



## MEMORANDUM

**Date:** July 31, 2019  
**To:** Mark Perkins, City Administrator  
**From:** Jason Valvero, Director of Recreation  
**CC:**  
**Subject:** Parks Master Plan – Draft #2

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As the city enters into the final phase of the master plan process, draft #2 is ready for review by City Council and the citizens of Creve Coeur. PDS, the city's planning consultant on the project, has revised the earlier draft based on feedback from the project planning committee, the Parks and Historic Preservation Committee, City Council and residents. The information below summarizes the differences between the two drafts:

### Overall document

- Added Executive Summary
- Added Appendix A: Community Value Matrices
- Added Appendix B: Park Assessments
- Revised text throughout for clarification

### Section 2 - Data Collection

- Land Use & Zoning: Added text to explain relevance to the planning process
- Parks Overview: Added list of acreage by park
- Removed detailed summary of Dielmann Complex & golf course studies
- Demographics:
  - Added text to explain relevance to master plan
  - Removed extraneous data & statistics
  - Updated population numbers based on newly released 2018 statistics
  - Corrected Table 3 that had data copied from Table 2
  - Added table on population changes between 2010 and 2017
  - Added 2010/2017 comparison to Table 2: Racial Diversity
  - Removed St. Louis County health ranking information
  - Added text to explain the relevance of Missouri health ranking
- Park Assessments:
  - Added map with all park locations
  - Removed lists of detailed maintenance & repair needs (replaced with park assessment sheets in Appendix B)
  - Moved site inventory maps to first page for each park
  - Added park boundary to all inventory maps
  - Revised Malcolm Terrace map to show entire wooded trail area
  - Revised & expanded park descriptions to more accurately portray park conditions
  - Organized text into descriptions of each park's assets and disadvantages
- Bicycle & Trail Network: Added section on potential to develop trails under utility corridors

### Section 3 - Park Land & Facility Analysis

- Expanded Park Land Needs text for clarity

### Section 5 - Master Plan

- Rewrote introduction for clarity
- Added Overview section to summarize major recommendations
- Added Sustainability section on sustainable park maintenance practices
- Process: Expanded text to better tie into data & analysis phases
- Assessment Matrix, Scatter Charts & Recommendations by park:
  - Revised & expanded text for clarity
  - Moved matrices to Appendix A and reformatted for better legibility
  - Added 'Improved Activity Level' factor & revised for all parks
  - Rewrote & expanded text for each park to better explain the recommendations
  - Researched lower cost options for converting restrooms to year round use, changed cost to <\$25K, and changed to a near term priority for all applicable parks
- Master Plan Recommendations by park:
  - Beirne Park:
    - Moved location of new 2-5 year old play area adjacent to existing play structure
    - Added "replace tennis courts" as a 6-10 year recommendation
    - Changed recommendation for "splash pad" to a smaller "water play feature" and lowered cost to <\$25K
    - Changed location for dog park recommendation
  - Conway Park:
    - Added recommendation to expand parking by removing one tennis court and transforming the other tennis court to a multi-use and tennis court (removed recommendations to resurface tennis courts and add pickleball striping)
    - Lowered the costs of an arboretum and disc golf course
  - Lake School Park:
    - Removed recommendation to replace the playground – added recommendation to remove the playground
    - Added recommendation to expand the tennis facilities into a tennis complex
    - Lowered cost of adding interpretive/educational elements and changed timeframe to align with renovations to the Lake School Building (6-10 years)
    - Removed recommendations to improve ADA access to tennis courts and tennis court lighting (bundled these into the recommendation for a tennis complex)
  - LaVerne Collins:
    - Removed recommendation to add a playground and swings
    - Changed the timeframes for updating benches and picnic tables and adding a community garden to 3-6 years
  - Malcolm Terrace
    - Added recommendation to remove sand volleyball court
    - Added recommendation to replace asphalt trail in 3-6 years
    - Lowered cost of adding a multi-purpose court
  - Millennium Park
    - Added recommendation to add a pedestrian connection to Deland Drive in the Ridgemoor Forest subdivision.
    - Combined recommendations for adding nature trails and educational elements
    - Removed for open space improvements & a community garden

- Priorities: Added list of all 0-3 year recommendations by park
- Funding:
  - Added section: Existing Funding Sources: Capital Improvement Program 2020-2024
  - Added section: Future Capital Improvement Program
  - Added section: Park and Storm Water Sales Tax
  - Grants: removed inapplicable text
  - Removed section on Special Improvement Districts
- Rewrote Conclusion section