



# City of Pacific Parks and Recreation Master Plan

October 2020



Planning Design Studio

# Acknowledgments

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Steve Myers, Mayor of Pacific  
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Pacific Board of Alderman  
Pacific Park Board

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Adam's Garden



Jensen's Point

# Rulon Family Pavilion & Playground

Dedicated October 15, 2013

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# SECTION 1

## EXECUTIVE SUMMARY

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# EXECUTIVE SUMMARY

## City of Pacific Parks & Recreation Master Plan

### PROJECT OVERVIEW

The City of Pacific, Missouri embarked on a community-driven Parks and Recreation Master Plan in December of 2019. The goal of the master plan was to guide development of Pacific's parks and recreation programs and facilities over the next decade. Strategically identifying and prioritizing projects allows the City to make the best use of available funds in order to meet recreational goals. In a community-driven master plan, public input is a critical component at every step of the planning process, ensuring that the plan is tailored to the needs and desires of Pacific's unique community.

A parks and recreation master plan is a different initiative from a city-wide comprehensive plan. A city-wide comprehensive plan establishes public policies on transportation, utilities, land use, recreation and housing and occur over a longer time frame. Parks and recreation master plans focus on planning the physical structure of a City's parks and recreational facilities and recreational programming, creating tangible results in expanded programming, new recreation facilities, upgrades and improvements to existing park facilities. This parks and recreation master planning process included four phases:

1. Data Collection
2. Park Land and Facilities Analysis
3. Concept Development
4. Master Plan Development

### DATA COLLECTION

The first phase, Data Collection, involved a broad collection of information on the existing conditions of Pacific's parks and the community context of the City of Pacific. During this phase, the existing conditions of all of Pacific's parks were assessed by both the planning team and City of Pacific staff. Park land, greenways, trails and other recreation opportunities available in the area immediately surrounding Pacific were inventoried. GIS data was used to analyze flood plains around the City of Pacific and their effect on Pacific's park land.

Demographic information of the City was analyzed to give the planning team an idea of the community character and to collect information relevant to recreation programming and park development. The planning team reached out to several organizations that use Pacific Parks regularly to ask for input and suggestions for the master plan. Previous studies that been conducted were reviewed for information that could be relevant to the planning process. These included a Pacific Community Park Pool Audit Report prepared by Westport Pools in December of 2019, an architectural conditions assessment conducted of the Red Cedar Inn in 2018, a 2019 Pacific-Eureka Trail Alignment Options Master Plan, and the 2017 Pacific Comprehensive Plan.

A community survey was a primary component of the Data Collection phase. The survey was open between January and February of 2020, with both an online and a paper version available. The survey received a total of 200 responses, 76% of which were

from residents of Pacific, and 24% from non-resident park users. The survey collected public input on park utilization, satisfaction with the current conditions of Pacific's parks, and respondents' perspective of the importance of parks to the community. Over 85% of respondents believe it is very important for the City of Pacific to provide high quality parks and recreation programs, and 84% percent said that Pacific's parks have a high impact on their life, property values and health. Survey respondents also provided input on what recreation programming would be utilized by their families, including separate questions for youth activities and senior adult activities. Finally, respondents shared which park features they utilized the most at each park, which features are their priorities for improvement, and they were able to write-in specific suggestions for improvements.

## ANALYSIS

The Analysis phase was composed of a park land distribution analysis and a park facilities analysis. These analyses compared Pacific's recreation facilities to national benchmarks based on Pacific's population. Pacific met or exceeded park land benchmarks for all park classifications except for regional parks, which are defined by parks over 250 acres. When regional park land within a five mile radius of Pacific was considered, the park land benchmarks were exceeded for all categories. The park land distribution analysis found that although Pacific does not have a need for more parks based on acreage, additional parks could create a more equitable distribution of park land.

The park facilities analysis showed that even when recreational facilities within a three-mile radius of Pacific, the community has a need for several more facilities in order to meet benchmarks. Most notably, there is a need for more trails and bike paths. The Analysis phase also consolidated

and summarized the information collected on the existing conditions of each park and included initial suggestions for improvements.

## CONCEPT DEVELOPMENT AND MASTER PLAN

In the Concept Development phase, the planning team synthesized the information gathered in the previous phases into draft recommendations for each park and for the park system overall. These were reviewed by the City and presented to the community for feedback in a public meeting and a community survey. This second public survey collected 46 responses between June 30 and July 18, 2020. The survey asked respondents to provide feedback on conceptual plans and to rank the importance of the proposed improvements for each park. Respondents were able to write-in additional comments and suggestions for each park. The input received was incorporated into the recommendations in the last phase, Master Plan Development.

The Master Plan phase included creation of a program statement that describes the vision for the future of the Pacific parks and recreation system. A network of pedestrian and bicycle routes was proposed and overlaid onto a map of the City shown in the Master Plan section of this report. The routes were specifically chosen to link Pacific's parks, provide a backbone of primary corridors throughout the City and link to the regional trail system.

A master plan graphic was created as a visual summary of the master plan recommendations, shown in Figure 1-1 on the following page. A conceptual plan and vision statement was created for each park as well. The specific improvement recommendations for each park were prioritized into short-term, mid-term and long-term recommendations. A master plan level cost estimate was provided

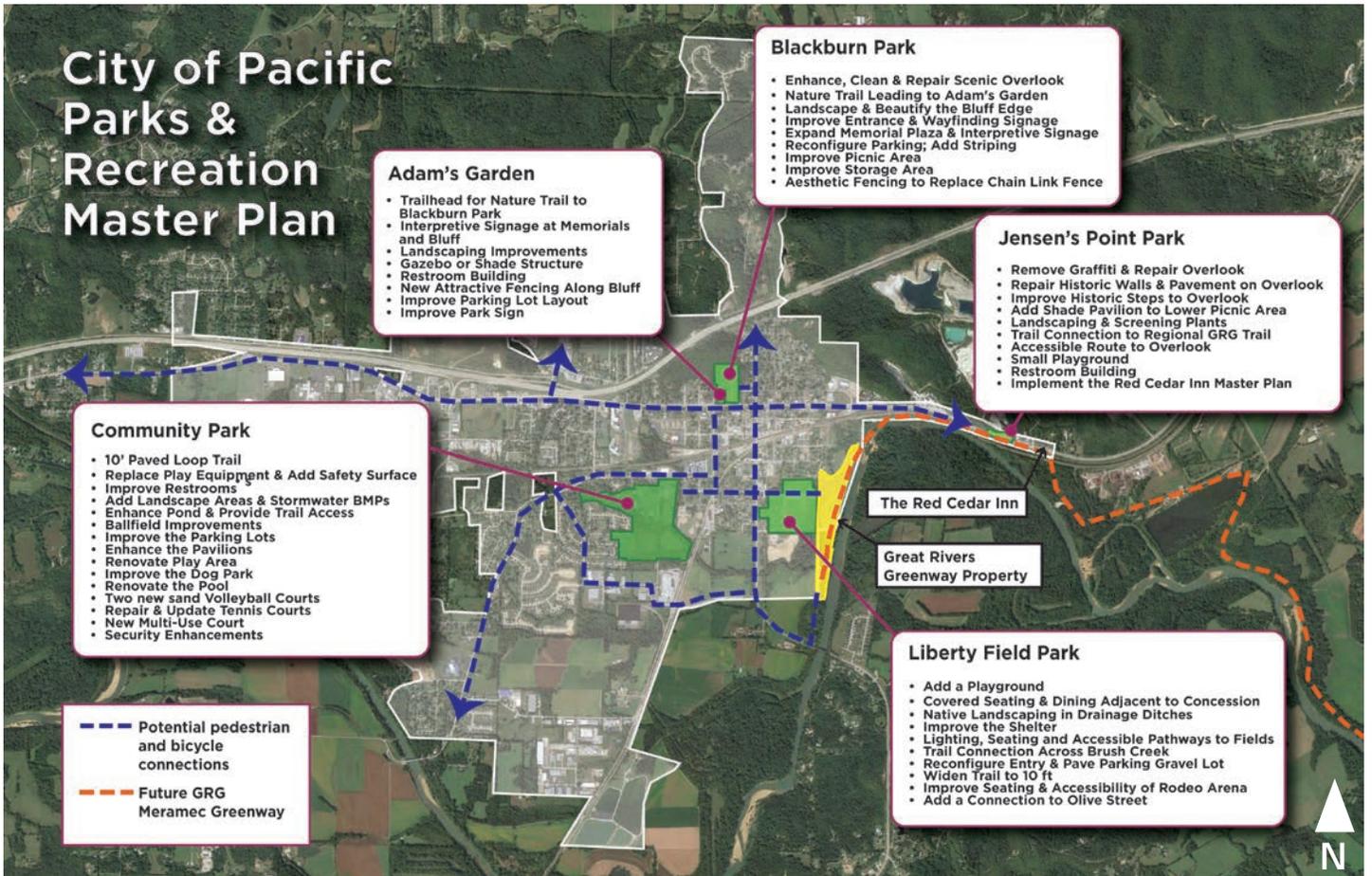


Figure 1-1: The Pacific Parks and Recreation Master Plan Graphic

for each improvement. The master plan recommendations for each park are summarized below. The final section of the Master Plan phase provided potential implementation strategies and funding sources than can be leveraged to bring the master plan vision into reality.

## MASTER PLAN RECOMMENDATIONS

### Community Park

Short-term (1-3 year) recommendations include adding a paved loop trail around the main portion of the park, replacing play equipment and safety surface at the playground near the pool, improving restrooms, adding attractively landscaped stormwater BMPs, providing trail access to the pond and enhancing the pond with native plantings. In addition, recommendations include adding two new sand volleyball courts and improving security

features. The total budgetary cost range for all short-term recommendations is \$175-\$650K.

Mid-term (3-6 year) recommendations include baseball/softball field improvements, parking lot improvements, pavilion enhancements, and updates to the dog park. Baseball/softball field improvements include improving field drainage, adding accessible paths to the fields, and updating dugouts and backstops. Dog park enhancements include adding accessible walkways to the dog park, more seating, a shade feature, water access and creating separate areas for large and small dogs. The mid-term timeframe is also recommended for renovating the pool. The budgetary cost range for mid-term recommendations is \$245-\$650K, plus \$1.5 million for renovation of the pool. Long-term (6-10 year) recommendations include updating the tennis courts and adding a

new multi-use court. The budgetary cost range for long-term recommendations is \$350K-\$1M.

## Liberty Field Park

Short-term (1-3 year) recommendations include adding a playground, adding a covered seating and dining area near the concessions, adding native planting to the drainage ditches, improving the pavilion, and improving the fields with lighting, seating, and accessible pathways. The budgetary cost range for short-term recommendations is \$170-\$500K.

Mid-term (3-6 year) recommendations include adding a trail connection across Brush Creek to the future Meramec Greenway trailhead, paving the gravel parking lot and reconfiguring it for a new park entry (included in the long-term recommendations), widening the existing trail to 10 feet and adding benches along the trail. The total budgetary cost range for mid-term recommendations is \$175-\$400K.

Long-term (6-10 year) recommendations include improving seating and accessibility of the rodeo arena and adding a connection to Olive Street. The budgetary cost range for long-term recommendations is \$50-\$150K.

## Blackburn Park

Short-term (1-3 year) recommendations include enhancing the scenic viewing area, repairing and removing graffiti from the stone pavilion, creating a trailhead and nature trail network connecting to Adam's Garden, landscape improvements to the bluff edge and improving entrance and wayfinding signage. The total cost range for short-term recommendations is \$70-\$200K.

Mid-term (3-6 year) recommendations include enlarging the memorial plaza and adding more interpretive signage, reconfiguring the parking lot and adding striping and improving the picnic area. The total budgetary cost range for mid-term recommendations is \$45-\$150K.

Long-term (6-10 year) recommendations include improving the park maintenance storage area and replacing the chain link fencing along the bluff with a more aesthetic option. The total budgetary cost range for long-term recommendations is \$50-\$100K.

## Adam's Garden

Short-term (1-3 year) recommendations include creating a nature trail to Blackburn Park, adding interpretive signage with educational information about the memorials and the limestone bluff, landscaping the bluff edge, and adding a gazebo. The budgetary cost range for short-term recommendations is \$40-\$100K.

The mid-term (3-6 year) recommendation is to add a restroom building that blends with the overall aesthetic of the park. The total budgetary cost range for mid-term recommendations is \$100-\$150K.

Long-term (6-10 year) recommendations include replacing the chain link fence along the base of the bluff with a more aesthetic fencing option, improving the parking lot layout and replacing and relocating the park sign. The total budgetary cost range for long-term recommendations is \$120-\$300K.

## Jensen's Point and the Red Cedar Inn Future Museum Site

Short-term (1-3 year) recommendations include cleaning and removing graffiti from the historic pavilion, repairing the walls and pavement of the overlook, improving the steps of the path to the overlook while preserving their historic character and adding a shade pavilion to the lower picnic area. In addition, the master plan recommends adding screen plantings along the park perimeter, especially at border with the US Silica property. The cost range for short-term recommendations is \$95-\$350K.

For the Red Cedar Inn future museum site, the short-term recommendation is to implement the Red Cedar Inn master plan.

The total budgetary cost range, as shown in the Red Cedar Inn Master Plan document, is \$1.25-1.5M.

Mid-term (3-6 year) recommendations for Jensen's Point Park include adding a trail connection to the future Great Rivers Greenway regional trail, adding an accessible route to the overlook on the current access road, adding a small playground near the parking lot and adding a restroom. The budgetary cost range for mid-term recommendations is \$250-\$700K.

### Pedestrian and Bicycle Network

The vision for Pacific is to have an interconnected system of bicycle lanes, sidewalks and trails that enable travel without a vehicle throughout the City. The network proposed in the master plan outlines key routes that will form the backbones of the pedestrian and bicycle network. These routes form the major arteries of the network, and branches can be added later to connect to more neighborhoods and destinations. The primary arteries are placed so that all of

Pacific's parks are connected. The network will also connect to the future Great Rivers Greenway Meramec Greenway corridor that is identified in the River Ring Master Plan to pass by Jensen's Point Park and have a trailhead at the Great Rivers Greenway property adjacent to Liberty Field Park. The proposed routes are outlined in Figure 1-2.

### IMPLEMENTATION STRATEGIES

Implementing the recommendations will be a phased process. Starting with one demonstration project can help to build momentum and public support for the improvements. The first projects should be important to residents and make a tangible difference in the community's use of the parks system. Grant opportunities and partnerships can maximize the funding available for improvements. Key leaders in the community can help drive the plan forward, build support and make progress. Establishment of a parks foundation can help raise money for needed improvements.

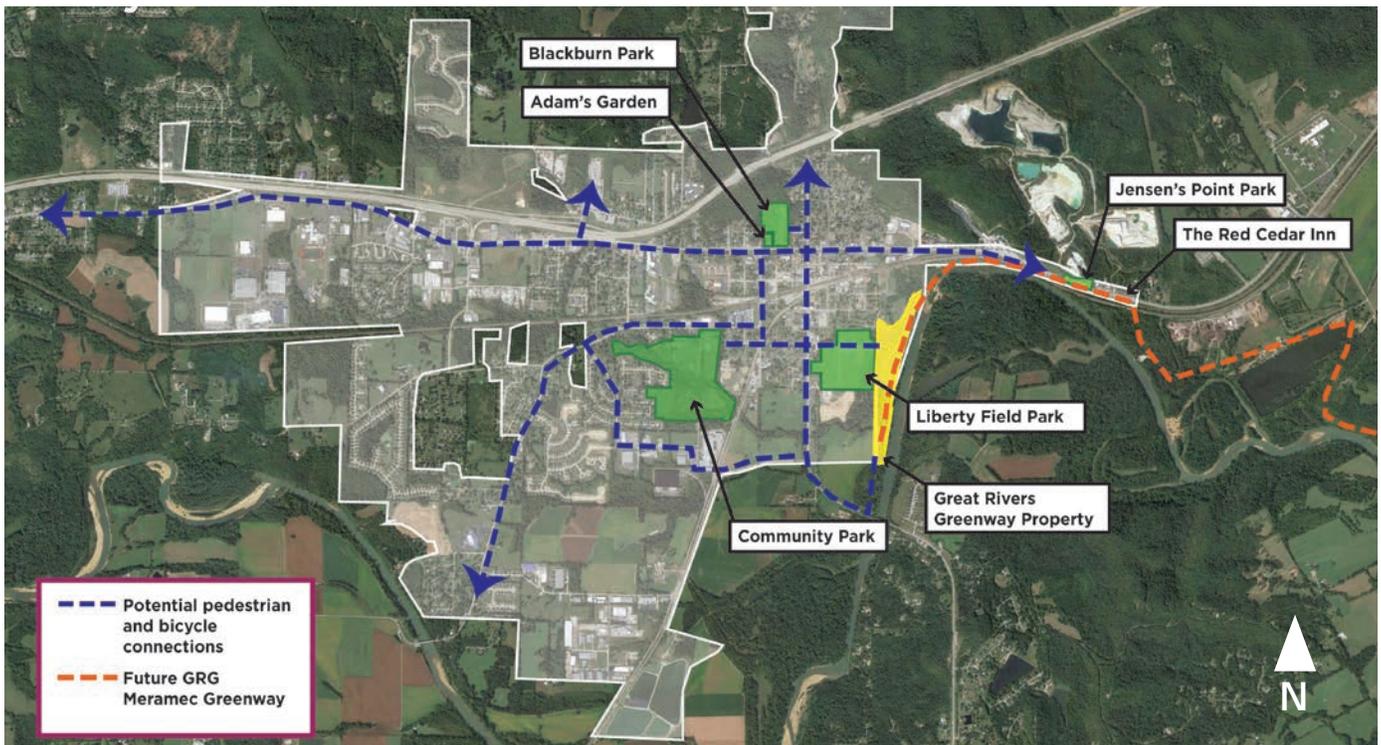
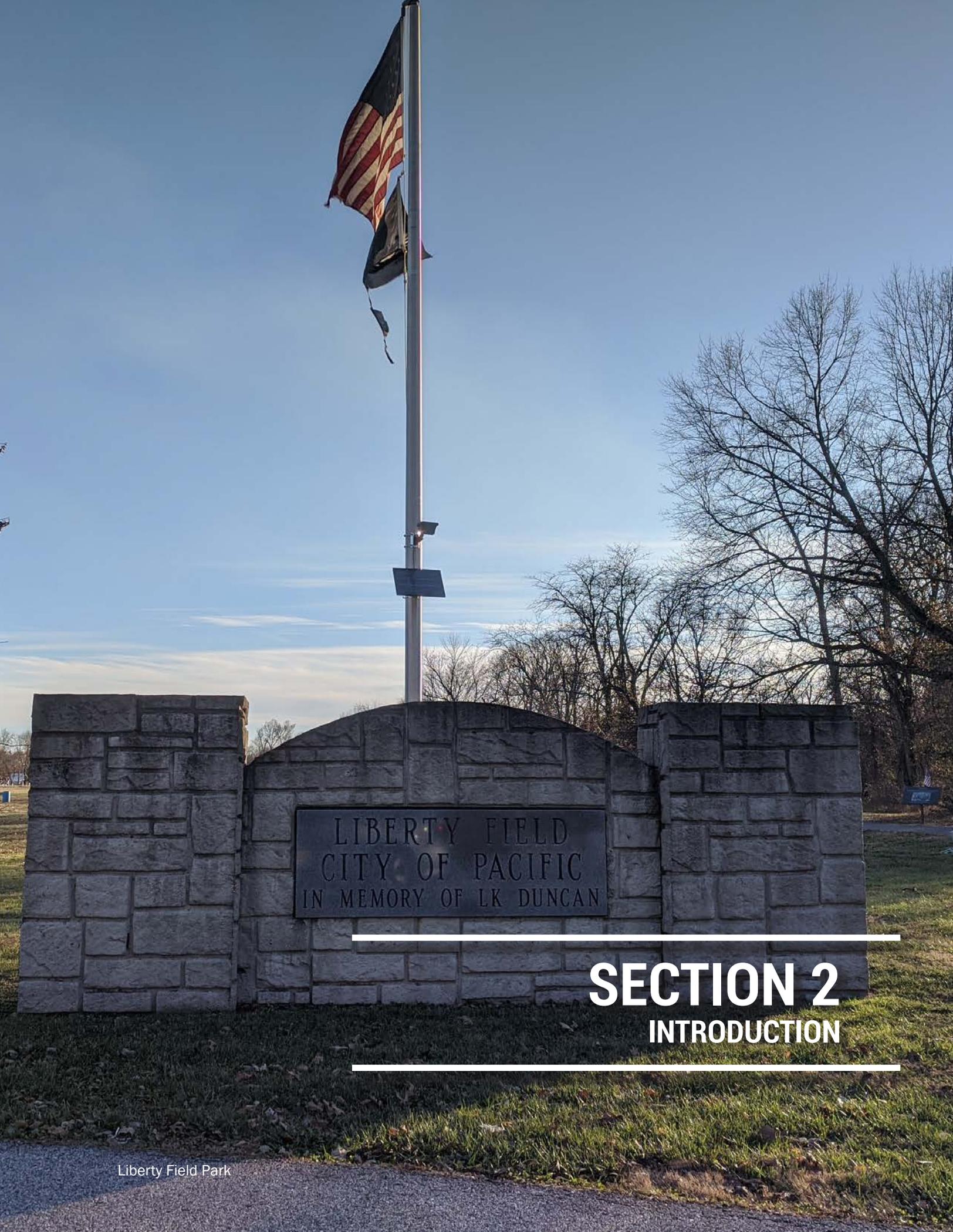


Figure 1-2: Pacific Pedestrian & Bicycle Network



LIBERTY FIELD  
CITY OF PACIFIC  
IN MEMORY OF LK DUNCAN

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# SECTION 2

## INTRODUCTION

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# INTRODUCTION

## City of Pacific Parks & Recreation Master Plan

### PURPOSE OF THE PLAN

The City of Pacific, Missouri embarked on a Parks and Recreation Master Plan with the landscape architecture and recreation planning consultants at Planning Design Studio in December of 2019. The goal of the master plan was to guide development of Pacific's parks and recreation facilities and programming over the next decade.

Park plans ensure that a city is meeting the recreational needs of the community, and that recreational needs will continue to be met as a community changes and grows. Having high quality parks and recreation opportunities increases the quality of life of community residents and helps to create an attractive and desirable place to live.

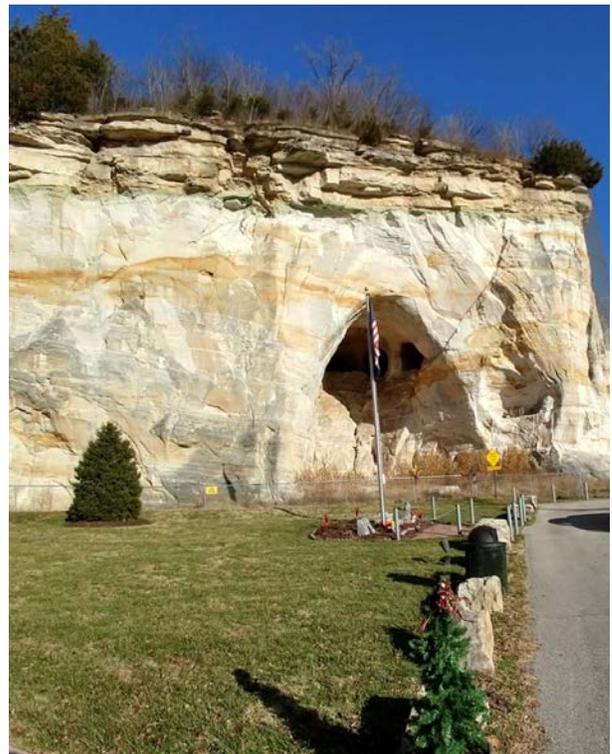
Parks and recreation master plans are community-driven, meaning that public input is a critical component at every step of the planning process. This ensures that the plan is tailored to the needs and desires of the unique community.

Park master plans help the City to identify needed capital improvement projects. Strategically identifying and prioritizing projects allows the City to make the best use of available funds in order to meet recreational goals.

A park plan helps to identify funding strategies to implementation of needed improvements. These strategies can help multiply the impact of capital by making use of creative alternate funding strategies.



Community Park



Adam's Garden



Blackburn Park



Liberty Field Park

A thorough and community-driven parks master plan is often a critical component of successful grant applications and regional cooperation. The parks plan demonstrates that the suggested improvements have been thoroughly thought out and vetted by the public.

A parks master plan differs from a city-wide comprehensive plan. A city-wide comprehensive plan determines community goals and aspirations in terms of community development. This includes establishing public policies on transportation, utilities, land use, recreation and housing. They usually occur over a longer time frame than a parks master plan. Parks master plans focus on the physical structure and components of a city's parks and recreational facilities, as well as strategic planning of recreational programming. Park master plans build community support for improvements to community facilities and programming. Park plans create tangible results in expanded park land, new recreation facilities, upgrades and improvements to existing park facilities.

## THE PARK MASTER PLANNING PROCESS

The parks and recreation master planning process includes four primary phases:

1. Data Collection
2. Park Land and Facilities Analysis
3. Concept Development
4. Master Plan Development

The first phase, Data Collection, involved a broad collection of information on the existing conditions of Pacific's parks, an overview of the community context and the regional recreation opportunities, collection of floodplain data, a community survey and a review of existing studies and reports relevant to the plan. The Analysis phase was composed of a park land distribution analysis and a park facilities analysis, which compared Pacific's park land acreage and recreation facilities to national benchmarks based on Pacific's population.



Jensen's Point Park

In the Concept Development phase, the planning team synthesized the information gathered in the previous phases into draft recommendations for each park and for the park system overall. These were reviewed by the City and presented to the community for feedback in a public meeting and a second community survey. The input received was incorporated into the recommendations in the last phase, Master Plan Development.

As a community-driven plan, public input is gathered from the Pacific community throughout the planning process and is critical to creating a successful community-driven master plan. Public meetings are held during each phase of the planning process to keep the community informed and encourage public participation. The Data Collection phase included a public survey distributed both online and in print format that collected community input. Feedback on the park system was gathered from city staff and key park stakeholders.

More information on public participation can be found in the Data Collection section of this document. In the middle of the planning process, the unprecedented Covid-19 health crisis changed the way people could safely interact. Because of this, the planning team shifted its public engagement approach to utilize virtual community meetings and receive feedback through the Internet or over the phone.

## Implementing the Plan

The last section of this document discusses strategies and opportunities for implementing the recommendations in the plan. Starting with one small demonstration project can help to build momentum and public support for the improvements. The first projects should be important to residents and make a tangible difference in the community's use of the parks system. Grant opportunities should be sought out to maximize the funding available for improvements. Partnerships can be sought out as well. Key leaders in the community can help drive the plan forward, build support and make progress. Establishment of a parks foundation can help raise money for needed improvements. These strategies are discussed further in the Master Plan section of this document.

## DOCUMENT ORGANIZATION

The rest of this document is organized by the project phases. Section three is on the Data Collection phase, section four covers the Analysis phase, and section five covers the Concept Development phase, the Master Plan phase, as well as implementation strategies.



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# SECTION 3

## DATA COLLECTION

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# DATA COLLECTION

## City of Pacific Parks & Recreation Master Plan

### INTRODUCTION

Data Collection is the first phase of the master planning process. It involves gathering a wide variety of information on the existing condition of Pacific's parks and recreation system, as well as on the community context of the City of Pacific and surrounding region.

This phase included an investigation into the existing conditions of each park, described under the heading 'Community Overview.' Other recreation opportunities available to Pacific citizens in the region were investigated. Information on existing greenways and trails, flood zones, and school recreational facilities was collected. A demographic report was compiled with information relevant to the planning process.

Community input was a critical component of this phase. Input was gathered through public meetings and through survey that was available both online in print. The results are summarized in this section. Finally, previous studies and reports that have relevance to the Parks Master Plan were reviewed for data that could be useful to the planning process.

### COMMUNITY OVERVIEW

#### Park System

The City of Pacific includes five parks:

1. Community Park
2. Blackburn Park
3. Adam's Garden
4. Jensen's Point Park
5. Liberty Field Park

Figure 3-1 on the following page shows a map of the park locations within the City of Pacific. The map also shows two other sites relevant to the master plan, the Red Cedar Inn future museum site and the Great Rivers Greenway (GRG) property. The Red Cedar Inn is a city-owned site near Jensen's Point Park that has historical significance as a destination along the Route 66 highway. The City has plans to convert it into a museum. The Great Rivers Greenway property adjacent to Liberty Field Park is owned by an organization dedicated to creating a network of greenways throughout the St. Louis region. GRG plans to create a trailhead here for a greenway running east along the Meramec River.

Table 3-1 on the following page lists each of the City of Pacific parks with its acreage, park type classification and primary facilities. In this table, Blackburn Park and Adam's Garden are listed as one park as their footprints are adjacent to each other. A brief overview of the existing conditions of each park is given on the following pages.

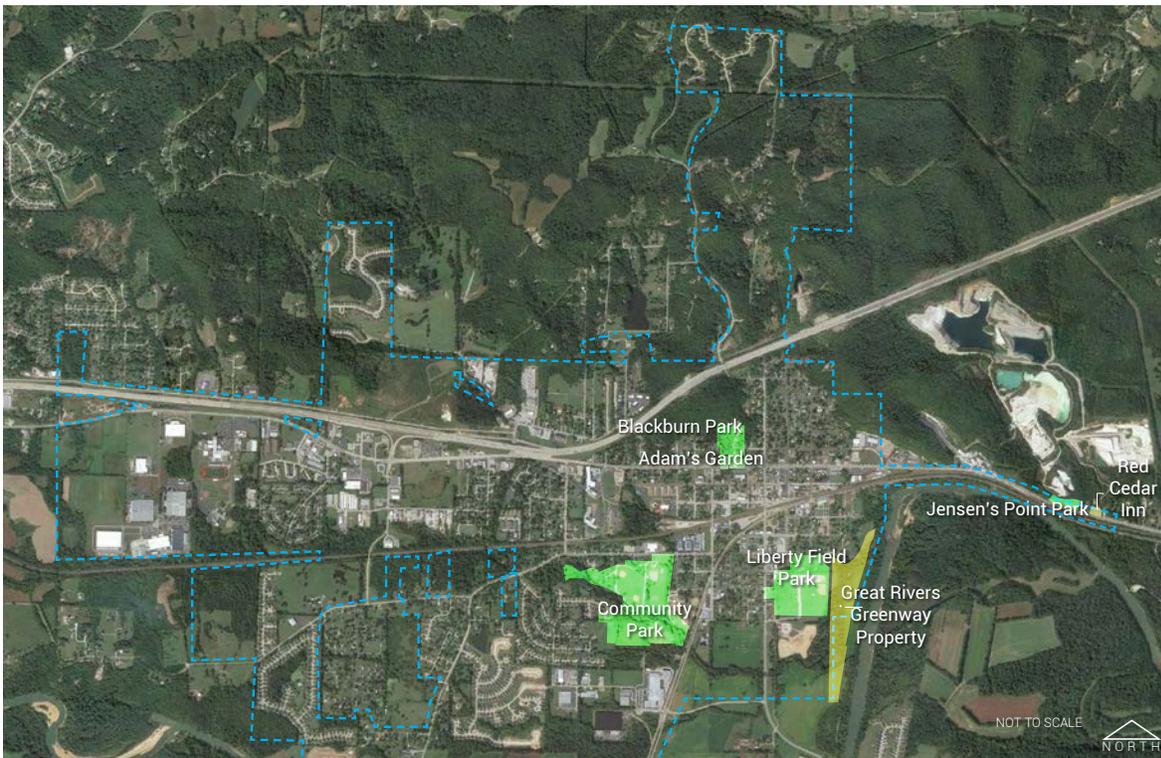


Figure 3-1: The Pacific Park System

City Park Inventory			
Park / Facility	Approx. Acreage	Classification	Facilities
Blackburn Park / ADAM's Garden	14	Neighborhood Park	1 Portable Restroom 2 Parking Areas 2 Memorials
Community Park	124	Metropolitan Park	4 Tennis Courts 4 Pavilions / 1 Gazebo 3 Bridges 3 Restrooms 2 Playgrounds 2 Baseball Fields 1/2 Mile Unpaved Trail 1 Basketball Court 1 Fitness area with 12 Stations 1 Dog Park
Liberty Field	31	District Park	3 Soccer Fields 2 Multi-play Fields 1 Restrooms / Concession 1 Asphalt and 1 Gravel Parking Area 1 Rodeo Arena 1 Pavilion 1 Paved Trail (7/10ths of a mile)
Jensen's Point Park	3	Neighborhood Park	1 Gazebo / Overlook Feature 1 Trail 1 Asphalt Parking Area
<b>Total</b>	<b>172</b>		

Table 3-1: City of Pacific Park Inventory

## Community Park

Community park consists of 124 acres located on Birk Circle in the central part of Pacific. This park features a community pool, tennis courts, baseball/softball fields, two playgrounds, a dog park, a basketball court, a fitness area and unpaved nature trails. The park also includes three restroom buildings and four picnic pavilions, along with plenty of benches and barbeque pits. The park has several on-street parking areas along Birk Circle. The park lacks pedestrian connections to facilities. The facilities are dated and many need repair or replacement. The ball fields have some drainage problems which limits playability.

Community Park is the premiere city park and is the most frequently visited of all the Pacific parks. The community survey (described below under the heading 'Community Input') found that 88% of online survey respondents had visited this park in the previous year.



## Blackburn Park

Blackburn park consists of approximately 14 acres in the northern portion of Pacific. Located on the top of a bluff, it features a scenic view over the City. Also included in the park is a small plaza with interpretive signage and a replica cannon that was constructed as part of an Eagle Scout project. A small parking area, several picnic tables, barbeque pits and benches comprise the other features in the park. The park has a small parking area without designated parking stalls. The park facilities are in good condition, with minor repairs needed. The park is moderately utilized.



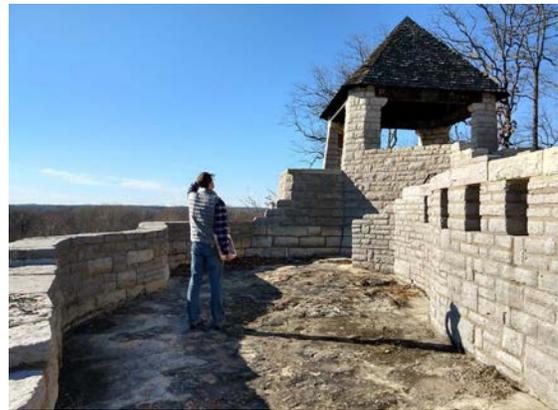
## Adam's Garden

Adam's Garden is approximately one third of an acre located at 301 W Osage Street, just southwest of and adjacent to Blackburn Park in the northern section of Pacific. The park consists of a soldier's memorial, a children's memorial with benches, a picnic area and a small parking area. The park has a view of one of the region's characteristic limestone bluffs, which features a cavern carved out through quarrying. The park is in good condition.



## Jensen's Point Park & Red Cedar Inn Future Museum Site

Jensen's Point Park consists of approximately three acres located at 1039 E Osage Street in an eastern arm of the City. The park consists of rustic stone steps leading up to an overlook and a historic stone pavilion dedicated in 1939 to Lars Peter Jensen, the first president of the Henry Shaw Gardenway Association. The park facilities are in good condition. Jensen's Point is being considered for an Eagle Scout project that would add a walking path, benches and landscaping. The Red Cedar Inn is a city-owned historical building near Jensen's Point, which is designated as a future museum site for the City.



Red Cedar Inn

## Liberty Field Park

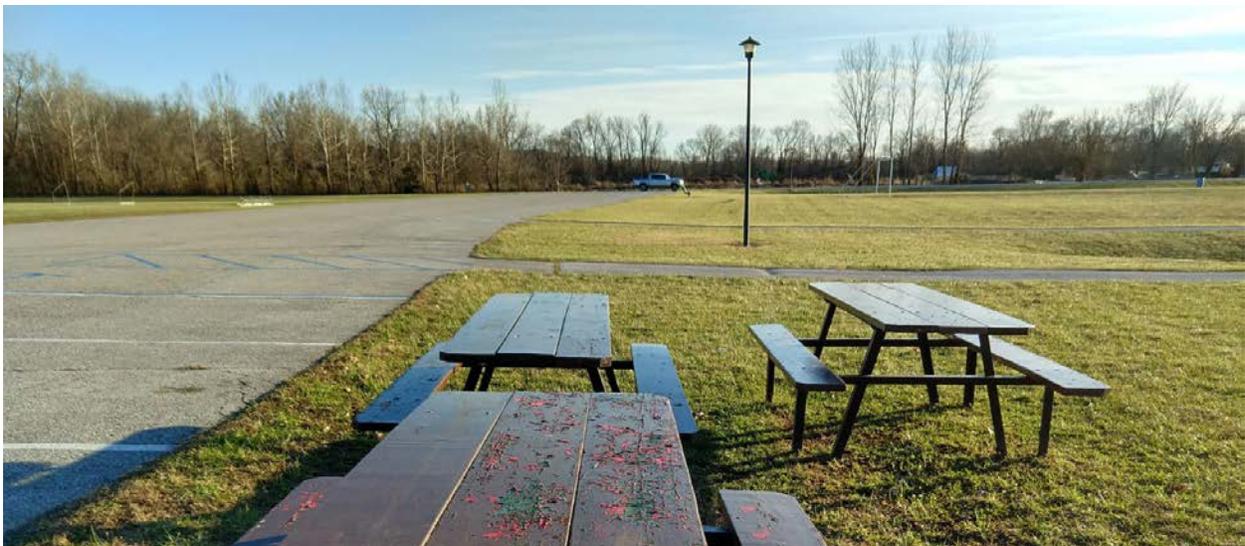
Liberty Field Park consists of 31 acres located at 101 E. Pacific Street on the east side of Pacific. The park features soccer fields, a restroom and concession building built in 2019, a small pavilion, a rodeo arena and a 7/10th of a mile six feet wide asphalt walking trail with plaques describing key events in U.S. military history. The park has large paved and gravel parking areas that provide a plenty of parking. The site is adjacent to the Great Rivers Greenway future trailhead. The park is subject to frequent flooding because of its proximity to the Meramec River. The park facilities are in good condition. The park is well utilized for the walking trail, the rodeo arena and the sports fields. It is the second most visited park in Pacific according to the responses to the online survey.



## Other Recreation Availability

The citizens of Pacific have access to a large quantity of nearby public open space operated by entities other than the City of Pacific. The open space within five miles of the city boundary include county and state parks as well as state conservation areas and the Shaw Nature Reserve operated by the Missouri Botanical Garden. Table 3-2 on the following page lists all of the public open space within five miles of the city boundary with total park land acreage, approximate distance from the City, and each park's recreation facilities.

The Pacific Youth Association maintains four baseball/softball fields within the City of Pacific at 650 S. 6th Street, adjacent to Community Park. They are available for use by Pacific youth ages 5-18. The neighboring City of Eureka has several recreation facilities available for Pacific residents to use for a fee. A recreation complex called the Timbers of Eureka has an outdoor pool, gymnasium and fitness equipment, and requires a monthly membership fee. The City of Eureka has a mountain bike park that opened in June of 2020 that features bike trails, a 1,000-foot dual slalom course, a pump track, and an area for beginning riders. The Hidden Valley Ski Resort 13 miles from Pacific offers skiing, snowboarding, tubing and a terrain park.



5-Mile Radius Park Inventory			
Park / Facility	Approx. Acreage	Approx. mi. from city Boundary	Facilities
Pacific Palisades	695	1.2	Boat Ramp
Catiwassa Conservation Area	199	2.9	Boat Ramp
Rockwoods Range	1,453	3.5	10 Miles of Trails, Scenic Overlooks,
Shaw Nature Resrve	2,400	4.4	17 Miles of Trails, Nature Play Area
Greensfelder County Park	1,734	4.5	38 Miles of Trails, Playground, Campsites, Nature Learning Center, Picnic Shelters
Robertsville State Park	1,225	4.7	Boat Ramp, Campsites, Playground, Hiking Trails, Picnic Shelters
Glassberg Conservation Area	634	4.7	3 Miles of Trails
Young Conservation Area	1,220	4.8	6 Miles of Trails
LaBarque Creek Conservation Area	1,269	5	3 Miles of Trails
<b>Total</b>	<b>10,829</b>		

Table 3-2: Open Space within 5-miles of Pacific

## Greenways & Trails

The City of Pacific has 0.7 miles of paved walking trail in Liberty Field Park and approximately 0.5 miles of unpaved trails in Community Park. Many of the public parks and conservation areas near the City of Pacific contain trails. Figure 1-3 notes the miles of trails in each of the parks and conservation areas within five miles of the City boundary.

The Cities of Pacific and Eureka partnered in 2019 on a Trail Alignment Master Plan for a trail connection between the two cities. This plan is summarized in the ‘Previous Studies’ section of this report.

The Great Rivers Greenway regional plan includes a fully connected Meramec Greenway for a total length of 50 miles. Currently, the closest section of the Meramec Greenway to the City of Pacific that is currently built is the 2.7-mile Eureka spur located 7.8 miles from Pacific. This spur connects to 8.2 miles of trails in Route 66 State Park.

The Ozark Trail Association and the Meramec Valley Trail Association have plans to connect the disparate portions of the Ozark trail and extend the trail to the City of Pacific for a total trail length of 500 miles across Missouri and into Arkansas. Currently, the closest spur of the Ozark Trail to Pacific is the Courtois Section, which is 35 miles (with a five-mile gap). The Onondaga trailhead is about 50 miles from Pacific.

The Magi Foundation, a nonprofit dedicated to advancing economic growth in Jefferson and Franklin Counties, has announced plans to build a Pacific Riverwalk Trail along the Meramec River. In 2019, the foundation received a federal grant to begin the trail with construction of a bridge over Brush Creek east of Highway O. The Magi Foundation will match the federal grant money and will donate the trail to the City of Pacific 90 days after it is completed. The planned hiking, biking and equestrian trail will be on land owned by the Missouri Department of Transportation that will have an easement for public use when the trail is opened. The ultimate goal of this trail is to link the Ozark Trail to the Great Rivers Greenway system.



## Schools

School campuses often include playgrounds, sports fields and open space available for the community to use when not in use by the school. Inventorying school recreation facilities helps to achieve an accurate overall picture of the recreation opportunities available to a community.



Football field and track at Pacific High School  
(image from Meramec Vally R-III School District)

The City of Pacific is part of the Meramec Valley R-III School District, which includes the communities of Pacific, Catawissa, Robertsville, Gray Summit and Villa Ridge. The public schools located within the City of Pacific include: Pacific High School, Riverbend Middle School, Pacific Intermediate, Truman Elementary School, Zitzman Elementary School and Doris Hoffman Early Learning Center (this school is excluded from the recreation facility inventory as preschools do not typically have recreation facilities open to the public). In addition to public schools, Pacific includes one private Catholic school, Saint Bridget.

A list of the schools located in Pacific, their acreage and their sports and recreation facilities can be found in Table 3-3.

Pacific School Inventory			
Park / Facility	Approx. Acreage	Classification	Facilities
Pacific High School	29	Public School	1 Football Field 1 Running Track 1 Softball Field 1 Baseball Field 1 Football Practice Field
Riverbend Middle School	16	Public School	1 Football Practice Field
Pacific Intermediate School	11	Public School	1 Soccer Field 1 Running Track
Truman Elementary School	7	Public School	1 Playground 2 Half Court Basketball Courts 4 Four Square Courts
Zitzman Elementary School	7	Public School	2 Playgrounds 1 Soccer Field 1 Half Court Basketball Court 2 Tetherball Polls 1 Paved Kickball Court 1 Four Square Court
Saint Bridget Catholic School	2	Private School	1 Playground
<b>Total</b>	<b>72</b>		

Table 3-3: City of Pacific School Facility Inventory

## Demographics

The most recent population estimate for Pacific is 7,236 from July 2018. This represents a growth of about 200 residents since the last census in 2010, a growth rate of 3.2%. During the same timeframe, the overall growth rate of the United States was 6.0% and for the State of Missouri was 2.3%. Pacific is growing faster than other areas of Missouri. The Pacific population is composed of 2,532 households with an average size of 2.36 people. The land area of Pacific is 5.92 square miles, which represented a population of 1,182 per square mile in 2010.

Most adult residents have a high school diploma (83.6%), and 14.7% have a bachelor's degree or higher. Educational rates are lower than national averages, with 87.7% of the U.S. adults having a high school diploma and 31.5% having a bachelor's degree or higher. The City of Pacific population is 92.7% White, 3.9% Black or African American, and 2.% Hispanic or Latino. Ten percent of Pacific residents under 65 have a disability, which is higher than the national rate of 8.6% but lower than the Missouri rate of 10.4%.

The mean household income in Pacific between 2014 and 2018 was \$49,451, lower than the U.S. and Missouri means shown in Table 3-4. The per capita annual income is also lower than U.S. and state numbers. Pacific has a poverty rate of 13.0%, lower than the Missouri level of 13.2% and higher than the U.S. average of 11.8%. In 2000, the median home value in Pacific was about \$141K, significantly less than the U.S. median of \$205K and less than the Missouri median of \$151.5K. Pacific's median monthly rent of \$703 was also less than the U.S. median rent of \$1,023 and the Missouri median of \$809. This information helps provide a better understanding of the economic standing of Pacific residents and the potential for those residents to spend on recreation programs. Table 3-4 summarizes select demographic data. More demographic information can be found in Chapter 1 of the 2017 Comprehensive Plan.

<b>2018 City, State and National Demographics</b>			
<b>Characteristic</b>	<b>City of Pacific</b>	<b>State of Missouri</b>	<b>USA</b>
Median Age	38.7	38.4	36.8
% of Population Under 18	20.3%	22.50%	22.40%
% of Population 65 and Over	15.3%	16.90%	16%
Median Household Income	\$49,451	\$53,560	\$60,293
Per Capita Income	\$24,602	\$29,537	\$32,621
<b>Population Change, Pacific, MO</b>			
	<b>2000</b>	<b>2010</b>	<b>2018 (est.)</b>
Total Population	5,482	7,002	7,236

Source: U.S. Census Bureau Quick Facts  
<https://www.census.gov/quickfacts/fact/table/pacificcitymissouri/PST045219>

Table 3-4: City of Pacific Demographics

## COMMUNITY INPUT

### Community Survey Results

The planning team administered an online survey that was open for responses from January through February of 2020. Paper copies were also available at City Hall for residents without access to the Internet. The survey included questions about park usage, recreation program needs and the importance of Pacific parks to the community. The survey also asked respondents specific questions about the parks they have visited, included the facilities they most utilize and their priorities for improvements. The survey received a total of 200 responses. Of these respondents, 76% identified themselves as residents of Pacific and 24% identified as non-resident park users.

#### Park Utilization

Sixteen percent of respondents reported that they visit Pacific city parks a few times per week, while 14% visit about once per week, 37% visit a few times per month, and 29% visit a few times per year. Less than 5% reported that they visit the parks seldom or never. Community Park was the most visited park, with 88% of respondents reporting that they have visited in the past year. Liberty Field Park was the next most often visited with 75% having visited in the past year. Blackburn Park had been visited by 65%, Jensen's Point had been visited by 57% and Adam's Garden had been visited by 27%. Community Park was reported as the park visited most often by 60% of respondents, followed by Liberty Field Park for 23%. Blackburn Park was the most visited by 7%. Jensen's Point and Adam's Garden were each visited most frequently by less than 5% of respondents.

#### Park Satisfaction

Survey respondents were asked to rate their current satisfaction with each of the Pacific city parks. Respondents were most satisfied with Adams Garden, with 72% either very

or somewhat satisfied with the park. About 63% were satisfied with Jensen's Point, 60% with Liberty Field and 51% with Blackburn Park. Respondents were the least satisfied with Community Park, with only 19% satisfied and 44% either very or somewhat dissatisfied with its current state.

#### Value of Parks

Survey respondents value the park system and believe the parks positively impact their lives. Over 85% of respondents believe it is very important for the City of Pacific to provide high quality parks and recreation programs, with another 10% saying it is somewhat important. Eighty-four percent said that Pacific parks have a high impact on their life, property values and health (responding 4 or 5 out of an scale of 1-5).

#### Recreation Programs & Activities

Respondents were presented with a list of potential recreation activities and programs and asked if they or their family members would have a desire to participate in each. The following is a list of the activities and programs with the most positive responses and the percentage of respondents that reported they would participate in each.

- Farmer's Market - 99.5%
- Walking / Hiking Group - 83%
- Environmental Education - 82%
- Wellness Programs - 81%
- Children / Youth Camps - 74%
- Training / Certification / Education - 74%
- Painting / Drawing Class - 71%
- Yoga / Zumba Class - 70%

A full list of the programs and activities and can be seen in Figure 3-3 on the following page. Respondents were also given the opportunity to write-in programming and activity ideas. The most common write-in responses are listed below.

- Better Pool
- Swim Classes
- Skate park
- Music Concerts
- Dog Training / Agility Classes
- Community Garden

Respondents were asked which activities are most important to the youth under 18 in their household, if applicable. The most common responses are below.

- Soccer
- Baseball / Softball
- Swimming / Lessons / Swim Team
- Basketball
- Cheerleading
- Nature Programs
- Hiking
- Arts / Crafts Classes
- Day Camps
- Paved Trails
- Disc Golf
- Dance Lessons / Group
- Zero Entry Pool
- Martial Arts
- Farmer’s Market
- Tennis
- Playground
- Lacrosse
- Preschool Age Activities
- Music Lessons

Respondents were asked which activities are most important to the seniors over 65 in their household, if applicable. The most common responses are below.

- Safe Walking & Hiking Trails
- Social Gatherings
- Farmers Market
- Swim
- Art Classes
- Exercise Classes
- Classes / Educational Opportunities
- Yoga
- Biking Group
- Walking Group
- Concerts
- River Access / Fishing
- Water aerobics
- Art Fairs
- Community Garden

The next section of the survey asked respondents to provide feedback on what could be improved in specific Pacific parks. The results are below, organized by park.

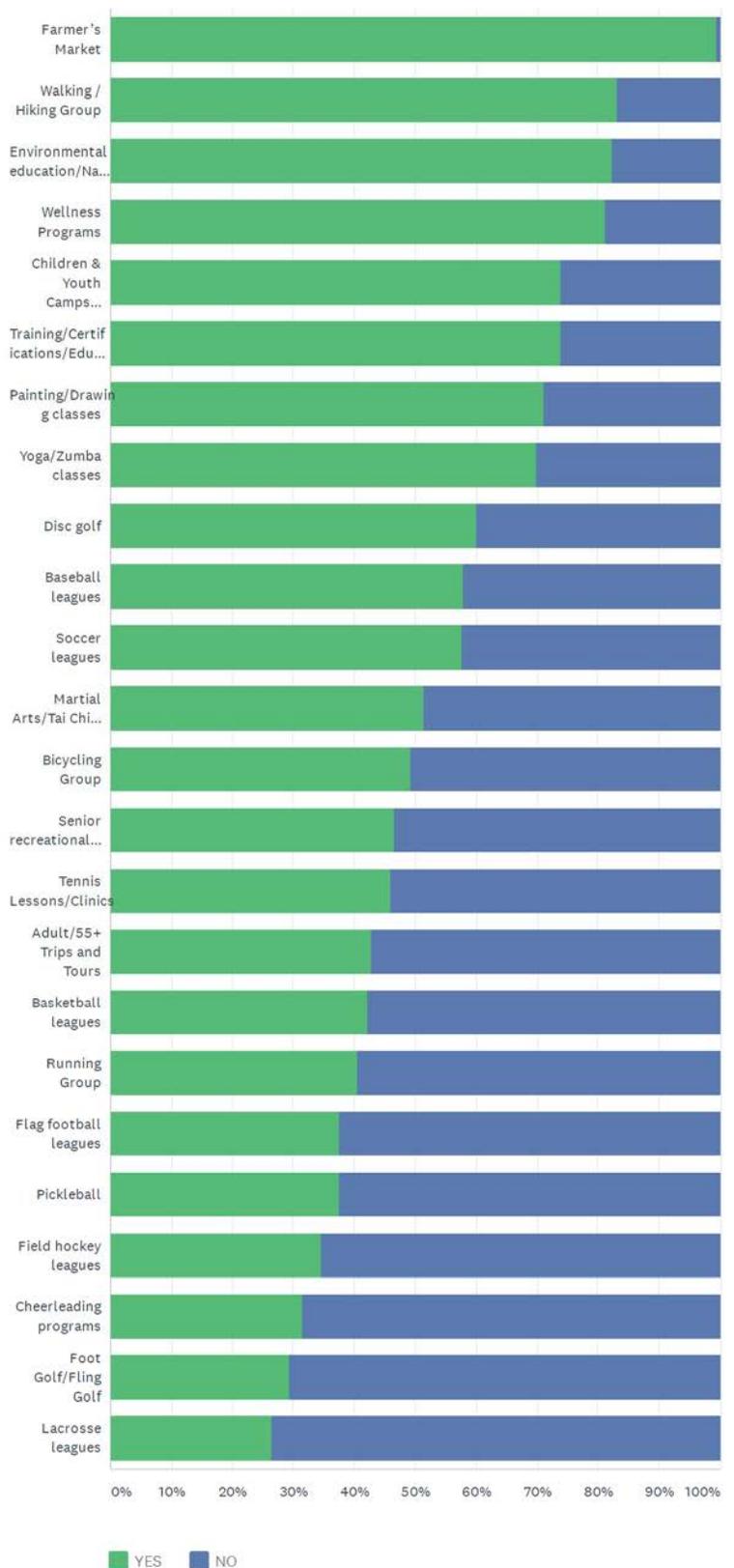


Figure 3-3: Survey Responses Regarding Interest in Programs and Activities

### **Community Park**

Eighty-seven percent of respondents said that Community Park should be upgraded and just 3% like it the way it is. The most used features at the park were identified as the playgrounds (24%) and the swimming pool (24%). Respondents rated whether specific features at the park should be high, medium or low priorities for improvement. The swimming pool was the highest improvement priority, ranked as high priority by 89% of respondents. The playgrounds were ranked as a high priority by 51%, the trails by 44%, and the restrooms by 41%. Other high priority features include:

- Sidewalks (by 37%)
- Open space / natural areas (by 37%)
- Baseball fields (by 31%)
- Parking areas (by 32%)
- Fitness stations (by 30%)
- The dog park (by 26%)
- Pavilions (by 26%).

Respondents were also given the opportunity to write-in other suggestions for the park. These are listed below.

- Update Pool
- Splash Pad
- Improve Restrooms
- Improve Dog Park
- Inclusive Playground
- Disc Golf
- More Landscaping
- Tree Identification Signage
- More Trails / Better Trail Signage
- Improve Drainage
- Skate Park
- Better Maintenance
- Better Signage
- Build a Rec Center
- More Trees
- Bird Houses
- More Benches
- Hammocks
- Shade for Baseball Spectators
- Better Lighting
- Place for Kids to Practice Riding a Bike
- Amphitheater
- Repave Streets

### **Blackburn Park**

Fifty-two percent of respondents said that Blackburn Park should be improved and 20% like it the way it is. Over 75% of respondents identified the overlook as the feature they use the most at Blackburn Park. The picnic area / benches and the overlook were the highest priorities for improvement, each were ranked as high priority by 56% of respondents. The parking area was ranked as a high priority by 45% and the wooded area / open space by 37%. The Memorial Plaza was ranked as the lowest priority for improvement. Write-in suggestions are listed below.

- Add restroom or portable restroom
- More hiking trails
- Add native plants
- Repair holes in grassy area
- Benches at the overlook
- Signage about geology of the area
- Water fountain
- Mounted observation telescopes

### **Liberty Field Park**

Sixty-two percent of respondents said that Liberty Field Park should be upgraded, while 25% like it the way it is. The most used features at Liberty Field Park were the Memorial Trail (42%) and the soccer fields (25%). The highest priorities for improvement were the soccer fields (34%), the open space grass area (33%) and the Memorial Trail (31%). Write-in suggestions are listed below.

- Tournament Quality Fields
- Playground or splash pad
- Picnic & BBQ area / New pavilion
- More Lighting
- River Access
- Landscaping
- Spectator shade
- Disc Golf Course
- Shade & Benches Along Trail
- Camping
- Stage

### Adam's Garden

Seventy percent of respondents said that they like Adam's Garden as it is and 13% would like to see it upgraded. Seventy percent of respondents identified the Angel Statue & Memorial as the feature they most use in the park. The portable restroom was the highest improvement priority, identified as a high priority by 55% of respondents. The parking area was ranked as a high priority by 42%, the Veteran's Memorial by 28%, and the Picnic Area by 24%. The Angel Statue & Memorial and the water feature were the lowest priorities, each ranked as high priority by just 12.5%. Write-in suggestions are listed below.

- Move away from busy street corner, to GRG property or Jensen's Point
- More shade
- Walking trail to Blackburn Park

### Jensen's Point Park

Thirty-seven percent of respondents said that they like Jensen's Point as it is and it should be left alone, while 33% said they would like to see it upgraded. Thirty percent chose the response 'Other' and had the opportunity to write in an answer. The most common themes among the write-in answers had to do with cleaning up litter and graffiti and making the park safer and more accessible. Seventy-seven percent of respondents identified the gazebo and overlook as the feature they use the most at the park. The stone patio, gazebo and overlook was the highest priority for improvement, identified as a high priority for improvement by 49% of respondents. The stone steps and trail were each ranked as a high priority by 41%. Write-in suggestions are listed below.

- Remove Graffiti
- ADA Accessibility
- More Benches
- Landscaping
- Restroom
- Better Signage

### Public Meeting Notes

A public meeting was held on January 27th, 2020 at 4:00 p.m. to inform the public and to solicit input regarding the Pacific Park Master Plan. The following is a summary of the public meeting.

Steve Roth, City Administrator, introduced the project to the public in attendance speaking of the need to study the Pacific Park System, results from previous studies (such as the Westport Pool study), and funding sources for park improvements. Scott Emmelkamp from Planning Design Studio introduced the planning process and efforts PDS was undertaking to gather input from the community. An online survey was presented as one method for gathering input. Paper copies of the online survey were also available at the meeting.

The attendees then had the opportunity to ask questions and make comments to the group in attendance. Generally, the questions and comments supported the idea of improvements to the Pacific Park System. Several comments were made supporting renovations to the pool at Community Park, an expanded trail system, adding parkland to the west side of the City, and improvements to the detention pond on the southwest side of Community Park.

### User Group Interviews

The planning team reached out to several organizations that use Pacific Parks regularly. These organizations were asked to provide input into the Pacific Parks through an emailed questionnaire. A summary of the responses is below:

- Improve Pacific Plaza Station as a central meeting hub for the City.
- Build a new, modern pool.
- Plan a pedestrian bridge over railroad tracks
- Plan for areas of native landscaping.
- Consider a sculpture park accessible via the Pacific River Walk Trail.

- Create a park with river access with the trail along the Meramec River next to Liberty Field.
- Install a permanent rodeo grandstand.
- Design a trail to connect Liberty Field and Community Park.
- Develop the Red Cedar Inn as a hub for Pacific and connect to Pacific-Eureka trail.
- Connect Adam’s Garden and Blackburn Park via a trail system.
- Improve and install playground facilities.

## Pacific Staff Park Assessments

Park assessment sheets created by the planning team were completed by the planning team, City Administrator Steve Roth and Dennis Woolf of Public Works, who is the primary maintenance manager of the park system. These assessments took a detailed inventory of the facilities at each park. 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 assessments park are incorporated into the park recommendations as appropriate.

## PREVIOUS STUDIES

Several studies were reviewed by the planning team and incorporated into the master plan. A summary of those studies is below.

### Westport Pools

Westport Pools prepared a Pacific Community Park Pool Audit Report for the City of Pacific in December of 2019. The purpose of the audit was to identify existing aquatic conditions and provide recommendations for replacements and/or renovations to the pool amenities.

The audit identified several items in need of immediate repair and provided cost

estimates for each item. Additional studies were recommended, including tests on pool shell concrete, a geotechnical study on the pool area, location of private utilities around the pool, and static water tests on the pool shell and piping. The study also provided four scenarios for the City to evaluate with cost estimates for each. The scenarios, total costs and major cost items are listed below.

1. Repair Only - Total cost \$1,173,810
  - Replace concrete pool deck, part of pool floor (replace with “Fédération Internationale de Natation” approved), and concrete gutter (replace with stainless steel gutter)
  - Install deck drain system
  - Replace pool shell sealant at joints
  - Repair underwater lights
  - Replace filtration pump
  - Repaint pool shell
  - Install balance tank, pool suction, gravity and return piping
2. Renovation - Total cost \$1,785,410
  - Includes all of “Repair Only” items
  - Replace shallow end with zero entry and spray features
  - Install waterslide
  - Install climbing wall
  - Install basketball goal and volleyball net
  - Add starting blocks
  - Add second diving board
3. New Pool (Basic) - \$2,500,000
  - Replace existing pool deck, bathhouse, mechanical building, drains, fencing and landscaping
  - Install new 5,400 SF pool with 6 lap lanes combined with leisure pool areas
4. New Pool (Upgraded) - \$3,800,000
  - Replace existing pool deck, bathhouse, mechanical building, drains, fencing and landscaping
  - Install new 6,450 SF pool with 8 lap lanes combined with leisure pool areas
  - Additional play features and spray pad

## Red Cedar Inn Master Plan

An architectural conditions assessment of the Red Cedar Inn was conducted in 2018 to assess the condition of the building and its potential for reuse. The study evaluated the building's interior, exterior and site and provided recommendations for long term, short term and immediate repairs. In general, the building was found to be in good condition, with some repairs required and further study required to assess the condition of the footings below the foundation walls and interior columns.

The study included a conceptual site plan with an outdoor pavilion, an outdoor classroom, parking, landscape improvements, and potential connections to Jensen's Point and the planned Eureka-Pacific Trails, shown in Figure 3-4, below.

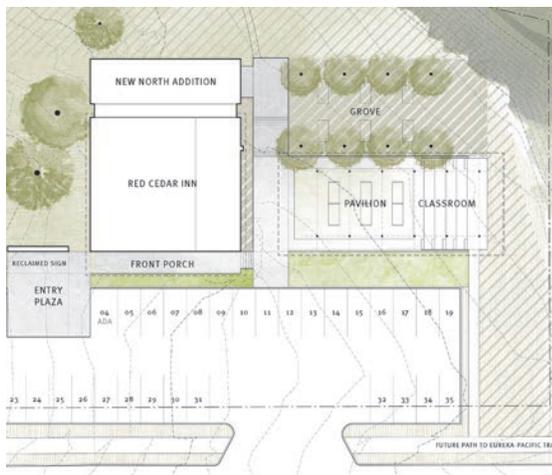


Figure 3-4: Conceptual Site Plan for the Red Cedar Inn from the 2018 Study

## Pacific Eureka Trail Alignment Options Master Plan

In 2019, the City of Pacific partnered with the City of Eureka to create a Trail Alignment Options Master Plan. The goal of the plan was to create a trail between the two cities along the Historic Route 66 with destinations along the route and connections to other bike and trail routes. The connections and destinations that the plan proposed include the Great Rivers Greenway trail network, the Katy Trail, the

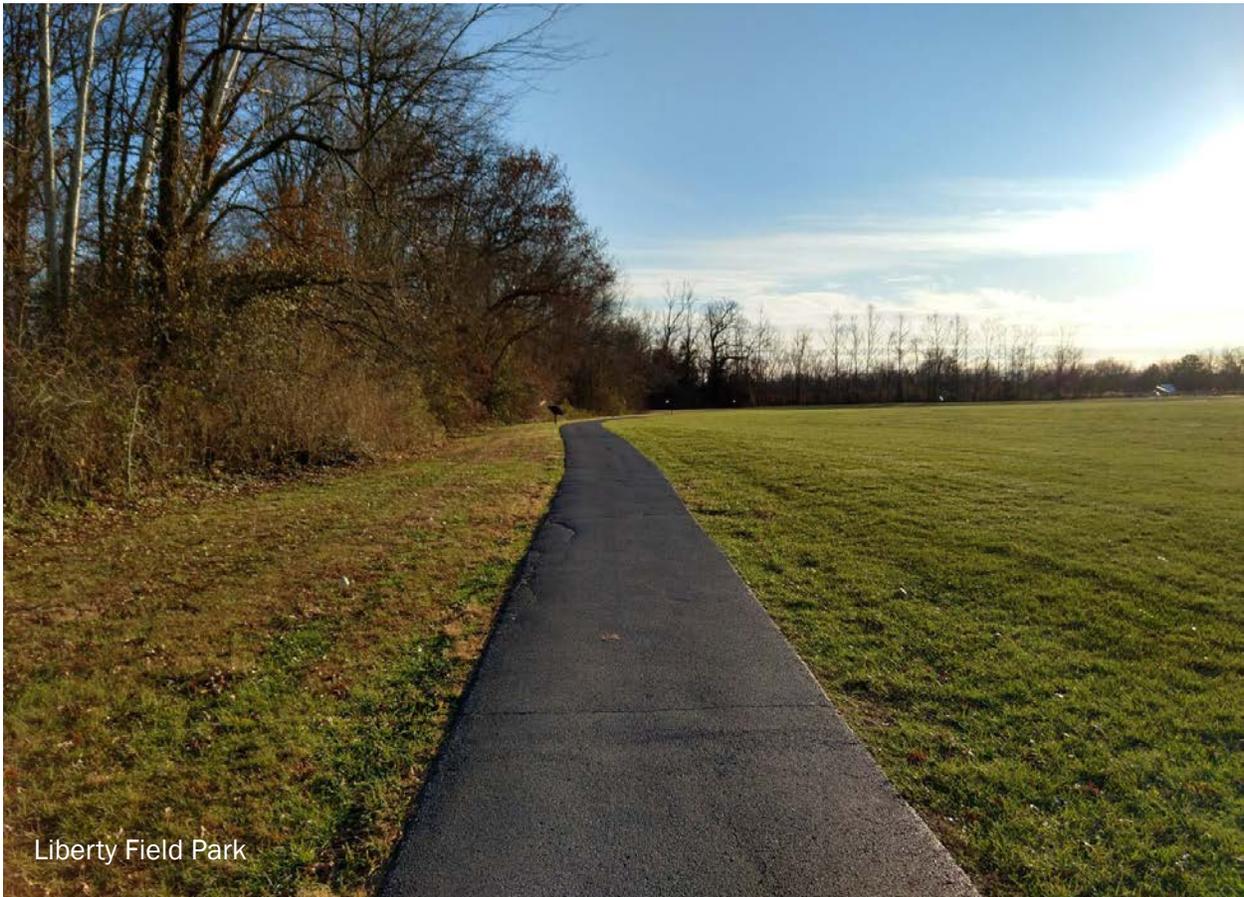
Ozark Trail, the Meramec Valley Trail, and all of the state, county, and city parks and state conservation areas in the vicinity of the two cities.

The plan proposed a primary alignment and two alternate alignments. The primary alignment is a direct connection between downtown Eureka and downtown Pacific along Business Loop 44 / Osage Street. This route would be the least expensive and require the least coordination between entities, is mostly adjacent to roadways, and has crossing points on major roadways and railroad spurs. The first alternate route pulls the alignment off of major roadways and connects directly a city park in Eureka. An alternate route runs through Palisades Conservation Area and has a bridge crossing across the Meramec River. Another alternate route connects to Jensen's Point overlook, but requires acquisition of private land and navigation of challenging topography. The study concluded that additional study is needed to determine the most feasible and desirable route.

## 2017 Comprehensive Plan

The 2017 Comprehensive Plan for the City of Pacific utilized a public participation process to identify core values and priorities for the City, which were determined to be (1) Economic Growth; (2) Becoming an Active, Connected Community; and (3) Increasing Confidence to Invest in Pacific. Parks and recreation were determined to be a top priority for future growth and development. The plan set goals of increasing the walkability of Pacific, creating a tourist center, and creating a community center with indoor and outdoor recreation opportunities.

The section on improving quality of life set several goals related to parks and recreation: to increase indoor and outdoor entertainment options, create a brochure of nearby recreation opportunities, develop trails, increase the availability of local food, and establish healthy lifestyle programs like



walking groups. This section also mentions a desire for more places for youth to gather, including a community center, basketball court, skate park, pool, bowling alley, soccer field and trails.

**The vision & goals** identified in the Comprehensive Plan for the Parks & Recreation System were:

1. Continue to maintain, enhance and expand the City's parks and recreation system.
2. Create a Community Center
3. Maintain and eventually replace the public pool (in conjunction with the community center)
4. Promote connectivity, conservation and community
5. Evaluate and prioritize greenways indicated in the Future Land Use Plan.
6. Adopt a stream buffer, conservation protection ordinance.
7. Acquire easements, rights-of-way and property title.
8. Make Pacific a base camp to the great outdoors.
9. Expanding upon the community's current events.
10. Improve signage and wayfinding
11. Encourage the opening of a museum / Tourist Center.
12. Promote and facilitate the installation of the River Trail /Meramec Greenway and Ozark Trail.
13. Seek Out Innovative funding/ programming strategies.
14. Improve park access to under-served areas.
15. Consider Park dedication and Fee-in-Lieu Requirements.

The Parks & Recreation section of the comprehensive plan provided an inventory and assessment of Pacific parks and

recreation facilities and compared these to national benchmarks. The Comprehensive Plan then recommended goals, opportunities and implementation priorities.

**A community survey** conducted as part of the Comprehensive Plan indicated that park and recreation areas are very important to Pacific residents' quality of life and that Pacific has a need for more outdoor activities and better park facilities. Other findings include:

- Residents are willing to support improvements with tax or bond funding
- Community wants a comprehensive trail system connecting to the Meramec River, downtown and surrounding neighborhoods and parks
- Residents support the development of a community center with improved aquatic facilities

### **Park Land & Facility Needs**

It was identified in the Comprehensive Plan that Pacific meets at least the minimum

suggested facilities for both Statewide Comprehensive Outdoor Recreation Plans (SCORP) and St. Louis County benchmarks for the following:

- Total park land acres
- Picnic pavilions
- Tennis courts
- Volleyball courts
- Football/soccer fields

Based on the applied benchmarks, the Comprehensive Plan determined that Pacific could benefit from:

- 1.75 acres of playlot parks
- 1.5 acres of mini park
- 2 additional miles of nature paths (unpaved)
- 2 miles of exercise paths (paved)
- Expanded, new pool (the existing pool is over 40 years old)
- 2-4 playgrounds
- 1-2 additional basketball courts
- 1-2 additional horseshoe courts
- 2 additional ball diamonds



Blackburn Park

According to SCORP standards, the population of Pacific does not qualify for a boat ramp, however, based on the proximity to the Meramec River and lifestyles of Pacific residents, the Comprehensive Plan found that a boat ramp is highly supported and anticipated, despite regional benchmarks. Refer to Section 4 of this document, Park Land and Facilities Analysis for a current review of recreation facility needs.

### **Park Land Distribution**

The Comprehensive Plan included an analysis of households within ½ mile of a park. The following areas of Pacific lacked adequate access to parks:

- Properties west of the Hawthorn Subdivision - Three (3) parks (one (1) north of 44 and two (2) south of 44) and a new community center are recommended in order to adequately serve this area.
- The northernmost portion of the City - A mini park on the east side of Highway 00, would serve this area.
- The eastern portion of the City past the Silica Plant - A boat launch in this area on property currently owned by the State could serve as a point of access to the river as well as a trailhead. A beach and picnic area could also be considered provided any hazards or dangerous river conditions are addressed.

In addition, the Comprehensive Plan suggested the following new park areas and access routes be considered:

- The adaptive reuse of the US Silica site as a recreational attraction
- Interstate 44, Route 66, the Meramec River and railroad tracks create barriers by limiting pedestrian access to the City's parks and open spaces. Some possibilities for overcoming these barriers are to re-purpose existing box culvert under Interstate 44, Osage and the railroad tracks for pedestrian and bike crossings. This would also provide a strategic pedestrian/bike connection to the Pacific Palisades Conservation Area/boat launch

on the Meramec River

- Any proposed improvements to Thornton Road/I-44 off-ramp should include safe pedestrian and bike access under I-44 via Viaduct Street
- Future planning should seek to improve railroad crossings in the Downtown to provide safer access and better connections to parks and other destinations

The plan suggested that the City allocate land and resources to park land as the city boundaries expand; small scale parks should be designed into neighborhoods or developers should be required to pay a fee into the park system; trails should be planned into future development.

### **Recreational Programming**

Through analysis based on program assessment, interviews with staff, park board meetings, and the community survey, the Comprehensive Plan recommended these improvements:

- More senior citizen programming
- More parks, trails and greenways
- Strengthen partnership between City and Pacific Youth Association, Tri-County Senior Center and Meramec Valley R-III District to expand social, cultural and recreational programming

**Priority Needs for the Park System** were identified in the Comprehensive Plan to be:

- Community Center
- Meramec Riverwalk
- More senior programs
- More youth programs
- Creation of nature programs
- Better access to Meramec River
- Better maintenance and upkeep of parkland

The following specific items were recommended in the Comprehensive Plan for Community Park and Blackburn Park.

### **Community Park Recommendations**

- Install a maintenance bridge to Pacific Youth Association Fields.

- Add outdoor classrooms, boardwalk, interpretive stops, nature trail and scenic views to natural wooded area.
- Install trails and trailheads along open space areas, especially along Brush Creek and the unnamed stream to the east of the park.
- Paved trail encircling the lake near Hawthorn Subdivision.

### **Blackburn Park Recommendations**

- Create trail system through park and adjacent land.

### **Liberty Field Recommendations**

- Acquire land to connect park to flood buyout properties to the north and south.
- Reforest flood buyout properties adjacent to park.

### **Other Considerations for the Park System**

- Create a parks department & budget (possibly combined with a tourism department).
- Create a parks and recreation district or propose a park and stormwater sales tax; consider passage of a 2 mil. tax in conjunction with a SID or CID.
- Continue to incorporate Eagle Scout projects into the park system.
- Support the acquisition of land, grants and other funding for the River Walk trail project, Meramec River access, trails connecting Liberty Field and City Park and

- continuing to the Shaw Nature Reserve.
- City School District Partnership - School properties can provide open space for under-served areas; partnerships often earn higher points on grant applications.
- Consider park dedication requirements and fee-in-lieu requirements.
- Facilitate implementation of Pacific River Walk and Meramec River Greenway.
- Bolster automobile tourism and commerce on Route 66.

### **Recreation Center**

The following actions were suggested in the Comprehensive Plan as next steps to pursuing a new recreation center.

- Seek input from civic groups, residents and development experts.
- Adjust physical plan and financial model accordingly.
- Create criteria to identify site that meets needs.
- Determine goals and develop concept plans for the facility.
- Prepare cost estimates and funding strategies.
- Seek public/private partnerships to reduce costs.
- Market and execute the plan.

Refer to Section 5 of this document, Master Plan, for current recommendations for the Pacific park system.



Adam's Garden



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# SECTION 4

## ANALYSIS

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# PARK LAND & FACILITIES ANALYSIS

## Pacific Parks & Recreation Master Plan

### INTRODUCTION

The second phase of the master planning process was an analysis of Pacific’s park land and facilities based on 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 Pacific residents to use. The Recreation Facility Analysis compares Pacific’s park facility inventory to benchmarks based on Pacific’s population. The result of this process is a determination of any deficiencies in park land or facilities.

The 2017 Pacific Comprehensive Plan included a Park Land and Recreation Facilities Analysis, a summary of which is included in this chapter. The planning team reviewed and verified the information in the 2017 Comprehensive Plan. The planning team’s notes from this review, along with additional pertinent information, is included in this document.

### PARK LAND NEEDS ANALYSIS

The Park Land Needs Analysis is an evaluation of the amount and distribution of park land within Pacific and its immediate surroundings. The existing supply of park land within and maintained by the City of Pacific is listed in Figure 1-2 in the Data Collection section of this report. Each Pacific park is classified as to its park type based on standard definitions determined by the National Recreation and Parks Association (NRPA). 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 2017 Comprehensive Plan used the Missouri Statewide Comprehensive Recreation Plan (SCORP) standards and St. Louis County standards to determine how much park land of each type should be available to Pacific residents, and the planning team agrees that these standards are appropriate for Pacific. The park types with their size range, service area, and acreage standard are listed in Table 4-1 below.

Park Type Classification			
Park Type Classification	Acreage Range	Service Area	Park Land Need Standard
Neighborhood Park	5-15 acres	1 mile	1.5 acres / 1,000 people
District Park	16-79 acres	3 miles	2.4 acres / 1,000 people
Metropolitan Park	80-250 acres	5 miles	4 acres / 1,000 people
Regional Park	>250 acres	30 miles	6 acres / 1,000 people

Table 4-1: Park Type Classifications

This analysis differs from the one in the 2017 Comprehensive Plan in several ways. The 2017 plan refers to District Parks as “Community Parks.” The 2017 Comprehensive Plan uses slightly different acreage ranges for each category, but these differences do not affect the classification of the Pacific parks. The 2017 Comprehensive Plan Park Land Needs Assessment did not include Metropolitan or Regional Park types. Because of this, the 2017 plan classified Community Park (referred to in the 2017 plan as City Park) as a District Park. This analysis reclassifies it as a Metropolitan Park, as its acreage falls within the Metropolitan Park category of 80-249 acres.

In the Pacific Parks Master Plan, Blackburn Park / Adam’s Garden are classified as a Neighborhood Park. Liberty Field is classified as a District Park. Jensen’s Point is excluded from this analysis as its 3 acre size is less than the standards for the smallest park category of Neighborhood Parks, which range from 5-15 acres (it was also excluded from the 2017 assessment). This 2020 assessment utilized the U.S. Census Bureau 2017 Pacific population estimate of 7,236. This resulted in the following benchmark standards for each park type: 11 acres of Neighborhood Parks, 18 acres of District Parks, 29 acres of Metropolitan Parks and 43 acres of Regional Parks. The SCORP standard for total park land that should

be available to a community is one acre of park land per 47 people. By this standard, Pacific requires at least 154 acres of total park land, which Pacific exceeds by 15 acres. The City also exceeds the benchmark for Neighborhood Parks, District Parks and Metropolitan Parks, but has a deficiency of 43 acres of Regional Parks. This data is shown in Table 4-2 below.

Pacific residents have access not only to parks owned and maintained by the City, but also to nearby parks owned and operated by other providers. Another analysis was performed that takes into account all of Pacific’s city parks as well as other park land available for public use within five miles of the city boundary. The public land identified includes nine parks and conservation areas owned by municipal, county, state and national entities. Catiwassa Conservation Area is classified as a Metropolitan Park, and the other eight parks are all classified as Regional Parks. A complete list of the parks and conservation areas that were identified and included in this analysis can be found in Table 3-2 on page 17 of this document, in the Data Collection section. When these nine public parks and conservation areas within five miles from the borders of Pacific are considered, Pacific exceeds the standard for all park types evaluated. This data is shown in Table 4-2.

	Existing Park Land Acreage	Park Land Standard Acreage	Land Acreage Need (-) or Surplus	Existing Non-Pacific Park Land Acreage	Park Land Acreage Need (-) or Surplus
<b>Classification</b>					
<b>Neighborhood Park (5 ac. - 15 ac.)</b>	14	11	3	0	3
<b>District Park (16 ac. - 79 ac.)</b>	31	18	13	0	13
<b>Metropolitan Park (80 ac. - 249 ac.)</b>	124	29	95	199	294
<b>Regional Park (250 ac. +)</b>	0	43	-43	10,630	10,587

Table 4-2: Pacific Park Land Analysis

# PARK LAND DISTRIBUTION ANALYSIS

The park land distribution analysis evaluates how evenly park land is distributed throughout the City of Pacific and determines areas that are under-served in access to park land. The park land distribution standard is to have a park within 1/2-mile, or about a ten minute walk, of each city resident. The 2017 Comprehensive Plan performed a park land distribution analysis by overlaying a map of Pacific with 1/4- and 1/2-mile radius circles around each park. This analysis showed that the Pacific city parks are concentrated in the eastern portion of the City. The north, south and west areas of the City are under-served by walkable parks. Based on the analysis, the 2017 plan suggested several sites for new parks. The 1/4- and 1/2-mile circles around existing parks are shown below in Figure 4-1, the master plan graphic from the 2017 Comprehensive

Plan. Although this analysis did not include Jensen’s Point, the location of that park in an eastern arm of the City with limited residential areas surrounding it would not greatly alter analysis results. The 2017 plan recommends four new parks in the western portion of the City and one in the northern arm of the City east of Highway 00. A future park and trailhead are recommended near the GRG owned property in the southeastern portion of the City. A trailhead and boat launch into the Meramec River are recommended in the eastern portion of the City of off East Osage Street. The plan also recommends the adaptive reuse of the US Silica site near Jensen’s Point as a recreational amenity. Further description of the plan’s recommendations can be found in the Data Collection section of this document. This 2020 plan agrees with the 2017 assessment. Pacific does not have a need for more parks based on acreage alone, but additional parks would create a more equitable distribution of park land.

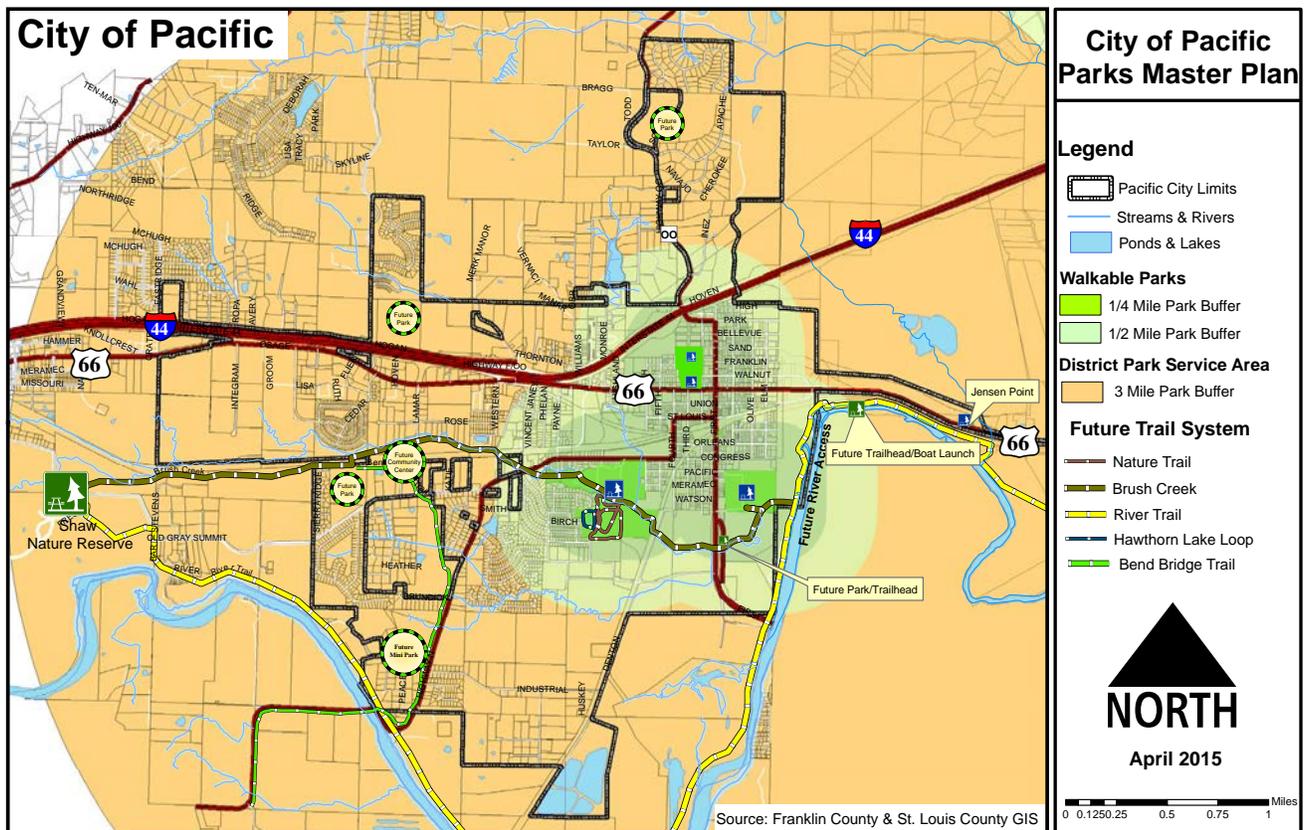


Figure 4-1: Master Plan Graphic from the 2017 Comprehensive Plan

## RECREATION FACILITIES INVENTORY ANALYSIS

The recreation facilities inventory analysis evaluates the availability of various park and recreation facilities for Pacific residents compared to standard needs based on Pacific's population. Each facility has a population-based need standard taken from the SCORP 2008-2012 plan, which is the most recent plan to provide recreation facility standards. Facilities not included in the plan have benchmarks from the Missouri Parks and Recreation Association (MPRA) or determined by Planning Design Studio. The standards used for each facility evaluated are listed in the second column from the left in Table 4-3. Facilities examined include swimming pools, athletic fields, picnic shelters, playgrounds, trails, tennis courts and lake acreage. A complete list of the facilities analyzed is shown in Table 4-3.

The 2017 Comprehensive Plan performed a similar analysis using standards from SCORP as well as standards from St. Louis County. The results of the 2017 analysis showed a need for:

- 2 miles of unpaved nature trails
- 1-2 miles of paved trails
- 0-500 SF additional pool area
- 2 ball diamonds
- 2-4 playgrounds
- 1-2 basketball courts
- 1-2 horseshoe pits
- 1 boat ramp

The 2020 parks master plan expands this analysis to consider not only facilities owned and maintained by the City of Pacific, but also other nearby public facilities available for Pacific residents to utilize. These include facilities managed by the Pacific Youth Association, facilities at the two conservation areas within three miles of Pacific, and public school facilities such as sports fields and playgrounds. Facilities

outside of the Pacific 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 Pacific residents. For example, school facilities are only available when not in use by the students.

Table 4-3 shows all of the facilities evaluated, the standard demand for each facility, and the calculated demand for Pacific based on its population. The chart also shows the existing supply of park facilities and amenities owned and managed by the City of Pacific as well as nearby facilities owned by other entities (which are shown at half of their actual quantity). The right hand columns calculate the need Pacific has for each facility based on demand minus existing supply. Need is shown both when considering only Pacific owned facilities and when considering all public facilities within a three-mile radius. This analysis found that Pacific has a need for the following:

- 1-mile paved trail
- 1-mile unpaved trail
- 3-miles bicycle trail
- 1 picnic pavilion
- 1 baseball / softball diamond
- 2 volleyball courts
- 1 multi-use court
- 1 playground
- 1 outdoor amphitheater

The analysis also found a need for 1/2 of an acre of lakes or ponds. However, the three miles of the Meramec River available for recreational use within the Pacific Palisades Conservation Area adequately meets this need, and it was not included in the list of needed facilities.

Recreation Facility	Standard Population Based Demand <sup>1</sup>	Facility Demand <sup>4</sup>	Pacific Facility Inventory <sup>5</sup>	Other Facilities within 3-miles of Pacific	Facility Need (Pacific Facilities Only)	Facility Need (Including Facilities Owned by Others)
Park Land Acres	1 acre / 47 people	155	172	447	0	0
Multi-Purpose Trail (Paved)	1 mile / 4,446	2	0.7	0	1	1
Nature Trail (unpaved)	1 mile / 4,814	2	1	0	1	1
Bicycle Trail	1 mile / 2,624	3	0	0	3	3
Swimming Pool	1 / 6,500	1	1	0	0	0
Picnic Table	1 / 128	57	61	0	0	0
Picnic Pavilion	1 / 1,356	5	4	0	1	1
Baseball / Softball Diamond	1 / 1,545	5	2	2	3	1
Soccer Fields	1 / 3,274	2	3	1	0	0
Multi-Purpose Field	1 / 7,886	1	2	0	0	0
Football	1 / 10,000 <sup>2</sup>	1	0	1	1	0
Golf Course (9 Hole)	1 / 25,674	0	0	0	0	0
Tennis Court	1 / 2,333	3	3	0	0	0
Basketball Court	1 / 4,410	2	1	1	1	0
Volleyball Court	1 / 4,659	2	0	0	2	2
Multi-Use Court	1 / 6,073	1	0	0	1	1
Playground	1 / 1,379	5	2	2	3	1
Lakes and Ponds	1 acre / 14,000 <sup>3</sup>	1	0	0	0.5	0.5
Outdoor Amphitheater	1 / 10,000 <sup>3</sup>	1	0	0	1	1
Skate Park	1 / 50,000 <sup>3</sup>	0	0	0	0	0
Roller Skating Rink	1 / 50,000 <sup>3</sup>	0	0	0	0	0
Community Center	1 / 25,000 <sup>3</sup>	0	0	0	0	0

<sup>1</sup> Standards from 2008-2012 Missouri SCORP unless noted

<sup>2</sup> Standards from MPRA

<sup>3</sup> Standards from Planning Design Studio

<sup>4</sup> Based upon Pacific estimated 2017 population of 7,300

<sup>5</sup> Inventory based upon facilities maintained by Pacific

<sup>6</sup> Other Recreation Facilities quantities shown reduced by 50%

Table 4-3: Pacific Recreation Facility Analysis

## PARK SUMMARIES

The planning team created the following analysis of each Pacific park's existing conditions and initial recommendations based on observations during the parks tour with staff and the park assessments. The recommendations included here document initial suggestions, and do not represent the final improvements that will be recommended at the conclusion of the master planning process. Ideas marked with an (\*) represent suggestions made by Pacific staff. Ideas marked with an (†) represent suggestions made by both the planning team and by Pacific staff.

## Community Park

### Primary Observations

- Recreation facilities are spread out
- Off-street trails and accessible routes to recreation facilities are lacking
- Pavilions are in good condition, with minor repairs needed
- Playgrounds are in good condition, except for wear on swings and mulch safety surfacing
- Sports fields overlap, limiting use
- Fields collect standing water
- Tennis courts are deteriorated

### Initial Suggestions

- Redo baseball outfields and infields, backstops and dugouts

- Separate baseball & soccer fields to eliminate overlap
- Consider adding more benches or bleachers at the sports fields
- \*Redo tennis courts or resurface and repair gates and fencing
- Resurface basketball court & replace nets
- Add accessible paths to all facilities
- Provide delineated on street parking
- Consider adding a year-round restroom
- Redo mulch safety surfacing
- Remove older playground equipment
- Consider adding more seating and shade trees at the dog park
- Many park benches are facing street; consider rotating to face inward toward the park
- Consider replacing dated swing sets or replacing seating and chains only
- General maintenance needed on picnic tables, pavilions, benches, pedestrian bridges and light posts (repaint rusted metal, replace worn boards, weatherize all wood)
- † Add more trails to the city-owned parcel to the west of the creek
- † Improve the trails through south and west areas of the park
- † Link trails throughout the entire area
- † Split the dog park into large and small dog areas or add an additional small dog park
- † Remove undergrowth and invasive species along the creek to enable creek access
- † Utilize the green space along Congress Street

## Blackburn Park

### Primary Observations

- Canon and plaza are in good condition
- No accessible paths to benches
- No delineated parking spaces
- Chain link fence is visually obtrusive
- Picnic tables and benches are outdated
- Picnic areas are sporadically placed
- No park identification sign
- No restrooms or water fountain
- Educational sign has water damage

### Initial Suggestions

- Create ADA accessible picnic plaza with decorative pavement
- \*Replace chain link fence at overlook with decorative fence or wall
- Add screening to chain link fence around flagpole
- Add striping for parking including ADA space
- Replace picnic tables and benches, move out of road median
- \*Add park identification sign
- Add water fountain and restroom
- New educational signage with expanded information in durable, waterproof material
- Replace rusted chain link fence around park boundary
- † Add trail to Adam's Garden
- † Reconfigure parking area to add a buffer and a green space at the bluff edge with pavilion and benches

## Adam's Garden

### Primary Observations

- Plaza, statues, picnic tables and benches are all in good condition
- Concrete paths are in good condition
- No park identification sign at the park entrance
- Portable restroom and yellow warning signage interfere with scenic views
- Brick pavers have some settling
- Utility pipe is protruding from the ground
- Parking area lacks striping

### Initial Suggestions

- \*New signage; considering adding signage that explains the meaning behind the park
- \*Replace portable restroom with a year-round facility
- \*Replace chain link fence at the bottom of the bluff with decorative fence and move / replace warning signage with less obtrusive signage
- Consider adding shade at picnic area
- Consider adding landscape planting to screen utility structures and light post
- Add striping and handicap accessible

- space to parking area
- Add handicap accessible path to picnic area
- Add a groundcover to the mulched areas around the memorials and in front of the Adam's Garden sign
- \*Clean up rock area at the west of the park and add landscaping
- † Add a trail to the bluff top
- † Add a fountain or water feature - this would need to be explored due to potential maintenance issues and cost

## Jensen's Point

### Primary Observations

- Parking lot is in good condition
- Stone pavilion need minor repairs
- Handrail along stairs is in good condition
- Decorative fence is rusted
- No accessible route to overlook

### Initial Suggestions

- Create a picnic plaza on the grassy terrace, separated from path to overlook
- Add mulch to dirt path
- Add screening plants around picnic area to screen chain link fence & quarry
- Add signage explaining the history of the site
- Consider ways to preserve the rustic nature of the stone steps while improving their accessibility
- Add accessible picnic area near parking lot
- Add security lighting
- Add benches at natural stone (lower) overlook
- General maintenance on wrought iron decorative fencing
- Remove graffiti on stone pavilion
- Repaint striping on parking lot
- Connect park with nearby Red Cedar Inn site

- † Add a restroom
- † Better signage
- † More of a roadside feel along the lower level of the park
- † Better pavilion & picnic areas

## Liberty Field

### Primary Observations

- Fields and walking trail are in good condition
- Restroom / Concession building is new
- Pavilion is in good condition, with minor repairs needed
- Parking areas are in good condition
- Rodeo field appears to be in good condition

### Initial Suggestions

- Consider adding new facilities on open space
- Consider turning drainage ditches into attractive native plant bioswales
- Replace concrete paths to facilities
- Add more seating at the fields
- Consider adding more tables and shaded seating at the concession
- \*Bridge over Brush Creek to connect to the adjacent GRG property and greenway
- Consider adding planting at south entrance to screen nursery facility
- † Better signage
- † Widen walkway for bike and pedestrian use
- † Integrate the city-owned parcel to the north of the park and the city-owned parcel along 1st St.
- † Replace lighting throughout the park, including the fields and rodeo area



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# SECTION 5

## CONCEPTS AND MASTER PLAN

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Jensen's Point

# CONCEPTS AND MASTER PLAN

## City of Pacific Parks & Recreation Master Plan

### MASTER PLAN PROCESS & COMMUNITY RECREATION VISION

The Pacific Parks and Recreation Master Plan is based on a community-driven planning process, designed to build consensus between the public and the City for park improvement priorities. The techniques utilized and recommendations created are based upon sound park planning principles and national standards. This plan incorporates and expands upon the park planning effort from the 2017 Pacific Comprehensive Plan, evaluates current recreation needs, and develops a concrete plan for park improvements. This master plan document includes implementation and funding strategies and explores partnership opportunities, including with Great Rivers Greenway and the Pacific Youth Association.

The vision of this plan is for Pacific to excel in meeting the recreational needs of its residents and to provide a blueprint for creating high quality facilities and programs with a regional draw. The end goal is to increase quality of life for Pacific residents, bring a wider community of people together and to stimulate the local economy. The strategy for achieving this includes investing in Pacific's existing parks and facilities as well as providing new facilities and expanded programming. These efforts have the potential to bring Pacific's parks and recreation facilities to a quality that rivals the best in the region.

The following section describes the process through which the initial master plan recommendations were determined. These draft concepts were reviewed by the City and the public, and from this feedback, the final master plan program statement was defined for each park and for the overall park system.



Community Park

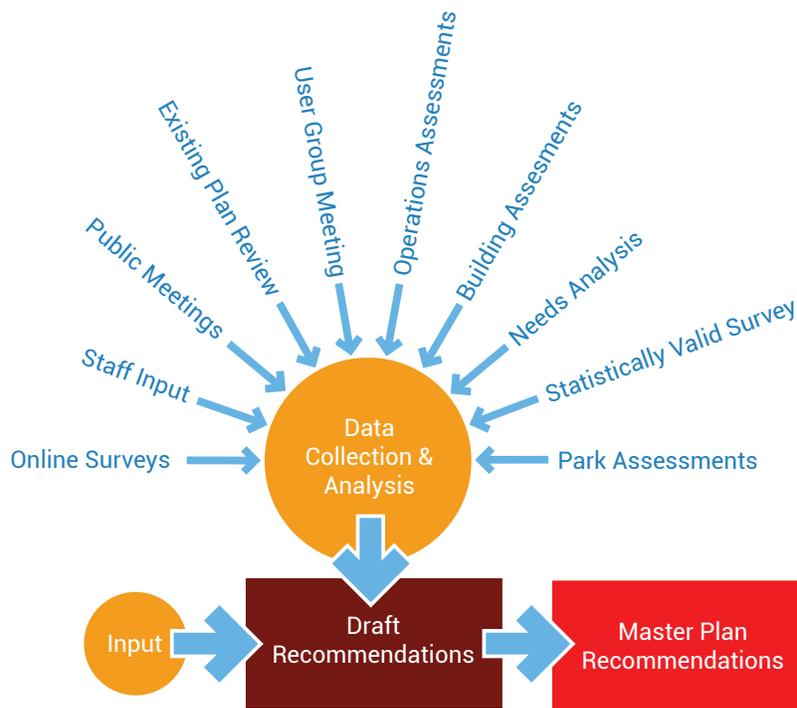


Figure 5-1: The Master Plan Recommendation Process

## CONCEPT DEVELOPMENT PROCESS

The Data Collection and Analysis phases of the master planning process led to the development of a program statement composed of opportunities for each park. The program statement represents overarching birds-eye level objectives that were the result of a tested planning process and analysis of input from City staff, stakeholders and the public, diagrammed in Figure 5-1 above. The objectives were synthesized from investigations, public input, benchmarking and analysis. The residents of Pacific 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 a public meeting in June of 2020 and through an online survey, as

well as by city staff. Feedback received was incorporated into the concept plans, which were further refined into the overall parks and recreation master plan.

The following pages contain the input received from the online survey on the initial master plan recommendations. Following this is the program statement with development objectives for each park and the overall master plan graphic (Figure 5-7), which provides a visual overview of the primary development objectives for each Pacific 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. Finally, strategies for implementation, funding options and partnership opportunities are considered.

## PUBLIC INPUT ON DRAFT RECOMMENDATIONS

In spring of 2020, the Covid-19 health crisis necessitated a change in the method gathering public input for the master planning process. Public meetings were hosted virtually, with an option to attend at Pacific City Hall, in April and June of 2020. In addition, an online survey was created in June of 2020 to collect public input on the master plan draft recommendations. The survey listed the new facility recommendations and improvements to existing facilities being considered for each park. Respondents were asked to rate each improvement based on how important that upgrade would be to them and their family - either most important, moderately important, or not important. The responses then analyzed and given a weighted average, with a higher number representing a higher overall importance rating. The survey collected 46 responses between June 30 and July 18, 2020. The results of that survey

are below, with the suggested improvements for each park shown in order of the weighted average or their importance rating. The full results are in the Appendix.

### Community Park

The most desired improvement was restroom enhancements, followed closely by replacing aging playground equipment and preserving natural areas, then renovating the pool and adding a loop path. The full results can be seen in Figure 5-2 below.

#### Write in comments included:

- Update the basketball courts.
- Create connections to neighborhoods.
- Enable fishing at the pond (commented two times).
- Add a splash pad.
- Replace tennis with multi-purpose court.
- Enhance the pool food concession.
- Add a water source at the dog park (commented two times).

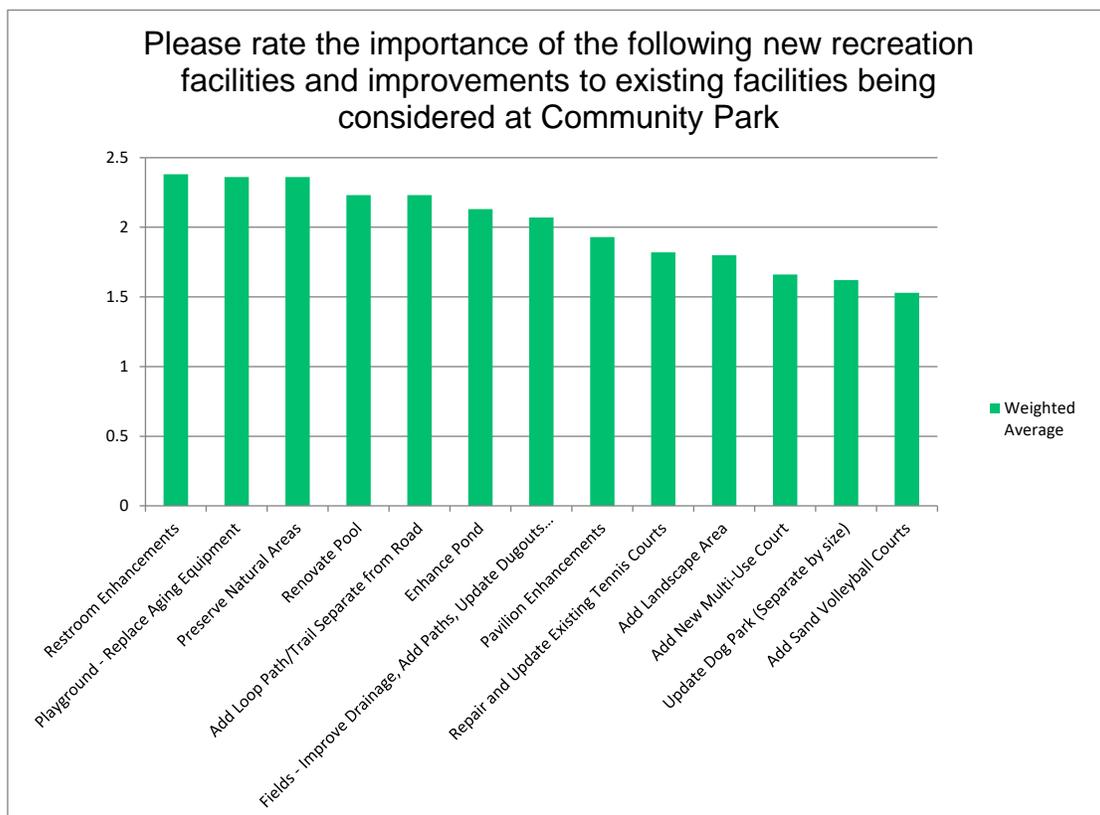


Figure 5-2: Public Input Survey Results for Community Park

- Improve cleanliness of pavilions.
- Improve and maintain existing features.
- Add resting areas, water diversion and educational plant labels to natural areas.

## Liberty Field Park

The most highly rated proposed new facility for Liberty Field Park was a new playground area. This was followed by a large shelter and seating area in conjunction with the concession building. The improvement that was rated as “most important” by the highest number of respondents was adding a connection across Brush Creek to the future GRG trail - rate “most important” by over 45%. Improving seating and accessibility to the rodeo area was also a priority. Over on third of respondents thought it was “most important” to widen the existing trail to 10 feet, and to add native plant areas. The full survey results are shown in Figure 5-3 below.

### Write in comments included:

- The playground for the children is always a good use of funds.
- Upgrading for the Rodeo would be a plus and may bring people to spend money.
- Consider moving the dog park to Liberty.
- Connect Liberty to the ‘downtown’ and Osage areas with trails and shared roads.
- Create a comprehensive trail map connecting all parks/amenities.
- Add a fishing lake.
- Add a splash pad.
- Don’t add pavement because the park is in a floodplain.
- Entrance and exit could be more visible and improved.
- Add more shelters.
- Add camping areas.
- Add public river access.
- Add benches to the memorial trail and increase the length to a mile.

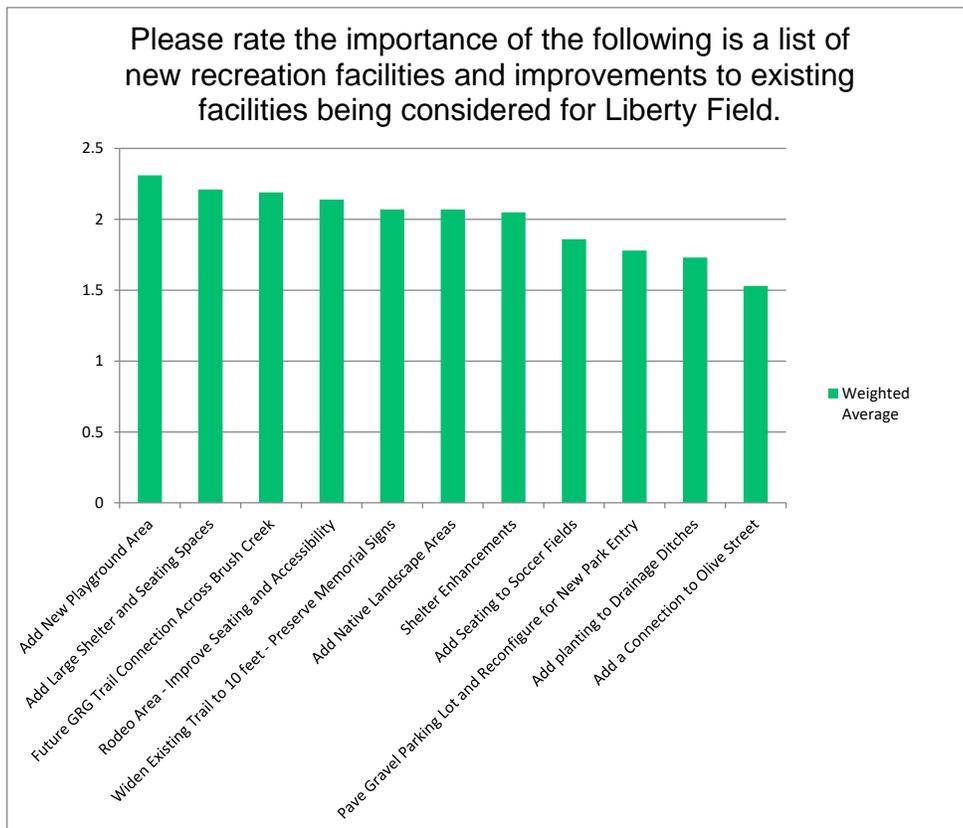


Figure 5-3: Public Input Survey Results for Liberty Fields Park

## Blackburn Park

The most highly rated enhancement proposed for Blackburn Park was improving the scenic viewing area. This was followed by building a trail network to connect to Adam’s Garden, improving the parking lot layout, preserving and enlarging the memorial plaza and improving landscaping and beautifying the bluff edge. Preserving the wooded area and improving the picnic area were also highly rated. The full survey results regarding Blackburn Park can be seen in Figure 5-4.

### Write in comments included:

- A CPTED review should be conducted.
- Create better entrance signage and visibility (commented 2 times) driving by it is hard to see how to get here.
- Clean up storage area.
- This could be such a tourist “Route 66” and civil war historic area destination.
- The trail network could be a series of switchbacks to reduce the grade and allow

bicyclists to make the trip to the top.

- The part of the park looking to the west needs some TLC - the bench looking west does not have a view because it is blocked by overgrowth. The old rusty flag pole needs to be replaced, accessible, with a flag on it.
- There definitely needs to be more parking, as in the space as your are driving up on the right (across from the old jersey barriers - which the area below - the hollow- could be so amazing).
- Enhance landscaping.
- Some type of drinking water fountain.
- Raise the so called center of parking lot “garden” with a level platform for picture taking of views from the bluff no more than three feet would be fine.
- Add lighting for security and visual enhancement of the bluffs.
- Need restrooms.

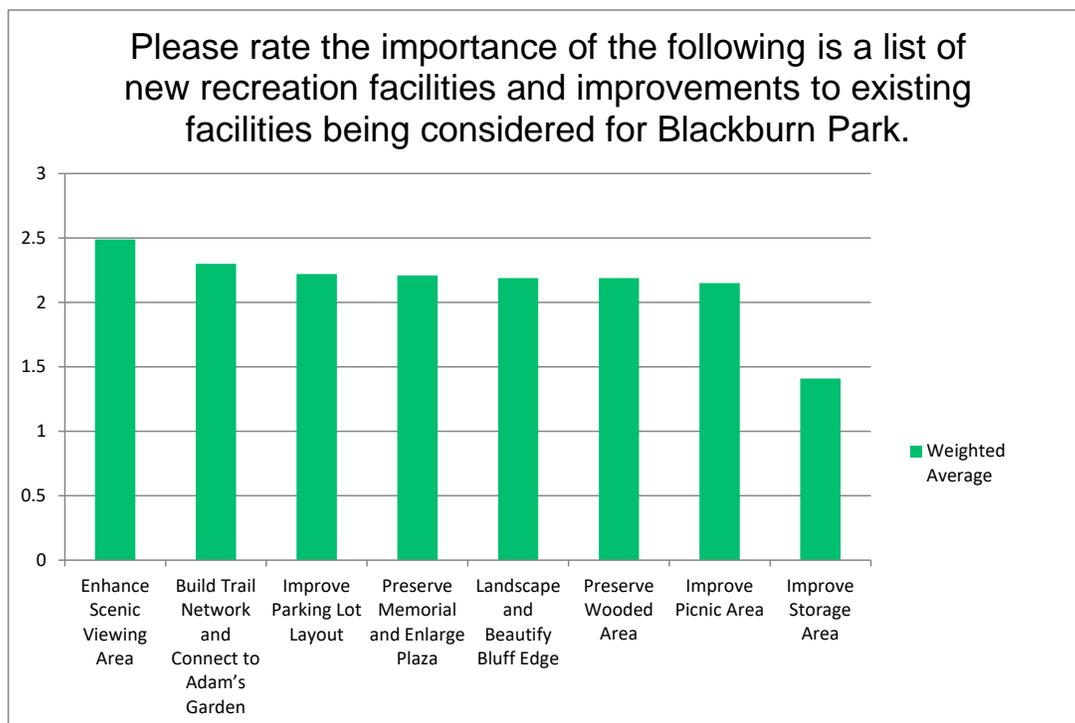


Figure 5-4: Public Input Survey Results for Blackburn Park

## Adam’s Garden

The most highly rated improvement for Adam’s Garden was building a trail to connect to Blackburn Park, with over 51% of respondents saying this was “most important.” Preserving and enhancing the memorials and preserving the wooded area were also highly rated. These were followed by adding a new restroom building and enhancing the landscape and bluff edge. The full results of the draft recommendations survey regarding Adam’s Garden can be seen in Figure 5-5.

### Write in comments included:

- Preserving our heritage and monuments is always most important, but having trails that connect the parks would be a real treasure.
- Emphasize the use of lighting on the caverns and bluff “wall.”
- Add signage telling the history of the first miners and Route 66 cutting into the bluff.
- Move the parking lot to the west to provide views of the bluff not obstructed by the parking lot.
- Definitely need discreet bathroom facilities.
- Change the way they have the ornament ceremony, it is always so cold, takes so long, is in no order, don’t make folks walk through the grass.
- Signs to tell the story of the first sand miners and Route “66” cutting the bluff.

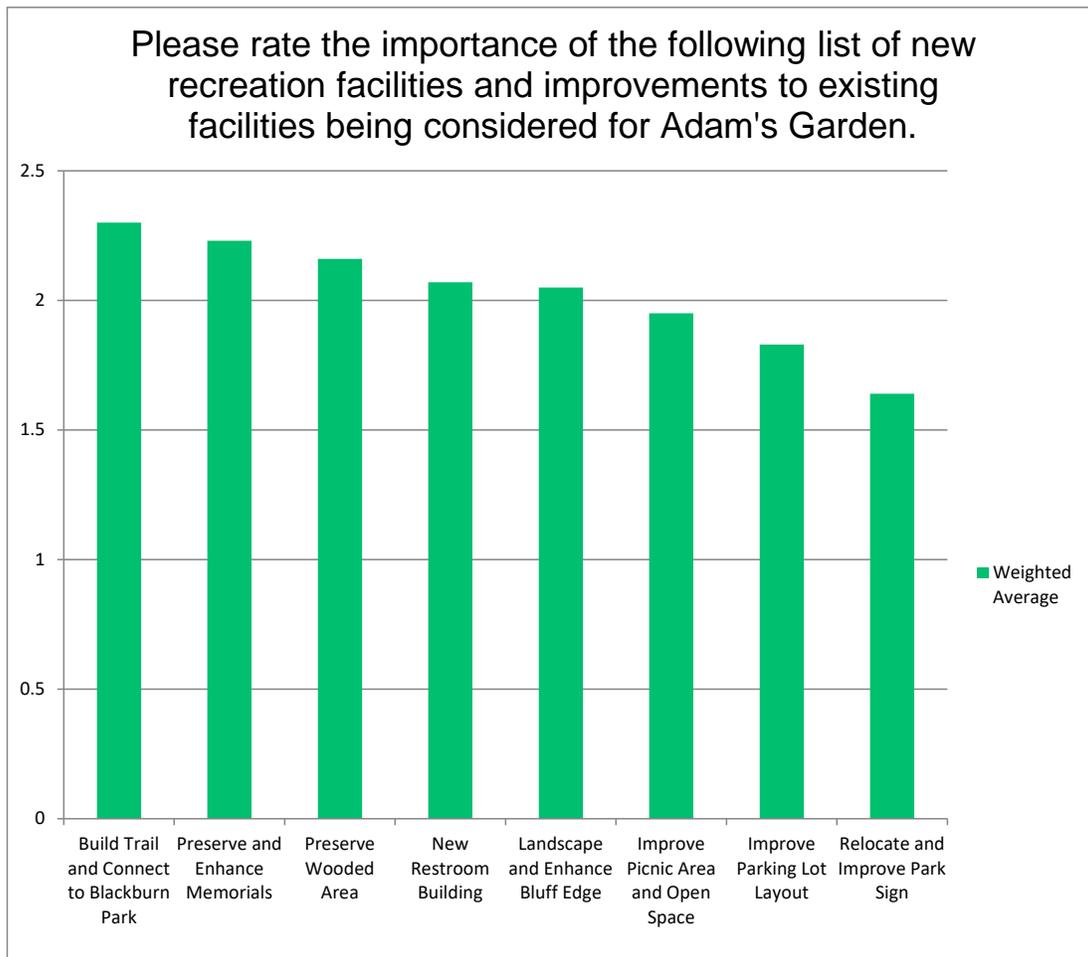


Figure 5-5: Public Input Survey Results for Adam’s Garden

## Jensen's Point Park & The Red Cedar Inn Future Museum Site

The most highly rated improvement proposed for Jensen's Point Park was cleaning and removing graffiti from the historic pavilion, rated as "most important" by over 65% of respondents. Also highly rated were fixing the walls and pavement of the overlook, improving the steps of the path to the overlook and adding a trail connection to the future GRG regional trail. Implementing the Historic Red Cedar Inn Master Plan and converting the maintenance road into accessible access to the overlook were each rated as "most important" by over 43% of respondents. Adding a restroom building was also highly

rated. The full results of the survey regarding Jensen's Point and the Historic Red Cedar Inn are shown in Figure 5-6 below.

### Write in comments included:

- Use security cameras to reduce incidence of graffiti.
- Concentrate on lowering maintenance, vandalism and liabilities.
- Create a trading post, gift shop and sandwich shop out of the adjacent old pharmacy building.
- Don't mess with the natural steps. Make an alternate path for those who can't use the steps.

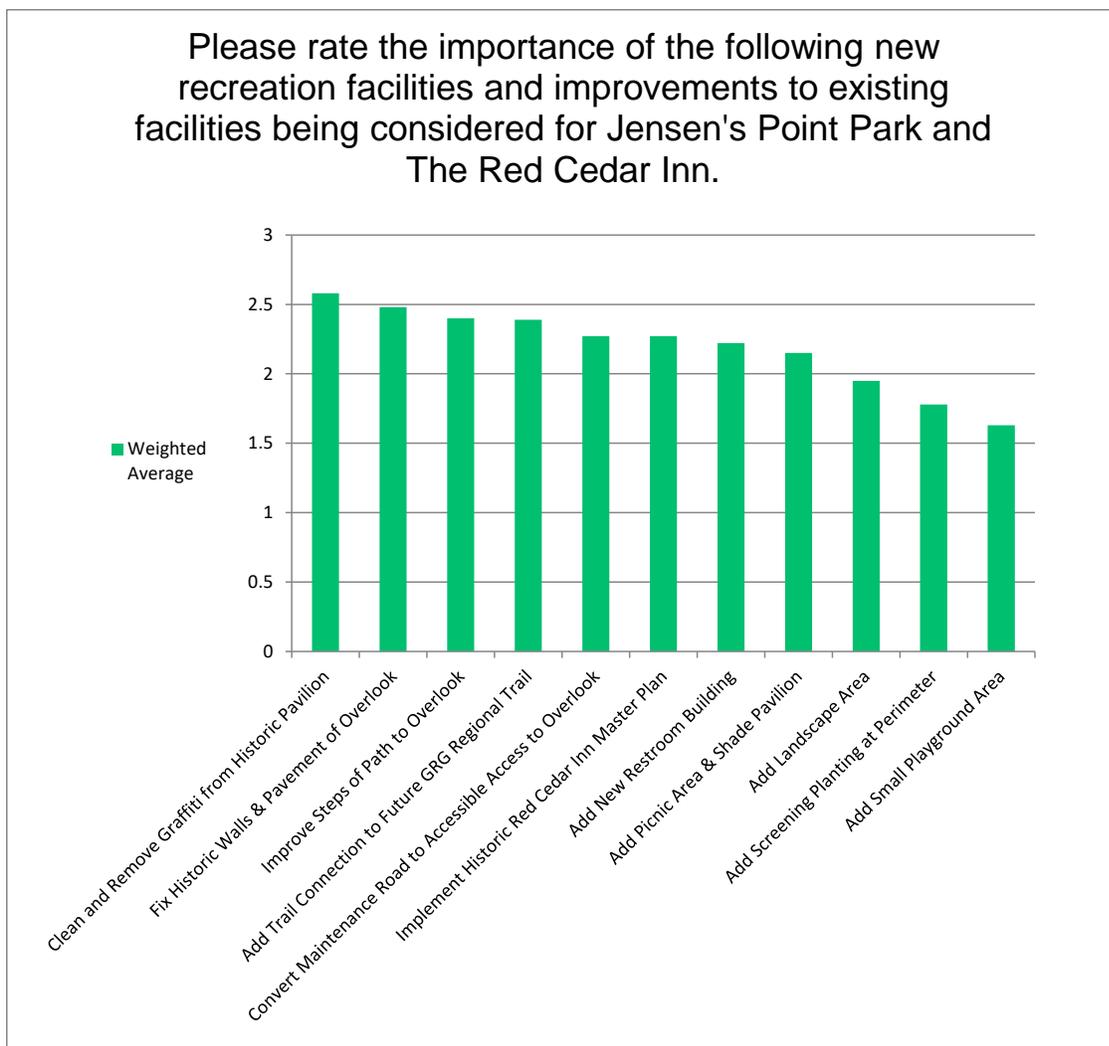


Figure 5-6: Public Input Survey Results for Jensen's Point Park

## PROGRAM STATEMENT

1. Community Park: Create a well-utilized, accessible community hub for recreation, sports, outdoor gatherings, hiking and play. Provide high-quality recreational facilities that increase the quality of life of the community. Manage flooding naturally through stormwater retention and BMPs.
2. Liberty Field Park: Provide high-quality sports fields and rodeo facilities for community events and sports leagues. Provide dining, seating and play facilities for the entire family in conjunction with the sports fields. Manage flooding naturally with native-planted retention areas. Link to the regional trail network with a connection across Brush Creek to the future Great Rivers Greenway Meramec Greenway.
3. Blackburn Park: Create a unique community destination for scenic views, small gatherings and outdoor dining. Preserve the City and regional heritage with interpretive signage. Be a destination for hiking with a nature trail connecting to Adam's Garden. Increase knowledge of the park among the community through new entrance and wayfinding signage.
4. Adam's Garden: Feature a serene and beautiful place for quiet reflection and small community gatherings. Provide

shaded seating areas, scenic bluff views and attractive landscaping. Provide a permanent restroom facility that blends into the overall aesthetic of the park.

5. Jensen's Point Park and The Red Cedar Inn: Feature a unique hiking experience with a climb up historic stairs to a well-preserved historic overlook and pavilion. Host small gatherings in shaded picnic areas, attractively landscaped and screened from industrial neighbors. Implement the Red Cedar Inn master plan to create a museum and community building for education, recreation and events. Connect to the regional trail system through the future Great Rivers Greenway. Preserve and communicate City and regional history and heritage through interpretive signage and features.

## MASTER PLAN RECOMMENDATIONS

The master plan recommendations came from a synthesis of all of the information and analysis collected throughout the planning process, as previously described in this report. The following pages contain the overall parks and recreation master plan graphic for the City of Pacific. Then the master plan recommendations are described for each park, followed by system-wide recommendations.



# City of Pacific Parks & Recreation Master Plan

## Adam's Garden

- Trailhead for Nature Trail to Blackburn Park
- Interpretive Signage at Memorials and Bluff
- Landscaping Improvements
- Gazebo or Shade Structure
- Restroom Building
- New Attractive Fencing Along Bluff
- Improve Parking Lot Layout
- Improve Park Sign

## Community Park

- 10' Paved Loop Trail
- Replace Play Equipment & Add Safety Surface
- Improve Restrooms
- Add Landscape Areas & Stormwater BMPs
- Enhance Pond & Provide Trail Access
- Ballfield Improvements
- Improve the Parking Lots
- Enhance the Pavilions
- Renovate Play Area
- Improve the Dog Park
- Renovate the Pool
- Two new sand Volleyball Courts
- Repair & Update Tennis Courts
- New Multi-Use Court
- Security Enhancements

— — — Potential pedestrian  
and bicycle  
connections

— — — Future GRG  
Meramec Greenway

## Blackburn Park

- Enhance, Clean & Repair Scenic Overlook
- Nature Trail Leading to Adam's Garden
- Landscape & Beautify the Bluff Edge
- Improve Entrance & Wayfinding Signage
- Expand Memorial Plaza & Interpretive Signage
- Reconfigure Parking; Add Striping
- Improve Picnic Area
- Improve Storage Area
- Aesthetic Fencing to Replace Chain Link Fence

## Jensen's Point Park

- Remove Graffiti & Repair Overlook
- Repair Historic Walls & Pavement on Overlook
- Improve Historic Steps to Overlook
- Add Shade Pavilion to Lower Picnic Area
- Landscaping & Screening Plants
- Trail Connection to Regional GRG Trail
- Accessible Route to Overlook
- Small Playground
- Restroom Building
- Implement the Red Cedar Inn Master Plan

The Red Cedar Inn

Great Rivers  
Greenway Property

## Liberty Field Park

- Add a Playground
- Covered Seating & Dining Adjacent to Concession
- Native Landscaping in Drainage Ditches
- Improve the Shelter
- Lighting, Seating and Accessible Pathways to Fields
- Trail Connection Across Brush Creek
- Reconfigure Entry & Pave Parking Gravel Lot
- Widen Trail to 10 ft
- Improve Seating & Accessibility of Rodeo Arena
- Add a Connection to Olive Street

Figure 5-7: City of Pacific Parks & Recreation Master Plan Graphic

## COMMUNITY PARK

Community Park is a large, 124-acre space, centrally located within Pacific. It contains a community pool in need of refurbishment. Many of the park facilities are over 20 years old and in need of replacement or repair. The park lacks pedestrian paths and adequate ADA accessibility to many of its features. The park has drainage issues that cause flooding on the ballfields. The naturalized area in the south portion of the park is underutilized and lacks adequate pedestrian access and signage. During the public input process, park user safety issues were identified indicating a need for increased security in the park. The vision for Community Park is described below and the conceptual plan is shown in Figure 5-8, below.

## The vision for Community Park:

- Be a hub for outdoor community gatherings and recreational programming.
- Provide ample paths and trails to expand the opportunities for walking and hiking available to Pacific residents. These will include both a 10' paved trail around the main portion of the park, and nature trails in the southern naturalized portion.
- Provide a park that is safe and comfortable for all users.
- Feature high-quality ballfields with adequate drainage, accessible paths and upgraded dugouts and backstops.
- Offer a variety of recreational opportunities through upgraded tennis courts, a new multi-use court and new sand volleyball courts.



Figure 5-8: Conceptual Plan for Community Park

- Be a gathering space for families and neighbors with enhanced pavilions, updates restrooms and new play equipment.
- Feature a dog park that is a gathering space for community dog owners with resting areas, shade, water access and separate areas for large and small dogs.
- The forest, wetland and grassy fields are preserved as natural habitat areas, with pedestrian access through nature trails.
- The pond in the southern portion of the park is a focal point and hiking destination with pond enhancements and trail access.
- The aesthetics of the entire park are enhanced with improved landscaping.
- Naturally manage flooding with stormwater BMPs.

- Playground near the pool - replace aging equipment and add safety surface.
- Improve and enhance restrooms.
- Add landscape areas and stormwater BMPs to attractively and naturally manage flooding.
- Enhance the pond with native plantings and provide trail access.
- Add two new sand volleyball courts.
- Add four security kiosks around the park.

**Mid Term:**

- Ballfields - Improve drainage, add accessible paths, update dugouts and backstops.
- Improvements to parking lots.
- Pavilion enhancements.
- Update dog park with accessible walkways, more seating, shade, water access and separate areas for large and small dogs.
- Renovate the pool.

**Long Term:**

- Repair and update existing tennis court.
- Add a new multi-use court.

## Master plan Recommendations

**Short Term:**

- Add a 10' wide paved loop trail, separate from the roadway, around the main portion of the park.

COMMUNITY PARK		
Improvement	Timeframe	Order of Magnitude Cost
10' Paved Loop Trail	0-3 years	\$25-100K
Replace Playground Equipment and add Safety Surface	0-3 years	\$25-100K
Improve Restrooms	0-3 years	\$25-100K
Add Landscape Areas & Stormwater BMPs	0-3 years	\$25-100K
Enhance Pond & Provide Trail Access	0-3 years	\$25-100K
Two new sand Volleyball Courts	0-3 years	\$25-100K
Security Kiosks (4)	0-3 years	\$25-50K
Ballfield Improvements	3-6 years	\$100-250K
Improve the Parking Lots	3-6 years	\$25-100K
Enhance the Pavilions	3-6 years	<\$25K
Renovate Play Area	3-6 years	\$100-250K
Improve the Dog Park	3-6 years	<\$25K
Renovate the Pool	3-6 years	>\$1.5M
Repair & Update Tennis Courts	6-10 years	\$250-750K
New Multi-Use Court	6-10 years	\$100-250K

Table 5-1: Master Plan Level Cost Estimate for Community Park Improvements

## LIBERTY FIELD PARK

Liberty Field Park is 31-acre athletic park with three soccer fields, two multi-purpose fields a rodeo arena, a pavilion, open space, an asphalt loop trail with interpretive signage and a new year-round restroom and concession building. The park is subject to flooding. The perimeter path is in good condition, but it has a narrow width, making it difficult for groups to walk together or walkers to safely pass in opposite directions. The park has open space in the north side. The athletic fields lack sufficient lighting, signage, spectator seating and accessible pathways. There is an opportunity to connect the park to an adjacent property owned by Great Rivers Greenway, which is planned to be a trailhead for a future portion of the Meramec Greenway. The vision for Liberty Field Park is described below and the conceptual plan is shown in Figure 5-9, below.

## The vision for Liberty Field Park:

- Be a regional destination for youth sporting events and tournaments.
- Provide for families of athletes practicing or competing at the park, with ample covered seating around the concession building, spectator seating and a playground for siblings.
- Draw visitors from throughout the region to events at the rodeo arena.
- Be a hub for family and community gatherings with an enhanced shelter.
- Enhance the sustainability of Pacific through preserved natural areas and native planting beds.
- Increase Pacific's walking & hiking trail options with a widened memorial trail.
- Provide regional connectivity through a trail connection to the planned future Great Rivers Greenway.



Figure 5-9: Conceptual Plan for Liberty Field Park

## Master plan Recommendations

### Short Term:

- Add a playground.
- Add a covered seating and dining area in conjunction with the new concession building.
- Add native landscape areas and planting to drainage ditches.
- Improve the shelter.
- Add lighting, seating, and accessible pathways to the fields.

### Mid Term:

- Add a trail connection across Brush Creek to the future Meramec Greenway trailhead.
- Pave the gravel parking lot and reconfigure for a new park entry.
- Widen existing trail to 10 feet, preserving the memorial signs, and add benches along the trail.

### Long Term:

- Improve seating and accessibility of the rodeo arena.
- Add a connection to Olive Street.



LIBERTY FIELD PARK		
Improvement	Timeframe	Order of Magnitude Cost
Add a Playground	0-3 years	\$100-250K
Covered Seating & Dining Adjacent to Concession	0-3 years	\$25-100K
Native Landscaping and Planting in Drainage Ditches	0-3 years	< \$25K
Improve the Shelter	0-3 years	< \$25K
Lighting, Seating and Accessible Pathways to Fields	0-3 years	\$25-100K
Trail Connection Across Brush Creek	3-6 years	\$100-250K
Reconfigure Entry & Pave Parking Gravel Lot	3-6 years	\$50-100K
Widen Trail to 10 ft	3-6 years	\$25-50K
Improve Seating & Accessibility of Rodeo Arena	6-10 years	\$25-100K
Add a Connection to Olive Street	6-10 years	\$25-50K

Table 5-2: Master Plan Level Cost Estimate for Liberty Field Park Improvements

## BLACKBURN PARK

Blackburn Park is 14-acre park on a bluff overlooking the City. The park has picnic areas, parking, a flagpole, a plaza with a replica historic cannon and interpretive signage. The park has unique overlook views, but the high chain link fences along the overlook detract from the view. The parking area has no clearly marked parking stalls. The park has insufficient signage both at the park entrance and wayfinding signage along the route to the park. The park is adjacent to Adam's Garden, but there is no pedestrian connection between the two. The park has limited potential for ADA accessibility due to its steep slopes.

The vision for Blackburn Park is described below and the conceptual plan is shown in Figure 5-10, below.

## The vision for Blackburn Park:

- Be a unique destination for Pacific residents and tourists to enjoy scenic overlooks of the City.
- Be a trailhead for a new network of nature trails connecting to Adam's Garden.
- Be a community destination for outdoor gatherings and picnics.
- Preserve and communicate the heritage of the City and the region through interpretive signage and a preserved and expanded memorial plaza.

## Master plan Recommendations

### Short Term:

- Enhance the scenic viewing area, repair and remove graffiti.



Figure 5-10: Conceptual Plan for Blackburn Park

- Create a trailhead and nature trail network connecting to Adam’s Garden.
- Landscape and beautify the bluff edge.
- Improve entrance and wayfinding signage.

**Mid Term:**

- Enlarge the memorial plaza and add more interpretive signage.
- Reconfigure the parking lot and add striping.

- Improve the picnic area.

**Long Term:**

- Improve the storage area.
- Replace chain link fencing with a more aesthetic option.



<b>BLACKBURN PARK</b>		
<b>Improvement</b>	<b>Timeframe</b>	<b>Order of Magnitude Cost</b>
Enhance, Clean & Repair Scenic Overlook	0-3 years	< \$25K
Nature Trail Leading to Adam's Garden	0-3 years	\$25-100K
Landscape & Beautify the Bluff Edge	0-3 years	< \$25K
Improve Entrance & Wayfinding Signage	0-3 years	\$25-50K
Expand Memorial Plaza & Interpretive Signage	3-6 years	< \$25K
Reconfigure Parking; Add Striping	3-6 years	\$25-100K
Improve Picnic Area	3-6 years	< \$25K
Improve Storage Area	6-10 years	\$25-50K
Aesthetic Fencing to Replace Chain Link Fence	6-10 years	\$25-50K

Table 5-3: Master Plan Level Cost Estimate for Blackburn Park Improvements

## ADAM'S GARDEN

Adam's Garden is small, 1/3 of an acre park set against a picturesque limestone bluff. The park has a soldier's memorial, a children's memorial, a picnic area, a portable restroom, parking and a flagpole. The limestone bluffs are a unique feature and opportunity for education on the geology and mining history of the region. The park sits along a busy road. The parking area is positioned so that parked cars block the view of the bluff for onlookers. The portable restroom is unsightly, and the park has little shade from hot afternoon sun.

The vision for Adam's Garden is described below and the conceptual plan is shown in Figure 5-11, below.

### The vision for Adam's Garden:

- Be a picturesque spot for quiet reflection and small outdoor gatherings among the community.

- Be the trailhead for a network of nature trails connecting to Blackburn Park.
- Offer discreet restroom facilities that blend into the overall aesthetic of the park.
- To preserve and communicate the heritage of the City and natural history of the region through interpretive signage in conjunction with the memorials and limestone bluff.

## Master plan Recommendations

### Short Term:

- Create a trailhead and nature trail network connecting to Blackburn Park.
- Enhance the memorials with interpretive signage.
- Add interpretive signage on the natural history and geology of the region along the limestone bluff.



Figure 5-11: Conceptual Plan for Adam's Garden

- Add attractive native landscaping along the bluff edge.
- Add a gazebo or a shade structure near existing picnic tables (see Figure 5-12).

**Mid Term:**

- Add a restroom building that blends with the overall aesthetic of the park.

**Long Term:**

- Replace the chain link fence along the bluff edge with a more aesthetic fencing option.
- Improve the parking lot layout.
- Replace and relocate the park sign.



Figure 5-12: Example of a Gazebo design appropriate for Adam’s Garden

<b>ADAM'S GARDEN</b>		
<b>Improvement</b>	<b>Timeframe</b>	<b>Order of Magnitude Cost</b>
Trailhead for Nature Trail to Blackburn Park	0-3 years	<\$25K
Interpretive Signage at Memorials and Bluff	0-3 years	<\$25K
Landscaping Improvements	0-3 years	<\$25K
Gazebo or Shade Structure	0-3 years	<\$25K
Restroom Building	3-6 years	\$100-150K
New Attractive Fencing Along Bluff	6-10 years	<\$25K
Improve Parking Lot Layout	6-10 years	\$100-250K
Improve Park Sign	6-10 years	<\$25K

Table 5-4: Master Plan Level Cost Estimate for Adam’s Garden Improvements

## JENSEN'S POINT PARK & THE RED CEDAR INN FUTURE MUSEUM SITE

Jensen's Point Park is a 3-acre park that traverses from a street-level parking lot to a bluff overlooking the Meramec River. The park features historic stone steps leading up to a historic stone gazebo and overlook area with stone pavers and a stone wall. There is a paved parking lot and picnic tables both by the parking area and near the overlook. The historic stonework is in good condition, but there is graffiti on the stone shelter. There is no ADA accessible route to the overlook, and there is no shade at the lower picnic area. The upper picnic area has an unsightly view of the adjacent US Silica property. The park lacks informational signage on its history.

The Red Cedar Inn was a historic stopping point along Route 66, located one property over from Blackburn Park. It is owned by the City, and a master plan for the site suggests reuse as a museum and community building with outdoor classrooms and a trail connection to Jensen's Point Park and the Eureka-Pacific Trails.

The vision for Jensen's Point and the Red Cedar Inn future museum site is described below. The conceptual plan for Jensen's Point is shown in Figure 5-13.A below and the conceptual plan for the Red Cedar Inn is shown in Figure 5-13.B.



Figure 5-13.A: Conceptual Plan for Jensen's Point Park

## The vision for Jensen's Point:

- Be a destination for both City residents and tourists to enjoy the scenic overlook of the region.
- Be a destination along the future GRG regional hiking trail for hikers to rest and enjoy scenic views.
- To preserve the heritage of the City and the region through interpretive signage.
- To be accessible to all through an accessible route to the overlook along the current access road.



Figure 5-13.B: Conceptual Plan for the Red Cedar Inn

## Vision for the Red Cedar Inn:

- Be a hub for community events and activities, both inside and outside.
- Be a destination along the future GRG regional hiking trail.

## Master plan Recommendations

### Short Term:

- Clean and remove graffiti from the historic pavilion.
- Repair the historic walls and pavement of the overlook.
- Improve the steps of the path to the overlook while preserving their historic character.
- Add a shade pavilion to the lower picnic area.
- Add landscaping, including screening plants along the park perimeter, especially at border with the US Silica property.
- Implement the Red Cedar Inn master plan.

### Mid Term:

- Add a trail connection to the future GRG regional trail.
- Add an accessible route to the overlook along the current access road.
- Add a small playground.
- Add a new restroom building.

JENSEN'S POINT PARK & THE RED CEDAR INN		
Improvement	Timeframe	Order of Magnitude Cost
Implement the Red Cedar Inn Master Plan	0-2 years	\$1.25-1.5M
Remove Graffiti & Repair Overlook	0-3 years	< \$25K
Repair Historic Walls & Pavement on Overlook	0-3 years	\$25-100K
Improve Historic Steps to Overlook	0-3 years	\$25-100K
Add Shade Pavilion to Lower Picnic Area	0-3 years	\$25-100K
Landscaping & Screening Plants	0-3 years	< \$25K
Trail Connection to Regional GRG Trail	3-6 years	\$100-250K
Accessible Route to Overlook	3-6 years	\$25-100K
Small Playground	3-6 years	\$25-100K
Restroom Building	3-6 years	\$100-250K

Table 5-5: Master Plan Level Cost Estimate for Jensen's Point Park Improvements

## PACIFIC PEDESTRIAN AND BICYCLE NETWORK

The vision for Pacific is to have an interconnected system of bicycle lanes, sidewalks and trails that enable travel without a vehicle throughout the City. The network proposed in the master plan outlines key routes that will form the backbones of the pedestrian and bicycle network. These routes form the major arteries of the network, and branches can be added later to connect to more neighborhoods and destinations. The first arteries are placed so that all of Pacific’s parks are connected. The network will also connect to the planned Great Rivers Greenway Meramec Greenway that will pass by Jensen’s Point Park and have a trailhead at the property adjacent to Liberty

Field Park. The routes outlined in Figure 5-14 below represent either a combination of bicycle lanes and sidewalks or mixed-use off-street trails, whichever is more appropriate for the existing conditions of that road. Bike lanes can be within the roadway, separated from vehicular lanes with painted markings, or they can be separated with a curb or post barrier. Mixed-use paths are often separated from vehicular traffic with a curb and median. Examples of these types of paths and bike lanes can be seen in Figures 5-15, 5-16 and 5-17 on the following page.

The primary east-west artery bike path runs along East and West Osage Street for the entire length of the City of Pacific. Ideally, this will connect to Shaw Nature Preserve to the west and join with the future Meramec Greenway in the east. It will connect to

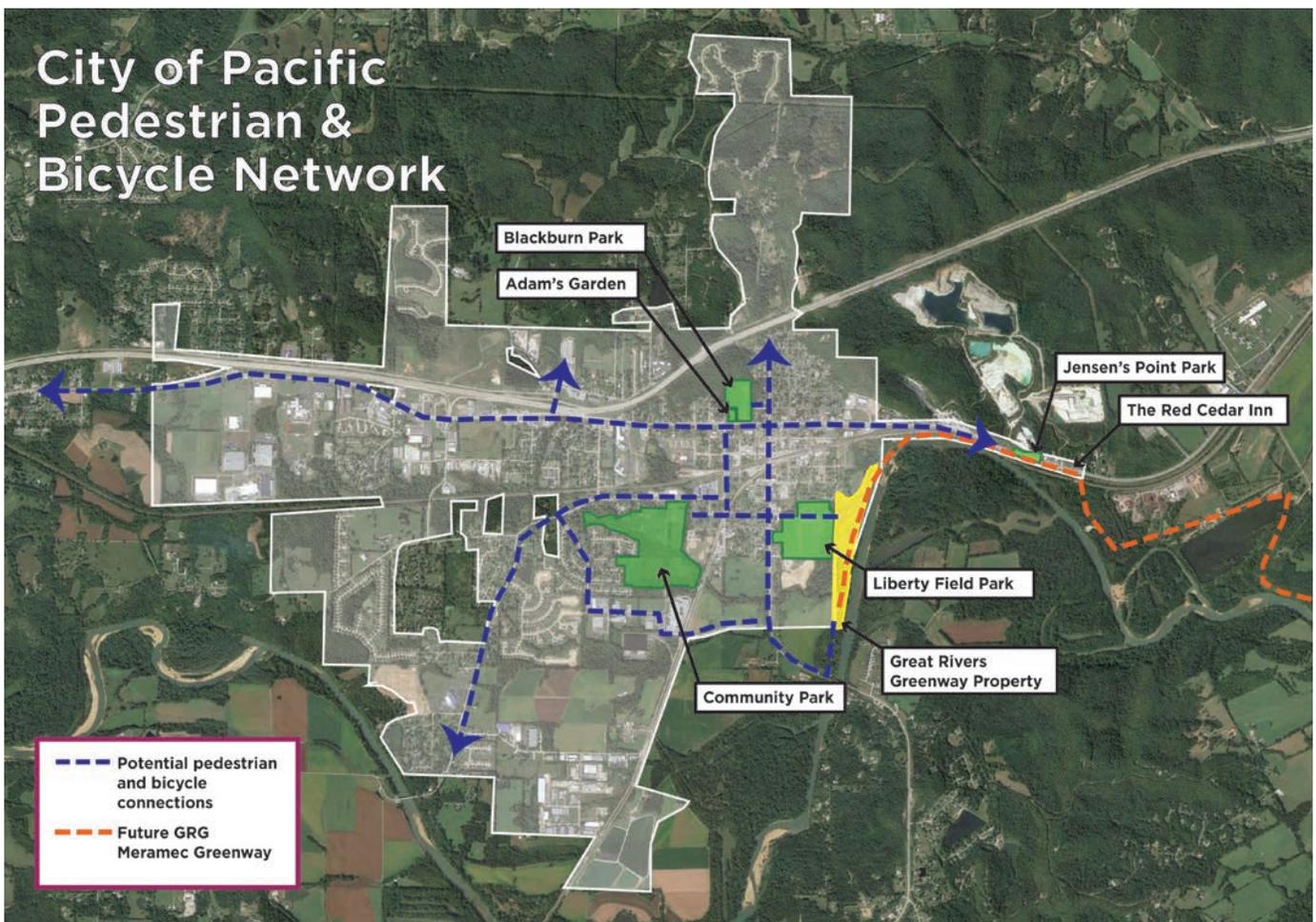


Figure 5-14: Pacific Pedestrian & Bicycle Network

Adam’s Garden and Jensen’s Point Park. A spur along Viaduct Street could connect north through the underpass crossing of Interstate 44 to the neighborhoods in the north of Pacific. The main Osage route would connect to the primary north-south routes along First Street and Fourth Street.

Another east-west artery runs along W. Pacific Street to connect Community Park and Liberty Field Park. This route would connect to the walking trail in Liberty Field Park and connect through Liberty Field to the future Meramec Greenway trailhead.

A route along W. Congress Street will begin at Fourth Street in the east, then run west to connect to Community Park, then turn southwest as the road turns to Bend Road / Highway N. Ideally this route will continue past the Pacific city limit to connect to the Meramec River. A spur off of this route will run southeast along W. Hawthorne Drive, turn south onto S. Hawthorne Drive, then have an off-road connection to Jefferson Street. The route will follow Jefferson Street as it turns east, eventually connecting to the north-south artery along First Street.

The primary north-south artery will run along First Street. In the south, it will connect to the route along Jefferson Street and ideally

continue past the Pacific city limit to connect to the Meramec River. The route will run north through downtown Pacific and connect with the route along Osage Street. A spur off of this route along Walnut Street would connect to Blackburn Park.

The secondary north-south alignment would run along Fourth Street connecting the routes along Osage Street and W. Pacific Street.



Figure 5-15: Bike Lane Separated From Vehicle Traffic with Striping



Figure 5-16: Bike Lane Separated from Vehicle Traffic by Curb

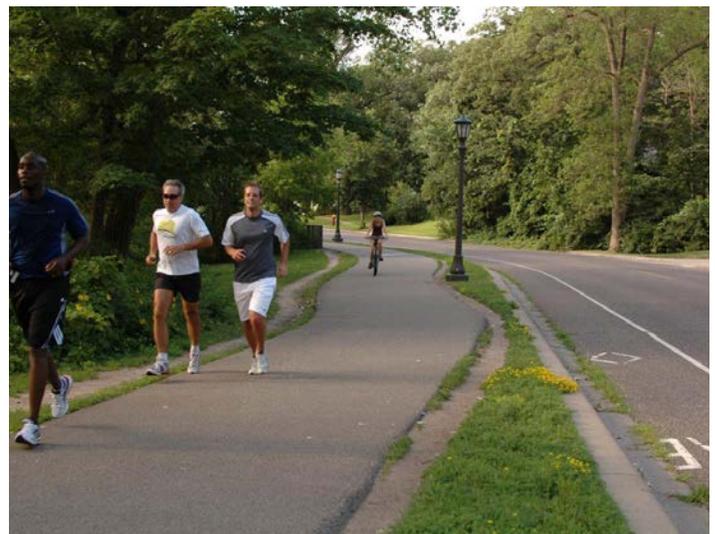


Figure 5-17: Bike Path Separated from Vehicle Traffic with Curb and Median

## IMPLEMENTATION STRATEGIES

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

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

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

## POTENTIAL FUNDING SOURCES

### Park Land Dedication

Dedication of open space or payment of fees for park development or recreation purposes by private developers can be negotiated in exchange for developmental considerations beyond those customarily permitted by planning and zoning requirements. Unless properly written and applied, a park land dedication ordinance can result in a lengthy court battle with a developer accusing the local government of illegally taking valuable land. In order to prevent this, the ordinance must provide that any land or funds will benefit the users of the new development. Fees in lieu of open space can be used when it is not practical for a developer to donate land. An important aspect of park land dedication is land quality. Not every plot of ground is suitable for recreation. A typical ordinance will require that most of the land be dry, reasonably flat, and accessible by road. Some ordinances provide allowances for private recreation space. The idea is that the private amenities will reduce residents' need to use local public parks. Restrictive covenants and maintenance agreements are usually part of the conditions for allowing private recreation space to be given allowance.

### Parks and Stormwater Sales Tax

In 1995, the Missouri General Assembly enacted legislation to allow any city in the State to levy a sales tax of up to 1/2 cent for municipal parks and stormwater control. The tax is collected on a point-of-sale basis within the current city borders and any annexed areas. Fifty municipalities in Missouri participate in the sales tax levy.

### User Fees

As a practical matter, communities throughout the country are requiring users of parks and recreation facilities to pay

for the facilities they use on a daily permit or seasonal basis. This is primarily true of costly indoor recreation facilities and large labor-intensive outdoor facilities such as ballfield complexes and aquatic facilities that have high staffing and maintenance obligations.

## Grants

Grant funding programs have been available at both the state and federal levels.

Opportunities for federal grant funding of recreation improvements are limited. However, there still are a variety of state grant programs available. Some of these grants are listed below.

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

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

## Bonds

The City could utilize its bonding capacity to place a bond referendum on the ballot. With successful passage, the City would then be allowed to sell bonds to raise capital for renovation and improvements to the park system. Taxes are raised appropriately to retire the bond over the term of the bond. The bond money typically is available in a

lump sum and put to use on the projects for which it was identified. Likewise, there is a time frame under which the bond money must be committed for use or it can be forfeited. The following are three types of bonds that may be considered for recreation facility funding:

Special Obligation Bonds - Issued in one or more series to finance the undertaking of any development project and paid back by one or more limited revenue sources.

General Obligation Bonds - Bonded indebtedness issued with the approval of the electorate for capital improvements and general public improvements. These bonds usually require an increase in property tax.

Certificates of Participation - Lease financing can be arranged through public sale of certificates of participation (COPs). Each certificate holder owns a beneficial interest in the lease. Certificate holders in the aggregate constitute the lessor. COPs are a newer form of lease financing that is gaining popularity and acceptance by investors. COPs are limited by the City's existing revenue sources.

## Private Enterprise

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

## Lease/Purchase Financing

Facilities for public use can be financed and built through an entity separate from the municipality – either another public entity, a nonprofit corporation set up for that purpose, a bank or leasing company, or joint powers authority. There are several types of lease purchase funding mechanisms, including certificates of participation which have previously been discussed, and sales leaseback, which is a means for public entities to sell an existing facility

to a separate entity such as a nonprofit organization, an investor, or a group of investors. Improvements can be made by the separate entity who then leases the facility back to the public entity for an agreed to period of time and interest rate.

## Non-Profit Organizations, and Foundations

The development of non-profit organizations and/or foundations represents tremendous opportunities to enhance the parks and recreation system in Pacific through special projects for which city funding is not available. In this situation, independent organizations would cooperate with the city to promote the parks and ensure their long-term service to residents through independent funding. Goals for an organization of this type might include:

### Preservation of green space

Support the provision of quality park and recreation environment for business, employees, residents, and visitors to enjoy.

Provide funding for projects which enhance park resources and encourage renewal of recreation facilities without using local tax dollars.

### Private Donations

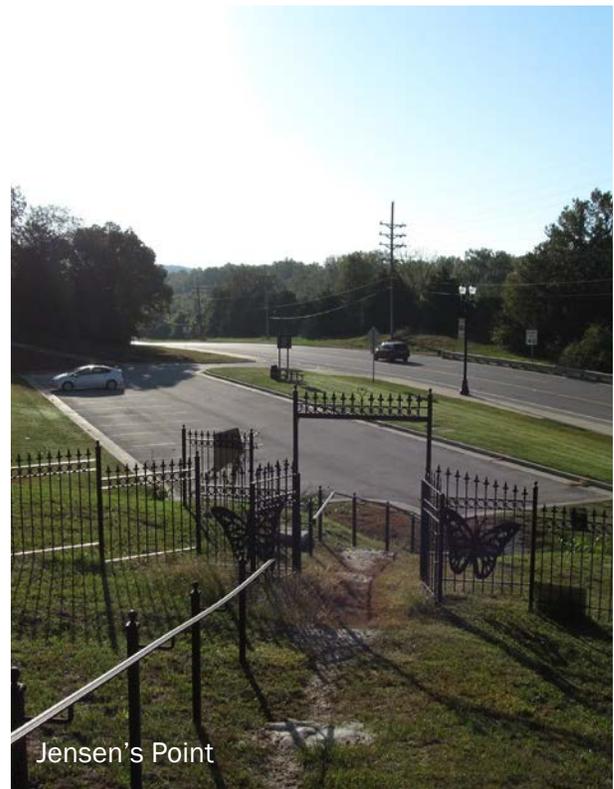
A variety of programs have been developed in other park systems to accept private donations for enhancements to the park system including land, facilities, equipment, trees, plants and other elements to the park system.

### Conclusion

Successful implementation of the master plan will be achieved by utilizing a combination of the previously mentioned funding sources. For the largest and most costly projects, the use of bonds, leveraged bonds, or similar municipal financing is the most realistic. This method permits access to a large sum of money to complete the

project in the shortest possible time frame, thus making the improvement available to the community in the near future. The amount of the bond should be fixed to ensure sufficient funds are generated from the sales tax to not only retire the bonds, but also provide for some level of operations and maintenance, as well as finance other smaller capital improvements to be completed by city staff on a labor and materials basis.

The small to medium sized projects should be funded by other sources such as grants, donations, and self-help activities. It is not possible at this time to identify a specific source for every project in the master plan as this is an interactive process that needs to be undertaken by city officials. This section has offered several broad suggestions to help the city begin developing an approach to implementing the plan. These ideas are suggestions and the city may revise, refine or re-prioritize them as conditions in Pacific change.



Jensen's Point

## ACTION ITEMS

### Formal Plan Adoption

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

### Develop Champions for the Plan

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

### Ongoing Consensus Building

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

### Summary

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



Community Park



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