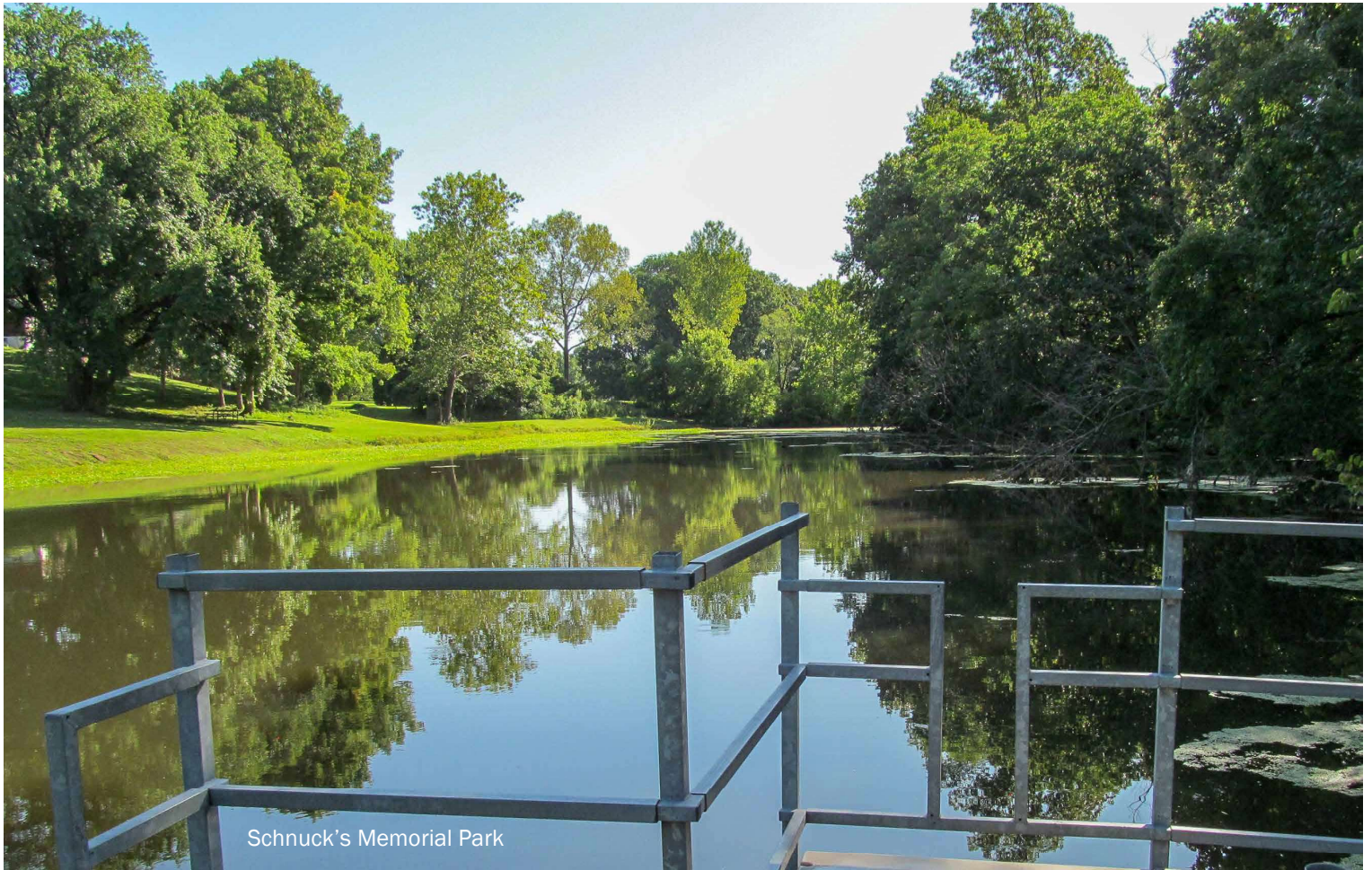
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Schnuck's Memorial Park



Glidden Park

# **EXECUTIVE SUMMARY**

## **PARKS AND RECREATION MASTER PLAN**

# EXECUTIVE SUMMARY

## Collinsville Parks & Recreation Master Plan

### PROJECT OVERVIEW

In the fall of 2019, the City of Collinsville engaged a team led by the landscape architects at Planning Design Studio to create a Parks and Recreation Master Plan. The purpose of the plan was to create a community-driven guide for expansion, updates and renovations to Collinsville's city parks and recreation facilities over the

next ten years. The master plan determines future expansion needs, documents the priorities of the community and identifies potential opportunities for new recreation programming and facilities. The master plan process involved public engagement at every step. The master plan document is organized by the three phases of the planning process: Data Collection, Analysis, and Concepts & Master Plan.

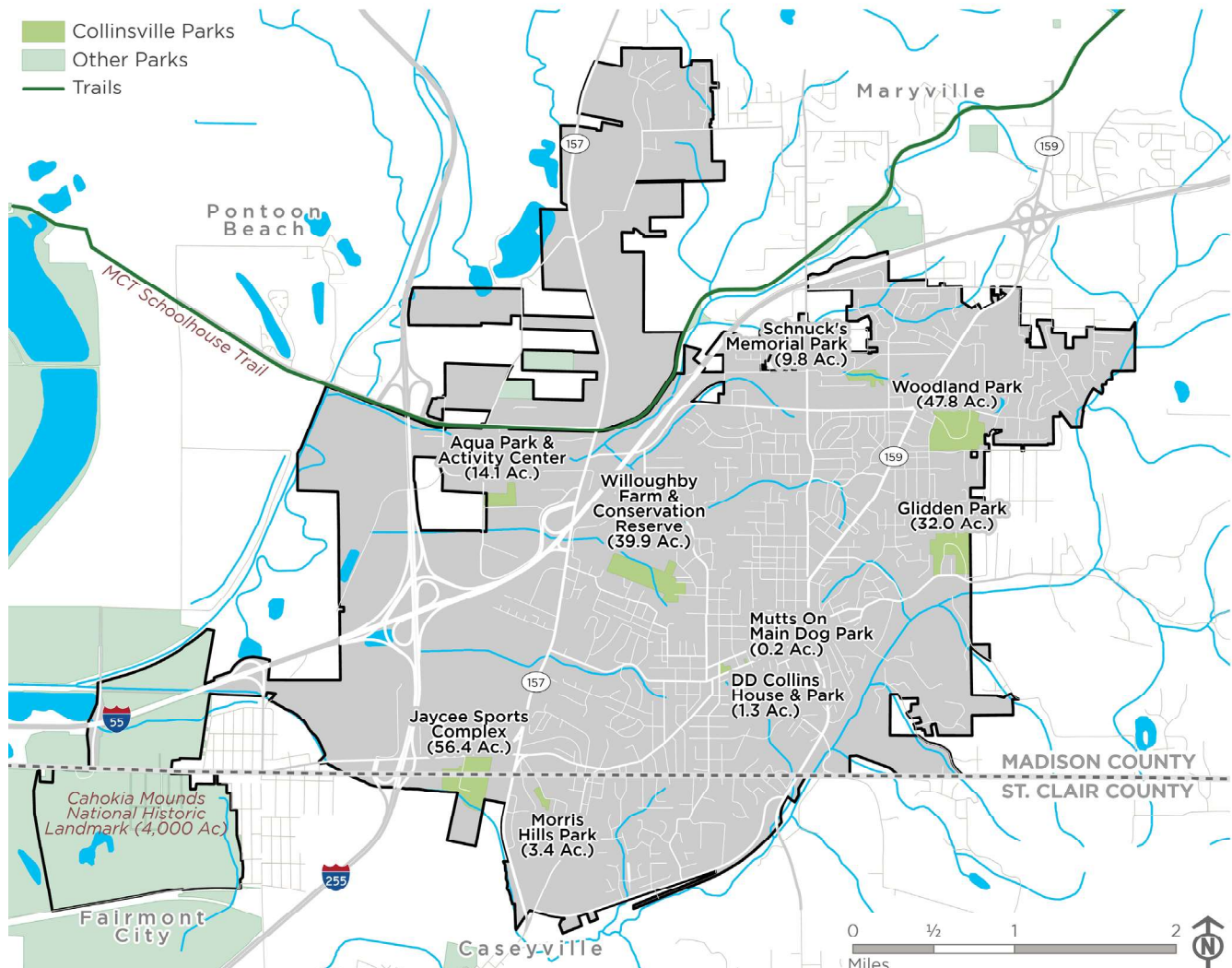


Figure 1: Collinsville's park system

## PUBLIC INPUT

Determination of the needs, desires and priorities of Collinsville residents guided the master planning process and was paramount in determining the master plan recommendations. Community input was gathered throughout the planning process in various forms. ETC Institute conducted a statistically valid survey in order to determine the recreational needs of Collinsville residents and the adequacy of current facilities and programming at meeting those needs. The survey found that the highest priorities for new facilities among Collinsville residents were new walking and biking trails, nature trails and a nature center, a new outdoor public swimming pool, and new playground equipment. The highest priorities for new programming were adult fitness and wellness programs, nature programs and senior programs.

The planning team met with user groups who have vested interests in the future of the parks. These included sports teams who use city-owned facilities, exercise clubs, gardening groups & volunteers, representatives from local schools, and many others. The planning team asked representatives from these groups targeted questions in order to gain an understanding of how the groups use the parks and their vision for the future of the park system.

Public meetings were held throughout the planning process to gather input on needs and desires, to keep the community informed about the master plan progression, to present concepts and proposed improvements, and solicit feedback to incorporate into the plan. In the first public meeting, the attendees communicated that their top priority for park improvements was Jaycee Sports Complex, followed by Woodland Park then the Activity Center. Detailed descriptions of the public input received and incorporated into the master plan can be found in the Data Collection section of this document.

The public also gave input on the first draft of master plan recommendations, through an online survey and public meeting. The improvements rated as highest priority by the public were a new lap pool at the Aqua Park, year-round restrooms at Woodland Park, redesign of Jaycee Sports Complex, additional parking at Willoughby Heritage Farm and Conservation Reserve, a loop trail at Schnuck's Memorial Park, new winter programming at Glidden Park, a new play feature at Morris Hills Park and a community event building & restroom at the D.D. Collins House. The input received was used to refine and prioritize the master plan improvement recommendations. The following text describes each phase of the planning process in more detail.



Figure 2: Public input showed the top priority for improvement to be Jaycee Sports Complex

## PHASE 1: DATA COLLECTION

The data collection phase involved a multi-faceted approach to establishing an understanding of Collinsville's community context and the existing conditions at each park. This included park assessments completed by both the planning team and Parks & Recreation Department staff. The planning team also compiled an inventory of park facilities and collected demographic and background information on the City to establish a community profile. Architects at AAIC performed a building audit on the Activity Center and Pool Concession Stand. Consultants at Councilman-Hunsaker and Ballard\*King performed an operations and programming assessment for the Activity Center, Aqua Park and Willoughby Heritage Farm and Conservation Reserve.

## PHASE 2: ANALYSIS

The analysis phase involved processing of the data collected in the first phase of the planning process into recommendations for new park land and facilities based on benchmarking and established standards. The planning team looked at both the amount and the distribution of park land, considering the availability of other recreational facilities in the surrounding area. The analysis showed two gaps in equitable park distribution, as shown in Figure 3. The inventory of park land and facilities was compared to established benchmarks based on Collinsville's population. Initial recommendations for new facilities were determined from this process and results were presented to the community at a public meeting.

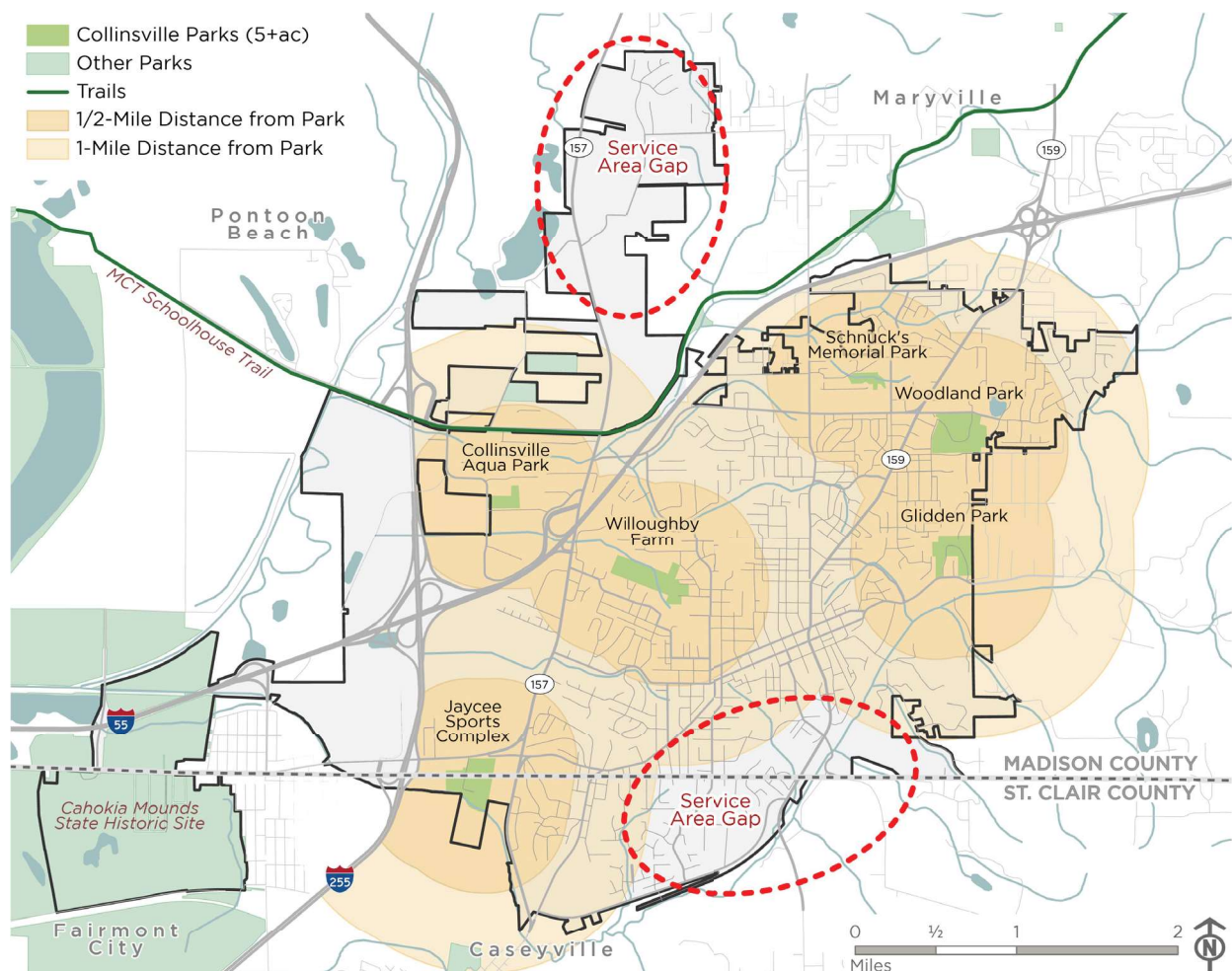


Figure 3: The park land distribution analysis found two gaps in equitable park distribution



## PHASE 3: CONCEPTS AND MASTER PLAN

In this phase, the planning team created initial new facility and existing facility improvement recommendations for each park. A conceptual map delineating the recommend new facilities and improvements was also created for each park. These were shown to city staff and to the public in an online survey. Feedback was incorporated into the plan and utilized to prioritize the improvements and create phasing strategies for implementation. The conceptual plans were refined, and a conceptual improvement map was created for the overall parks and recreation system. Operations and programming recommendations were established for the entire Parks and Recreation Department. In addition, a recommended pedestrian and bicycle network was delineated to connect all parks and major destinations in the city. A summary of the recommendations for each park and for the park system overall is described below.

## MASTER PLAN RECOMMENDATIONS

### Activity Center & Aqua Park

Short-term (1-3 year) recommendations include interior renovations to the Activity Center & Concession Building, landscaping around the Activity Center and creating a public plaza / outdoor gathering space. The total estimated cost range for short-term improvements is between \$310K - \$775K.

Mid-term (3-6 year) recommendations include adding a 6-8 lane competition sized pool, parking lot expansion, a walking trail, redesign & rebuild of the Lazy River and a new splash pad. The total estimated cost range for mid-term improvements is between \$1.4M and \$2.6M.

The long-term (6-10 year) recommendation is to build a tree nursery for city staff to use to grow trees for transplant & use around Collinsville. The total estimated cost for the nursery is less than \$25K.

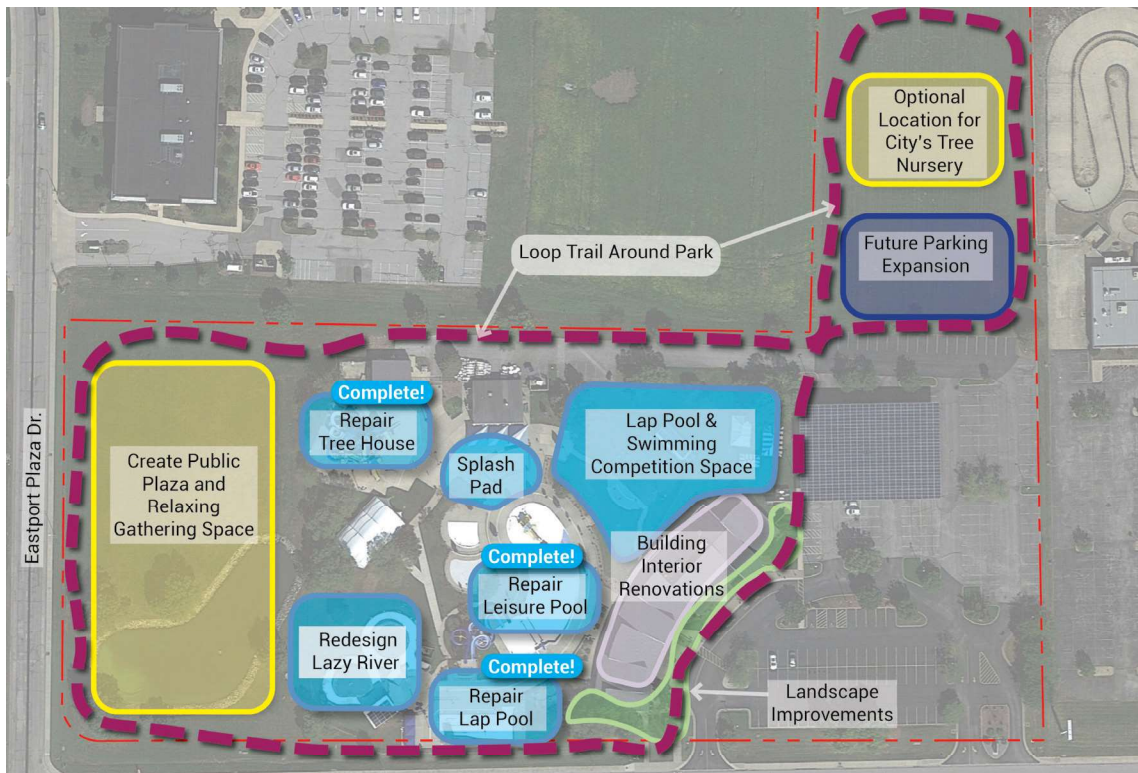


Figure 4: The planning team created conceptual drawings for each park, like this one for the Activity Center & Aqua Park

## Jaycee Sports Complex

The short-term (1-3 year) recommendation is a complete redesign and rebuild of the sports complex, which will include a minimum of eight new tournament quality ball fields, a full-sized multi-purpose field, three youth-sized multi-purpose fields, expanded parking, a central gathering space with a large drop off area, a new concessions building, new restrooms, a fully accessible playground, batting cages, a walking loop trail around the park (1.3 miles), water detention areas that double as aesthetic water features and buffer plantings around the site. The total estimated cost range for the new sports complex is between \$7M and \$12M.

The mid-term (3-6 year) recommendation is to add a pedestrian bridge to the adjacent middle school, to enhance pedestrian access and enable the school parking lots to be used for overflow parking. The total estimated cost range for the pedestrian bridge is between \$250K and \$750K.

The long-term (6-10 year) recommendation is to build an indoor recreation dome, which has an estimated cost of more than \$750K.

## Willoughby Heritage Farm and Conservation Reserve

Short-term (1-3 year) recommendations include performing an update to the Willoughby Heritage Farm and Conservation Reserve Master Plan, completing Trail Assessment and Condition Surveys (TRACS) on all trails, expanding the existing parking area and adding stormwater BMPs, building outdoor classrooms and improving animal enclosures. The total estimated cost range for short-term improvements is between \$170K and \$550K.

Mid-term (3-6 year) recommendations include adding parking and a drop-off area on Vivian Street, adding a new parking area and stormwater BMPs on Ambrosius Street, adding a year-round event structure and administrative space, and implementing road & pedestrian improvements between the farm and Summit Avenue. The total estimated cost for mid-term improvements is between \$550K and \$1.5M.

Long-term (6-10 year) recommendations are to convert the Farmhouse into a 1930's Farm Museum and create connections to uptown Collinsville. The total estimated cost range for long-term improvements is between \$200K and \$500K.

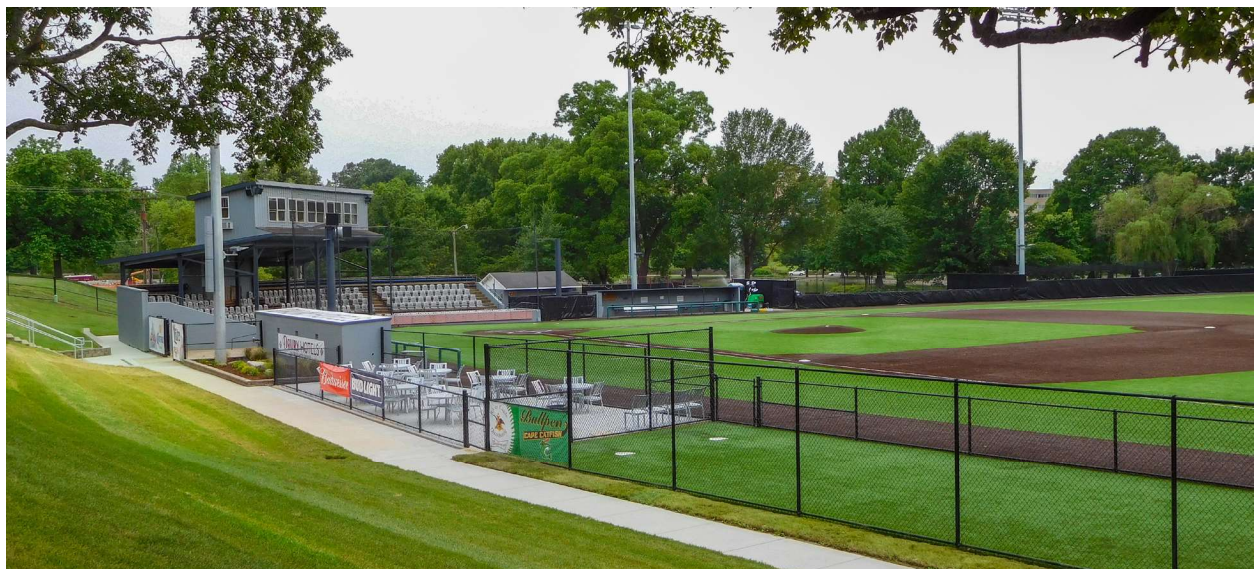


Figure 5: The redesigned and rebuilt Jaycee Sports Complex will feature tournament quality ball fields

## Woodland Park

Short-term (1-3 year) recommendations include repairing Fletcher Field's safety net, bleachers & entrance and providing access to field behind Fletcher for team warm up. Other recommendations are to convert Tomahawk field into a dog park, add a loop trail around the park, and dredge both lakes and add naturalized edge plantings. The estimated cost for short-term improvements is between \$145K and \$400K.

Mid-term (3-6 year) recommendations include renovating or replacing the restrooms with year-round facilities. The total estimated cost range for the restrooms is between \$250K and \$750K.

Long-term (6-10 year) recommendations are to coordinate with the school district to relocate Fletcher field to the renovated Jaycee Sports Complex. Other recommendations are to replace Fletcher Field with two basketball and two multi-use courts and to convert Jaycee field into an informal field for pick up games. The total estimated cost for long-term improvements is between \$875K and \$1.2M.

## Schnuck's Memorial Park

Short-term (1-3 year) recommendations include adding a new park sign, repairing the retaining wall behind the playground, completing erosion repairs around the lake and lake outlet pipe, adding a drinking fountain, planting the slopes with natural plantings to reduce maintenance, and dredging the lake and adding naturalized edge plantings. The total estimated cost range for short-term improvements is between \$125K and \$380K.

Mid-term (3-6 year) recommendations include adding a loop trail around the park and adding pedestrian connections with the surrounding residents and roads. The total estimated cost range for mid-term improvements is between \$35K and \$75K.

The long-term (6-10 year) recommendation is to add a boardwalk section over the lake as part of the loop trail. The estimated cost is between \$25 and \$100K.

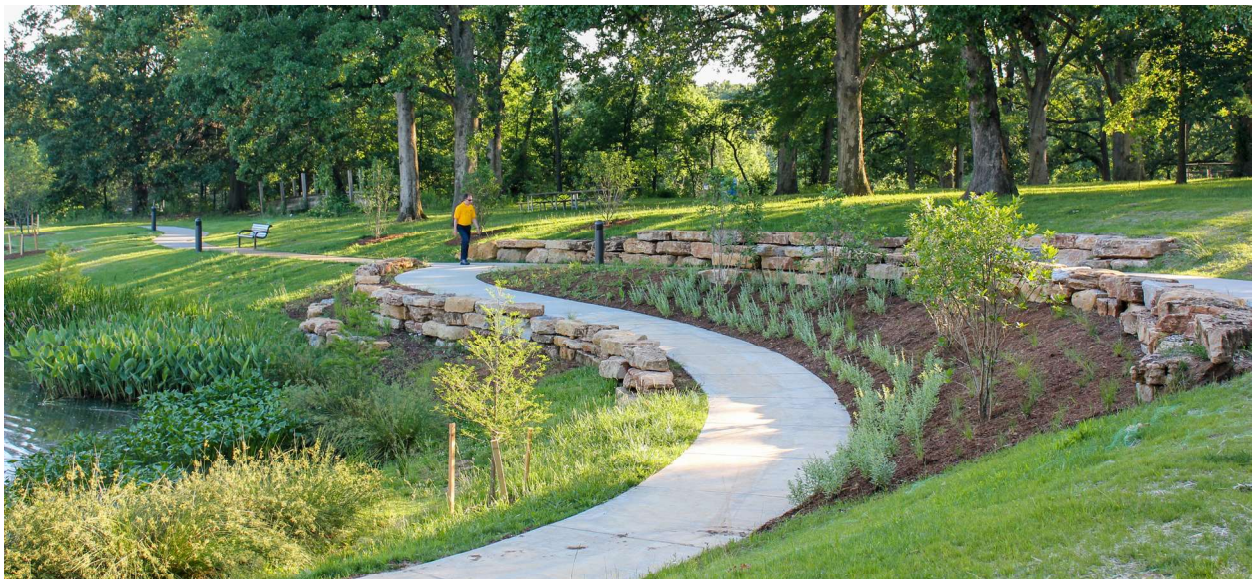


Figure 6: Lake dredging and natural plantings will enhance the aesthetics and aquatic ecosystem at Woodland Park

## Glidden Park

Short-term (1-3 year) recommendations include creating a loop trail around park, building a connecting trail to Woodland Park using the City right of way, resurfacing the parking lots and implementing erosion control improvements. The total estimated cost range for short-term improvements is between \$550K and \$1.7M.

Mid-term (3-6 year) recommendations include adding a new shelter, adding a year-round restroom/warming house near Sledding Hill and outfitting the hockey rink to enable conversion into an ice skating rink in the winter season. The total estimated cost range for mid-term improvements is between \$350K and \$1.0M.

## Morris Hills Park

Short-term (1-3 year) recommendations include removing the old and unsafe play components, basketball hoop and concrete pad (utilizing City maintenance staff) and adding a new vandal-resistant play feature, such as climbing boulders or a net climbing structure. The total estimated cost range for short-term improvements is less than \$25K.

Mid-term (3-6 year) recommendations include one of two options. Option A is to develop tree nursery to nurse year-old saplings to 1"-2" caliper trees for city use and add a perimeter fence for security. The estimated cost for Option A is less than \$25K. Option B is to add a loop path & plant the park with native plants. This option has an estimated cost range of \$25K to \$100K.



Figure 7: Glidden Park will be hub for winter programming with a new warming house and converting the hockey rink to enable ice skating

## D.D. Collins House & Mutts on Main Dog Park

Short-term (1-3 year) recommendations include adding accessible raised planting beds and creating an outdoor plaza / event space (that can be a permanent home for the City Farmer's Market and host other events) in the adjacent open space, including providing electric access. The estimated cost for short-term improvements is between \$35K and \$125K.

Mid-term (3-6 year) recommendations include adding a historic-themed outdoor kitchen near the D.D. Collins House. For Mutts on Main, the mid-term recommendations are to add a shade structure, improve fencing to address small dogs and remove the old water feature. The total estimated cost range for mid-term improvements is between \$50K and \$200K.

The long-term (6-10 year) recommendation is to add a community event building and restroom to the open space adjacent to the D.D. Collins House, which has an estimate cost of \$250K to \$750K.

## Other department-wide items

**Programs:** Develop a program proposal and a program pyramid to determine direction on programs that will be offered.

**Rate Structure:** Move to a Resident and Non-Resident rate structure.

**Advertising:** The main forms of advertising fall into three areas; website, social media and brochure.

**Operations and Needs:** The City should allocate dollars to capital improvement on an annual basis. The Department needs a preventative maintenance schedule for each facility and should invest in technology to assist with tracking.

**Full-Time Staffing:** As the master plan is implemented over time, there will be a need for additional full-time staff associated with the administration and operation, especially once full build-out has been reached with the Jaycee Sports Complex.



Figure 8: An enclosed community event building in the open space next to D.D. Collins House can host farmer's markets and craft and be rented out for revenue generation

## Pedestrian and Bicycle Connections

Walking and biking trails were the highest priority for investment among Collinsville residents according to the needs assessment survey. The master plan identified corridors that would link Collinsville's parks and recreational destinations with each other and existing trails and bike routes. Existing trails include the regional Madison County Transit (MCT) trail network. The MCT Schoolhouse Trail currently runs through Collinsville and the Goshen Trail runs north and south to the east of Collinsville. Existing bike lanes were

considered as well. The proposed routes are divided into priority connections, the backbones of the trail network that are recommended to be developed first, and other proposed connections to fill out the trail network and ensure that there is nearby trail access for all Collinsville residents. This network can be seen in Figure 9.

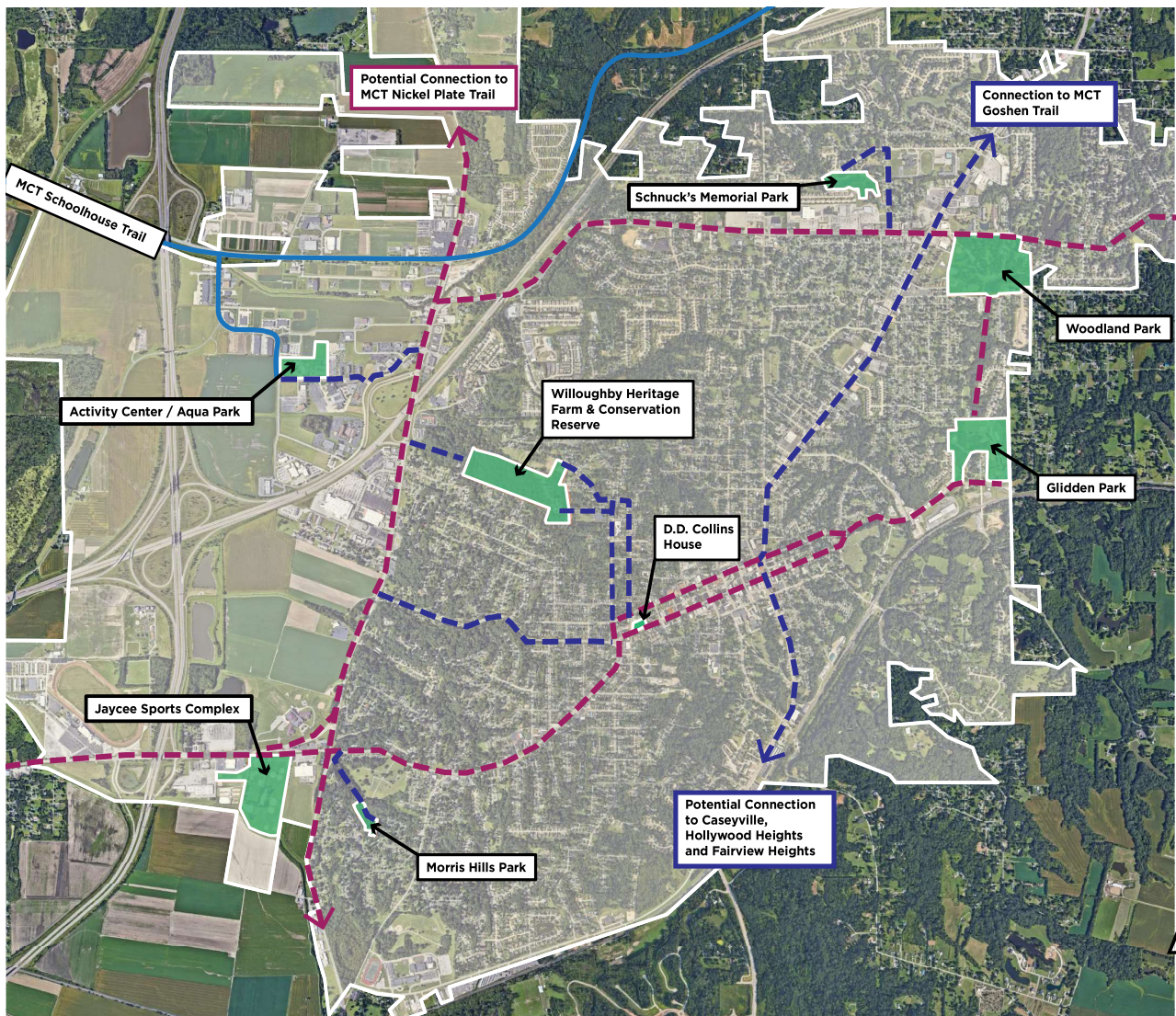
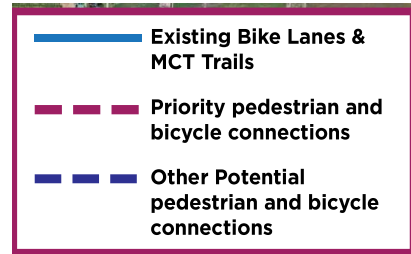


Figure 9: The recommended pedestrian and bicycle network

# IMPLEMENTATION STRATEGIES

## Phasing

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

## Open Space/Land Acquisition

The analysis of the distribution of park land illustrated that there are areas in the north central and south central part of the City that do not have available park land within a one mile service area. Therefore, it is recommended that the City focus on opportunities to address the gaps in park land service areas through land acquisition if properties become available through purchase, grants or donations

## Funding / Acquisition Sources

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

### **Parkland Dedication Ordinance**

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

### **Foundations**

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

### **Cooperative Use Agreements**

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

### **Sales Tax**

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

### **User Fees**

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

### **Bonds**

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

### **Lease / Purchase Financing**

Facilities for public use can be financed and built through an entity separate from the municipality – either another public entity, a non-profit corporation set up for that purpose, a bank or leasing company, or joint powers authority.

## Public / Private / Partnership (PPP)

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

## Hotel, Motel and Restaurant Tax

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

## Special Improvement District / Benefit District

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

## Grants

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

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

## Conclusion

Successful implementation of the master plan will be achieved by utilizing a combination of funding sources. For the largest and most costly projects, the use of bonds, leveraged bonds, or similar municipal financing permits access to a large sum of money. The small to medium projects could be funded by grants, donations and self-help activities. For the aquatic center and sports complex, maximizing the programming can help recoup the cost of staffing, operation and maintenance.



Figure 10: Implementation of the master plan will ensure that Collinsville meets the recreation needs of its community for years to come (pictured here: Willoughby Heritage Farm and Conservation Reserve)



# **SECTION 1**

## **DATA COLLECTION**

# DATA COLLECTION

## Collinsville Parks & Recreation Master Plan

### INTRODUCTION

The City of Collinsville, Illinois embarked on a Parks and Recreation Master Plan with the design consultants at Planning Design Studio (PDS) in Fall of 2019. The goal of was to create an improvement and development plan that will guide the City in allocating resources and prioritizing improvements to the park system over the next ten years, ensuring that the City continues to meet the recreation needs of its changing community. The planning process includes four phases:

1. Data Collection
2. Analysis & Needs Assessment
3. Concept Development
4. Master Plan

Public input was gathered throughout the planning process and is critical to creating a successful community-driven plan. Public meetings were held during each planning phase to encourage public participation. Feedback was gathered from city staff and key park user groups. More information on public participation can be found in the Community Input section of this document.

In addition to community input, the Data Collection phase included research that familiarized the planning team with Collinsville's parks and recreation facilities and the characteristics of Collinsville as a community. Sources of this data included flood risk evaluations from FEMA, demographics data from the U.S. Census data, a National Citizen Survey on the community livability, Illinois Department of Natural Resources reports on lake conditions within the parks, and park evaluations performed by both the planning team and city staff.

### PARK SYSTEM OVERVIEW

Collinsville Parks and Recreation properties include the following, listed in order of acreage from largest to smallest:

1. Jaycee Sports Complex (56.40 acres)
2. Woodland Park (47.83 acres)
3. Willoughby Heritage Farm and Conservation Reserve (39.89 acres)
4. Glidden Park (32.05 acres)
5. Aqua Park & Activity Center (14.13 acres)
6. Schnuck's Memorial Park (9.76 acres)
7. Morris Hills Park (3.41 acres)
8. D.D. Collins House & Park (1.3 acres)
9. Mutts on Main Dog Park (0.22 acres)

In addition, there are three small "pocket parks" in the uptown Collinsville area. Collinsville's parks contain 3.3 miles of trails, fifteen baseball/softball fields, one football field, five tennis courts, 7.5 acres of lakes, seven playgrounds, and an aqua park. Collinsville parks include two historic houses, the D.D. Collins House and the Willoughby Farmhouse.

Willoughby Heritage Farm and Conservation Reserve is a unique feature of the Collinsville park system. It is a public park designed in the style of a 1930's-1950's era farm. The farm includes live animals, a restored farmhouse, and restored barns that were relocated to the site. The park also features a nature play area, an archery range, several picnic areas, nature trails, a food garden and educational elements. Collinsville also has an 18-hole, wooded disc golf course, a remote control car track, a roller hockey rink, and a dog park. Figure 1 shows a map of the park locations within the City of Collinsville. An overview of each park can be found on the following pages.



Gardens around the D.D. Collins House



Willoughby Heritage Farm and Conservation Reserve

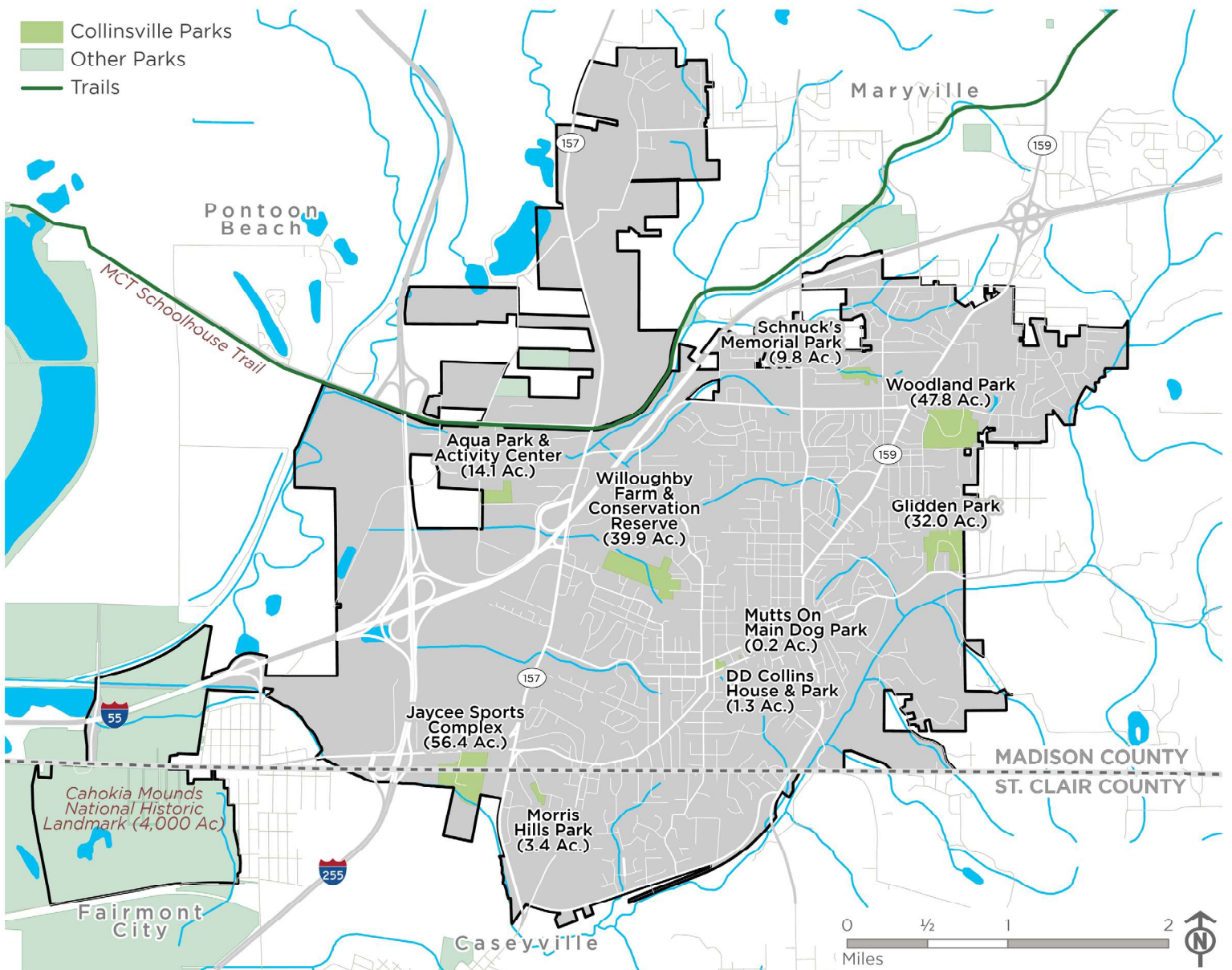


Figure 1: Collinsville Park System

## Jaycee Sports Complex

The 56.4 acre Jaycee Sports Complex is located at 198 Complex Drive in the southern portion of the city between Highway 255 and Route 157, off of Collinsville Road. This facility is composed of twelve baseball/softball fields (six are lighted), an informal soccer field, and a football field. There is a concession and restroom building that is undersized for this heavily used park. The park area contains a privately-owned water treatment plant and a privately-owned training facility. Circulation consists of an access road leading to three parking lots. The park is well used by local youth baseball and football teams. All of the fields and facilities are dated. The fields have issues with drainage and mole damage. There is a lack of pedestrian walkways, ADA accessibility and storage space. From the needs assessment survey and input from the residents, this park is a high priority for improvement.



Baseball outfield at Jaycee Sports Complex



Football concession at Jaycee Sports Complex

## Woodland Park

Woodland Park consists of 47.8 acres along Pine Lake Road in northeast Collinsville and is the City's most utilized park. The large wooded park is built on top of a former landfill. The park contains four playgrounds, five pavilions and two restroom buildings. The Lion's Playground and the Optimist Playground have been recently replaced, while Jaycee and Rotary Playgrounds are dated. Grant funding is secured to replace all the pavilions. The lakes were evaluated by the Illinois Dept. of Natural Resources (IDNR), who recommended dredging the shallow arms or the entire lake, stocking with fish and using an herbicide if needed. The park has an 18-hole disc golf course with new baskets and tee boxes. The park has two lighted and one unlighted baseball diamond and a small basketball court. There is a lack of pedestrian paths connecting park features. The park has a new entrance sign with brick columns.



Pedestrian bridge over lake at Woodland Park



Rotary Playground at Woodland Park is dated

## Willoughby Heritage Farm and Conservation Reserve

Willoughby Heritage Farm and Conservation Reserve (HFCR) is centrally located in Collinsville at 631 Willoughby Lane. It has a historic farmhouse original to the site, several historic barns relocated to the site, a petting zoo, a nature play area, a food garden cared for by master gardeners and three miles of walking trails. The farm's mission is "Preservation and Education of our Farm Heritage and Natural Resources." The farm has an archery range, a gaga pit, a prairie area and contains many interpretive elements throughout. Gindler Barn contains historic farm equipment, interpretive signage and interactive features for children like an "I Spy" game. The Carl Schultze Pavilion and the chicken pergola can be rented for private events, which generates revenue for the farm. The farm has three uncovered picnic areas, each with a charcoal grill and

fire ring. There are several rain gardens and rainwater collecting systems associated with the buildings. There is a memorial for the Willoughby family, for whom the farm is named. The farm is well used, with 68% of Collinsville residents having visited in the past year and almost 20% visited more than five times. Growth in programming is limited by the amount of available parking. The farm is well maintained but has issues with erosion and a lack of office and storage space. The farmhouse is in need of some repairs.



Farmhouse at Willoughby HFCR



Carl Schultze pavilion at Willoughby HFCR



Nature play area at Willoughby HFCR



Historic barn at Willoughby HFCR



Bench overlooking rain garden at Willoughby HFCR

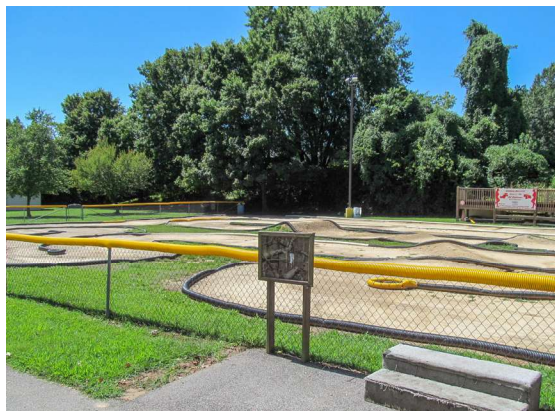
## Glidden Park

The park's 32.05 acres are located along the intersection of Ridgewood Court and Branch Road on the eastern edge of the city. The park contains two lighted and three unlighted tennis courts. There is a remote control car (RC) track with bleachers. There is one restroom, one playground and one large (90' x 30') rentable pavilion. There is a small basketball court and a 3/4 mile gravel loop trail. The park also features a concrete roller hockey rink and a soccer kick wall.

The park lacks pedestrian walkways connecting the facilities. Many of the park facilities are dated and in need of repair or updating, including the pavilion and tennis courts. The basketball court and roller hockey rink are in disrepair. The park is used moderately, with 40% of Collinsville residents having visited in the past year.



Playground at Glidden Park



RC track at Glidden Park

## Aqua Park & Activity Center

The Collinsville Aqua Park is located at 10 Gateway Drive between Highways 255 and 55 in the western section of the city. The Aqua Park grounds include a large parking area, a solar panel structure, an electronic sign at the park entrance, two flagpoles, a detention pond and a landscaped plaza around the building entrance. As part of the master planning process, the Aqua Park & Activity Center building were evaluated by architecture firm AAIC and the aquatic facilities were evaluated by aquatics consultants Counsilman-Hunsaker.

The Aqua Park and Activity Center are both over 20 years old and are starting to show signs of wear and tear. The aquatics facilities are also dated and in need of repairs and upgrades. The Aqua Park is moderately used, with 31% of Collinsville residents having visited in the past year and only 6% having visited more than five times.



Waterslide at the Aqua Park



Front entrance of the Activity Center

## Schnuck's Memorial Park

This neighborhood park consists of 9.76 acres located at 419 Camelot Drive in the northern portion of the city. The park has a new playground with a poured in place safety surface. The park features a 2.4 acre lake with a fishing dock and a gazebo. The park is built into a steep slope and the playground is surrounded by a wood retaining wall. The park has eight on-street parallel parking stalls and one ADA accessible parking space.

The fishing dock and the gazebo are dated and in need of minor repairs. The lake was evaluated by IDNR, would found the habitat quality was poor because of shallow depth, sedimentation and algae. They recommended dredging and deepening the lake. The playground is well used after school and on the weekends; 38% of Collinsville residents have visited in the past year and 8% visited more than five times.



The dock at Schnuck's Memorial Park



New playground at Schnuck's Memorial Park

## Morris Hills Park

This neighborhood park consists of 3.42 acres located along Woodland Drive in the southern portion of the city. A large portion of the park is undeveloped wooded space with steep grades that would limit development. The park has an open lawn area with outdated play equipment, a very small basketball court and a small gravel parking area. All facilities need to be replaced. The park is rarely used.



Parking area at Morris Hills Park



Old basketball court at Morris Hills Park



Dated play equipment at Morris Hills Park

## D.D. Collins House & Park

The D.D. Collins historic house was relocated to a 1.3 acre site at 703 W. Main Street in uptown Collinsville, the central portion of the city. The site includes a seven stall parking area, portable restroom, brick sidewalks, a small storage building, a small wood outhouse with two stalls used for storage, a vegetable garden, ornamental plantings, a Collinsville sign, and an interpretive sign about the history of Collinsville. The park surrounding the house is in very good condition. The park is in good condition and well maintained. Some repairs are needed to the building. The house is open for tours on Saturdays and also hosts special events and private tours. The park is not utilized by a large percentage of the Collinsville population. The ETC survey, discussed below, found that 31% of residents had visited in the past year and only 4% visiting more than five times.



The D.D. Collins House



Garden at the D.D. Collins House

## Mutts on Main Dog Park

Mutts on Main is a small, 0.22 acre dog park located at 509 W. Main Street in the central portion of Collinsville. The main section of the park is an off-leash dog area surrounded by a decorative fence. Within this area are two benches, one picnic table, two waste bag dispensers, two dog statues, a gravel walking path, a small lawn area and one small tree. In front of this area is a brick plaza and a park entrance and rules sign. Park use is free, but users must register online to receive a keycode to enter the park. The park facilities are generally in good condition. The park rules sign is damaged, and the decorative fence posts are too far apart to keep small dogs enclosed. Plastic mesh is being used as a temporary barrier for small dogs. The park size is not conducive for larger dogs. Utilization of the park is low, with only 12% of residents having visited in the past year and only 4% visiting more than five times.



Mutts on Main entrance plaza



Mutts on Main interior gravel path and lawn



## COMMUNITY OVERVIEW

The City of Collinsville consists of 14.85 square miles primarily within Madison County and partly within St. Clair County, Illinois. The city is approximately 12 miles from St. Louis, Missouri and is considered part of the St. Louis metropolitan area.

### Flood Prone Areas

Of Collinsville’s 14.85 square miles, 2.5 square miles (16.8%) are considered by the Federal Emergency Management Agency (FEMA) to be Special Flood Hazard Area (the portion of the floodplain considered to have 1% annual chance of flooding). In addition, 0.4 square miles (2.6%) lies within a floodway and must remain unobstructed to permit the passage of flood waters. Finally, 0.19 square miles or 1.3% of the land area is open water. Jaycee Sports Complex is in a flood prone area, and frequent flooding impacts the quality of the sports fields and makes maintenance more difficult.

### Demographics

Analysis of demographic trends is an important factor to consider in decision making and resource allocation for public parks, recreation amenities and open space. Utilizing this data to guide park planning can ensure parks and recreation facilities are meeting the needs of the populations they serve. This report examines population data for the City of Collinsville, Illinois, using the most current data available (as of August 2019) from the U.S. Census

Bureau, the U.S. Census Bureau’s American Community Survey, America’s Health Rankings United Health Foundation, and County Health Rankings and Roadmaps. The key demographic statistics included in this report include:

- Median age, population growth, and aging
- Ethnic/racial diversity
- Income, employment & Internet use
- State and county health ranking
- Household budget expenditures

A full demographic report with more data can be found in an appendix to this report.

#### Median Age, Population Growth and Aging

The median age in the City of Collinsville is less than the county and national level. This points to a significant population of families and young professionals, both of which tend to be significant users of parks and recreation programs. Additionally, based on the 2010 Census and projections, approximately 29.6% of households in Collinsville have children present.

Collinsville’s 2019 estimated population is 25,161. The 2010 U.S. Census population was 25,685, representing a small decrease. About 20.6% of the population was under 18 and 29.6% of households have children under 18. Collinsville residents 65 and older make up 15.0% of the population. This percentage has risen since 2010, when 13.8% of the population was over 65. Changes in Collinsville’s demographic profile between 2010 and 2019, along with 2024 projections, are summarized in Table 1.

	Trend	2024 Projection	2019 Estimate	2010 Census
<b>Total Population</b>	Trending lower	24,820	25,161	25,685
<b>Median Age</b>	Trending higher	40.2	38.8	36.5
<b>Households with Children Under 18</b>		No Data	No Data	29.6%
<b>Population Under 18</b>	Trending lower	No Data	20.6%	22.4%
<b>Population 65 and Over</b>	Trending higher	No Data	15.0%	13.8%

Table 1: Collinsville General Demographic Profile (U.S. Census Bureau American Community Survey & City of Collinsville)

Compared to the national average, the citizens of Collinsville are slightly younger and have a slightly lower percentage of the population over 65. Collinsville also has a lower percent of children under age 18, but a higher percent of children under age 5. The Collinsville park system should consider this high number of young children when making decisions about future development. Collinsville age data compared to Madison County, the State of Illinois and the national average are shown below in Table 2.

**Ethnic/Racial Diversity**

In 2019, 82.6% of the Collinsville population identified as white, not Hispanic, 11.4% black or African American, 5.6% Hispanic or Latino, 0.9% Asian and 0.3% American Indian. There has been a slight increase in the Hispanic or Latino population since 2010, and little change in other populations, as shown in Table 3.

**Income, Employment, & Internet Use**

The median income in Collinsville is slightly below both the State and National levels, which will need to be considered when

implementing pricing structure and cost recovery goals for the Parks & Recreation Department. To that end, the City will need to balance maximum participation versus maximum revenue generation.

Of the Collinsville population age 16 and over, 61.5% are employed. Of females, 58.7% are employed. This is higher than the national average of 58.4% over 16 employed and 54.1% of females over 16. Of households with children under six years old in Collinsville, 66.7% have both parents in the labor force. The other 33.3% of children under 5 presumably have a stay at home parent, and these young families may be likely users of the park system during the weekdays. Of households with children aged 6-17, 78.8% include two parents in the labor force. The mean travel time to work is 24.6 minutes, a factor that cuts into the populations available time for recreation after work. The median household income in 2019 was \$53,822, less than the U.S. median of \$60,548 and the Illinois median of \$63,871. The 2024 projected median income for Collinsville is \$58,197.

	Collinsville	Madison County	Illinois	United States
<b>Median Age</b>	38.8	45.5	37.7	37.8
<b>Population Over 65</b>	15.0%	17.2%	15.6%	16.0%
<b>Population Under 18</b>	20.6%	21.8%	22.4%	22.4%
<b>Population Under 5</b>	6.9%	5.7%	6.0%	6.1%

Table 2: Collinsville Age Data Compared to Madison County, Illinois and the U.S.

	Change	2019	2010
<b>White, not Hispanic</b>	-2.2%	82.6%	84.8%
<b>Black/African American</b>	0.1%	11.4%	11.5%
<b>Hispanic or Latino</b>	+2.3%	5.6%	3.3%
<b>Asian</b>	+0.5%	0.9%	0.4%
<b>American Indian</b>	+0.3%	0.3%	0%
<b>Other</b>	+0.9%	1.9%	1.0%

Table 3: Collinsville Racial and Ethnic Diversity, 2010 & 2017

Of Collinsville households, 88.2% have a computer and 82.9% have a broadband Internet subscription. This high percentage means that websites and emails are appropriate methods of communicating information about the park system and recreation programming.

### **Illinois & Madison County Health Rankings**

According to America's Health Rankings by the United Health Foundation, the State of Illinois ranked 26th out of 50 nationally in its Overall Health Ranking in 2018 (the most recent data available). This current ranking represents a steady increase since 2014 when Illinois ranked 30th, a rating that had held fairly steady since 2008. This ranking weighs health behaviors, community and environmental factors, policy, and clinical care into its yearly ranking. Factors negatively impacting the 2018 rating for Illinois include high levels of air pollution, disparity in health status, excessive drinking and cancer deaths. Factors positively affecting the Illinois rating include a low percentage of the population who smoke or are uninsured, and high levels of immunizations in children. Illinois also has relatively high levels of high school graduation, low levels of children in poverty and slightly lower levels of physical inactivity than the US overall (24% of adults in Illinois are inactive). In physical inactivity, Illinois ranked 11th out of 50 nationwide.

In 2019, Madison County ranked 77th out of the 102 Illinois counties in an overall health rating by County Health Rankings and Roadmaps . This ranking evaluates multiple health factors to determine an overall health ranking for each county. According to this ranking, Madison County has a 25% rate of physical inactivity. The physical inactivity rate has been steady since the beginning of data collection in 2004. The adult obesity is 36% and has been rising steadily in Madison County since 2004, when the rate was 26%. It has surpassed the national rate of 35.5%.

The Illinois and Madison County health ratings give perspective on the health and activity levels of Collinsville. Madison County has a 25% rate of inactivity among adults, and this rate has not changed significantly since 2004. Furthermore, the obesity rate has been rising steadily. Collinsville can help combat this issue by emphasizing high quality opportunities for physical activity in its future planning.

Of the population under 65, 8.9% have a disability. Designing park facilities and programming for all users regardless of ability is important in park planning.

### **Household Budget Expenditures.**

This helps define the cost of living in the City of Collinsville. Housing: The rate of spending for housing in the city is approximately 20% less than the national level, and 25% less than the state level. It is important to note that this is consistent with the median household income, which means that residents will still pay for some parks and recreation programs and facilities.

Entertainment & Recreation: The rate of spending in Collinsville for these services is almost identical to housing rates, again a great deal of consistency with income. In some communities, the rate of spending is lower because of a lack of awareness or lack of quality programs and facilities, which could be the case in Collinsville because of the recently transitioned administration.

To further emphasize the rate of spending on Entertainment & Recreation, Ballard\*King accessed market potential index (MPI) for adult participation in sporting activities. Of the 15 activities examined, the MPI was greater than the national number in one instance, that activity being softball. More information collected on Collinsville's potential participation in recreation activities can be found below under the heading "Recreation Participation Potential."

## ETC Institute Survey

During October and November of 2019, ETC Institute administered a comprehensive, statistically valid needs assessment survey with questions related to parks and recreation services, facilities and programs. The four page survey was both mailed and emailed to a randomly selected cross-section of Collinsville residents that accurately reflected the Collinsville population. A total of 304 residents completed the survey. The overall results have a precision of at least +/-5.6% at the 95% level of confidence.

### Facilities

The top priorities for recreation facility investment were found to be walking and biking trails, nature trails and a nature center, an outdoor public swimming pool and playground equipment, shown in Figure 2 below. The most often suggested improvements for the parks were walking / biking trails, restrooms, nature trails, park

and trail lighting, drinking fountains, park maintenance, picnic tables and benches, a community garden, sidewalks and picnic shelters. These results are shown in Figure 3 on the following page. Respondents showed strong support for using public funding for parks, trails, open space and recreation services (46% Very Supportive, 32% Somewhat Supportive).

### Programming & Communication

The top reason preventing respondents from using parks & recreation programs more often is they “Do not know what programs are offered”. The ways households most prefer to learn about programs and activities were Facebook, direct mailers, and the Collinsville website. The highest priorities for recreation programs were adult fitness and wellness programs, nature programs and senior programs. Respondents largely felt that their needs for recreation programming were not being met, as seen in Figure 4 on the following page.

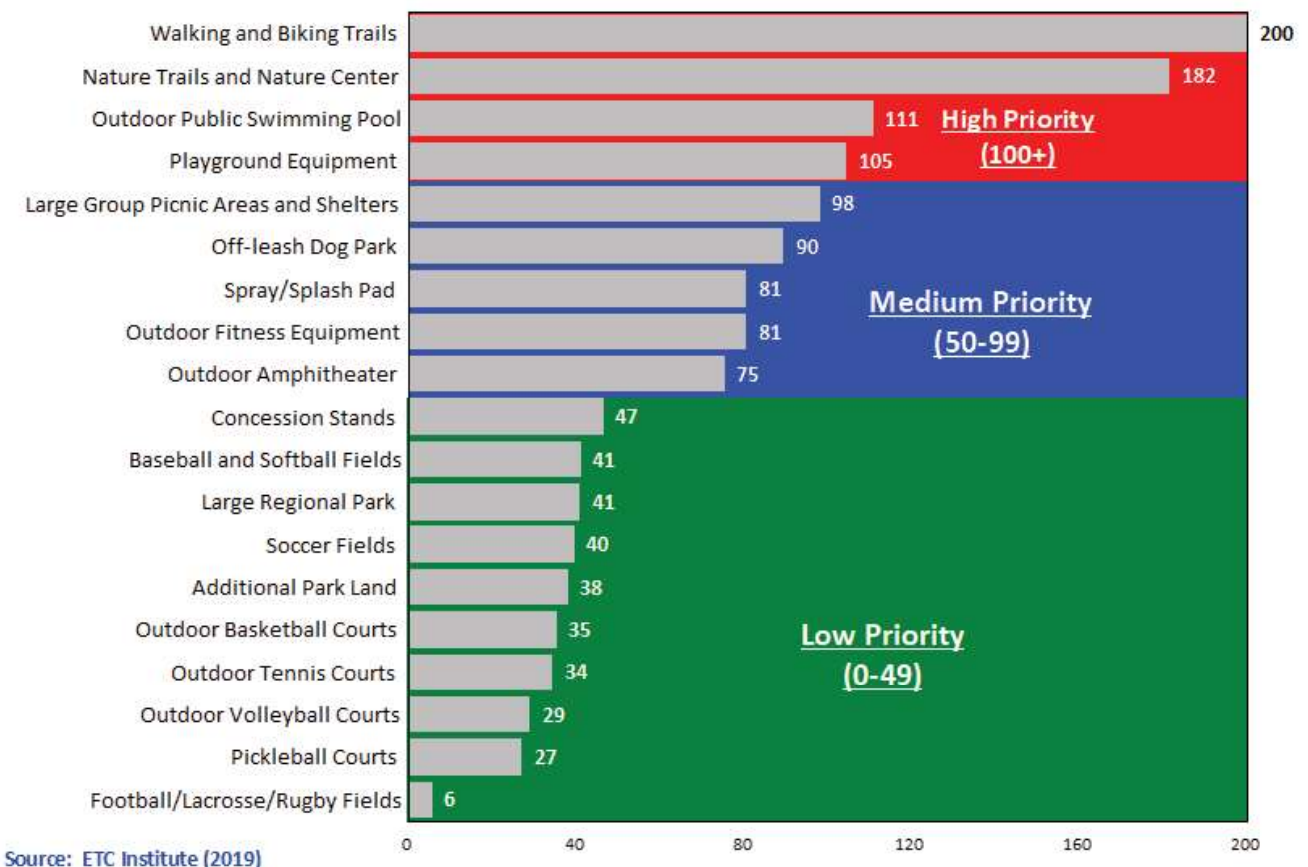


Figure 2: Top Priorities for Recreation Facility Investment

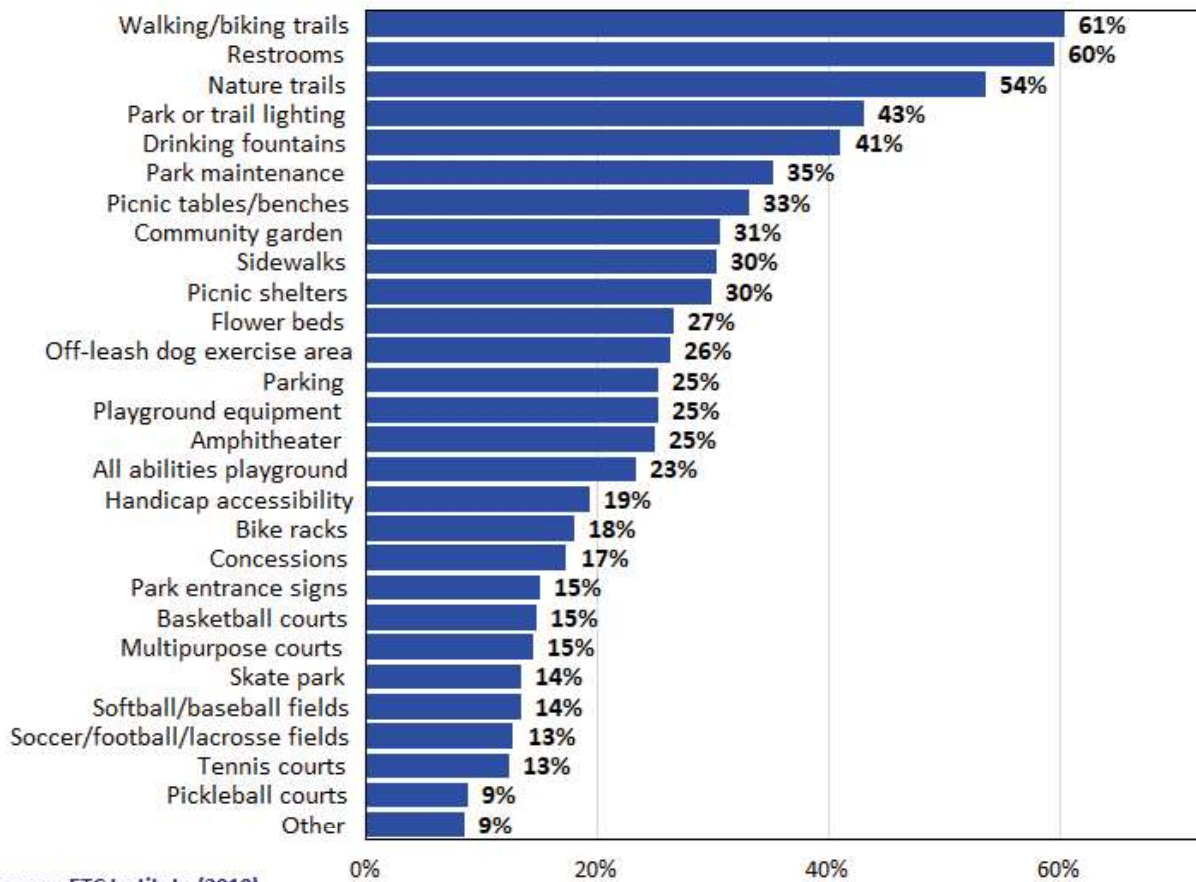


Figure 3: Priorities for Improvements to Parks

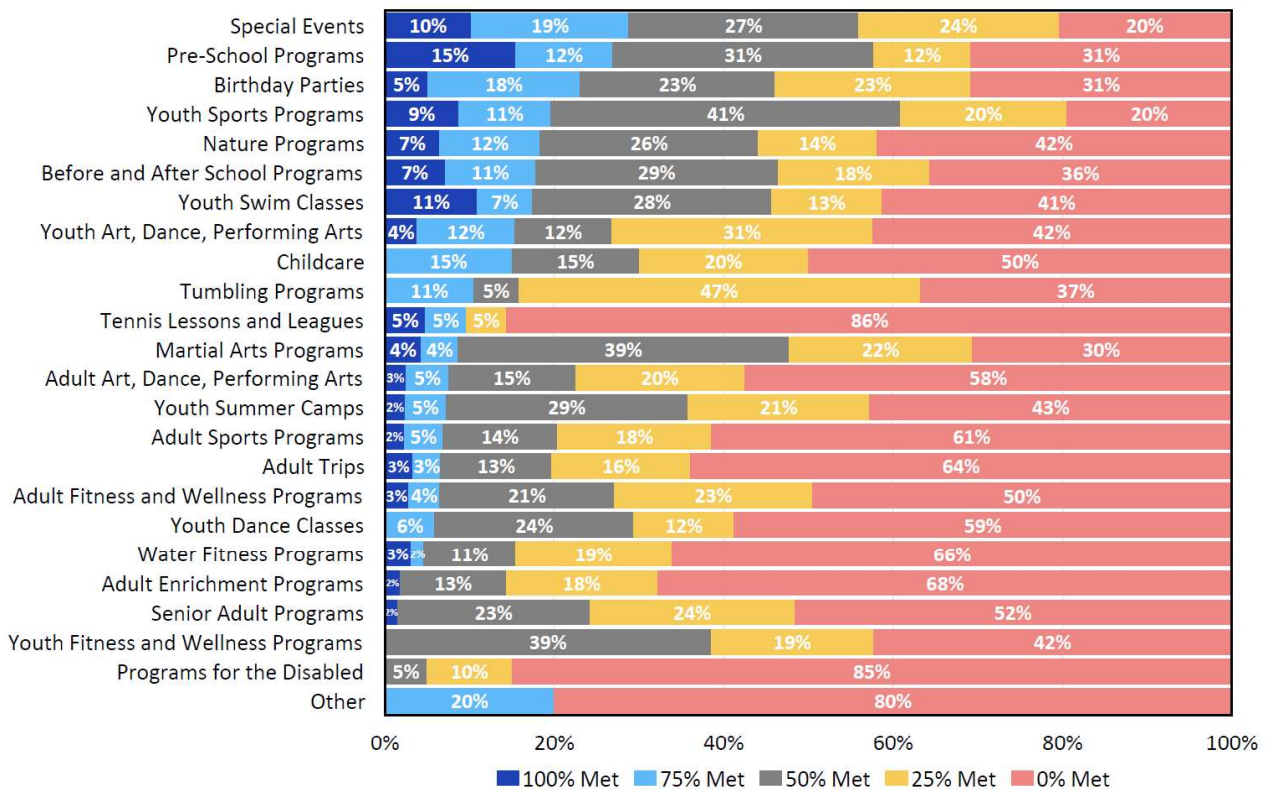


Figure 4: How Well Recreation Programs Meet the Needs of Respondent Households

## Community Livability Report

In 2019, a National Community Survey (NCS) was conducted in Collinsville to measure livability, or quality of life, as defined by eight facets: safety, mobility, natural environment, built environment, economy, recreation and wellness, education and enrichment, and community engagement. The results of this survey that relate to parks and recreation are summarized below.

Nine in ten Collinsville residents felt that parks and recreation was essential or very important to the community overall, while only 1 in ten thought it was somewhat important or not important at all. However, Collinsville residents gave satisfaction ratings lower than national benchmarks in the area of city parks, recreation programs, recreation centers, and open space. This reinforces the finding of the ETC survey that parks and recreation are important to the residents of Collinsville and clearly demonstrates that parks and recreation should be a focus for the city in the future. The existing paths and walking trails in Collinsville were rated lower than national benchmarks, and the percentage of residents who reported that they walk or bike instead of driving was also lower than national averages. This reinforces the finding of the ETC survey that these should be a development priority for the city.

Residents who reported visiting city parks was lower than national benchmark, with only 7 in 10 residents reporting that they visited any city park in the past 12 months. Both the ETC survey and the CLR found that Woodland was the most visited park, finding that 74% and 81% of respondents having visited in the past year, respectively. Willoughby Heritage Farm and Conservation Reserve was second, with ETC finding that 68% had visited in the past year and the CLR finding that 61% had. The ETC survey found the most common reasons respondents indicated for not visiting Collinsville parks were “I do not know what

programs are offered,” “lack of trails,” “security is insufficient,” program or facility desired is not offered,” and “parks are not well maintained.”

Regarding city-sponsored events, 86% of residents have attended the Italian Fest, 71% have attended the Horseradish Festival, 45% have attended Smokin’ on Main, 43% the Fall Festival, and 32% the Christmas Parade. A high percentage of residents attending these events shows that these events are an important part of community life in Collinsville. Only 4 in 10 were pleased with recreational opportunities and programs, and this satisfaction had declined since 2011. Ratings were also lower than national benchmarks health and wellness, recreational opportunities, cultural/arts/music activities and educational enrichment opportunities. These findings reinforce the finding of the ETC Institute Survey that Collinsville residents feel that the city’s recreation programming is not currently meeting the needs of their households, as shown in Figure 4 on the previous page.

## 2018 Parks and Recreation Survey

An online Parks and Recreation survey in September of 2018 compared Woodland, Glidden, Schnuck’s and Morris Hills Parks. Of the 406 respondents, 79% said that Woodland Park was their favorite, paralleling the ETC survey finding that Woodland Park is the most visited. Residents’ comments on Woodland Park included that they love the mature trees, the lake, the disc golf course, the multiple playgrounds and pavilions, and the large size. Many residents also commented on the importance of their favorite park being close to their house or the fact that they had been visiting the park since their childhoods. Many people commented that the parks have plenty of potential for development, reinforcing ETC survey finding that Collinsville residents value their parks and have a desire for parks and recreation development.

## COMMUNITY INPUT

Input from the community is a primary component of parks and recreation planning. Parks and recreation departments primary purpose is to serve the community, and the needs of each unique community should drive development. For this master plan, community input was solicited through attending a Parks and Recreation Commission meeting, a Planning Committee meeting and user group interviews with park stakeholder groups. The planning team held a park staff meeting and park staff were asked to complete park inventories and evaluations in order to gain the valuable insight of those who work in the parks every day. The planning team reviewed the results of a parks and recreation community survey that took place in 2018. The data collected from these sources is summarized below.

### Parks and Recreation Commission Meeting

The Parks and Recreation Commission Meeting was held on September 17, 2019. It was open to all Collinsville residents and park users to attend and offer their perspective on the future of the parks. Keypad polling and questionnaire handouts were used to solicit input from the attendees of the Collinsville Parks and Recreation Commission Meeting. Keypad polling asked attendees what they thought should be Collinsville's top three priorities for park & recreation improvements. The results were:

1. More walking hiking trails – 63%
2. Sports Complex – 58%
3. Add multi-purpose courts – 29%
4. Youth programs – 25%
5. Aqua Park – 21%
6. Special / Family Events – 17%
7. Update landscaping – 17%
8. Playgrounds – 17%
9. Improve signage / wayfinding – 13%
10. Senior programs – 8%

Then attendees were asked if they liked each park in its existing condition, if they thought its existing features needed an upgrade, if they wanted to add new features, or if they wanted to upgrade existing features and add new features.

#### **Activity Center/Aqua Park**

Less than 15% of keypad polling respondents indicated that they like this facility as it is, while 60% indicated that they would like existing features to be upgraded and new features to be added.

#### **DD Collins House and Park**

Responses were split with 45% liking this park as it is, 34% wanting new features and to upgrade existing features, and 14% wanting to add new features while leaving existing features alone.

#### **Glidden Park**

Only 2% of respondents like this park as it is, while 76% want to both add new features and upgrade existing features. 14% want to upgrade existing features only, and 8% want to add new features without upgrading existing features.

#### **Morris Hills Park**

Only 8% of respondents like this park as it is, while 73% want to both add new features and upgrade existing features and 15% want to upgrade existing features without adding new features. Only 4% want to add new features without upgrading existing features.

#### **Mutts on Main Dog Park**

Responses were split with 40% liking this park as it is, 36% wanting new features and to upgrade existing features, and 16% wanting to add new features while leaving existing features alone.

#### **Jaycee Sports Complex**

Only 7% of respondents like this park as it is, while 86% want to both add new features and upgrade existing features and 7% want to add new features without upgrading existing features. No respondents wanted to upgrade existing features only.

### **Willoughby Heritage Farm and Conservation Reserve**

Responses were split with 23% liking this park as it is, 33% wanting new features and to upgrade existing features, and 37% wanting to add new features while leaving existing features alone.

### **Woodland Park**

No respondents wanted to leave this park as it is or to add new features only. 81% want to both add new features and upgrade existing features, and 19% want to upgrade existing features only.

### **Top Priorities for Improvement**

Finally attendees were asked which parks were their top priorities for improvement. The results are below.

1. Jaycee Sports Complex – 84%
2. Woodland Park – 76%
3. Activity Center / Aqua Park – 40%
4. Glidden Park 40%
5. Willoughby Heritage Farm and Conservation Reserve – 32%
6. Morris Hills Park – 8%
7. Schnuck’s Memorial Park – 8%
8. Mutts on Main Dog Park – 4%

On the comment sheets that attendees completed, the improvements suggested for Jaycee Sports Complex were better pathways, better dugouts and benches, more fields, improved turf quality, better bathrooms and concessions, an area for outdoor fitness, a playground and a walking track. The most often suggested improvement at Woodland Park was to redo Fletcher Field. The primary suggestion for the Activity Center / Aqua Park was to add an Olympic sized pool for swimming and diving competitions. For the D.D. Collins House and Park, commenters suggested adding a gazebo, shade structure or shelter, and adding electric access so that the outside area can be used for vendor markets at events. The commenters also

suggested that all of the Collinsville parks update bathrooms, improve lighting, improve landscaping, replace water fountains and add more trash cans and dumpsters. A desire for improved and expanded trails and greenways was mentioned frequently in the comments. A bike connection to the Schoolhouse Trail was suggested. A suggestion was also made to keep the park landscaping in a more natural state that requires less mowing. New facility suggestions included:

- Pickleball courts
- Standup paddle board
- Soccer field
- Splash pad
- Major dog park (on Tomahawk field)
- Public Garden
- Park similar to “the nest” outside of Memphis TN
- Free WiFi hotspots
- Workout equipment
- Bocce ball courts

### **Park Staff Meeting**

A meeting was held to discuss the condition of Collinsville parks with Parks and Recreation Department and city staff on September 5, 2019. Input was gathered on issues with the parks, wish lists for improvements, and feedback heard from park users. The discussion was generally around the discussion questions below.

### **What issues regarding the parks do you deal with on a regular basis?**

- Woodland Park - Erosion, access to facilities, condition of parking lot and roads, washed out stairway
- Sports Park - Poor drainage & flooding, moles and weedy grass, vehicle congestion & bottlenecking, anyone can turn the lights on and off
- Homeless people living in the woods adjacent to Schnuck’s Park
- Dog Park: pea gravel gets kicked up by lawn mowers



**Are there issues that you deal with on a regular basis that are system wide?**

- All parks have bad drainage and erosion
- All restrooms need to be updated
- All parking lots need repaving
- More full time maintenance staff needed
- More maintenance equipment is needed
- Vandalism and security are issues

**What is on your wish list for park and facility improvements?**

- New maintenance building is a top priority
- Get community involved and invested in parks
- More walking paths throughout parks
- Better stormwater management
- New roads & parking lots
- New restrooms
- Better security
- Improved signage
- Recycling facilities
- Sustainable design & energy efficiency
- Bigger dog park
- All-inclusive playground
- Pickleball
- Fitness stations along trails
- Toro court at Glidden
- Consolidate many parcels at Willoughby
- Update seating & retaining wall at Schnuck's, dredge lake and create access to fishing dock
- New sports complex with playground, new concession stand, accessible walkways, better traffic circulation, more fields for older youth, fields for other sports
- Aqua Park - natural boulder detention pond, develop land behind center, small play area, multi-purpose court

**What equipment or process would make your job easier?**

- New maintenance facility, more full time staff, better tools, better equipment for mowing steep slopes, tractor with front end loader, field tiller / aerator

**Good, Bad, Threats and Opportunities. What have you heard from the park users?**

- People love the new playgrounds; a lot of people don't use parks at all; people want walking trails; parks are greatly improved compared to 20 years ago; people want parks to be clean, safe and accessible

**Are there facilities or assets that should be removed from the system? If so, why and what should happen to them?**

- City wants to keep all properties, though if one were to be sold it would be Morris Hills. Many derelict vehicles need to be removed from the maintenance buildings.

**What are the most popular park facilities or assets within the Collinsville park system?**

- Sports Park, Willoughby HFCR, Aqua Park
- The new playgrounds, disc golf, rentable shelters, the remote control car park and the tennis courts

**What are your priorities for improvements?**

- New Sports Complex
- New Water Park
- Trails, walkways & connectivity within and between parks (and to greenways)
- Infrastructure: Parking lots, lighting, bathrooms, erosion control, sidewalks
- Revitalizing the lakes

## Collinsville Staff Park Assessments

Park assessments were completed by Collinsville park staff and the planning team in August of 2019. These assessments took a detailed inventory of the facilities at each park and the conditions of each facility were evaluated and ranked as "new," "good," "in need of repair" or "in need of replacement." The evaluators also offered initial suggestions for improvements and new facilities. Suggestions from these evaluations were incorporated into the park recommendations as appropriate.

## User Group Interviews

The planning team hosted interviews with special interest groups who have a vested interest in Collinsville's parks. The meetings took place in the Activity Center on November 5 and 6, 2019. Interviews were held with two groups at a time, so that each group could hear the perspective of another unrelated group, and to help generate a dialog about the parks. The groups interviewed included the following:

- Extreme Baseball & Softball Club
- Metro East Recreational Baseball League
- Raiders Football
- Collinsville Area Soccer Association
- Collinsville Disc Golf Group
- Friends of the D.D. Collins House
- Maryville Farmer's Market
- Willoughby Heritage Farm and Conservation Reserve Volunteers
- Gators Swim Team
- Junior Service Club
- Collinsville Walking Group
- Unit #10 School District
- Community Appearance Board

Representatives from each group were asked discussion questions, including what is on their wish list for park and facility improvements, what are their priorities for improvements, and what could Collinsville Parks and Recreation do to better meet the needs of their group. The interviews generated plenty of discussion and the groups offered a valuable perspective into the needs of park users. The planning team collected the ideas and organized them by park. The results are listed below. No suggestions were offered for Mutts on Main Dog Park, and the primary suggestion for Morris Hills Park was to ask the neighbors what they would like to see in the park.

## Jaycee Sports Complex

### Short Term Fixes

- New bleachers and picnic tables at football field; concrete pad for bleachers
- Redirect drainage from gutter away from pavilion at football building

### Master Plan Projects

- Complete redo of layout and all fields, concession, circulation and entrance
- Flood mitigation
- Larger, year-round restrooms
- Lighting throughout park
- Playground and/or splash pad
- Quad of tournament quality, high school size baseball fields
- Quad of youth sized baseball fields
- Pedestrian overpass connection to middle school - this can double as a "Collinsville Gateway" signage feature
- Artificial turf regulation football field
- Football practice field



Jaycee Sports Complex Dugouts Need Upgrading



Jaycee concession/restroom needs upgrade/expansion

## Woodland Park

### Short Term Fixes

- Fill gap in safety netting at Fletcher Field
- Lock on electric area at Fletcher
- Saw cut & round off dangerous pointed step at stadium seating structure
- Provide access to old field next to Fletcher Field to allow use as a warm-up area
- Remove washed out wooden steps leading toward stream
- Remove concrete steps near former Women's Club rose garden
- Remove old disc golf pads

### Master Plan Projects

- Replace restrooms with year-round facilities
- Turn Tomahawk Field into a dog park
- Full size or half size basketball court, relocated away from playgrounds
- Fletcher Field Redo:
  - » New stadium seating
  - » New safety netting
  - » Add small concession in back of seating structure
  - » Redo infield and outfield
  - » Turn JC Field into a municipal recreational field for family games, kickball, slow pitch softball, etc.
- Space for outdoor events (accessible, access to electric, nearby parking)
- New amphitheater with accessible walkway
- Dredge & deepen pond and improve circulation
- Showcase disc golf tee built on a mound that reflects Monk's Mound to draw disc golfers to the city
- Walking path to dog park at Tomahawk field from the main section of the park
- Replace undefined roadside parking areas with permeable paved parking
- Paved walkways between parking and playgrounds, pavilions

## Willoughby Heritage Farm and Conservation Reserve

### Master Plan Projects

- New Educational Space including:
  - » Outdoor and indoor classrooms
  - » Administrative space
  - » Could be a zero net energy demonstration building
  - » Round barn to complete the farm's barn style collection
- New access road and parking areas
- Improved animal enclosures
  - » Separate feeding and sleeping areas
  - » Winterized
- Demonstration farm
  - » Modern & historical farming demonstration fields
  - » Planting beds or greenhouse built into south facing hillside
- Infrastructure to support additional programming:
  - » Additional staff
  - » Equipment to transport animals
  - » More animals (dairy goats and pygmy goats)
- Turn farmhouse into walk through museum with interactive elements teaching about farm life in the 1930s

### Programming Ideas

- Goat rentals
- Birthday party packages
- Goat milking hands on activity
- Barn dances
- Beer tasting events
- Team building activities



Permanent signage and trail map are needed at Willoughby Heritage Farm and Conservation Reserve

## **Glidden Park**

### **Short Term Fixes**

- Water fountains
- New pavilion with lights and fan
- Bleachers at RC track
- New stone and brick park sign (with help from Community Appearance Board)

### **Master Plan Projects**

- Restroom near the pavilion (year-round)
- Pave the walking path
- Redo the unlighted tennis courts into pickleball, basketball and Toro courts
- New roller hockey rink / ice rink

## **Aqua Park & Activity Center**

### **Short Term Fixes**

- Allow people to charge items at the concession stand to a member account

### **Master Plan Projects**

- Six+ lane, tournament quality pool
- Larger lazy river, facilities for older kids

### **Programming Ideas**

- Expand summer camp programs
- Free pass to Aqua Park from schools for kids who meet reading goals

## **Schnuck's Memorial park**

### **Master Plan Projects**

- Dredge and deepen lake and add filtration system



Schnuck's Park Lake Requires Dredging

## **Collins House**

### **Short Term Fixes**

- Raised garden beds

### **Master Plan Projects**

- Space next to house: electricity, restrooms and lighting
- Table-height raised garden bed for a sensory garden
- Outdoor kitchen (would replace the well)

### **Programming Ideas**

- Movie on inflatable screen
- Winter festival with hayrides, s'mores, grilling, hot drinks, Christmas market, tree lighting ceremony (tie into Christmas Parade)
- "Know Your Grower" event – local farmers talk about their businesses
- Sensory gardening for special needs children

## **Overall Park System**

In addition to these recommendations for individual parks, the user groups offered suggestions to increase parks & recreation staffing, to hire a horticulturist, to increase connectivity between the parks, especially adding a pedestrian connection between Woodland and Glidden Parks, and to add more programming options, such as:

- Outdoor yoga classes
- Day trips, like a winery tour
- Park program booth at city festivals
- 'Taste of Collinsville' event or chili cook-off
- Art festival in the park
- Community build for new playground



Field at D.D. Collins House Could be used for Events

# WILLOUGHBY HERITAGE FARM AND CONSERVATION RESERVE MASTER PLAN

In 2003 a master plan for Willoughby Heritage Farm and Conservation Reserve was prepared by Land Design Collaborative. The master plan vision statement was:

1. To preserve and expand, for future generations, quality open space.
2. To educate the public about family farm life with guided or self-guided tours.
3. To provide opportunities for individuals and groups to experience the outdoors through interpretive trail hikes.
4. To provide opportunities to educate the public on the importance and necessity of upland storm water management and urban erosion control.
5. To act as a repository of plant and animal life and provide opportunities for enjoying and learning about plant and animal life that exists within the region.

A conceptual site plan for the farm from the 2003 plan is shown in Figure 5 below. Since the 2003 plan, old barns have been removed from the site, and restored barns have been relocated to the site. The site has been cleared of refuse and invasive plant species. Picnic areas, play areas, rain gardens and a pavilion have been added. A food garden cared for by master gardeners has been added. A parking area has been added and mulch trails connect the farm facilities and conservation reserve.

The Superintendent of Willoughby Heritage Farm and Conservation Reserve, Carol Frerker, has many ideas for the growth and development of the farm, which she has documented and shared with the planning team. She has proposed an expansion of the farm eastward to Vivian Street. Vivian Street would become a drive-through parking area to expand the farm's parking, which is a critical issue currently limiting the farm's growth and programming. The new parking area would utilize permeable

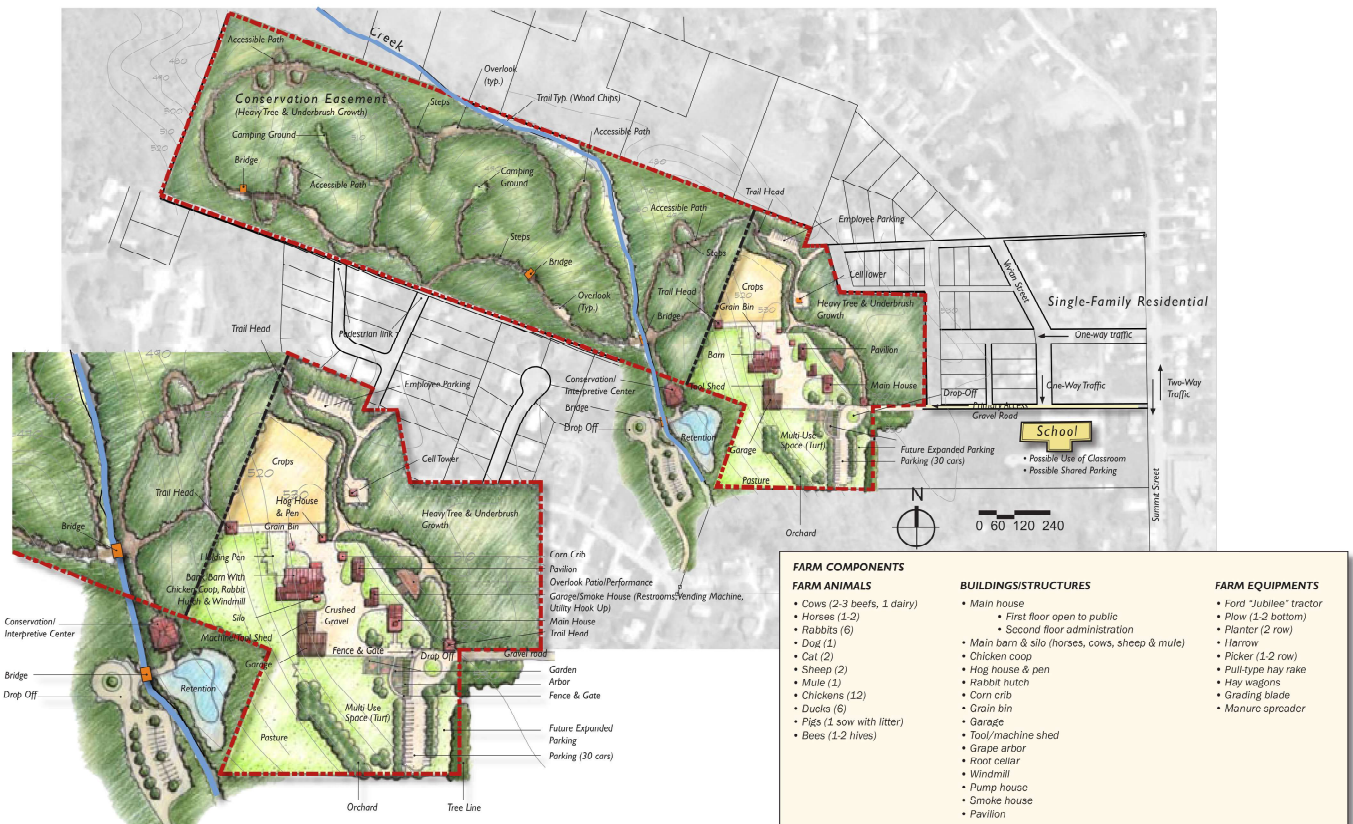


Figure 5: Conceptual Site Plan for Willoughby Heritage Farm from 2003 Master Plan



Refuse at Willoughby in 2003  
Image Courtesy of Carol Frerker



Willoughby Heritage Farm in 2019

paving to mitigate runoff and provide an educational opportunity for farm visitors. The area between the farm and Vivian would be green space with trails, an accessible picnic area, a pavilion and a zip line. The plan includes a new cabin with indoor and outdoor classrooms, and mitigation of hillside erosion. A round barn would be added to complete the collection of Midwestern barn styles; it could be used as a farm store, concession, information desk and a demonstration area. Another component is a community food production farm. Community members would work together to farm a plot of crops that could be divided between volunteers and shared with local food banks. The hillsides of the farm could be terraced to provide erosion stabilization and expansion of the farm's food production capabilities. A sustainable, carbon neutral demonstration building could be added and used for conferences, retreats, workshops and private rentals. An illustration by Carol Frerker of portions of this plan can be seen in Figure 6.



Figure 6: Carol Frerker's Vivian Expansion Plan Illustration

## ACTIVITY CENTER / AQUA PARK FACILITY AUDIT & OPERATIONS ASSESSMENT

Architecture Firm AIC completed a facility audit for the Activity Center building in October 2019. They concluded that the facility is in relatively good condition, but over 20 years old and in need of some repair. The finishing on walls, flooring and ceiling are past their recommended lifespan and in need of updating. Mechanical systems, roofing and lighting fixtures are also in need of replacement. In addition, there are several health / life / safety code violations that need to be addressed. The building also has several violations of Americans with Disabilities Act (ADA) standards that should be addressed during renovations. Some renovations began in January of 2020.

Councilman-Hunsaker completed an assessment of the Aqua Park aquatic facilities and operations in September 2019. Items considered in the operations assessment were current operations and funding, market and competition analysis, and revenue / expense needs and recommendations. The expense analysis found that Aqua Park expenses are within the industry average. Personnel expenses are also in line with industry averages. Recommendations include adding marketing and creating a marketing budget of \$0.50 to \$1.00 per person in attendance at the park. Marketing can include print mailers, partnerships with organization and business, email campaigns and more. Generally a 1:1 return on investment can be expected from marketing efforts.

Admission and memberships account for 72.4% of Aqua Park revenue. Of this, 9.4% is from memberships, which is low compared to industry averages. Concessions, rentals and retail merchandise

generate the balance of the revenue. Each guest spends approximately \$2.90 on concessions per visit. Cabana rental is priced appropriately compared to averages. Recommendations for increasing revenue include maximizing cabana rentals by not allowing them to be used for free if not rented, and to consider tiered pricing for cabana rental on peak and non-peak days.

A tiered season pass pricing structure was recommended, with higher levels receiving early entry, food discounts and friend passes. The assessment also recommends re-branding the Activity Center, diversifying programming to include both physical activity and enrichment, and considering multi-layered revenue stream opportunities.

The aquatic facility assessment found that the facilities are over 20 years old and in need of some maintenance. In addition, the leisure pool does not meet current ADA regulations as it does not have an ADA compliant pool lift. A list of needed repairs:

- Waterproof coating on interior surfaces of surge tank
- Replace underwater lights with LED lights
- Replace drain covers
- Paint play fixtures and interior surface of pool with epoxy coating
- Replace pool edging
- Add padding to lily pad walk
- Structural engineer assessment of slide
- Repair cracked concrete surfaces
- Replace flange gaskets
- Re-caulk slide seams
- Repair balance tank lid & add waterproof coating to interior surfaces of tank
- Repairs to mechanical systems

## RECREATION PARTICIPATION POTENTIAL

On an annual basis, the National Sporting Goods Association (NSGA) conducts an in-depth study of how Americans spend their leisure time. This information provides the data necessary to determine market potential in Collinsville. The national average is combined with participation percentages in Collinsville based upon age distribution, median income, and region of the country. Those four percentages are then averaged together to create a unique participation percentage. When applied to the population of Collinsville, this participation percentage provides an idea of the market potential

for various activities. Collinsville can refer to this market potential information in decisions on which activities to continue, pursue, or decrease. Table 4 shows the calculated participation percentage for a variety of outdoor and indoor activities and the projected number of participants based on Collinsville’s 2019 and projected 2024 population. The NSGA also tracks a factor called “Do Not Participate,” which means that some respondents do not participate in any of the activities tracked. In Collinsville, 23.7% of the population fall into the category of “Do Not Participate.” This is an important factor to consider, especially if the city wants to maximize recreation participation.

Outdoor Activities	Average	2019 Population	2024 Population
Baseball	4.1%	941	930
Basketball	8.7%	2,007	1,984
Bicycle Riding	13.5%	3,120	3,084
Exercise Walking	36.5%	8,409	8,314
Football (flag)	1.9%	434	429
Football (tackle)	2.8%	646	639
Football (touch)	3.7%	864	854
Golf	6.1%	1,396	1,380
Pickleball	2.7%	619	612
Running/Jogging	14.8%	3,421	3,382
Soccer	4.6%	1,068	1,056
Softball	3.2%	746	738
Swimming	15.4%	3,548	3,508
Tennis	3.8%	872	862

Indoor Activities	Average	2019 Population	2024 Population
Aerobic	15.6%	3,603	3,562
Billiards/Pool	7.2%	1,652	1,634
Boxing	1.3%	308	305
Cheerleading	1.2%	283	280
Dart Throwing	3.7%	859	850
Exercise w/ Equipment	19.1%	4,403	4,354
Gymnastics	2.0%	457	452
Martial Arts/MMA	2.0%	463	458
Pilates	1.9%	433	428
Table Tennis/Ping Pong	3.4%	787	778
Volleyball	3.7%	842	832
Weightlifting	12.2%	2,818	2,786
Workout @ Clubs	12.5%	2,870	2,837
Wrestling	1.2%	278	275
Yoga	10.3%	2,379	2,352

Table 4: Collinsville Recreation Participation Potential for a Variety of Outdoor Activities



## Participation in the Arts

In addition to sports activities tracked by the NSGA, participation in non-sport activities is tracked. While there is not an abundance of information available for participation in these types of activities as compared to sport activities, there are statistics that can be utilized to help determine the market for cultural arts activities and events. The NEA's Survey of Public Participation in the Arts remains the largest periodic study of arts participation in the United States. It tracks various arts activities that Americans (aged 18 and over) report having done in a year. It also asks questions about adults' preferences for different kinds of music, and it seeks to understand participation in non-arts leisure events such as sports and exercise, outdoor activities, and civic and social affairs. The national participation numbers for these activities fall into the following categories:

- Visual & Performing Arts Attendance
- Arts Consumption Through Electronic Media
- Creating, Performing and Sharing Art
- Participation in Arts Learning Activities
- Reading and Film Attendance

It is common for parks and recreation departments to offer arts and enrichment programs. These programs increase in the parks and recreation industry as schools struggle to maintain funding to offer them. There are very few parks and recreation departments that offer the bulk of their programs in this category, and the profit margin is challenging with contract instructors. Locating and maintaining a quality instructor candidate pool is equally challenging. Further analysis of participation for activities that fall into the five categories above are in the Appendix.



Willoughby Heritage Farm and Conservation Reserve Rentable Pavilion



Woodland Park Sign

### **Benchmarking Neighboring Communities**

A benchmarking exercise was conducted comparing Collinsville’s parks and recreation department with the surrounding communities. The results are below.

#### **Collinsville:**

- Ten total parks with highlight facilities of: Willoughby Farm, Sports Complex, and the Aqua Park
- Total budget for department is \$2.7 million
- Few steady/traditional programs, but success with niche programs especially during the pandemic
- Department is three years old with inherited facilities dating back at least 50 years

#### **Fairview Heights:**

- Significant number of programs offered.
- Newest addition is the Fairview Heights Rec Center, opened 2020.
- Total budget, pre-Rec Center, was \$558,914. The Rec Center will add an estimated minimum of \$1.5 million.
- The department has an inventory of 8 parks; it does not have a sports park.

#### **Maryville:**

- Programs are not offered through the parks and recreation department.
- Total budget is \$100,000.
- Assumption that park properties are maintained through Public Works.
- Four parks; Drost Park, has 8 baseball/ softball fields making it a sports park.

#### **O’Fallon:**

- Significant number of programs offered to the community, the most robust of the groups evaluated.
- In addition to the parks, they operate a community center, outdoor pool, and a nature center.
- Highlight of their facilities is the O’Fallon Family Sports Park. This facility has a significant number of synthetic turf fields, natural grass fields with a focus on diamonds and rectangles.
- The total budget for the department is \$2.515 million.
- The department identifies a total of 10 parks in their inventory, in addition to the sports park.

# **SECTION 2**

## **ANALYSIS**

# PARK LAND & FACILITIES ANALYSIS

## Collinsville Parks & Recreation Master Plan

### INTRODUCTION

The second phase of the master planning process was analysis of the Collinsville park land and facilities based on national and statewide industry standards. The park land needs assessment is an evaluation of the amount and distribution of park land within the city boundary and public open space within a five mile radius that is available for Collinsville residents to use. The facility Analysis inventories recreation facilities within Collinsville and other facilities available for resident use within a close radius around the city. This data is compared to benchmarks based on Collinsville's population. The result of this process is a determination of any deficiencies in park land or facilities when compared to benchmarks.

### Park Land Analysis

The park land needs assessment is an evaluation of the amount and distribution of parkland available to the residents of Collinsville. The assessment considers both parks maintained by the city and parkland near the city boundary that is available for public use. GIS data was used to identify public open space near the city boundary owned by municipal, state, county, federal and other agencies that contribute to the total parkland available to Collinsville residents. This park land was included in the analysis as open space available to Collinsville residents.

The supply of park land maintained by the City of Collinsville is listed in Table 1 on the following page. According to the Trust for Public Land's 'Park Score' calculator, 26% of Collinsville residents live within a

10-minute walk of a park. This is compared to a national average of 54%. Approximately 11% of Collinsville's land area is park land, compared to a 15% national median.

Each park was classified as to its park type, based on standard definitions of park type. Through evaluation of standards from the National Recreation and Parks Association (NRPA) and other recreation industry organizations, the planning team has determined standards for the amount of park land acreage that should be available for park users based on a community's population. Each park type has a standard service area, which represents the distance park users are typically willing to travel to visit a park of that type. The park types, the size range of each, their service area, and the standard of acreage needed per 1,000 people is listed below.

- Neighborhood Park
  - » Park size 5 – 15 acres
  - » 1 mile service area
  - » National standard = 1.5 acres of parkland/1000 people
- District Park
  - » Park size 16 – 79 acres
  - » 3 mile service area
  - » National standard = 2.5 acres of parkland/1000 people
- Metropolitan Park
  - » Park size 80 – 249 acres
  - » 5 miles service area
  - » National standard = 4 acres of parkland/1000 people
- Regional Park
  - » Park size >250 acres
  - » 30 miles service area
  - » National standard = 6 acres of parkland/1000 people

Park Name	Acreage
Sports Park	56.40 acres
Woodland Park	47.83 acres
Willoughby Heritage Farm	39.89 acres
Glidden Park	32.05 acres
Aqua Park	14.13 acres
Schnucks Memorial Park	9.76 acres
Morris Hills Park	3.41 acres
D.D. Collins House	1.3 acres
Mutts on Main Dog Park	0.22 acres
<b>Total</b>	<b>205.00 acres</b>

Table 1: Existing Collinsville Park Land Acreage

Schnuck’s Memorial Park and the Aqua Park have been classified as Neighborhood Parks. Woodland Park, Glidden Park, Jaycee Sports Complex and Willoughby Heritage Farm and Conservation Area have been classified as District Parks. Collinsville has no Metropolitan Parks or Regional Parks. The D.D. Collins House, Mutts on Main Dog Park and Morris Hills Park are classified as Mini Parks. There is no established standard for Mini Parks. The 2018 population of 24,621 was used to calculate Collinsville’s park land needs. To meet benchmarks, Collinsville requires 37 acres of Neighborhood Parks, 62 acres of District Parks, 98 acres of Metropolitan Parks and 148 acres of Regional Parks, as shown in Table 2 below.

In addition to Collinsville’s city parks, residents have access to nearby park land operated by other entities. To achieve an accurate picture of available park land, public park land within five miles from the borders of Collinsville were considered. Thirty-four parks were identified within this area. Six were excluded as they are

less than five acres. Parks that are located farther from Collinsville than their expected service area were excluded from the analysis; for example, Neighborhood Parks located farther than one mile and District Parks located farther than three miles from the city. After these exclusions, 20 parks outside of Collinsville were included in the park land analysis.

This includes two state parks, Horseshoe Lake (2,960 acres, 2.4 miles from the city) and Cahokia Mounds (2,220 acres abutting the city boundary). Both are classified as Regional Parks. The Southern Illinois University at Edwardsville 380 nature preserve was also classified as a Regional Park. With these, Collinsville exceeds the benchmark for Regional Park land by 5,392 acres. Seven metropolitan parks totaling 720 acres were identified, including parks owned by Madison County, the City of O’Fallon, the City of Fairview Heights, the City of Glen Carbon and the Tri-Township Park District. With these, Collinsville exceeds the benchmark for Metropolitan Park acreage by 622 acres. Five district parks totaling 183 acres were identified within the service area, including parks owned by the City of Maryville, the City of Glen Carbon and the Village of Caseyville. These parks increase the surplus of District Park land to 284 acres. No Neighborhood Parks were identified within their one-mile service area, leaving a 27 acre deficit of Neighborhood Park land. These results are shown in Table 2 below.

Classification	Parkland Standard Acreage	City of Collinsville Parkland Acreage	City of Collinsville Parkland Acreage Need (-) or Surplus	Parkland Acreage Within 5-mile Radius	5-mile Radius Parkland Acreage Need (-) or Surplus
Neighborhood Park (1.5 ac/1000 residents)	37	10	-27	0	-27
District Park (2.5 ac/1000 residents)	62	176	115	183	298
Metropolitan Park (4 ac/1000 residents)	98	0	-98	720	622
Regional Park (6 acres/1000 residents)	148	0	-148	5,540	5,392
<b>Acreage - Total</b>	<b>345</b>	<b>186</b>	<b>-159</b>	<b>6,443</b>	<b>6,284</b>

Table 2: Collinsville Park Land Analysis

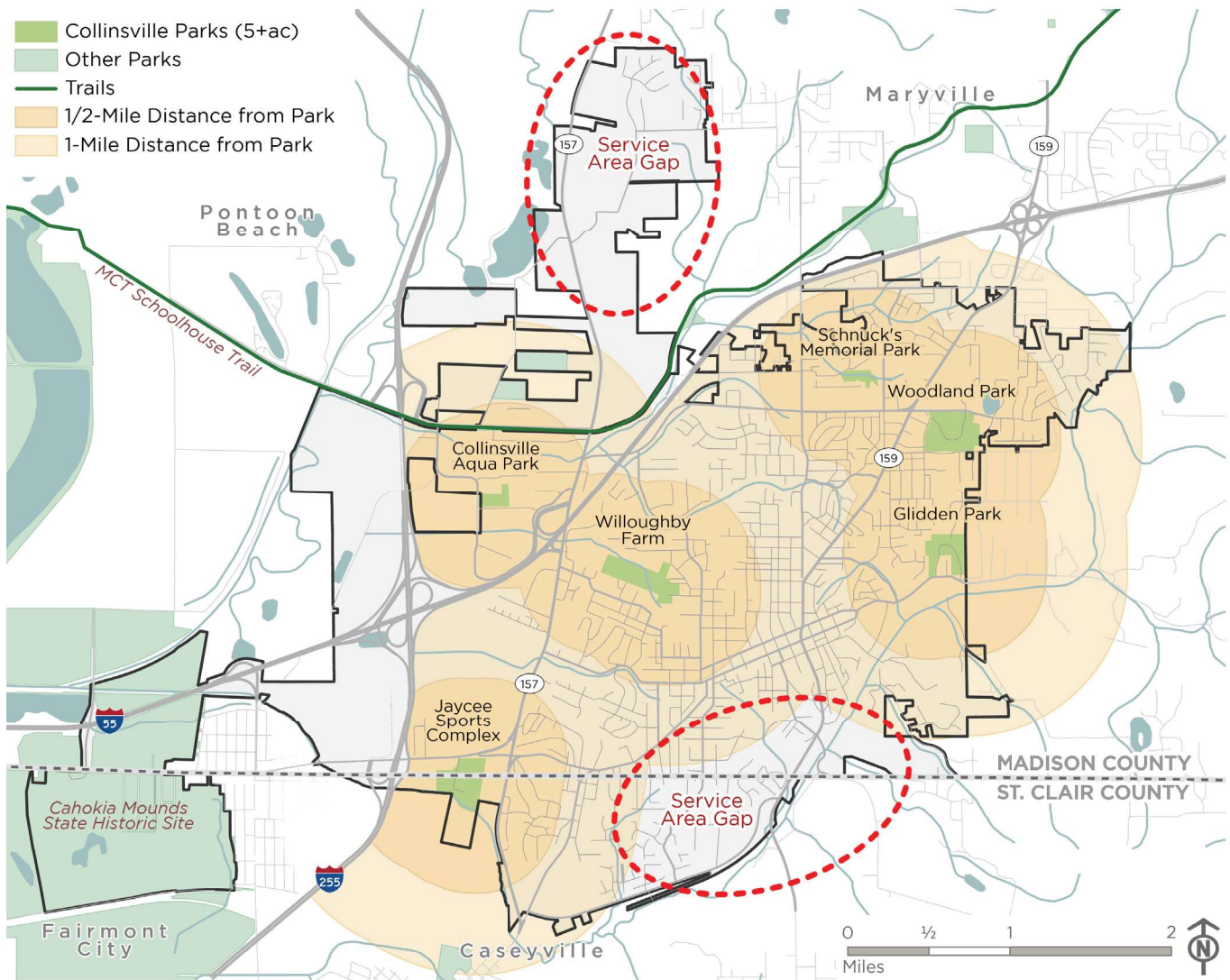


Figure 1: Collinsville Park Land Distribution Analysis

## Park Land Distribution Analysis

Another factor is the park land needs analysis is the distribution of park land within the City of Collinsville. The intention of this evaluation is to examine how evenly park land is distributed throughout the city and to determine areas of the city underserved in regards to access to park land. The park land distribution standard is to have a park within one-mile of walking distance for each city resident. For this analysis, a walking distance radius of one-mile around each Collinsville park was overlaid onto a map of the city. Major pedestrian barriers, such as interstates,

were taken into consideration, and the walkable radius was cut off at these barriers. The park land distribution map can be seen in Figure 1, above.

Through this analysis, two gaps in park land distribution were identified. The first is in the northern arm of Collinsville north of the MCT Schoolhouse Trail, west of Maryville. The second was a southern area of the city in St. Clair County. The westernmost portion of city, west of Interstate 255, is also cutoff from park land, but this area appears to be mostly farmland with few residences.

## Recreation Facilities Inventory

The recreation facilities inventory assessment compared the availability of various park and recreation facilities for Collinsville residents to standard needs based on Collinsville’s population. Like the park land analysis standards, the park facility standards were determined using information from NRPA. Each facility has its own population-based standard demand, which are determined using recreation trends and averages. The standards used for each facility evaluated are listed in the second column from the left in Table 3 below. Like the park land analysis, the facility analysis takes into consideration not only facilities maintained by the Collinsville Parks and Recreation Department, but

also other nearby facilities available for Collinsville residents to utilize. These include facilities in non-Collinsville parks, facilities at public schools (such as sports fields and playgrounds) and public golf courses. For this analysis, facilities within a 3-mile radius of the borders of Collinsville were considered. A map showing the 3-mile radius around the city of Collinsville is shown in Figure 2. For the analysis calculations, facilities outside of the Collinsville Parks and Recreation system are calculated at one half the actual quantity, due to the assumption that these facilities are not always available for use by Collinsville residents. For example, facilities owned by schools are only available when not in use by the students.

Recreation Facility	Standard <sup>1</sup>	Facility Demand <sup>3</sup>	Collinsville Facility Inventory <sup>4</sup>	Other Facilities within 3-miles of Collinsville <sup>5</sup>	Facility Need (Collinsville Facilities Only)	Facility Need (Including Facilities Owned by Others)
Swimming Pool/Aquatic Center	1 Pool/6,500	4	1	0	3	3
Baseball/Softball	1/1,545	16	15	11	1	0
Ice Skating Rink	1/108,833	0	0	0	0	0
Outdoor Amphitheater	1/10,000 <sup>2</sup>	2	0	0	2	2
Picnic Area Shelter	1/1,356	18	7	16	11	0
Lakes and Ponds	1 AC/14,000 <sup>2</sup>	18	7.5	233	10	0
Football	1/10,000*	2	1	2	1	0
Soccer	1/3,274	8	0	8	8	0
Roller Skating Rink	1/50,000 <sup>2</sup>	0	0	0	0	0
Walking/Jogging/Biking Trail (paved)	1 mile/4,446	5.5	0.3	14	5	0
Golf Course (9 Hole)	1/25,674	1	0	2	1	0
Tennis Court	1/2,333	11	5	6	6	0
Nature Trail (unpaved)	1 mile/4,814	5	3	7	2	0
Basketball Court	1/4,410	6	2	2	4	2
Volleyball Court	1/4,659	5	0	1	5	4
Multi-Use Court	1/6,073	4	0	0	4	4
Playground	1/1,379	18	7	11	11	0
Handball/Racquetball Court	1/43,187	1	0	0	1	1
Skate Park	1/50,000 <sup>2</sup>	0	0	1	0	0
Community Center	1/25,000 <sup>2</sup>	1	1	0	0	0
Open Space (acres)	8.5% of Land Area	808	187	2808	621	0
Standards from 2008-2012 Missouri SCORP unless noted *MPRA Standard						
Standards from Planning Design Studio						
Based upon Collinsville estimated 2018 population of 24,621						
Inventory based upon facilities maintained by Collinsville						
Other Recreation Facilities quantities shown reduced by 50%						

Table 3: Collinsville Recreation Facility Analysis

When considering parks, schools and other facilities not operated by Collinsville, either within the city or less than 3 miles from the city boundary, Collinsville meets the standard demand for baseball/softball fields, picnic shelters, football fields, soccer fields, playgrounds, tennis courts, paved trails and unpaved trails. When including these facilities owned by others, Collinsville has a need for three swimming pools, two outdoor amphitheatres, two basketball courts, four volleyball courts, four multi-use courts, and one handball/racquetball court. Before any of these identified needs would be included in master plan recommendations for Collinsville, the planning team will compare the results input received from the city, Collinsville residents, park stakeholders and park users. National and local park facility usage trends will

also be considered to tailor any new facility recommendations. Table 3 on the previous page shows all of the facilities evaluated, their population-based standard need, the Collinsville parks department inventory, the inventory within 3-miles (shown at one half the actual quantity), and the resulting need.

## PARK SUMMARIES

The planning team created the following summaries of Collinsville’s existing park conditions with initial improvement ideas based on observations during the planning team’s park assessments. The following pages document initial ideas, and do not represent the final improvements that will be recommended at the conclusion of the master planning process.

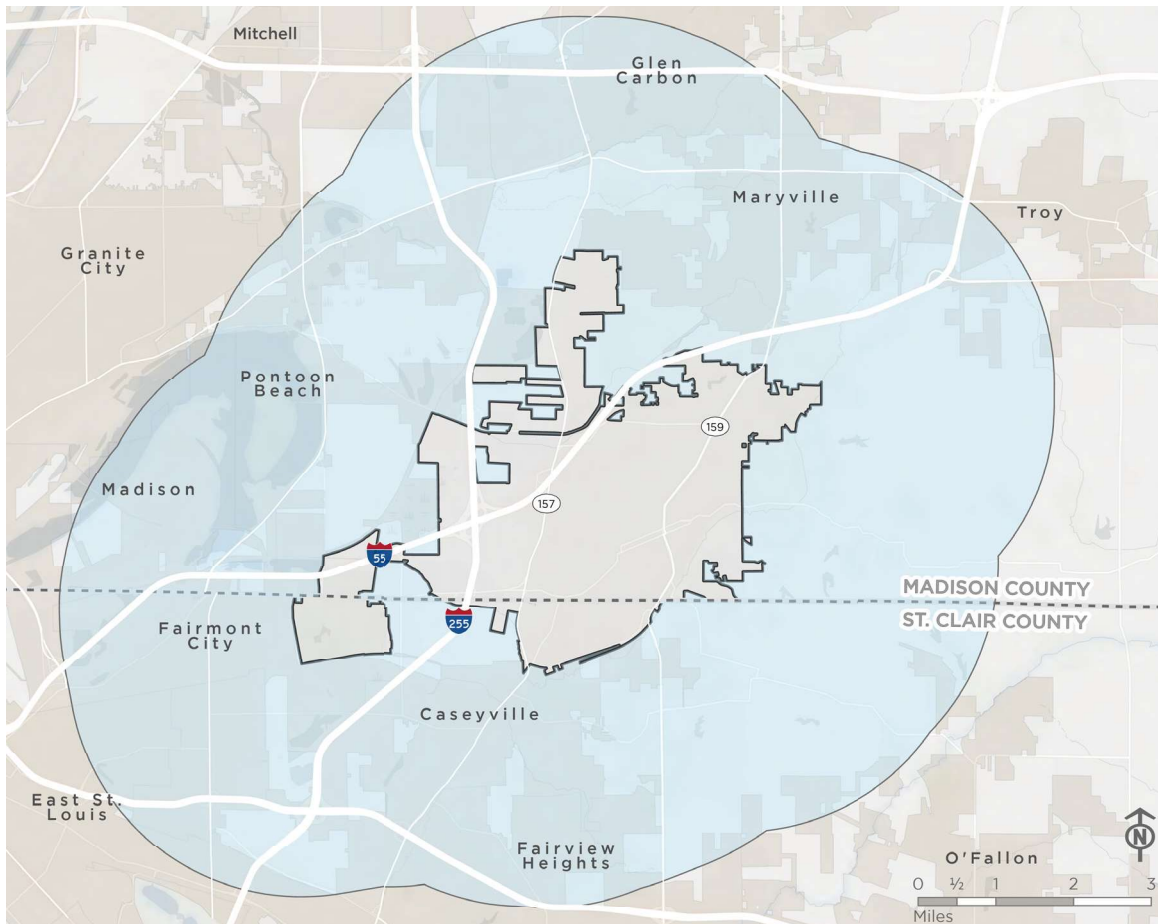


Figure 2: 3-Mile Radius Around Collinsville



## Woodland Park

### Primary Observations

- Lack of paths and connectivity
- Lacks sidewalks and safe road crossings
- Erosion where road crosses lake
- Lake needs to be dredged & deepened
- Major repairs needed on baseball fields
- Parking lots need repaving and striping
- Maintenance facility, access road and retaining wall need replacement
- Replace disc golf course map
- Restrooms need to be updated/replaced
- Wood / earth stairs need replacement
- Unused disc golf tee concrete is eyesore
- Check safety of fishing dock & railings
- Jaycee playground needs replacement
- Rotary playground needs new safety surface
- Lions & Optimist playgrounds are new

The Illinois Department of Natural Resources (DNR) evaluated the habitat quality of the lakes at Woodland Park on May 17, 2018. Fish species found include largemouth bass, bluegill, hybrid sunfish, common carp, bigmouth buffalo and golden shiner. The DNR rated the fish population of the pond as fair, with decent fishing options for bluegill, mostly of a smaller size, and largemouth bass, and recommended stocking the lake with channel catfish and largemouth bass. The found that the lake is filled with organic sediment and recommend dredging the shallow areas or a complete rehab. They also reported a fairly heavy growth of filamentous algae and leafy pondweed and recommend treating the pond with aquatic herbicides containing copper and Diquat in April or May.

### Initial Suggestions

- Update park map & directional signage
- Replace Tomahawk Field with dog park



Dated Restroom Facility at Woodland Park



Erosion Where Lake Crosses Road



Woodland Park Disc Golf Course Map Needs Update



Parking lots need repaving and striping



Facilities Need Replacement



Football concession/press box/storage building

## Jaycee Sports Complex

### Primary Observations

- Lack of walkways, ADA accessibility and pedestrian facilities throughout
- All baseball fields need leveling, better drainage, better turf, warning tracks
- Dugouts need replacement; paving needed in center of baseball quad
- Most baseball fields are not adequate size for high school play
- Facilities need replacement: some drinking fountains, lighting, spectator seating, batting cages
- Maintenance shed needs replacement
- Baseball concession and restrooms need repair or replacement
- More restrooms and storage are needed
- All parking areas need repaving and striping added
- Football field lacks buffer between sideline and fence; has dangerous low hanging utility wires

- Football concession/press box/storage building is in disrepair
- Soccer field is not level and has no striping or goals
- Park layout is unplanned and access to fields and facilities is difficult
- Mole problem in all fields
- Concession needs air conditioning, bigger space & workstations, additional outdoor seating, new grill, new freezers & fridge, soda fountain, electrical outlets

### Initial Suggestions

- Redesign for better layout of fields and amenities
- Playground for siblings of children in sports practice
- Walking loop trail around park for parents
- Park identification signage and directional signage
- Additional field sized for high school play



Football Field Lacks Buffer Between Sidelines & Fence



Concession Needs Additional Outdoor Seating



Willoughby Educational Signage Needs Replacement



Glidden Park Basketball Court Needs Repair

## Willoughby Heritage Farm and Conservation Reserve

### Primary Observations

- Lack of ADA accessibility throughout
- Park has issues with erosion
- Need for additional storage & parking
- Educational signage needs replacement
- Farmhouse and barns need repairs

### Initial Suggestions

- Outdoor classroom
- Increase parking & accessible walkways
- Update signage
- Security features / PA system
- Concession / farm store / storage

## Morris Hills Park

### Primary Observations

- All facilities are very dated
- Parking is minimal & no signage

### Initial Suggestions

- New playground & walking loop trail



Morris Hills Playground Equipment is Very Dated

## Glidden Park

### Primary Observations

- Facilities are spread out with no pedestrian connections
- Parking lots and access road in disrepair
- No ADA access to facilities; no sidewalks on roads or pedestrian crossings
- Tennis courts need cracks sealed
- Roller hockey rink needs replacement
- Playground shade structure is unstable and safety surface does not meet standards for size
- Pavilion needs repairs & new grills
- Open drainage ditch tripping hazard
- Basketball court is in disrepair

### Initial Suggestions

- New restrooms close to pavilion
- Park sign at Branch & Ridgewood
- Walking paths and pedestrian amenities
- Pickleball courts



Glidden Safety Surface Does Not Meet Size Standard

## Schnuck's Memorial Park

### Primary Observations

- No ADA accessible access; no path at all to fishing dock
- Limited parking and seating
- Lake is shallow and has too much algae
- Park has poor drainage and issues with erosion; retaining wall needs repair
- Gazebo needs repairs
- Trash cans need replacing
- Park sign needs replacement

The Illinois Department of Natural Resources (DNR) evaluated the habitat quality of the lake at Schnuck's Park on May 17, 2018. The fish species the found included bluegill, hybrid sunfish, golden shiner, warmouth, yellow bullhead and channel catfish. The fish community is out of balance and undesirable for recreational fishing; it is overpopulated with stunted sunfish and golden shiners and has no predatory fish like large mouth bass. The lake is filled with sediment and has a maximum depth of only 5 feet, making maintaining a healthy fish community difficult. The solution is to dredge and remove all the sediment. The lake also has a heavy growth of filamentous algae and leafy pondweed, which may require treatment with aquatic herbicides.

### Initial Suggestions

- Lake dredging
- Additional picnic shelter with electricity
- Add lighting
- Add path to dock and walking trail



Schnuck's Lake is Overgrown with Algae and Pond-

## D.D. Collins House & Park

### Primary Observations

- Historic house may need roof repairs, exterior paint
- Lack of outdoor seating
- Field next to house has potential for event programming if electric access is added
- Lack of permanent restroom
- Opportunity for more interpretive signage
- Opportunity to expand food garden
- Landscape is well maintained

### Initial Suggestions

- More shade – trees or shelter
- ADA accessible sidewalks
- More educational signage
- More parking
- Electric in field next to house for events
- Permanent public restroom



D.D. Collins House Permanent Restroom Needed



D,D, Collins House Landscape is Well Maintained



Mutts on Main Dog Park Lacks Play Features

## Mutts on Main Dog Park

### Primary Observations

- Signage needs to be replaced
- Better small dog fencing needed
- No parking available
- Water grate needs to be removed

### Initial Suggestions

- Add play features
- Add more seating
- Plant more trees for shade

## Activity Center / Aqua Park

### Primary Observations

- Facilities are in good condition overall but dated and in need of surface improvements
- Park users expressed a need for a competition sized pool and more features for older children and teenagers
- Aqua Park tree house play & slide feature needs new paint, gaskets and safety netting
- No ADA compliant pool access
- Panel missing from solar panel shade structure in parking area

### Initial Suggestions

- Complete surface repairs needed to floors, walls, etc.
- Complete repairs needed on systems, and facilities described in detail in the facilities audit
- Increase marketing

## Summary

The Collinsville park system has many unique assets and a devoted staff. Citizens are happy with the improvements they have seen in recent years. While many facilities need to be upgraded, the parks are all in usable condition and improvements can be made incrementally.



Tree House Structure Needs Maintenance



Some Repairs Needed on Aqua Park Systems



Solar Panel Shade Structure Missing Panel

## PROGRAM AND OPERATIONS

The City's Parks & Recreation Department is in a unique position given the transition from a Park & Recreation District to a City supported Department. One of the unique aspects of the transition is a lack of institutional knowledge and history of programs and services that have been provided to the community in the past. While the lack of information is challenging in the development of a master plan, it also provides the current administration and the City opportunities to redefine the purpose of the department. The consultants at Ballard\*King (B\*K) performed an analysis of the programs and operations at three different areas of the parks and recreation system: Willoughby Heritage Farm and Conservation Reserve, Activity Center, and the Jaycee Sports Complex.

### Willoughby Heritage Farm and Conservation Reserve

#### **Description (from City's website):**

Willoughby Heritage Farm and Conservation Reserve is a public park where the City has recreated an atmosphere inspired by the 1940's farm life, complete with tractors, barns, a 1930s Craftsman style Farm House, and even live animals like donkeys, steer, chickens, and goats. There are over 30 acres of wildlife preserve complete with hiking trails, bridges, and vistas overlooking the prairie and other areas.

#### **Access:**

The Farm is classified as a "park" by the City there is no admission rates to access the facility. There are multiple areas at the Farm for small to large groups to gather in an organized or unorganized way. Because of the free access and multiple locations on property, the staff have noticed that at times throughout the year (weather dependent), the facility functions as a pseudo-teen center.

#### **Service Area:**

Based on completing other master plans and B\*K's familiarity with this type of amenity, the Farm would classify this park as one with a regional draw. There are not many, if any, parks with these unique characteristics in the area, especially given that the Farm is in the middle of the community.

#### **Staffing:**

Currently there are 3 full-time staff located at the Farm:

- Superintendent (f/t)
- Farm Maintenance (f/t)
- Education & Volunteer Coordinator (f/t)
- One Permanent Part-Time

It is noteworthy that the full-time staff at the Farm transitioned from being part of the District staff to now being City staff. Specific to the operation of the Farm this was an important move to maintain some of the institutional knowledge with such a unique amenity.

A unique characteristic of the Farm is the groups that volunteer time to complete various tasks.

- Wednesdays – group of 15-20 volunteers that are on-site volunteering.
- Local businesses do some volunteering.
- Approximately 1,500 volunteer hours over a calendar year.

#### **Programs & Program Season:**

Currently the Farm can be accessed year round, like any other park in the City's inventory. The focus of programming that takes place at the Farm is in the Spring and Fall months, and the same can be said for rentals. The Summer and Winter seasons are a challenge for the Farm regarding programs and rentals because of the lack of indoor conditioned spaces. For both programs and rentals, the Farm employs a Resident vs. Non-Resident fee structure, which B\*K would recommend the department continues this practice. Currently the price point for various

programs is set by staff. In setting prices, the staff works to maximize participation with fee structure, while at the same time capturing direct costs of the program.

There are multiple opportunities for rentals on the Farm; Farm Rental Package, Bank Barn, Carl Shultze Pavilion, Full Farm Rental, 1st Floor House Rental, Picnic Sites, Chicken Pergola, etc. For the various rentals the price points are market driven based on comparable rental locations in the community.

**Cost Recovery:**

While the Farm is not a new amenity, there has been a change in administration and with that comes new goals and opportunities. Some of those can come in terms of finances.

Currently the Farm recovers 20-25% of their operating costs through programs, rental fees, grants, etc. There is a stated goal that the staff and Department want to improve the cost recovery of the Farm, with the acknowledgment that an amenity of this nature and design will in all likelihood not be able to pay for itself and recover 100% of its operating expenses.

B\*K would agree with both statements that have been made by staff. If the Farm stays in its current configuration the likelihood of dramatically increasing the cost recovery level will be challenging. However, if some capital improvements are made to the facilities it could extend the program season and allow for greater revenue generation.

**Ideas:**

There are a number of ideas that would enhance the programming and rentals that take place at the Farm. While all these enhancements would come with a price tag, they would also correlate to increased revenue generation.

- Need for indoor space. Space that is heated in the winter months and air conditioned during the summer.



Goat Enclosure at Willoughby Heritage Farm and Conservation Reserve

- Office space. Dedicated office space, as opposed to current mode of operation.
- Classroom/Education space dedicated on the property, potentially incorporated into an existing structure.
- Petting Zoo.
- Low Ropes Challenge Course.
- Round Barn (this would complete the inventory of all barn types in the State).
- Goat Rental.
- Environmental Education Program Expansion.
- Volunteer Program Expansion.
- Team Building Opportunities.
- Erosion Mitigation.
- Continue Pseudo Teen Center – Expand Programs & Opportunities to Engage.

It is the opinion of B\*K that Willoughby Heritage Farm and Conservation Reserve is a truly unique amenity within the Department’s inventory. In addition to the ideas mentioned through discussion with staff, B\*K would also recommend enhanced wayfinding within the community to identify the Farm. It may sound trivial; however, the Farm is not easy to find within the community.

## Activity Center

### Description:

The Activity Center is located next to the Collinsville Aqua Park. It serves as the main office for the Parks & Recreation Department. In addition to officing the Department, it also serves as a lifeguard office and with Guest Service Office for the Aqua Park. Finally, the Activity Center has a series of 4 rooms that can accommodate a variety of programs and/or special events. Currently the Activity Center focus is on Birthday Parties and Event Rentals.

### Access:

The Activity Center operates under normal business hours as it houses the Department. However, operational hours can extend to evenings and weekends depending on programs and events.

### Service Area:

This type of facility and based on its configuration is viewed as a community asset, as such the service area is the City of Collinsville proper.

### Staffing:

- Recreation Superintendent – responsible for programming the Activity Center and oversees staff that are present during rentals
- Program Staff – Some are contractors that work on a 70/30 revenue split. For programs like camps, swim lessons, etc. those instructors are part-time employees
- Parks & Recreation Director
- Parks Superintendent
  - Four Full Time
  - Seasonal Part Time during the summer months
- Aquatics Superintendent
- Executive Assistant

B\*K would suggest that the Jaycee Sports Complex is going to have a significant impact on the workload of the parks staff, and the programming staff. As such, consideration should be given for additional full-time staff in those areas. The exact number will be dependent on the level of programming, rentals and special events that may take place at that location.



Activity Center front entrance



### **Programs & Program Season:**

The Activity Center is currently in a re-building mode. Since the formation of the Department many of the programs and rentals that took place in this facility have dissolved. As such Department leadership and programming staff are looking at ways to program the Activity Center year around.

Opportunities for revenue generating ideas include:

- Rentals & Themed Birthday Parties (staff is already doing)
- Arts & Education Programming (all ages)
- STEAM Programming (Science, Technology, Engineering, Art, Math)
- Preschool Programs
- Educational Seminars
- Low Impact Aerobics (seniors)
- Summer Camp & Specialty Camps

The list of programming possibilities for the space are only limited by the space itself. As staff moves forward with programs it will be important to take a systematic approach and add quality programming, not quantity.

### **Cost Recovery:**

Because Department Administration is housed in this location there is not a cost recovery goal for the facility. B\*K would suggest that for programs taking place in the facility the staff adopt much the same approach as the Farm. Attempt to offer a wide variety of programs to as many participants as possible, while covering direct costs associated with the program including consumables and staffing.

### **Ideas:**

B\*K has already listed some of the program ideas for the Activity Center, and the staff housed there are also developing lists of programs that they want to offer. The Activity Center is beginning to age and is showing that age. As such, it will be important for the Department to re-invest in the facility. Simple fixes like lobby furniture, paint and new flooring will go a long way in modernizing the facility and increasing

the appeal to the renter and program participant.

Like the Farm, many in the community wonder, “What do you do there?” in reference to the Activity Center. Gaining a reputation in the community will be an important next step.

## **Jaycee Sports Complex**

### **Description:**

The Jaycee Sports Complex was gifted to the City of Collinsville. The location houses several softball fields, baseball fields, and two rectangle fields.

Upon entering the Sports Complex there are three practice baseball fields to the west. The Turn 2 building is to the east with a football practice field running north south. The lime pits are to the south, beyond the three practice baseball fields. As you move through the park you come to the Raiders Complex. This includes a full football field, building, restrooms, concessions. The southeast corner of the property accommodates two practice diamonds. Then there are two full-size baseball fields (13+). As you move through the parking lot to the northeast there is a softball diamond that is used by the high school girls' varsity team, as well as a concession building with restrooms. Beyond concessions there is a 4-leaf clover of softball fields, one field in the clover is the Junior Varsity field for the high school team. As mentioned, the City acquired this property and with it some unique challenges and opportunities. In no specific order of importance:

- **Staffing.** There was no additional staffing added when this piece of property came to the City. If the Parks & Recreation Department is to operate this facility so that it can accommodate programs, rentals, and tournaments it will require, at a minimum one full-time staff dedicated to programming and two full-time staff dedicated to maintenance and grounds work.

- **Undefined Partnerships.** The Raiders are tenants on the property, but there is not a current use agreement or Memorandum of Understanding between the City and that organization. Turn 2 is a private baseball/youth sports organization. They have a building next door to the park and a building on the property. Again, like the Raiders, there is not a current use agreement or Memorandum of Understanding between the City and that organization. Putting use agreements and/or MOU's together with these agencies should be a priority. Documents should spell out who has access to these facilities, and when. Documents should also outline the City expectations regarding the buildings and level of maintenance that is required. Finally, documents should outline whether the organizations are compensating the City in the form of lease, donation of labor, etc.
- **Turn 2.** This organization's sole focus is youth baseball and softball. Their proximity to the park and having a building on park property creates the potential for a unique public-private

partnership. The unspoken interest of the group is to turn the Jaycee Sports Complex into a regional destination for youth sports. In order for that to happen, it will require significant reconfiguration of the property, along with investment in infrastructure to accommodate large event. Not only will the City need to decide if they want to get into the business of youth sports or youth sports competition, but also if they are willing to make a large enough investment to compete with facilities like that of the O'Fallon Family Sports Park. Facilities that have youth sports appeal and draw for weekend tournaments can have a positive economic impact on the community, as is the case in O'Fallon. But, like in O'Fallon, the facilities do not typically generate 100% of their operational expenses.

- **School District.** There is already an existing partnership between the City and the School District with use of diamonds for JV and Varsity sports. That partnership needs to be refreshed to ensure that all parties fully understand their commitments.



Baseball field at Jaycee Sports Complex

- **Expansion.** Given some of the adjacent property there is the possibility to expand the Jaycee Sports Complex. Increasing the footprint of the property would allow for more playable surfaces and more infrastructure.
- **Fields.** The Jaycee Sports Complex needs a master plan that identifies the number of diamonds and rectangles it can currently accommodate and could potentially accommodate in the future. Currently, participation in baseball and softball are on a downward trend. Most recreation departments are offering entry level programming, and then partnering with youth sports organizations like Turn 2. In contrast participation in field sports like soccer, lacrosse, and field hockey are on the rise, while football (tackle) is declining. To be able to accommodate local tournaments and programming it would require at least four diamonds and four rectangles, which the current property could potentially accommodate. To be in the conversation for attracting regional and/or national level tournaments it would require at least eight diamonds

and eight rectangles, which B\*K does not believe the current or future expanded property could accommodate.

- **Additional Amenities.** As one looks at the Sports Complex the additional amenities that are located at this site will be critical. Restroom facilities, concessions, and non-sports amenities will be important if the City looks to attract events to the location.
- **Wayfinding.** As is the case with the Farm and the Activity Center there is not a lot of wayfinding within the community that points one in the direction of the Sports Complex. Equally important once you are at the Sports Complex, signage announcing that you have arrived and what field you might be at is non-existent.

**Service Area:**

Based on completing other master plans and B\*K’s familiarity with this type of amenity, the Sports Complex would classify as a local amenity with regional potential. A unique challenge facing the City is the facility that the City of O’Fallon operates and entering that market.



Informal soccer field at Jaycee Sports Complex



Football field at Jaycee Sports Complex

### **Staffing:**

There is no staffing dedicated to Jaycee Sports Complex. B\*K would recommend the following, at minimum.

- Superintendent (1 full-time)
- Park Maintenance (2 full-time)
- Seasonal Part-Time (numerous)

### **Programs & Program Season:**

The focus of a sports complex is to extend the playable season as much as possible. If the facility has natural grass fields (diamonds or rectangles) and appropriate drainage, it is not uncommon for a season to go from April-early October. That season is typical for the geographic location of Collinsville. The introduction of synthetic turf allows that season to stretch from late-February, early-March through Mid-November. The point being, that with either surface there is a finite amount of programmable season. In terms of programs the Department must give serious consideration to whether they want to be in the business of youth sports, knowing that there are a few options.

- **Programmer.** The Department may take the position that they are going to be a programmer. In this instance they would offer entry level youth sports programming for grades preschool through fifth grade. As the grades increase the Department would likely see a decrease in participation as kids moved into a competitive league. Another program area that the Department may enter is adult sports.
- **Renter.** The Department may decide that they will rent the Jaycee Sports Complex to youth sports and adult sports groups that will provide a full range of programming to the residents of Collinsville and beyond. In this instance the Department would work with various groups that wanted to rent time at the Sports Complex and manage rental agreements. They would direct interested participants to these groups.
- **Combination.** The Department may choose to do a blending of both and run

some programming and at the same time rent the space to other groups. Lastly, if the City does choose to make the investment in the Jaycee Sports Complex and turn it into a competition level facility, they will have to determine how they solicit competitions to their location. This may require an additional staff person, or it may be a service to contract out to a third party like Turn 2.

**Cost Recovery:**

For a facility like the sports complex the ability to recover cost will tie directly back to the investment that is made in the facility. Given the facility’s current state cost recovery would range from 35-50%. If the City were to invest in the facility and make it tournament-ready, the cost recovery could jump to more than 80% (neither of those numbers consider any economic impact.)

**Items for consideration:**

- Configure a minimum of four softball, two baseball and four rectangle fields. This will support programming, facilitate local and some regional rentals, and appeal to current and future partners.
  - Diamonds should be fenced, with the possibility of using temporary fencing to adjust outfield depth.
  - Scoreboards are a necessity.
  - Field numbering and/or naming.
- Develop a main entry and sense of place with wayfinding.
- Redevelop the concessions/restroom facility in a more centralized hub.
- Consider inclusion of multiple batting cages with a synthetic turf surface for year around use.
- Consider inclusion of WiFi access.
- Adequate shade should be included on the property.
- Consider inclusion of a significant playground structure, potentially with a theme, or consider an all abilities playground.

It is the opinion of B\*K that the Jaycee Sports Complex has the potential to be a very nice facility that can support the needs of the local community and the local user groups. It is also the opinion of B\*K that entering the youth competitive sports market, either has a programmer, or renter of space is something that the Department needs to give careful consideration to. The existence of the O’Fallon Family Sports Park in the same market, is going to make attracting similar events to the Jaycee Sports Complex a challenge.

**Other Department-Wide Items**

The Collinsville Parks & Recreation Department is in the process of re-inventing itself under new leadership and being a City of Collinsville department. As such there are some additional items that the Department needs to implement or continue moving forward on existing progress.

**Programs:**

The Department needs to have clear direction on the types of programs that are going to be offered at each of their facility locations, and what the financial goals of those programs are. B\*K would recommend two items to assist in this process:

1. Development of a program proposal. Such a document would help staff in the identification of the number of staff needed and materials required to offer a program. These costs combined with the potential number of participants will assist the programmers in determining a fee for programs. Combined with a program proposal should be a timeline for when new programs are rolled out to the public. This is typically in conjunction with a new season. B\*K is a strong proponent of breaking programming seasons into Winter/Spring, Summer, and Fall.
2. Development of a program pyramid. The Department needs to develop a program pyramid to help them ensure that they

are either offering programs to the full participant spectrum or focusing on a target market. A program pyramid is a visualization tool that shows the balance of rate of participation with the cost of programs. A program pyramid can be facility specific, or Department wide.

**Rate Structure:**

In the transition from previous administration of the system to now a City Department there is a three-tier system for fees; Resident, CARD rate, Non-Resident. As the Department continues to try and distance itself from CARD, B\*K would strongly recommend the move to a Resident and Non-Resident rate structure

**Advertising:**

The main forms of advertising for the Department fall into three areas. Those areas are identified below, along with recommendations.

**Website.** The City’s website is easy to navigate, and it is great that Parks & Rec has it only launch point from the main page. The Department, and City, should consider maintaining this for an extended period, especially as residents become more accustomed to Parks & Recreation being a City Department.

- **Social Media.** The forms of social media that B\*K finds most departments to be successful with are Facebook

and Instagram. As the Department continues to grow, maintaining a site for Collinsville Parks & Recreation on both platforms should be adequate, and allow the department to share information on everything that takes place. As the Department grows, it may be worthwhile to consider a Department site on those platforms, along with one for the Aqua Park, Jaycee Sports Complex, and Willoughby Farm. Keeping social media up to date with current information on facilities, programs, and special events will be a worthwhile investment.

- **Brochure.** 15-20 years ago, every recreation department developed a program brochure, and while they are still popular, they are no longer a forgone conclusion. As we become more and more digital some departments are questioning the development of a printed brochure. Given the transition that Collinsville Parks & Recreation has gone through, B\*K would recommend the development of a program brochure three times per year and distributing to residents for two full-year cycles. In addition to distributing to residents, posting the brochure online is equally important. After the two year cycle, the Department should evaluate the time and investment of a printed brochure, and consider a digital platform only.



Glidden Park Remote Control Car Track

# **SECTION 3**

## **CONCEPTS AND MASTER PLAN**

# MASTER PLAN

## Collinsville Parks & Recreation Master Plan

### COMMUNITY RECREATION VISION

This plan envisions ways to excel in meeting the recreational needs of Collinsville residents and to provide high quality facilities and programs with a regional draw, bringing a wider community of people together and stimulating the local economy. The strategy includes investing in Collinsville's existing parks and facilities and providing new facilities and expanded programming. These efforts have the potential to bring Collinsville's parks and recreation facilities to a quality that rivals the best in the region.

In this vision, Collinsville hosts regional sports tournaments at the re-visioned and redesigned, state of the art Jaycee Sports Complex. Swimming and diving tournaments are hosted for the regional community with a competition-sized lap pool at the Collinsville Aqua Park. The Aqua

Park hosts stimulating facilities appropriate for all ages of swimmers, has a sustainable membership base and hosts both local and regional visitors. The Activity Center is the epicenter of community activity, with a renovated interior, central gathering space, rentable event spaces and a full menu of enrichment programming. Willoughby Heritage Farm and Conservation Reserve is a regular destination for the Collinsville community and beyond, hosting community activities, private events, and a variety of programming in their indoor and outdoor classrooms. It is a gathering space for youth, with facilities and programming to stimulate and challenge them. Woodland Park is the go-to destination for Saturday picnics, morning play-dates and disc golf games. The D.D. Collins House provides additional community event space that brings the community together with programming like farmer's markets, festivals and outdoor concerts.







Figure 1: The Master Plan Recommendation Process

## CONCEPT DEVELOPMENT PROCESS

The data collection and analysis phases of the master planning process lead to the development of a program statement composed of opportunities for each park. This program statement is intended to serve as a guide for the future direction of the Collinsville Parks and Recreation Department.

The program statement represents overarching birds-eye level objectives for each park. These objectives were the result of a tested planning process and analysis of input from city staff, stakeholders and the public, diagrammed in Figure 1 above. The objectives were synthesized from investigations, public input, benchmarking and analysis. The residents of Collinsville were consulted and asked to provide feedback at every step of the master planning process. In the concept development phase of the planning process, these objectives were fleshed out into conceptual plans for each park consisting of both text and a visual bubble diagram map.

The park concepts were reviewed by the public at an online public meeting on June 10, 2020 and through an online survey, as well as by city staff. Feedback received was incorporated into the concept plans, which were then further refined into the overall parks and recreation master plan.

The following page contains the input received from the online survey on the initial master plan recommendations. Next is the program statement with development objectives for each park and the overall master plan graphic (Figure 4). The graphic provides a visual overview of the primary development objectives for each Collinsville park. The text of this report section includes a more thorough overview of the concepts under consideration and improvements needed for each park and facility, including descriptions of the ideas, budget development costs, and a conceptual map of potential locations for each improvement. Then, operations and programming recommendations are provided. Finally, strategies for implementation and funding options are considered.

# MASTER PLAN DRAFT RECOMMENDATIONS SURVEY RESULTS

The Master Plan Draft Recommendations online survey asked respondents to rate the importance of the initial improvements suggested for each park facility and for the park system overall. The survey collected 117 responses between June 23 and July 8, 2020. The results of the survey are described below.

## Overall Park System

### Most highly rated new facility recommendations:

1. More Walking Paths
2. Year-Round Restrooms
3. New Bike Trails
4. Nature Play Area
5. Multi-Use Court

### Write-in comments included:

- Add a larger lap lane pool (commented 10 times)
- Better Basketball Courts (commented 2 times)
- Better Gathering Places / Pavilions (commented 2 times)
- Splash Pad
- All-inclusive, All-Ages Playground

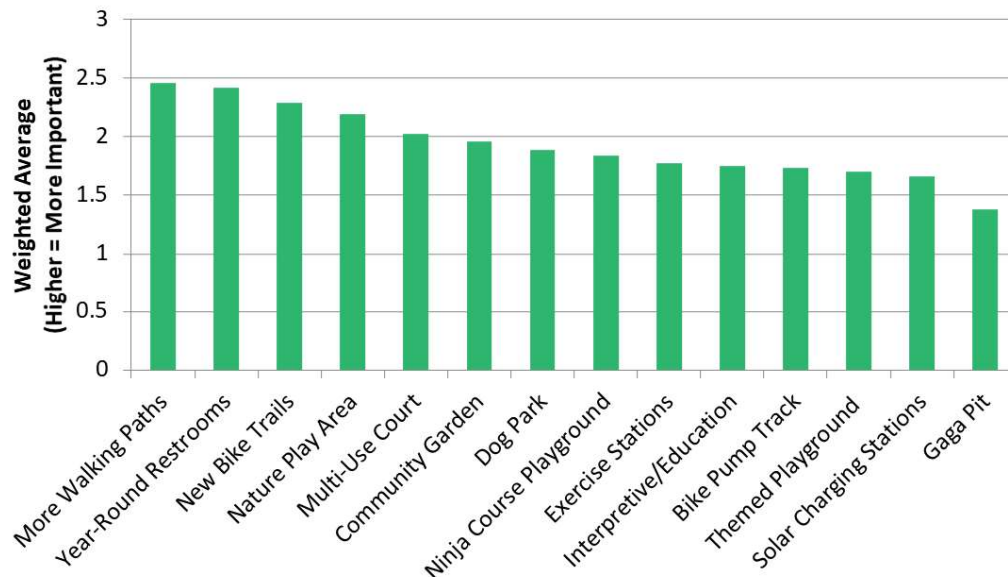


Figure 2: Full Survey Results on New Recreation Facility Suggestions for the Overall Park System

## Activity Center / Aqua Park

### The most highly rated new facility recommendations:

1. Lap Pool & Swimming Competition Space
2. New Splash Pad
3. Walking Trail Around the Park
4. Public Plaza Gathering Space

### Write-in comments included:

- Larger Lap Pool / Adult Pool Area (commented 3 times)
- Add Driving Range or Putting facility
- Bring Back the “FlowRider”

### Priorities for existing facility improvements:

1. Redesign & Rebuild the Lazy River
2. Interior Renovations of Activity Center Building
3. Interior Renovations of the Concessions Building
4. Enhance Landscape Around the Activity Center

## Jaycee Sports Complex

### Most highly rated new facility recommendations:

1. New Restrooms
2. 300' Tournament Quality Baseball / Softball Field

3. Multi-Purpose Fields & Youth Practice Fields
4. Walking Trail Around the Entire Park
5. Central Gathering Space with Drop-off Area

**Write-in comments included:**

- More Space for Practice Soccer or Multi-Purpose Fields
- Multiple Sizes of Baseball / Softball Fields for Different Ages
- Splash Pad
- Move Fletcher Field to Jaycee Sports Park

## Willoughby Heritage Farm and Conservation Reserve

**Most highly rated new facility recommendations:**

1. Additional Parking
2. Year-Round Event Structure & Administrative Space
3. Infrastructure Support for Programming
4. Outdoor Classrooms
5. Better Connections to Downtown Collinsville

**Write-in comments included:**

- More Interpretive Materials Along Trails
- More Trails
- Add Security Cameras

**Priorities for existing facility improvements:**

Improving animal enclosures was “high priority” to 49% of respondents and “medium priority” to 39%. Converting the Farmhouse into a 1930’s Farm Museum was “high priority” to 16% of respondents and “medium priority” to 45%.

## Woodland Park

**Most highly rated new facility recommendations:**

1. Year-Round Restrooms
2. Loop Trail Around the Park
3. New Basketball and Multi-Use Courts
4. Trails to Glidden Park along Right-of-Way
5. Dog Park to Replace Tomahawk Field

**Write-in comments included:**

- Skate Park
- Community Garden or Butterfly Garden
- More Paths Between Facilities with Benches

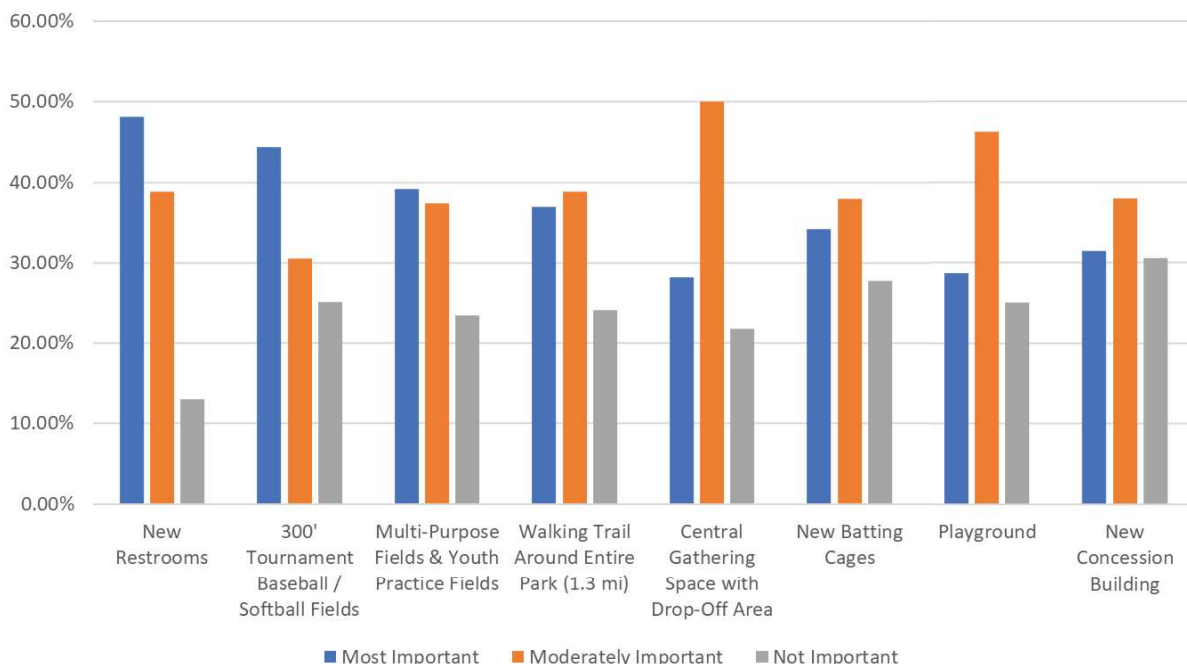


Figure 3: Full Survey Results on New Recreation Facility Suggestions for Jaycee Sports Complex

- Replace Tomahawk Field with Multi-Purpose or Practice Soccer Field
- Have Local Businesses Sponsor Christmas Light Event

**Priorities for existing facility improvements:**

1. Dredge Lakes and add Plantings
2. Convert Tomahawk Field to Dog Park
3. Repair Fletcher Field & add Access to Field Behind for Warm-Up Use
4. Relocate Fletcher Field to Renovated Jaycee Sports Complex
5. Remove Old Wood Bridge, Disc Golf Pads and Concrete Steps

## Schnuck's Memorial Park

**Most highly rated new facility recommendations:**

1. Natural Plantings on Slope to Reduce Maintenance
2. Loop Trail Around the Park
3. Drinking Fountain
4. Boardwalk Over Lake on South Side
5. New Park Sign

**Write-in comments included:**

- Add Security Cameras

**Priorities for existing facility improvements:**

Repairing the retaining wall behind the playground was a high or medium priority for 75% of respondents. Dredging the lake and adding naturalized edge plantings was a high or medium priority for 70%.

## Glidden Park

**Most highly rated new facility recommendations:**

1. New Winter Programming for Kids
2. Year-Round Restroom / Warming House Near Sledding Hill
3. Connecting Trail to Woodland park
4. Erosion Control Improvements
5. Expanded Loop Trail Around Park

**Write-in comments included:**

- Skate Park
- Add Hockey Goals to Skate Rink
- Splash Pad
- Add Protective Barrier Along Road at Sled Hill

## Morris Hills Park

**Most highly rated new facility recommendations:**

1. Play Feature Like Climbing Boulders or Net Structure
2. Short Loop Path and Native Plantings
3. Tree Nursery for City Use

**Write-in comments included:**

- Sitting Areas
- Nature Education Components
- Dog Park

## DD Collins House

**Most highly rated new facility recommendations:**

1. Community Event Building & Restroom (in adjacent open space)
2. Community Plaza & Event Space (in adjacent open space)
3. New Shade Structure (at Mutts on Main Dog Park)
4. Historic Themed Outdoor Kitchen
5. Accessible Raised Planting Beds

**Write-in comments included:**

- Add walking or biking trails
- Add a playground
- Add a splash pad
- Add naturalized areas or Pollinator Garden

## PROGRAM STATEMENT

1. Activity Center: Create a well-utilized, accessible community event space through building improvements, increased enrichment programming, rental opportunities, and expanded advertisement of the space.
2. Aqua Park: Provide aquatic facilities for all ages and enable Collinsville to host swimming competitions through a tournament sized lap lane pool, an outdoor community gathering space, a loop trail and existing facility improvements.
3. Jaycee Sports Complex: Create a high quality sports park with smooth traffic flow and accommodations for all ages and abilities. Enable Collinsville to host regional tournaments with high quality sports fields, a central gathering space with drop-off, fully accessible playground, new concession and restrooms, ample parking, water detention and a walking loop trail.
4. Willoughby Heritage Farm and Conservation Reserve: Allow expansion of programming and revenue generation through increased parking and infrastructure support for programming and rentals. Add a year-round event structure, a farm museum, improved animal enclosures and outdoor classrooms. Ensure the sustainability through runoff best management practices to reduce erosion.
5. Woodland Park: Provide a high quality community park through updated existing facilities, improved water quality of the lakes, improved pedestrian connections throughout the park and a pedestrian connection to Glidden Park.
6. Schnuck's Memorial Park: Provide community access to a healthy lake ecosystem through dredging of the lake, adding native plantings and creating a loop trail with optional boardwalk.
7. Glidden Park: Increase park usage through updating of existing facilities, improved pedestrian connections within the park and increased winter programming opportunities.
8. Morris Hills Park: Create a neighborhood play space with a climbing feature; create either a walking loop path or a fenced arboretum for city use.
9. D.D. Collins House: Increase programming options with a community event plaza or community event building and a historic-themed outdoor kitchen.
10. Mutts on Main Dog Park: Improve the user experience with improved signage and increased shade.
11. Public Art & Water Play: The city will look for opportunities to install public art that could also be a climbing feature and an interactive water feature, such as a splash pad or a playable fountain.

The following pages contain the master plan recommendations for each park, followed by system-wide recommendations.



Play fountain / splash pad example

# Collinsville Parks & Recreation Master Plan

## Willoughby Herit Farm & Conserva Reserve

- Additional Parking
- Year-round event str
- Programming infrast
- Improved animal enc
- Outdoor classrooms
- Farm house museum
- Stormwater retentio

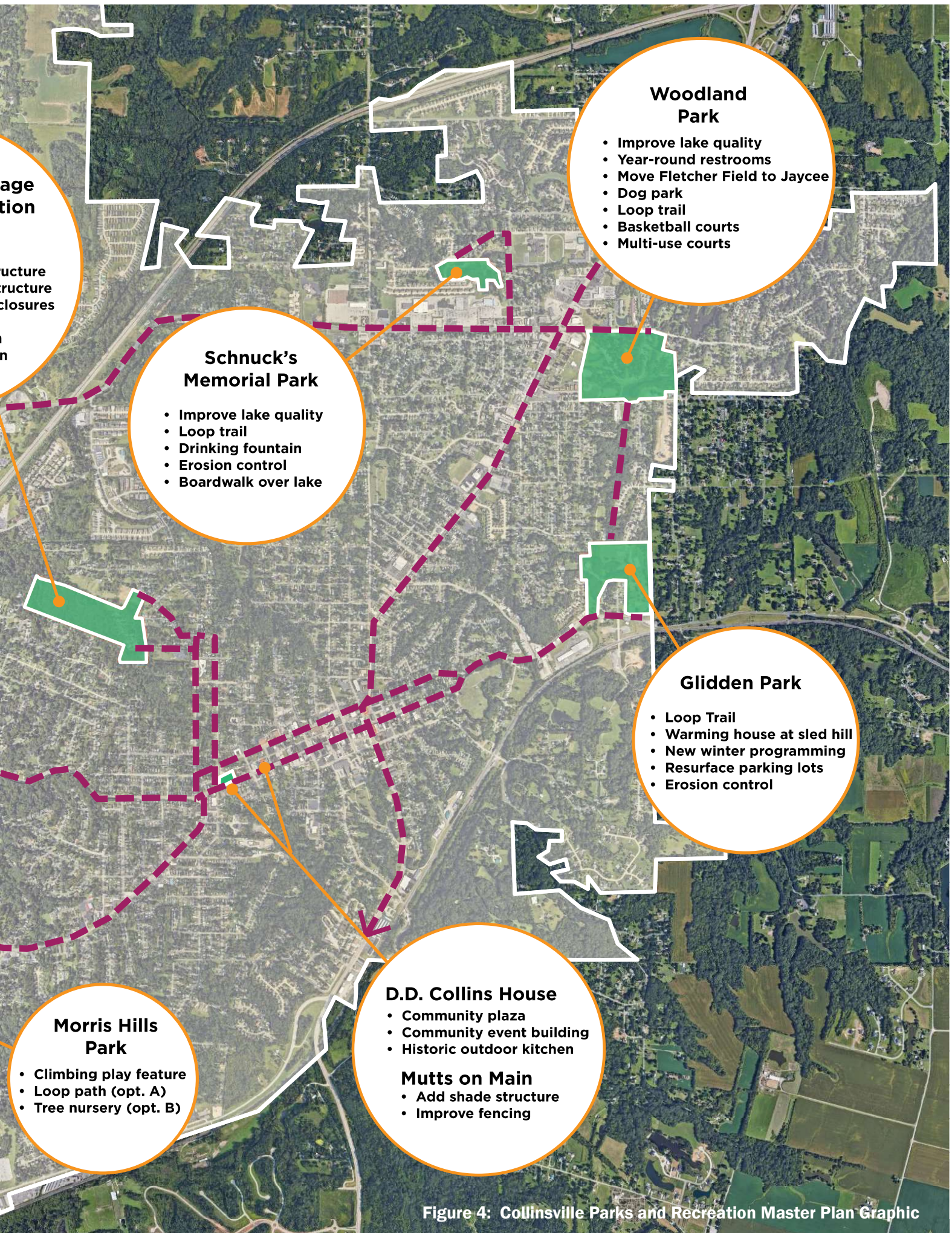
## Aqua Park & Activity Center

- 6-8 Lane Competition Pool
- Splash Pad
- Public Plaza
- Walking Trail
- Redesign Lazy River

## Jaycee Sports Complex

- Redesign park layout
- Gathering space / drop-off
- Fully accessible playground
- New concession & restrooms
- New high quality fields
- Water detention feature
- Ample parking
- Loop trail

— — — — — Potential pedestrian  
and bicycle connections



**Woodland Park**

- Improve lake quality
- Year-round restrooms
- Move Fletcher Field to Jaycee
- Dog park
- Loop trail
- Basketball courts
- Multi-use courts

**Schnuck's Memorial Park**

- Improve lake quality
- Loop trail
- Drinking fountain
- Erosion control
- Boardwalk over lake

**Glidden Park**

- Loop Trail
- Warming house at sled hill
- New winter programming
- Resurface parking lots
- Erosion control

**Morris Hills Park**

- Climbing play feature
- Loop path (opt. A)
- Tree nursery (opt. B)

**D.D. Collins House**

- Community plaza
- Community event building
- Historic outdoor kitchen

**Mutts on Main**

- Add shade structure
- Improve fencing

Figure 4: Collinsville Parks and Recreation Master Plan Graphic

## ACTIVITY CENTER AND AQUA PARK

The Activity Center and Aqua Park facilities are over 20 years old, and need updating and improvements to accessibility and current building codes. At the time of writing, renovations based on the facilities audit described in the Data Collection section of this report have already begun.

### The vision for the Activity Center & Aqua Park is:

- A hub for community events, classes and indoor recreational programming.
- The renovated interior, modern decor and superb landscaping make it a desirable space for event rentals and community gatherings.
- The space and the programming offered there are well known and classes and events are well-attended.

### The vision for the Aqua Park is:

- A fun summer destination for all ages and a regional swimming competition venue.
- The variety of aquatic facilities provide recreation opportunities for children, teens and adults.
- The park generates steady revenue streams through membership, admission, rentals and concessions.
- A flexible operations strategy allows park hours to adjust as needed to maximize revenue vs. expenditures.
- A regular maintenance routine keeps all facilities in top condition.

The new full size lap lane pool enables the City to host regional swimming competitions, bringing increased revenue to local restaurants and hotels and increased tax dollars to the city. The pool can be closed off from or opened up to the rest of the Aqua

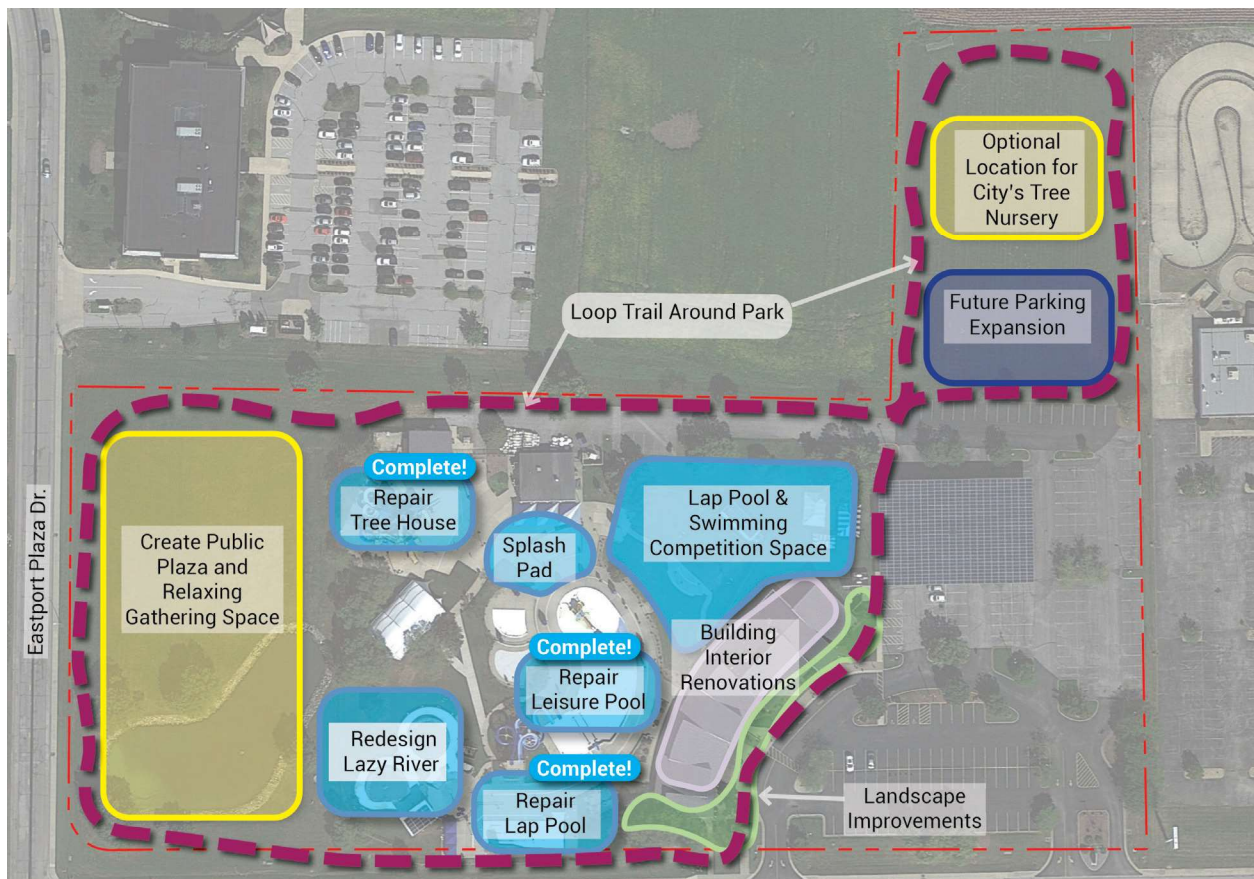


Figure 5: Activity Center and Aqua Park Conceptual Plan



AQUA PARK & ACTIVITY CENTER		
Improvement	Timeframe	Order of Magnitude Cost
Interior renovations to the Activity Center	0-3 years	\$100-250K
Interior renovations to the Concession Building	0-3 years	\$100-250K
Create a public plaza / outdoor gathering space	0-3 years	\$100-250K
Add landscaping around the Activity Center	0-3 years	<\$25K
Add a walking trail around the park	3-6 years	\$25-100K
Add 6-8 lane competition lap pool	3-6 years	>\$750K
Redesign & rebuild the Lazy River	3-6 years	\$250-750K
Add a splash pad	3-6 years	\$250-500K
Expand the parking lot	3-6 years	\$100-250K
Add a tree nursery for City use	6-10 years	<\$25K

Table 1: Activity Center and Aqua Park Improvements Order of Magnitude Cost Estimate

Park, providing an additional recreation facility for Aqua Park users. Figure 5 on the previous page shows the Activity Center and Aqua Park conceptual plan.

**Opportunities for revenue generation:**

- Rentals & Themed Birthday Parties (staff is already doing)
- Arts & Education Programming (all ages)
- STEAM Programming (Science, Technology, Engineering, Art, Math)
- Preschool Programs
- Educational Seminars
- Low Impact Aerobics (seniors)
- Combination of Dryland and Water Programming (seniors, summer only)
- Summer Camp & Specialty Camps

The focus of programs should capture, at minimum, the instructional cost plus the direct cost associated with offering the program, minus the facility fees. Seminars, of most varieties should be informational in

nature, and as such may not require a fee to participate. In many cases the offering of a free seminar from a parks and recreation department leads into a pay-to-participate program.

The list of programs is not definitive. Like the Farm, the Department may want to consider implementation of a program advisory council to provide direction on future programming efforts.

Private rentals and birthday parties should be revenue generators for the Department, capturing the cost of the facility and staff time associated with set-up and tear down, plus the rental. However, the Department will have to make a deliberate decision on the quantity of birthday parties and private rentals they host. A trend would be to focus on offering a significant number of birthday parties on the weekends throughout the year and ensuring facility availability for those parties. In contrast the rental time would be available once all programs and birthday party needs were met.

# Master plan Recommendations

## Short Term:

- Interior renovations to the Activity Center and Concessions Building
- Landscaping around the Activity Center
- Add walking trail around the park
- Create a public plaza / outdoor gathering space

## Mid Term:

- Add a 6 or 8 lane competition sized lap pool, that can be separated from or opened up to the rest of the Aqua Park\*.
- Redesign and Rebuild the Lazy River
- Add a new splash pad
- Parking lot expansion

## Long Term:

- Potential tree nursery for City use

\*A Feasibility Study related to the lap pool is required as a next step, Part of that study would consider an indoor facility as an option.

## Programming Recommendations:

- Increase exposure for facility & programs through advertising
- Focus programs on City residents wants/needs
- Introduce a level of Enrichment Programming
- Increase in Rental opportunities

## Operations Recommendations:

- Begin allocating for annual capital improvement
- Implement preventative maintenance schedule
- Fluctuate hours w/ seasons
- Track attendance and usage by hour and adjust hours as needed
- Differentiate between Activity Center & Aqua Park maintenance
- Develop a strategic marketing plan with targeted social media promotions, print ads and direct mailers



Above: Landscaping improvements will increase the aesthetic value of the Collinsville Activity Center, like the entrance to the Cape Sportsplex in Cape Girardeau, MO

## JAYCEE SPORTS COMPLEX

The sports facilities are dated and many are in disrepair. The park is still well used, especially by the City's youth sports teams. The park has drainage problems, poor vehicular circulation and a lack of walkways. The Needs Assessment Survey found this park to be a high priority for improvements to the residents of Collinsville. An adjacent property has been acquired by the city, adding 13.2 acres to the park. The conceptual plan for Jaycee Sports Complex is shown below in Figure 6.

### The vision for Jaycee Sports Complex is:

- The entire park is redesigned to be a state of the art regional sports destination. The new layout centered around a central gathering space featuring a large drop-off area, a new concession and restroom building, a fully ADA accessible playground and batting cages.
- Vehicular circulation is streamlined, and all facilities are accessible by walkways.
- A loop trail surrounds the park, allowing parents to exercise while children attend sports practice, and connecting to planned redevelopment to the west.
- Minimum of eight high quality baseball / softball fields allow Collinsville to host regional tournaments, increasing revenue to local restaurants and hotels as well as tax dollars to the City.
- A full-sized multi-purpose field hosts football, soccer and lacrosse games and practices.
- Three youth-sized soccer fields host youth games and practices.
- Overflow parking at the middle school is connected by a pedestrian bridge.
- Buffer plantings enclose the site from surrounding traffic and create a tranquil, separated space.

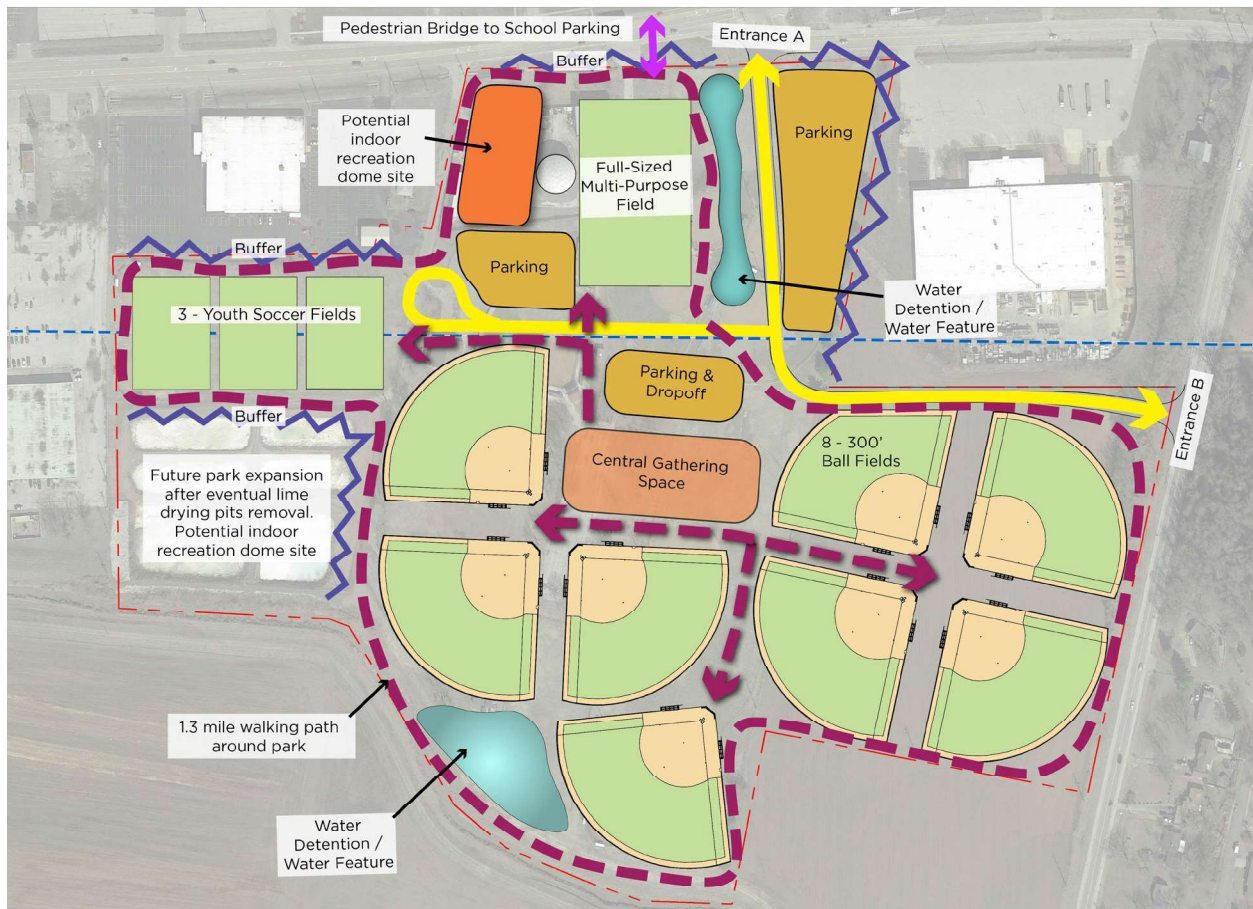


Figure 6: Jaycee Sports Complex Improvements Conceptual Plan

JAYCEE SPORTS COMPLEX		
Improvement	Timeframe	Order of Magnitude Cost
<b>Sports Complex Master Plan Implementation:</b> <ul style="list-style-type: none"> <li>• Redesign the park layout</li> <li>• Eight new tournament quality ballfields (min.)</li> <li>• New full size multi-purpose field</li> <li>• Three youth sized multi-purpose fields</li> <li>• Add expanded parking</li> <li>• Create a walking loop trail around the park</li> <li>• Create a central gathering space &amp; drop-off</li> <li>• New concession &amp; restroom building</li> <li>• New fully accessible playground</li> <li>• New batting cages</li> </ul>	0-3 years	\$7-12 Mil.
Add a pedestrian bridge to the middle school	3-6 years	\$250-750K
Build an Indoor Recreation Dome	6-10 years	>\$750K

Table 2: Jaycee Sports Complex Improvements Order of Magnitude Cost Estimate

- Finally, an indoor recreation dome to expand the programming of the sports park to year-round activities and increase the regional recreational value.

## Master plan Recommendations

### Short Term - Implement the Sports Complex Master Plan, including:

- Redesign the park layout to improve vehicular and pedestrian circulation, allotting space for a future Indoor Recreation Dome
- Eight new tournament quality ball fields
- One full sized multipurpose field and three youth sized multi-purpose fields for practice and youth games
- Add ample parking
- Create a walking loop trail around the entire park (1.3 miles)
- Add buffer plantings around the site
- Create a central gathering space with large drop-off area, new concessions building, new restrooms, a playground and batting cages

### Mid Term:

- Add a new pedestrian bridge to the adjacent middle school, enabling use as overflow parking

### Long Term:

- Build an Indoor Recreation Dome

### Programming Recommendations:

- Determine focus of local, regional, state
- Pursue partnerships
- Define level of programming from City (admin., facilitate, rental)
- Formalize use agreements and rate structures

### Operations Recommendations:

- Need for additional (3) full-time staff (minimum): 2-maintenance, 1-program and facility admin at build-out
- Develop cost recovery goals - Rentals vs. Programs vs. Tournaments
- Allocate for annual capital improvement
- Preventative maintenance schedule



Above: The redesigned & rebuilt Jaycee Sports Complex will feature tournament quality ball fields, like the Capaha Field in Cape Girardeau, MO (top image), and clear pedestrian paths, a gathering space and a new concession building, like at the O'Fallon Family Sports Park in O'Fallon, IL (bottom image)

# WILLOUGHBY HERITAGE FARM AND CONSERVATION RESERVE

Willoughby Heritage Farm and Conservation Reserve is a well-loved facility with a historic farmhouse, historic barns, vegetable garden, petting zoo, nature play area, picnic areas, food garden, mulch nature trails (3 miles), educational signage, archery range and gaga pit. The landscape is well maintained; and includes a natural prairie area. This is a popular destination for Collinsville residents, but parking is limited, preventing the expansion of programming. The site has some stormwater erosion issues, which could create sustainability issues if not adequately addressed. The conceptual plan for Willoughby Heritage Farm and Conservation Reserve is shown in Figure 7.

## The vision for Willoughby Farm & Conservation Reserve is:

- To be a regional destination for family outings, youth gatherings, public and private events, educational workshops and classes.
- The farm will have state of the art animal enclosures and a variety of high quality recreational opportunities. It will generate revenue through indoor and outdoor event rentals, as well as educational workshops and classes hosted in outdoor classrooms.
- Farm staff will have a new, spacious administrative space within the new year-round event structure. The structure could either be a Round Barn, completing the collection of regional historic barn styles, or a zero-net-energy “green” building demonstrating sustainable technologies for farm visitors.

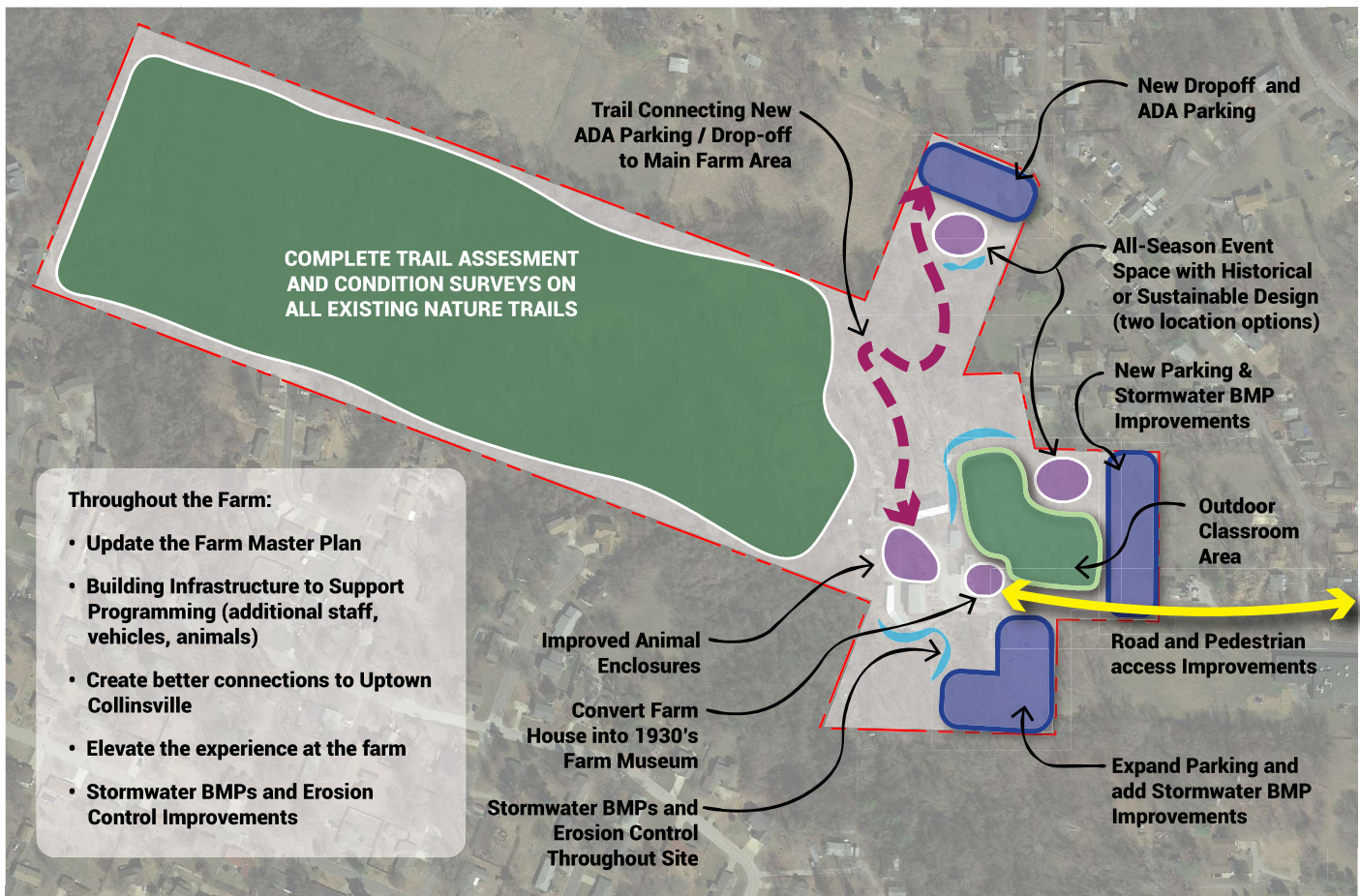


Figure 7: Willoughby Heritage Farm and Conservation Reserve Conceptual Plan

<b>WILLOUGHBY HERITAGE FARM &amp; CONS. RESERVE</b>		
<b>Improvement</b>	<b>Timeframe</b>	<b>Order of Magnitude Cost</b>
Update the Farm Master Plan	0-3 years	\$25-50K
Complete Trail Assessment & Condition Surveys	0-3 years	< \$25K
Expand existing parking & add BMPs	0-3 years	\$100-250K
Outdoor classrooms	0-3 years	\$25-50K
Improved animal enclosures	0-3 years	< \$25K
New parking & drop-off area on Vivian Street	3-6 years	\$100-250K
New parking & BMPs on Ambrosius Street	3-6 years	\$100-250K
Road & pedestrian improvements at entrance	3-6 years	\$100-250K
Year-round event structure & admin. Space	3-6 years	\$250-750K
Convert Farmhouse to Farm Museum	6-10 years	\$100-250K
Create better connections to Uptown Collinsville	6-10 years	\$100-250K

Table 3: Willoughby Heritage Farm & Cons. Res. Improvements Order of Magnitude Cost Estimate

- The Farmhouse will be converted into a 1930's Farm Museum with interactive historical education components.
- Expanded parking in three parking areas will enable programming expansion and maximize revenue generation through event rentals. ADA accessible parking and a drop off area will improve ease of access for all visitors.
- Erosion on site will be stabilized through the management of stormwater with a variety of stormwater Best Management Practices (BMPs), such as bioswales and infiltration basins. Water will be retained on site as part of a city-wide stormwater project.
- The main farm entrance will be pedestrian friendly, and the farm will have a strong connection to Uptown Collinsville.

**Programs**

The Department should continue to capitalize on the groups that volunteer at the farm. From the perspectives of the tasks that the completed at the farm, the patronage that it leads to, the new programs that could be introduced, and the mentorship opportunities that could be capitalized on. The season for programs at the farm needs to be expanded, however that will only happen if the Department is able to make capital investments in

the facilities at the farm. The capital investment of improved HVAC will open the opportunities for an expanded programming season and the opportunity for year around rentals. Currently the farm is limited to the Spring and Fall.

The staff at the farm have encouraged the involvement from the local teen population. This population is one of the most difficult to engage and keep engaged. However, the staff have been able to accomplish this. To maintain this level of engagement with the teen population the Department should collaborate with the Unit 10 School District. Input from teens would provide feedback to the Department and staff regarding new program opportunities, mentorship, and special events.

The staff needs to develop a clear cost recovery philosophy, including goals that correlate to the fee structure for programs and rentals. The farm currently employs a resident and non-resident fee structure, which should continue. The pricing structure for programs should be to maximize participation, meaning that programs and special events should be priced in a way to capture any instructional costs, plus consumables. In contrast, rentals should be viewed as a money maker and a profit center for the farm. Rental prices should be market based and should include the time

and staff associated with set-up, tear-down, and clean-up. In taking this approach with programming and rentals the Department should be able to increase the current cost recovery level of 20-25%, but it will be challenging to achieve 100% cost recovery.

## Master plan Recommendations

### Short Term:

- Update the Farm Master Plan
- Perform Trail Assessment and Condition Surveys (TRACS) on all trails
- Expand existing parking and add stormwater BMPs
- Add outdoor classrooms
- Add improved animal enclosures

### Mid Term:

- Add additional parking and a drop-off on Vivian Street, including roadway improvements if necessary
- Add new parking and stormwater BMPs on Ambrosius Street
- Add a Year-Round Event Structure (Historical Barn or Modern Sustainable Demonstration Building) and Admin Space

- Road & pedestrian improvements between Farm & Summit Avenue

### Long Term:

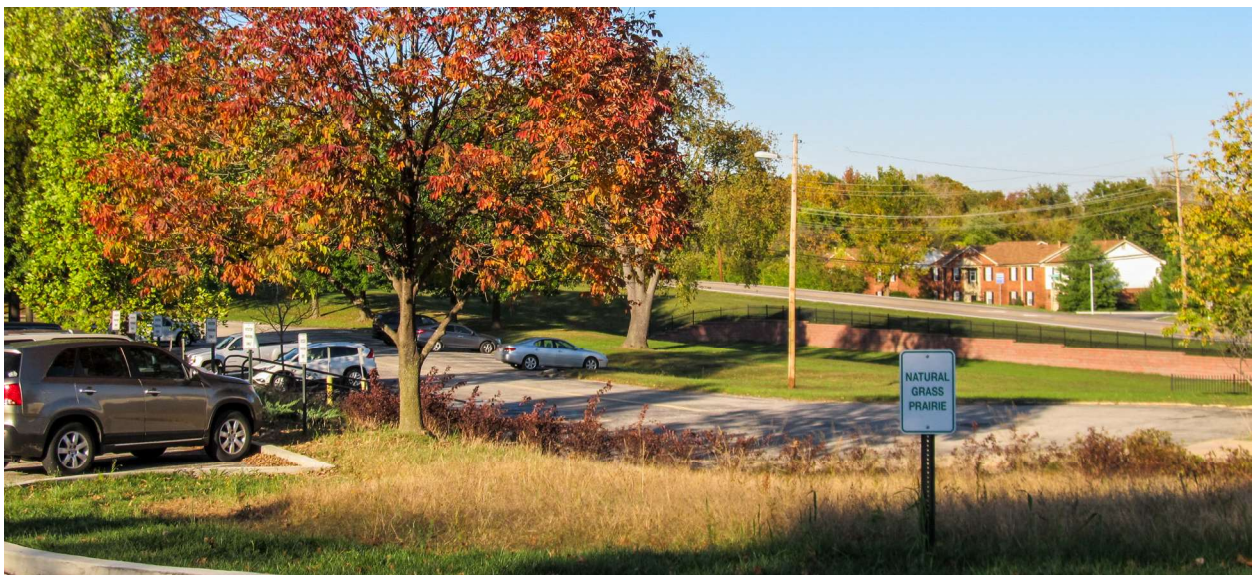
- Make Farmhouse 1930's Farm Museum
- Create better connections to Uptown Collinsville and surrounding neighborhood through pedestrian roadway improvements and wayfinding signage
- Look for opportunities to extend trails within the park to future adjacent development

### Programming Recommendations:

- Increase exposure for facility & programs through advertising and partnership enhancement
- Focus programs (all) on City residents and regional wants/needs
- Increase in Rental opportunities, through additional facilities

### Operations Recommendations:

- Need for additional (1) full-time staff, with program/facility focus
- Develop focused financial goals (cost recovery) for programs and services
- Allocate for annual capital improvement
- Use preventative maintenance schedule



Above: The new parking areas will feature attractive and eco-friendly stormwater BMP design, like the parking lots at the Parkway School District in St. Louis County, MO



## WOODLAND PARK

Woodland Park is a large, wooded park with rolling hills and a variety of recreation facilities, including four playgrounds, five rentable pavilions, three baseball fields, a 5.1-acre lake, and an 18-hole disc golf course. Two playgrounds (Lions & Optimist) and the disc golf baskets are new. Funding is in place to replace all pavilions.

This was the most visited park per needs assessment survey. The park lacks paths to connect park features, and the lakes and parking areas are in poor condition. The conceptual plan for Woodland Park is shown in Figure 8 below.

### The vision for Woodland Park is:

- To be Collinsville's flagship community park surrounding scenic lakes with healthy aquatic ecosystems.

- The park will feature all new facilities, including playgrounds, shelters, a dog park, restrooms, disc golf course, basketball courts and multi-use courts.
- All features will be connected by accessible pathways with safe pedestrian crossings of the roads through the park, and resurfaced parking areas with ADA accessible spaces.

## Master plan Recommendations

### Short Term:

- Repair Fletcher Field's safety net, bleachers & entrance
- Provide access to field behind Fletcher
- Convert Tomahawk Field to Dog Park
- Loop Trail Around the park
- Dredge both lakes and add naturalized edge plantings

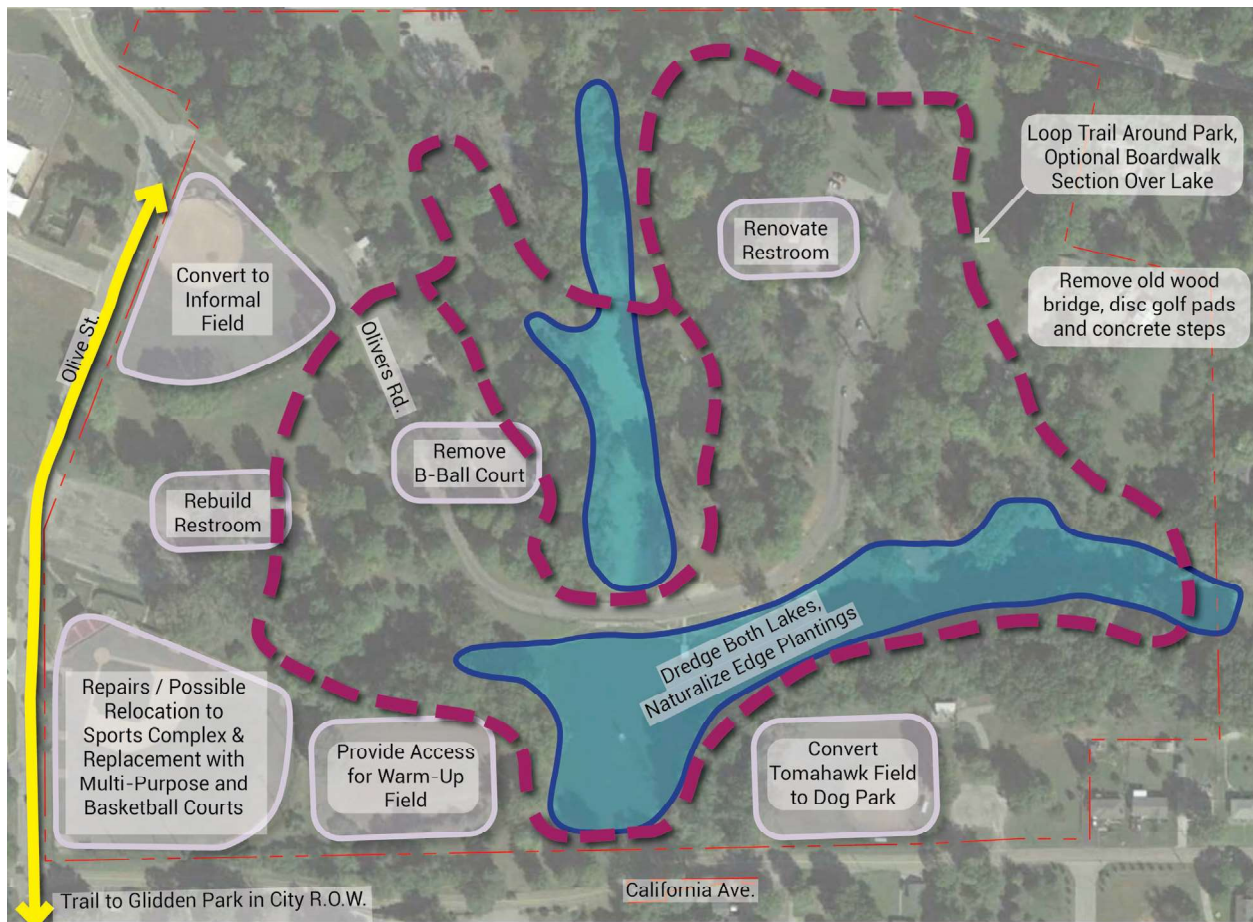


Figure 8: Woodland Park Improvements Conceptual Plan

WOODLAND PARK		
Improvement	Timeframe	Order of Magnitude Cost
Repairs to Fletcher Field & Warmup area access	0-3 years	<\$25K
Convert Tomahawk Field to Dog Park	0-3 years	<\$25K
Loop trail around the park	0-3 years	\$25-100K
Dredge lakes and add plantings	0-3 years	\$100-250K
Year-round restrooms	3-6 years	\$250-750K
Relocate Fletcher Field to Jaycee	6-10 years	>\$750
Convert Jaycee to informal field	6-10 years	\$25-100K
Two basketball and two multi-use courts	6-10 years	\$100-250K

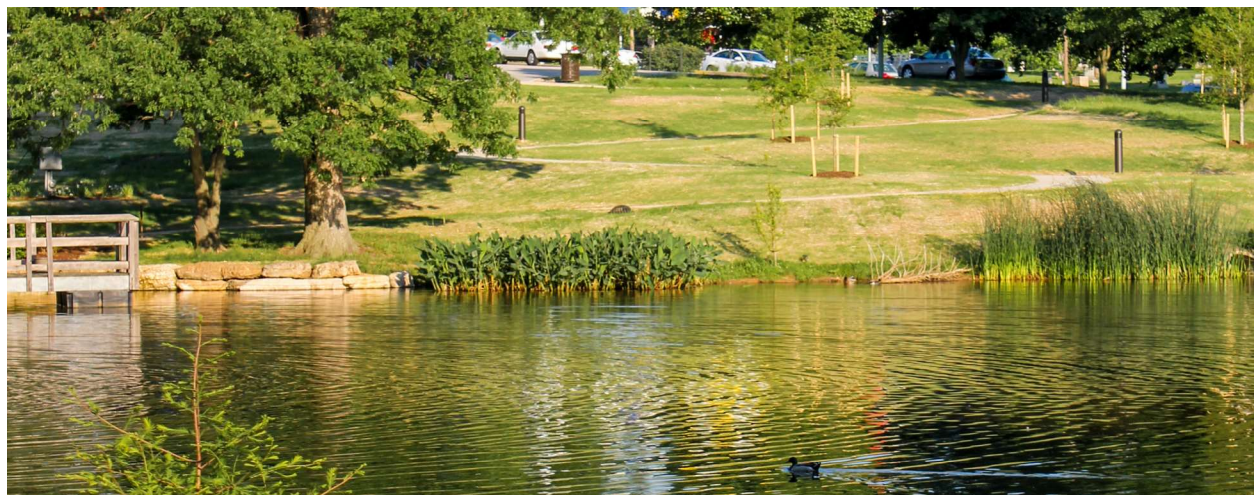
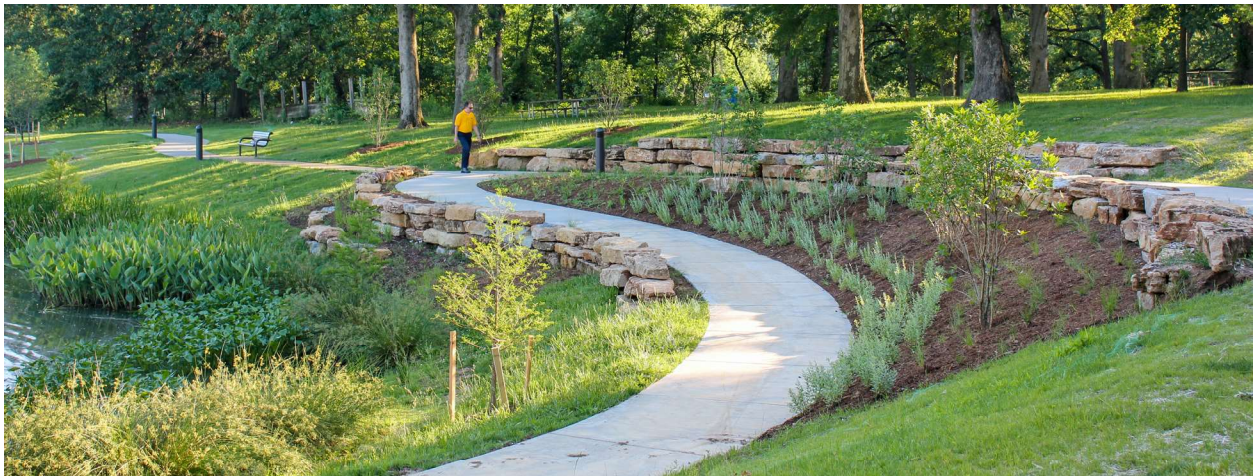
Table 4: Woodland Park Improvements Order of Magnitude Cost Estimate

**Mid Term:**

- Renovate or replace restrooms with year-round facilities

**Long Term:**

- Coordinate with school to relocate Fletcher field to renovated Jaycee Sports Complex
- Replace Fletcher Field with two basketball and two multi-use courts
- Convert Jaycee field to an informal field



Above: Lake dredging and natural plantings will enhance the aesthetics and natural aquatic ecosystem at Woodland Park, like Walker Lake in Kirkwood Park (Kirkwood, MO)

## SCHNUCK'S MEMORIAL PARK

Schnuck's Memorial Park is a neighborhood park with a new playground & safety surface (2019) and a 2.4-acre lake with a fishing dock and a small gazebo. The lake is in poor condition, and the fishing dock and gazebo are deteriorated. The park has some erosion issues, and there is no pedestrian trail to the fishing dock. The Needs Assessment Survey indicated that the park has moderate use. The conceptual plan for Schnuck's Memorial Park can be seen in Figure 9.

### The vision for Schnuck's Memorial Park is:

- To be a neighborhood destination centered around a lake with a healthy aquatic ecosystem.
- There will be a safe pedestrian loop trail around the lake with branches into the surrounding neighborhoods and a boardwalk section over the lake.

## Master plan Recommendations

### Short Term:

- New park sign
- Repair retaining wall behind playground
- Erosion repairs around lake & outlet pipe
- Add Drinking Fountain
- Plant Slopes with Natural Plantings to Reduce Maintenance
- Dredge Lake and add naturalized edge plantings

### Mid Term:

- Add a loop trail around the park
- Add pedestrian connections with surrounding residents and roads

### Long Term:

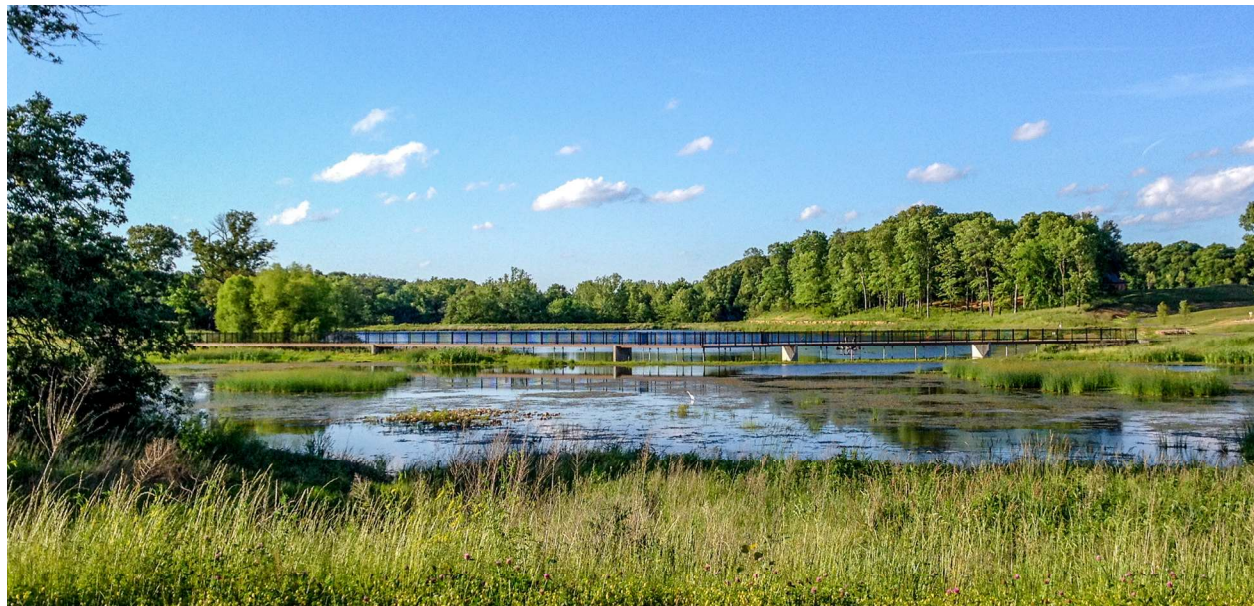
- Add a boardwalk section over lake on south side.



Figure 9: Schnuck's Memorial Park Conceptual Plan

<b>SCHNUCK'S MEMORIAL PARK</b>		
<b>Improvement</b>	<b>Timeframe</b>	<b>Order of Magnitude Cost</b>
New park sign	0-3 years	< \$25K
Repair retaining wall behind playground	0-3 years	< \$25K
Erosion repairs around lake & outlet pipe	0-3 years	< \$10K
Drinking fountain	0-3 years	< \$10K
Natural plantings on slopes	0-3 years	< \$10K
Dredge lake and add plantings	0-3 years	\$100-250K
Loop trail around the park	3-6 years	\$25-50K
Additional pedestrian connections to park	3-6 years	< \$25K
Boardwalk on south side of lake	6-10 years	\$25-100K

Table 5: Schnuck's Memorial Park Improvements Order of Magnitude Cost Estimate



Above: A boardwalk portion of the loop trail around the lake at Schnuck's Memorial Park will create a unique destination, like the boardwalk at Broemmelsiek Park in St. Charles County, MO

# GLIDDEN PARK

A neighborhood park with a small playground, restroom, large pavilion, five tennis courts, outdoor skating rink, remote control car track, and basketball court. Many park facilities are dated and the park has a lack of pedestrian walkways. The parking areas are eroding and in need of repair. The City received an OSLAD Grant to begin improvements, including hockey rink, restroom and shelter replacement, new pickleball courts, new drinking fountains, amenity upgrades and roadway repair. Several improvements are already in progress for this park. The conceptual plan for Glidden Park is shown in Figure 10. In progress improvements include replacement of the shelter, hockey rink, restroom, basketball court, and road near the hockey rink, and adding drinking fountains, a Toro Court, entrance signs, accessible pathways, and pickleball striping to the tennis courts.

## The vision for Glidden Park is:

- A year-round community recreation space connected to Woodland Park by a pedestrian path on a City right of way.
- The park will feature new sports amenities including a hockey rink, basketball court, Toro court and pickleball courts.
- The park will be a winter destination for with a warming house and year-round restroom near sledding hill, and the hockey rink transforming into an ice skating rink for the season. The warming house will be a permanent, enclosed pavilion with space where the city can set up temporary heaters and concessions for special events. The pavilion will have outdoor seating areas with picnic tables and benches.
- All park features will be connected with accessible pathways and safe pedestrian crossings of vehicular roads in the park.

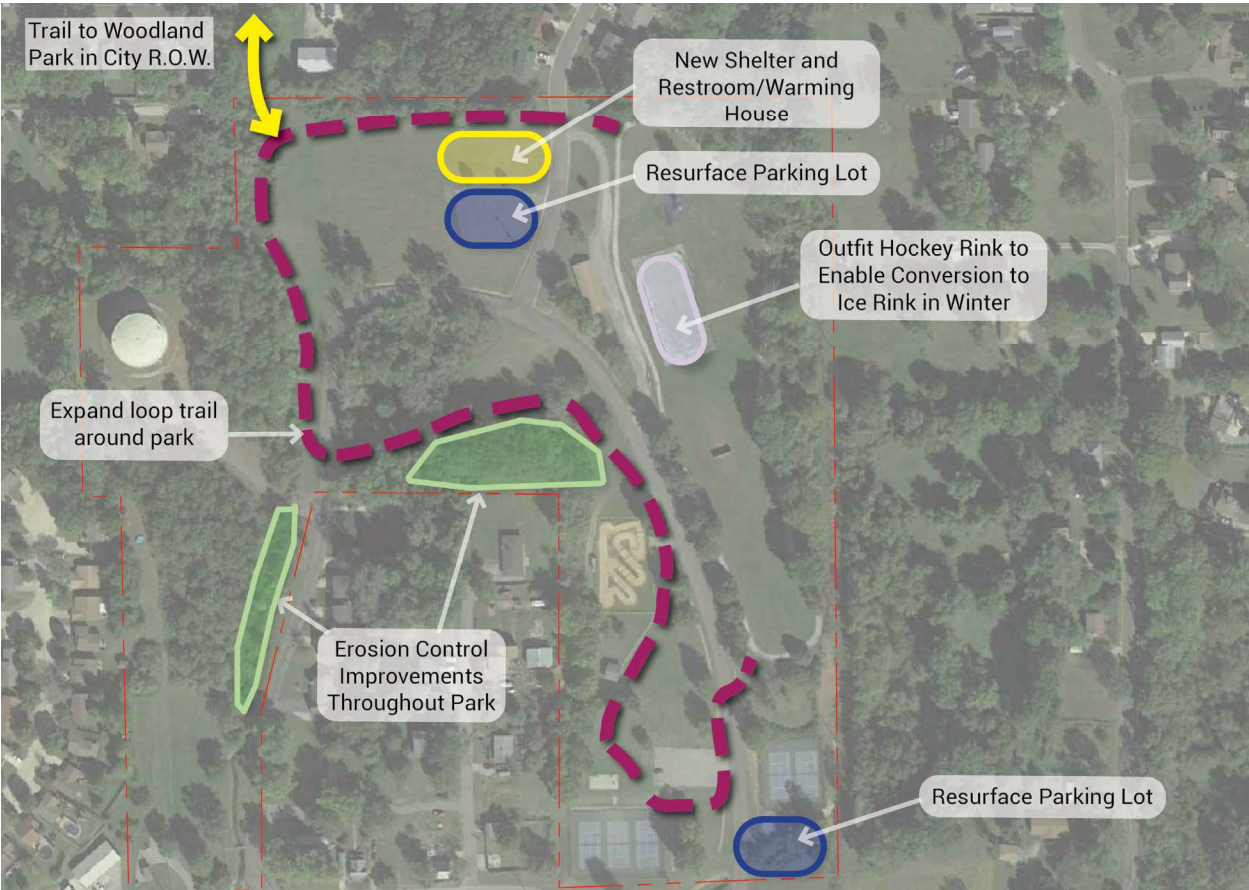


Figure 10: Glidden Park Conceptual Plan

GLIDDEN PARK		
Improvement	Timeframe	Order of Magnitude Cost
Loop trail around the park	0-3 years	\$250-750K
Pedestrian connection to Woodland Park	0-3 years	\$250-750K
Resurface parking lots	0-3 years	\$25-100K
Erosion control improvements	0-3 years	\$25-100K
New shelter	3-6 years	\$100-250K
Year-round restroom & Warming House	3-6 years	\$250-750K

Table 6: Glidden Park Improvements Order of Magnitude Cost Estimate

## Master plan Recommendations

### Short Term:

- Create a loop trail around park
- Build a connecting trail to Woodland Park using the City right of way
- Resurface parking lots
- Implement erosion control improvements
- Add site furnishings including benches and trash containers.

### Mid Term:

- Add a new shelter/pavilion
- Add a year-round restroom/Warming House near Sledding Hill
- Outfit hockey rink to enable conversion to ice skating rink in the winter season

### Programming Recommendations:

- Add new winter programming, such as converting the hockey rink into ice skating for the winter season



Above: Glidden Park will be a hub for winter recreation in Collinsville when the hockey rink is outfitted to convert to ice skating, as shown in the rendering of a plaza that converts to an ice rink, along Rogers Parkway in Brentwood, MO

## MORRIS HILLS PARK

Morris Hills is a small neighborhood park with deteriorated swings, a small basketball court, a picnic table pad and lawn area. Most of park is wooded and has steep slopes limiting access. The park seems to be rarely used, however, new features could transform this into a neighborhood destination. The conceptual plan for Morris Hills Park is shown in Figure 11 below.

### The vision for Morris Hills Park is:

- To have a small climbing focused play area targeted at neighborhood families who can easily walk to the park.
- The remainder of the park that is suited for recreational use or development will be utilized for one of two options.
- Option A: Develop a tree nursery that the City can use to grow tree saplings to a size suitable for transplant and use throughout the city.

- Option B: Utilize the same space for a walking loop trail around the park with decorative native plant beds.

## Master plan Recommendations

### Short Term:

- Remove old and unsafe play components, basketball hoop and pad (use City maintenance staff)
- Add a new vandal-resistant play feature, such as climbing boulders or a net climbing structure

### Mid Term:

- Option A: Develop tree nursery to nurse year-old saplings to 1"-2" caliper trees for city use; include perimeter fence for security
- Option B: Add a short loop path & plant park with native plants

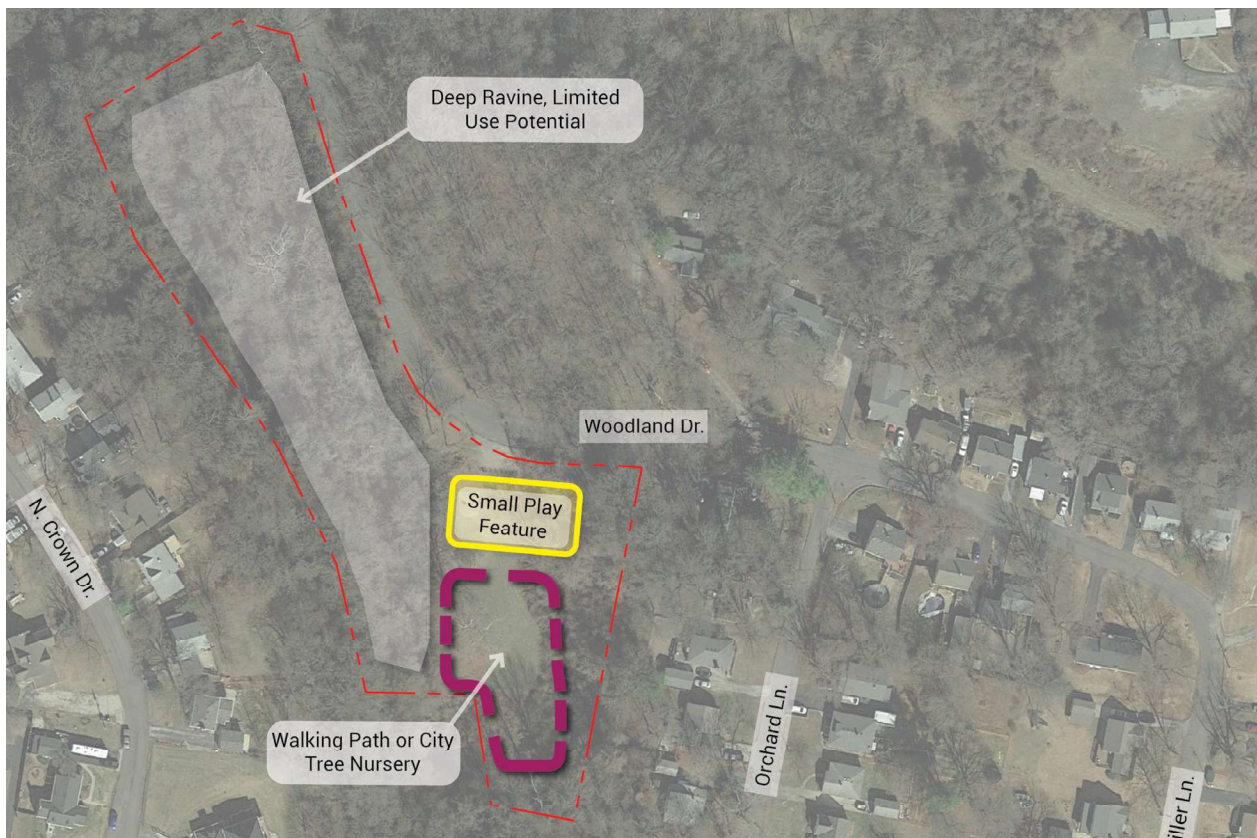


Figure 11: Morris Hills Park Conceptual Plan

MORRIS HILLS PARK		
Improvement	Timeframe	Order of Magnitude Cost
Climbing play structure	0-3 years	<\$25K
Tree nursery for City Use (Option A)	3-6 years	<\$25K
Loop path with native plantings (Option B)	3-6 years	\$25-100K

Table 7: Morris Hills Park Improvements Order of Magnitude Cost Estimate



Above: A loop path with native plants could be both beautiful and educational, like the interpretive landscape at the Lewis & Clark Confluence Tower in Hartford, IL (top).

The small play area at Morris Hills Park could have a boulder climbing feature like the one at Moody Park in Fairview Heights, IL (bottom left) or a net climbing structure like the one rendered for Norm West Park in Brentwood, MO (bottom right).



## D.D. COLLINS HOUSE & MUTTS ON MAIN DOG PARK

The D.D. Collins house includes a historic house, brick plaza and a vegetable garden that are all in good condition. There is interpretive signage on Collinsville history, sidewalks, parking, and lighting that are all in good condition. The landscaping & garden are well maintained. There is an adjacent open lawn that is currently unused.

The park is lacking a restroom and a pavilion for events. Currently, the park has limited utilization per the survey. The adjacent open space is opportunity for community event space. The conceptual plan for the D.D. Collins House is shown in Figure 12 below.

Mutts on Main Dog Park is a small facility with a gravel path, a bench and picnic table, and small dog statues. Entrance requires signing up with the City to obtain an entry code. The fence posts are currently spaced too wide to enclose small dogs.

## Master plan Recommendations

### Short Term:

- D.D. Collins House - Accessible raised planting beds
- Create an outdoor plaza / event space and permanent home for Farmer's Market in the adjacent open space, with electric access for vendors

### Mid Term:

- Mutts on Main - Add a shade structure near seating area, improve fencing to address small dogs, and remove old water feature
- D.D. Collins House - Add a historic-themed outdoor kitchen

### Long Term:

- Add a community event building & restroom to open lawn area

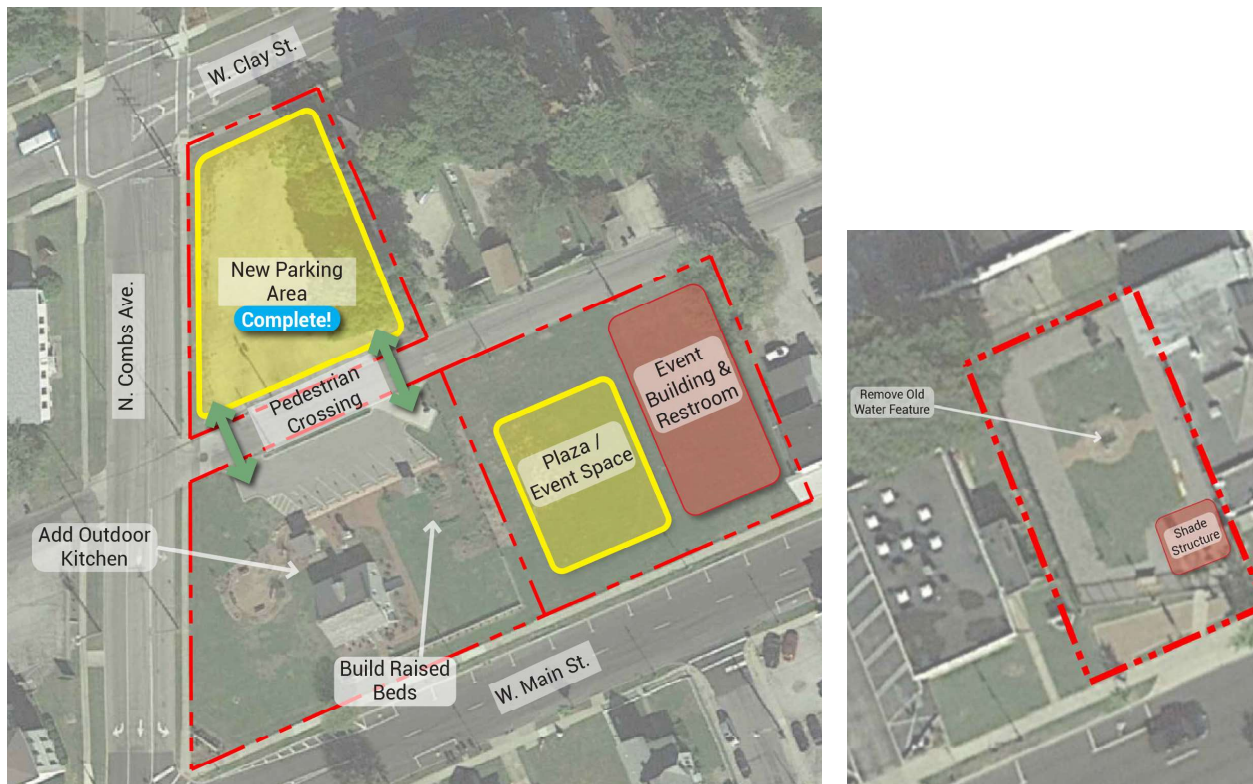


Figure 12: D.D. Collins House & Mutts on Main Conceptual Plans

<b>D.D. COLLINS HOUSE &amp; MUTTS ON MAIN</b>		
<b>Improvement</b>	<b>Timeframe</b>	<b>Order of Magnitude Cost</b>
Accessible raised planting beds	0-3 years	< \$25K
Outdoor plaza / event space with electric access	0-3 years	\$25-100K
Dog park shade structure & fence improvements	3-6 years	\$25-100K
Historic-themed outdoor kitchen	3-6 years	\$25-100K
Community event building & restroom	6-10 years	\$250-750K

Table 8: D.D. Collins House & Mutts on Main Improvements Order of Magnitude Cost Estimate



Above: An enclosed community event building will be able to host farmers markets and craft fairs, as well as be rented out for revenue generation, like O'Fallon Station in O'Fallon, IL

## DEPARTMENT-WIDE OPERATIONS ITEMS

**Programs:** The Department needs to have clear direction on the types of programs that are going to be offered at each of their facility locations, and what the financial goals of those programs are. Ballard\*King (B\*K) would recommend two items to assist in this process:

1. Development of a program proposal.
2. Development of a program pyramid - see Figure 13 below.

**Rate Structure:** B\*K would strongly recommend the move to a Resident and Non-Resident rate structure.

**Advertising:** The main forms of advertising for the Department fall into three areas. Those areas are identified below, along with recommendations.

- Website.
- Social Media.
- Brochure.

**Operations and Needs:** The Department needs to develop a capital improvement list by facility in the inventory. From there, the City needs to make a commitment to allocating dollars to capital improvement on an annual basis.

The Department needs a preventative maintenance schedule for each facility and should invest in technology to assist with tracking.

**Full-Time Staffing:** As the master plan is implemented over time there will be a need for additional full-time staff associated with the administration and operation of the facility. Most notably once full build-out has been reached with the Jaycee Sports Complex.

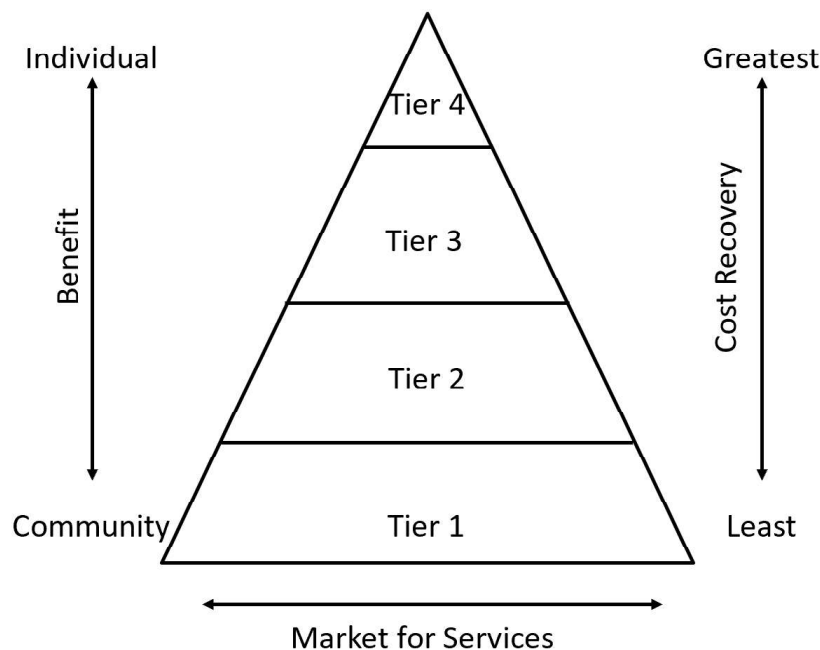


Figure 13: Program Pyramid Example

## COLLINSVILLE GREAT STREETS PROJECT

The East-West Gateway Council of Governments (EWGCOG) launched the Saint Louis Great Streets Initiative to expand the way communities think of their streets. The goal of the Great Streets Initiative is to work with communities to define a more comprehensive vision for significant streets. For Collinsville, the study area included approximately 3.5 miles of roadways that connect Cahokia Mounds to Uptown Collinsville. Late in 2019 the Great Streets project for Collinsville was adopted. The report should be referenced for improvements to roadways near parks and for opportunities to develop pocket parks within the study area. The report can be accessed from the East West Gateway website at <https://www.ewgateway.org/wp-content/uploads/2020/08/GS-Collinsville-Initiative-Plan-111219.pdf>.



Collinsville Great Streets Project Report

## BICYCLE AND TRAIL CONNECTIONS

Walking and biking trails were the highest priority for investment among Collinsville residents according to the needs assessment survey and input gathered at the public meetings. Because of this, the master planning process prioritized an evaluation of opportunities for trail expansion within Collinsville's parks. In addition, potential pedestrian and bicycle

corridors throughout Collinsville were evaluated. The master plan identified corridors that would link Collinsville's parks and recreational destinations with each other and existing trails and bike routes. Existing trails include the regional Madison County Transit (MCT) trail network, including the MCT Schoolhouse Trail which currently runs through Collinsville, and the Goshen Trail, which runs north and south to the east of Collinsville. The existing East Port Plaza bike lanes, which connect the Schoolhouse Trail with the Activity Center / Aqua Park, were considered as well. Routes were chosen that can utilize the existing road network to make connections, which will greatly reduce the required funds and land acquisition effort to build bicycle routes and trails. The proposed routes are divided into priority connections, which would form the backbones of the trail network and are recommended to be the first trail development projects. These are followed by other proposed connections, which would fill out the trail network and ensure that all of Collinsville's parks are accessible and that there is close trail access for all Collinsville residents. All of the proposed connections are shown in Figure 14.

### Priority Connections

The most suggested trail connection in the public input process was a route between Woodland and Glidden Parks. An ideal location for this connection would be a trail through the wooded area to the east of Broad Street, Olivette Street and Indiana Avenue. It could connect to California Avenue and have access to the south side of Woodland at the existing Tomahawk Field, and run west to Olive Street and the existing park entrance at Jaycee Field. The route could either cut through the park or turn east on Pine Lake Road. From here, the connection could continue east along Pine Lake Road, turn northeast, and eventually connect across Canteen Creek to the MCT Goshen Trail and the regional trail network. This connection could incorporate

the existing sidewalks along Pine Lake Road. The exact route would need to be coordinated with land owners and neighboring municipalities.

A major north-south artery could be created along N. Bluff Road / State Route 157. The busy nature and high speed traffic on this road make an off-road mixed use path ideal. The majority of the route does not have existing sidewalks. The route would intersect with the Schoolhouse Trail on the north side of Collinsville and continue north to the city boundary. Collinsville could coordinate with Maryville to link the route to the MCT Nickel Plate Trail. The existing sidewalks along Eastport Plaza Drive and Gateway Drive would connect this route to the Activity Center / Aqua Park, and bike lanes could be added to these roads. Options could be explored to create a branch from N. Bluff Road to Willoughby Heritage Farm and Conservation Reserve.

An east-west trail artery along Beltline Road could connect Woodland Park to the north-south trail corridor on N. Bluff Road. The majority of this route does not have existing sidewalks, and high speed traffic would make an off-road mixed use trail ideal.

A second east-west artery could run along St. Louis Road connecting Jaycee Sports Complex to the D.D. Collins House, uptown Collinsville and the existing sidewalk network throughout uptown. This route mostly lacks existing sidewalks between Jaycee Sports Complex and Caseyville Road. The connection could either extend the sidewalks and add bike lanes, or could be an off-road mixed use trail. From Jaycee Sports Complex, the route could continue west along Collinsville Road towards Cahokia Mounds State Historic Site.

Within uptown Collinsville, a bicycle route could be created to complement the existing sidewalks, with eastbound bike lanes along W. Main Street and westbound bike lanes along E. Clay Street. These routes would

meet at Lebanon Road and continue east to Glidden Park. This route does not have any existing sidewalks, and an off-road mixed use trail would be a good option.

## Other Proposed Connections

A connection could be made from the D.D. Collins House west along W. Main Street to meet with the north-south corridor along N. Bluff Road. The route has existing sidewalks until N. Jefferson Avenue, and they could be extended west along with adding bicycle lanes to complete the connection to the north-south corridor. Also from the D.D. Collins House, a route could run north along Summit Avenue and turn west at Willoughby Lane to connect to Willoughby Heritage Farm and Conservation Reserve. A secondary connection could run from uptown along Combs Avenue, turning west on Rose Street then Vivian Street to connect to the Vivian Street entrance. The north-south streets on both of these routes have existing sidewalks.

A branch off of the east-west corridor on St. Louis Road could run along Woodland Drive to connect to Morris Hills Park. A branch off of the corridor along Beltline Road could connect to Schnuck's Memorial Park by running north along Golfview Drive and turning west on Camelot Drive. This route could incorporate the existing sidewalks along Camelot Drive.

An alternate north-south corridor could be created along Vandalia Street / Route 159, intersecting with the east-west corridors in uptown Collinsville and along Beltline Road. Collinsville could coordinate with Maryville and to continue this route north past the boundary of Collinsville to connect to the MCT Schoolhouse Trail. It could run south from uptown Collinsville along S. Morrison Ave to the boundary of Collinsville. Eventually, Collinsville could partner with the surround municipalities to connect this route to Caseyville, Hollywood Heights and Fairview Heights.

# Collinsville Pedestrian & Bicycle Network

- Existing Bike Lanes & MCT Trails
- Priority pedestrian and bicycle connections
- Other Potential pedestrian and bicycle connections

MCT Schoolhouse Trail

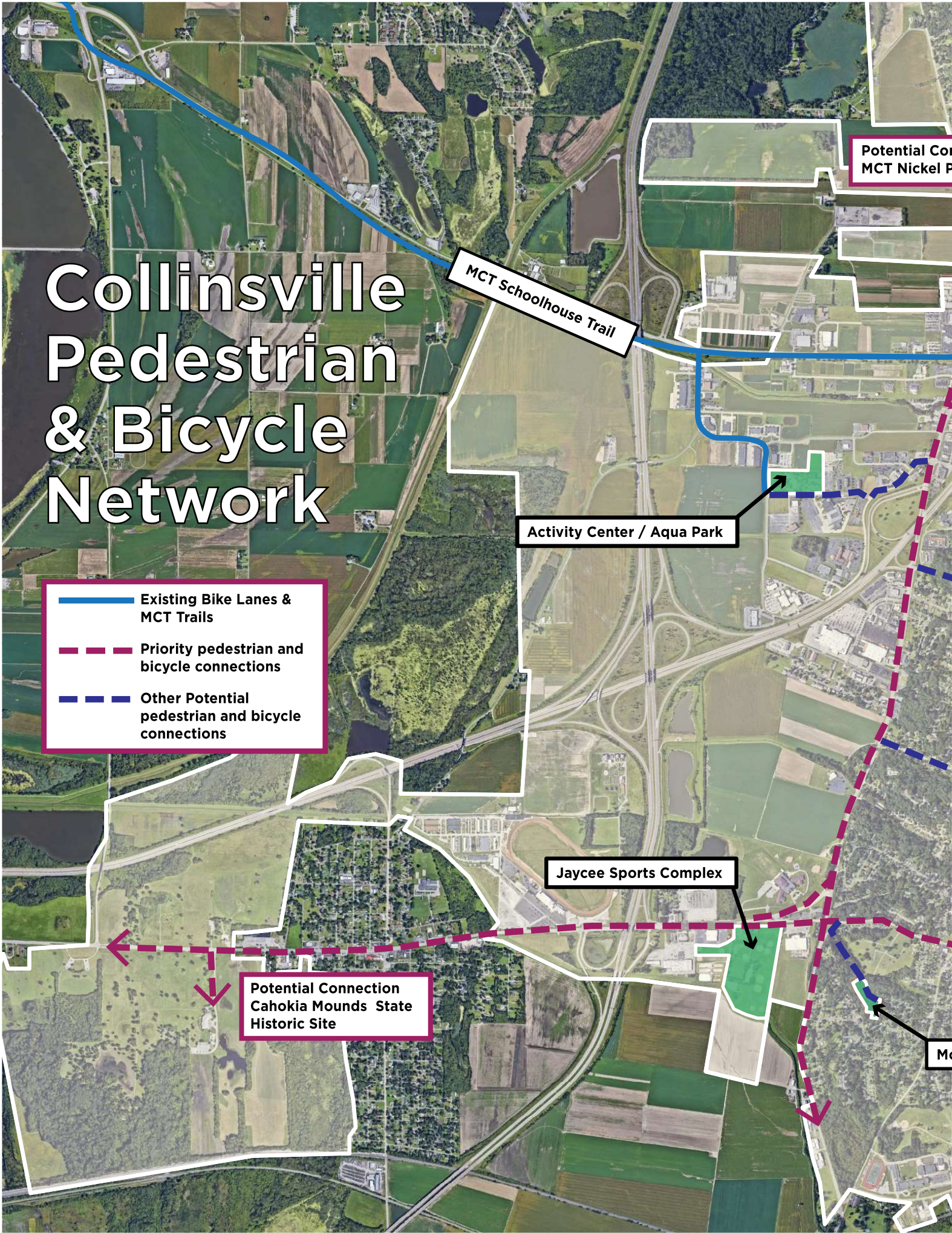
Potential Connection  
MCT Nickel P...

Activity Center / Aqua Park

Jaycee Sports Complex

Potential Connection  
Cahokia Mounds State  
Historic Site

M...



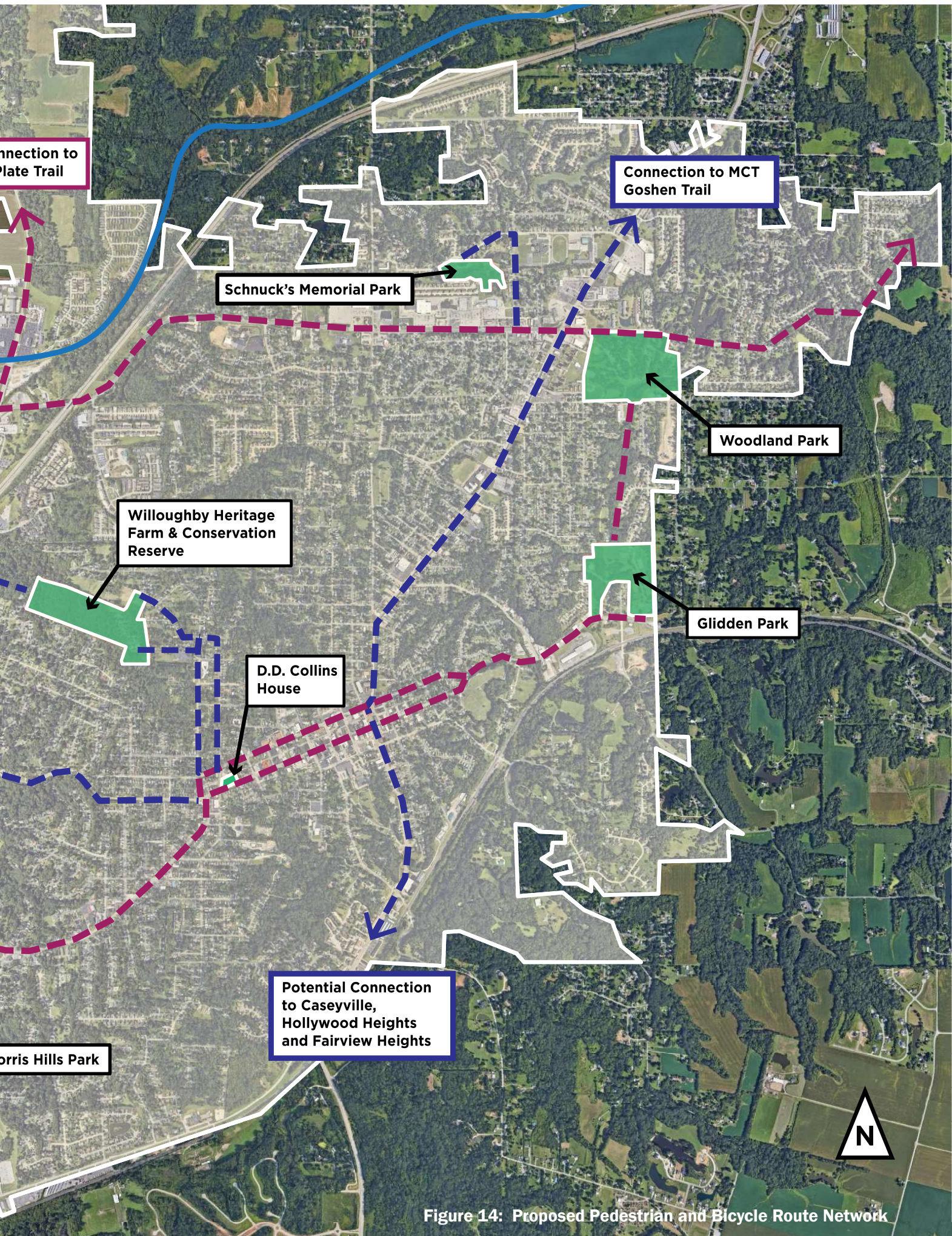


Figure 14: Proposed Pedestrian and Bicycle Route Network

## IMPLEMENTATION STRATEGIES

The Collinsville Parks and Recreation Master Plan provides a strategy of meeting recreation needs for the next 10 – 15 years. Implementation of the plan is a long-term process that requires updates as improvements are made or demands change. It is suggested that Collinsville parks staff and the City administrator review the plan on a regular basis to maintain progress toward meeting the recommendations made in this report. The following section discusses implementation strategies that can assist the parks department effort to implement, fund, and accomplish the recommendations in this plan.

### Phasing

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

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

## Open Space/Land Acquisition

The data collection and analysis completed for the parks master plan indicated that the current quantity of park land meets the standard for the current and near-term potential growth in Collinsville’s population. The analysis of the distribution of park land illustrated that there are areas in the north central and south central part of the City that do not have available park land within a one mile service area. Therefore, it is recommended that the City focus on opportunities to address the gaps in park land service areas through land acquisition if properties become available through purchase, grants or donations. The activities associated with implementation of this plan should be closely coordinated with the City’s Comprehensive Plan.

### Funding / Acquisition Sources

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

#### **Parkland Dedication Ordinance**

Dedication of open space or payment of fees for park development by private developers can be negotiated in exchange for developmental considerations beyond those customarily permitted by planning and zoning requirements. Unless properly written and applied, a parkland dedication ordinance could result in a court challenge by a developer accusing the local government of illegally taking valuable land. To prevent this, the ordinance must provide that any land or funds will benefit the users of the new development. Fees in lieu of open space are used when it is not practical for a developer to donate land. An important aspect of parkland dedication is land quality. Not every plot of ground is suitable for



recreation. A typical ordinance will require that most of the land be dry, reasonably flat, and accessible by road. Some ordinances provide allowances for private recreation space. The idea is that the private amenities will reduce residents' need to use local public parks. Restrictive covenants and maintenance agreements are usually part of the conditions for allowing private recreation space to be given allowance.

### **Foundations**

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

### **Cooperative Use Agreements**

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

### **Sales Tax**

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



Jaycee Sports Complex

## User Fees

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

## Bonds

The City could utilize its bonding capacity to place a bond referendum on the ballot. With successful passage, the City can sell bonds to raise capital for development / repair / improvements to the park system. Taxes are raised appropriately to retire the bond over the term of the bond. The bond money typically is available in a lump sum and used on the projects for which it was identified. Likewise, there is a time frame under which

the bond money must be committed for use or it can be forfeited. The following are three types of bonds that may be considered for recreation facility funding.

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

## Lease / Purchase Financing

Facilities for public use can be financed and built through an entity separate from the municipality – either another public entity, a non-profit corporation set up for that purpose, a bank or leasing company, or joint powers authority. There are several types of lease purchase funding mechanisms, including certificates of participation in



Willoughby Heritage Farm and Conservation Reserve

which investors can purchase tax free investments in the leased facility, and sales leaseback, which is a means for public entities to sell an existing facility to a separate entity such as a nonprofit organization, an investor, or a group of investors. Improvements can be made by the separate entity who then leases the facility back to the public entity for an agreed to period of time and interest rate.

### **Public / Private Partnership (PPP)**

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

### **Hotel, Motel and Restaurant Tax**

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

### **Special Improvement District / Benefit District**

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

### **Grants**

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

### **OSLAD**

The OSLAD program provides up to 50% of funding assistance for land acquisition and development projects that serve a wide range of open space and recreation purposes. A portion of the state's real estate transfer tax serves as a dedicated funding source. OSLAD is the largest grant program that assists communities in meeting their diverse recreational needs. It focuses on providing basic close-to-home recreational opportunities, including land for parks and facilities like ballfields and playgrounds. OSLAD also supports the renovation of existing recreational facilities since aging infrastructure has become a major problem in many communities. Note: The OSLAD Grant will not be running in FY21.

### **Illinois Bicycle Path Grant Program**

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

### **Land and Water Conservation Fund (LWCF/LAWCON)**

The federal LWCF program providing up to 50% project funding assistance, was the first local recreation grant program undertaken

in Illinois. It has provided \$100 million over 30 years to local agencies in Illinois for land acquisition and development of public parks and recreation areas. As of August 2020, the program was fully and permanently funded by Congress and signed by the presented with the passage of the Great American Outdoor Act.

### **Recreation Trails Program (RTP)**

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

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

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

### **Park and Recreational Facilities Construction Program (PARC)**

A program under Illinois DNR provides grants to eligible local governments for park and recreation unit construction projects and land acquisition. Grant amounts range from \$25,000 to \$2,500,000 and covers 75% of capital project cost for most applicants, 90%



Mutts on Main Dog Park

of capital project cost for Disadvantaged Communities. PARC grants must be used for “bondable” or “brick and mortar” projects. Eligible projects include demolition, site preparation and improvements, utility work, reconstruction or improvement of existing buildings or facilities, expansion of buildings/facilities and new construction of buildings/structures for indoor/outdoor recreation.

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

### **ITEP Funds**

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

20 ILCS 2705-615 establishes supplemental state funding, set aside from the Road Fund, for projects in the categories of pedestrian and bicycle facilities and the conversion of

abandoned railroad corridors to trails. At least 25% of projects funded will be directed toward projects in high-need communities and the local matching funds required shall be determined based on a sliding scale based on the Community Map score. Applicants may apply for up to \$2,000,000 maximum per project in ITEP funds.

## **Conclusion**

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

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