

PARK LAND & FACILITIES ANALYSIS

Pacific Parks & Recreation Master Plan

INTRODUCTION

The second phase of the master planning process was an analysis of the Pacific 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 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 below.

PARK LAND NEEDS ANALYSIS

The park land needs analysis is an evaluation of the amount and distribution of park land within Pacific. 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 was 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 the 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 Figure 2-1 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

Figure 2-1: 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. The Pacific Parks Master Plan does not include the Playlot and Mini Park classifications.

In the Pacific Parks Master Plan, Blackburn Park / Adam’s Garden are classified as a Neighborhood Park. Liberty Fields is classified as a District Park. Jensen’s Point is excluded from this analysis as it does not meet the size standards for Neighborhood Parks (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 1 acre of park land per 47 people. By this standard, Pacific requires at least 154 acres of total park land. Pacific exceeds this benchmark 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 Figure 2-2 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 Figure 1-3 of the Data Collection Report. 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 Figure 2-2.

Classification	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
Neighborhood Park (5 ac. - 15 ac.)	14	11	3	0	3
District Park (16 ac. - 79 ac.)	31	18	13	0	13
Metropolitan Park (80 ac. - 249 ac.)	124	29	95	199	294
Regional Park (250 ac. +)	0	43	-43	10,630	10,587
Park Land Total Acreage Need	169	154	15	10,829	10,675

Figure 2-2: 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 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-miles circles around existing parks and proposed sites of future parks are shown below in Figure 2-3, 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 previous Section 2.0 Data Collection. 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.

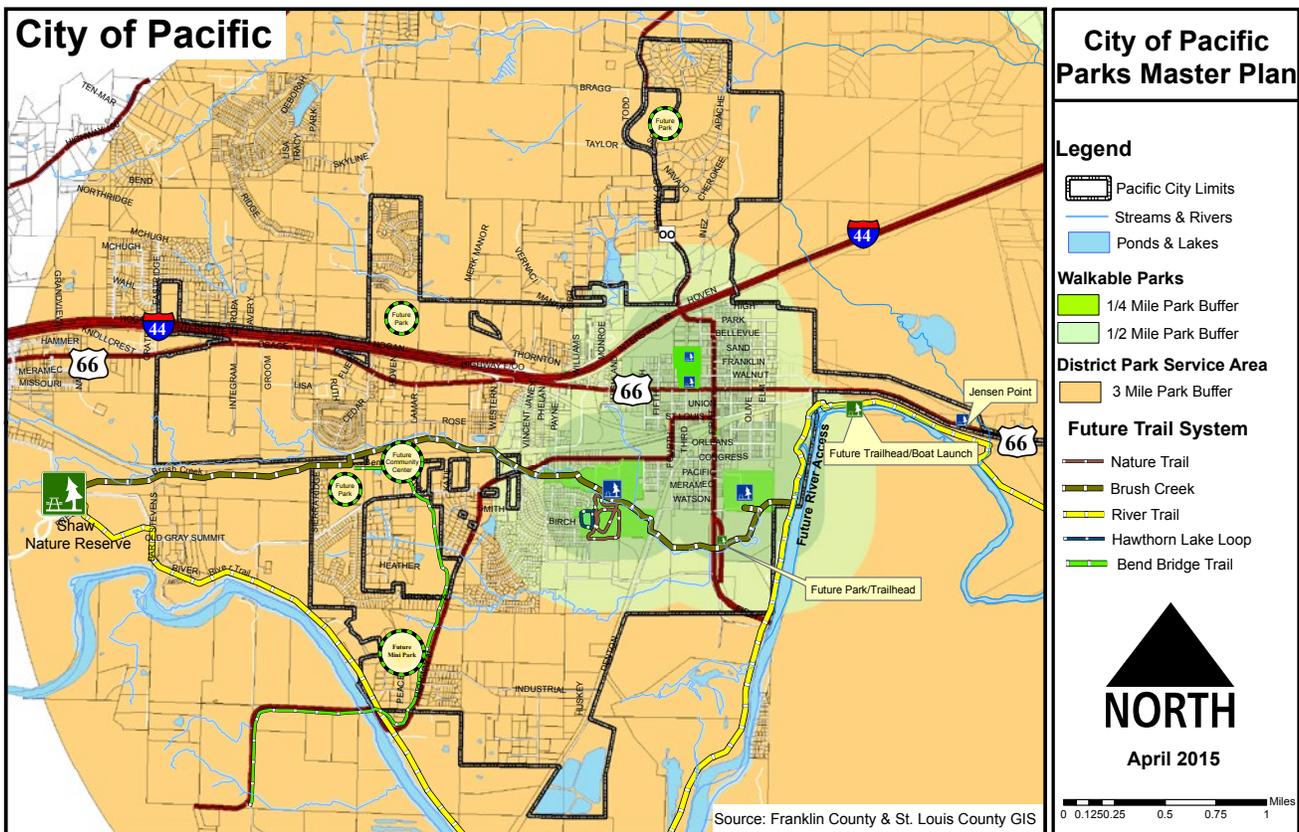


Figure 2-3: Master Plan Graphic from the 2017 Comprehensive Plan

RECREATION FACILITIES INVENTORY ANALYSIS

The recreation facilities inventory analysis evaluates the availability of various park and recreation facilities for Pacific residents against standard needs determined based on Pacific's population. Each facility has its own population-based need standard. These are determined using standards 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 Figure 2-4. Facilities examined in this analysis include swimming pools, athletic fields, picnic shelters, playgrounds, trails, tennis courts and lake acreage. A complete list of the facilities analyzed is shown in Figure 2-4.

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. A description of the recreation facilities outside of Pacific that were evaluated can be found in the previous Section 2.0 Data Collection, under the headings **Other Recreation Availability** and **Schools**. 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.

Figure 2-4 shows all of the types of facilities evaluated, the standard used to evaluate demand for each facility, and the calculated demand for Pacific based on its population. The graph also shows the existing supply of park facilities and amenities owned and managed by the City of Pacific as well as facilities not owned by the City of Pacific 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 ¹	Facility Demand ⁴	Pacific Facility Inventory ⁵	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 ²	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 ³	1	0	0	0.5	0.5
Outdoor Amphitheater	1 / 10,000 ³	1	0	0	1	1
Skate Park	1 / 50,000 ³	0	0	0	0	0
Roller Skating Rink	1 / 50,000 ³	0	0	0	0	0
Community Center	1 / 25,000 ³	0	0	0	0	0

¹ Standards from 2008-2012 Missouri SCORP unless noted
² Standards from MPRA
³ Standards from Planning Design Studio
⁴ Based upon Pacific estimated 2017 population of 7,300
⁵ Inventory based upon facilities maintained by Pacific
⁶ Other Recreation Facilities quantities shown reduced by 50%

Figure 2-4: Pacific Recreation Facility Analysis

PARK SUMMARIES

The planning team created the following analysis of the Pacific park’s existing conditions with initial recommendations based on observations during the parks tour with staff, Pacific staff park assessments, and the planning team’s 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 Fields

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