

**TOWN OF ST. JOHN, LAKE COUNTY, INDIANA**

**RESOLUTION NO. 2023-07-26C**

**A RESOLUTION ADOPTING A ZONE IMPROVEMENT PLAN AS AN AMENDMENT TO THE COMPREHENSIVE PLAN OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AND ALL MATTERS RELATED THERETO.**

**WHEREAS**, the Plan Commission of the Town of St. John, Lake County, Indiana (hereinafter, the "Plan Commission"), has reviewed all matters pertaining to the Parks and Recreation Impact Fee Study and the St. John Zone Improvement Plan dated June 2023 (hereinafter the "2023 Zone Improvement Plan") including the recommendations made by the Impact Fee Advisory Committee of the Town of St. John for purposes of amending the Comprehensive Plan for the Town of St. John, Lake County, Indiana (hereinafter "Comprehensive Plan"); and

**WHEREAS**, on July 5, 2023, the Plan Commission conducted a duly advertised and properly noticed public hearing regarding these matters and thereupon considered said 2023 Zone Improvement Plan, prepared by American Structurepoint, Inc, for adoption as part of the Comprehensive Plan; and

**WHEREAS**, the Plan Commission, at the conclusion of said public hearing, approved a motion to approve said 2023 Zone Improvement Plan and certify the plan to the St. John Town Council (hereinafter, the "Town Council") for its adoption of said 2023 Zone Improvement Plan as an amendment to the Comprehensive Plan; and

**WHEREAS**, the Town Council having reviewed the 2023 Zone Improvement Plan as an amendment to and a part of the Comprehensive Plan, as well as the favorable recommendation and favorable certification of the Plan Commission regarding the same, now finds that approval of said 2023 Zone Improvement Plan as part of the Comprehensive Plan as presented, is advisable, appropriate, and in the best interests of the citizens and residents of the Town of St. John.

**NOW, THEREFORE, BE IT RESOLVED** BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS FOLLOWS:

**SECTION ONE:** That the amendment to the Comprehensive Plan include and incorporate the 2023 Zone Improvement Plan as presented, approved, and certified by the Plan Commission, is hereby adopted, and approved.

**SECTION TWO:** That the Town Council hereby finds that approval and adoption of the amendments to the Comprehensive Plan to include and incorporate therein the 2023 Zone Improvement Plan as presented, approved, and certified by the Plan Commission, is in accordance with the provisions of, and criteria contained within, I.C. §36-7-4-1318(e) and §36-7-4-500 et seq., as amended from time to time.

**SECTION THREE:** That a copy of the 2023 Zone Improvement Plan set forth in and made a part of the Comprehensive Plan, as presented, is attached to this Resolution as Exhibit A and is incorporated in its entirety by reference.

**SECTION FOUR:** That the Clerk-Treasurer is directed to file said Comprehensive Plan, as amended herein with adoption of the 2023 Zone Improvement Plan in the Office of the Recorder of Lake County, Indiana, in conformance with I.C. §36-7-4-509, et seq.

**FILED**

AUG 09 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

GINA PIMENTEL  
RECORDER

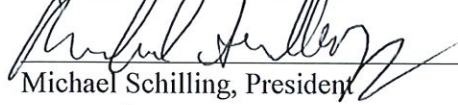
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

**2023-020103**

12:51 PM 2023 Aug 9


ALL WHICH IS PASSED AND APPROVED by the Town Council, this 26 day of July.

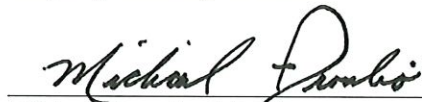
TOWN OF ST. JOHN, LAKE COUNTY, INDIANA  
BY ITS TOWN COUNCIL

  
Michael Schilling, President

  
Gerald Swets, Vice President

  
Bryan Blazak, Member

  
Wayne Pondinas, Member

  
Michael Aurelio, Member

Attest:

  
Beth R. Hernandez, Clerk-Treasurer

STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF LAKE        )

**CERTIFICATION**

TO: TOWN COUNCIL, TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

Pursuant to the requirements of I.C. §36-7-4--500, et seq., as amended from time to time, the Plan Commission of the Town of St. John, by its duly designated representatives, approves the amendment to the Comprehensive Plan to incorporate and include therein the St. John Park and Recreational Infrastructure Zone Improvement Plan of June 2023, prepared by American Structurepoint, Inc., and certifies the same to the Town Council by a vote of 5 in favor and 0 against, upon motion duly made and seconded, following conclusion of the public hearing held on July 5, 2023, and public meeting action at the special meeting of the Plan Commission on July 12, 2023.

TOWN OF ST. JOHN, LAKE COUNTY,  
INDIANA, PLAN COMMISSION

By: Robert Birlson  
Robert Birlson, Vice-President

Attest: Gwen Jansen

Dated: July 12, 2023.

# St. John Zone Improvement Plan

JUNE 2023



AMERICAN  
STRUCTUREPOINT  
INC.



ST. JOHN  
*Indiana*



Cover image and this image: American Structurepoint, Inc. (ASI).

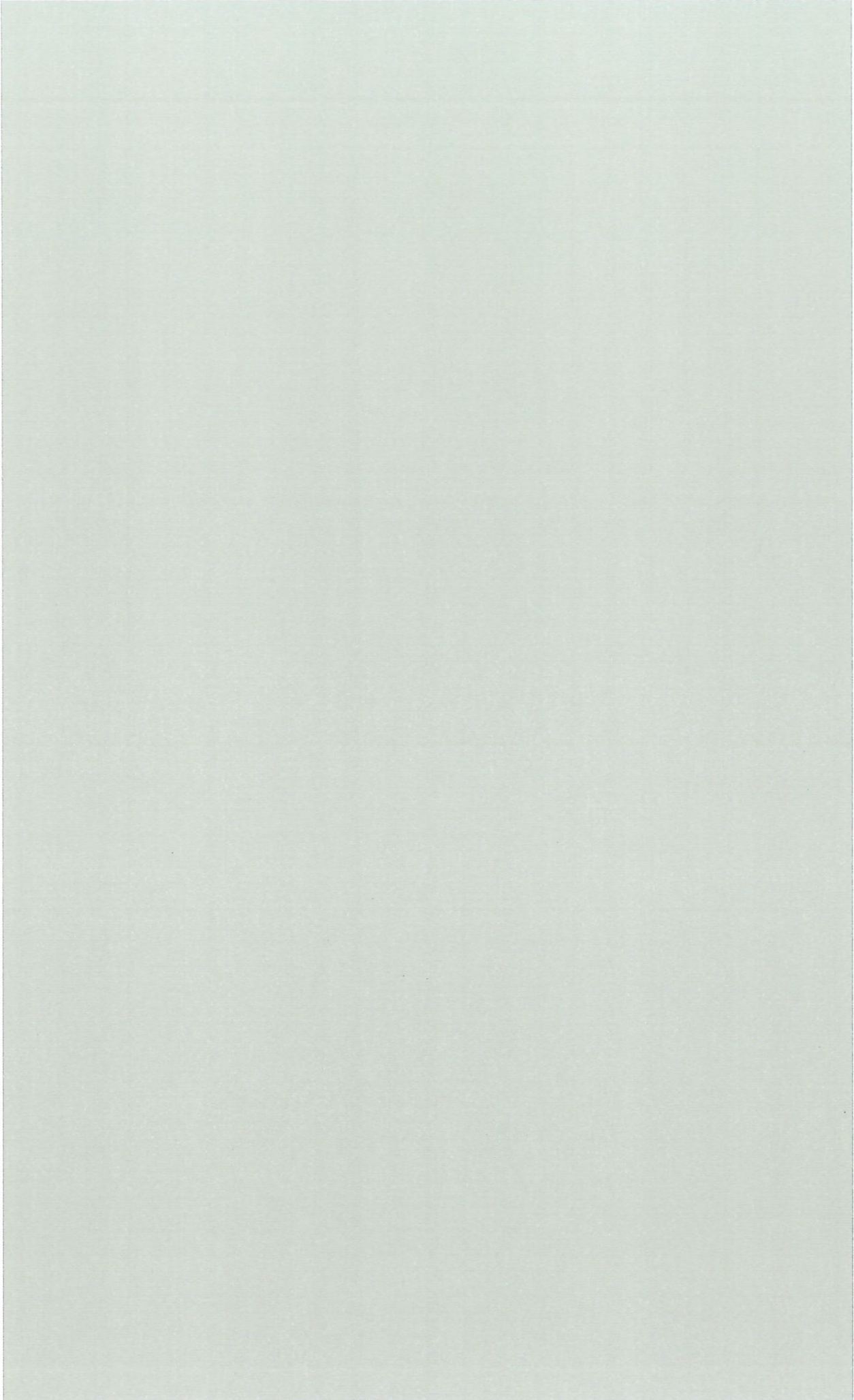
# TABLE OF CONTENTS

Overview	1
Purpose of Impact Fees	1
Impact Fee Update	2
Impact Zone	2
Community Profile	4
Regional Context	4
Demographics	4
2019, 2021, and 2022 American Community Survey & 2010 and 2020 US Census	4
ESRI Business Analyst	4
Population	6
Households	7
Comprehensive Plan	7
Land Use Map	7
Alternative Transportation Plan	9
Parks and Recreation	10
Parks and Recreation Goals and Objectives	10
Department Structure	11
Department Budgets	12
Operating Budget	12
Capital Improvement Plan	13
Park Funding	13
Funding Sources	13
New Infrastructure	14
Trends and Community Input	14
Capital Improvement Priorities	14
Community Center	26

Infrastructure Overview	28	Larimer Park	67
Parks and Recreational Facility Map	28	Planned Improvements	69
Edgewood Estates Park	30	Lindsay Park	70
Planned Improvements	32	Planned Improvements	72
Fairway Estates Park	33	Louis Estates Park	73
Planned Improvements	35	Planned Improvements	75
Founders Park	36	Patnoe Park	76
Planned Improvements	38	Planned Improvements	78
Heldt Park	39	Rainwater Park	79
Planned Improvements	41	Planned Improvements	81
Heldt Park - Path Way Property	42	Schillton Hills Park	81
Planned Improvements	44	Planned Improvements	84
Heron Lake Park	45	Silverleaf Park	85
Planned Improvements	47	Planned Improvements	87
Homestead Acres Park	48	Sun Meadows Park	88
Planned Improvements	50	Planned Improvements	90
Homestead Acres Trail Property	51	Timberlane Park	91
Planned Improvements	53	Planned Improvements	93
Homestead Village Property	54	Ventura Estates Park	94
Planned Improvements	56	Planned Improvements	96
Kilkenny Property	57	Wiggley Field Dog Park	97
Planned Improvements	59	Planned Improvements	99
Lancer Park	59	Civic Park	100
Planned Improvements	61	Planned Improvements	103
Lantern View Park	62	Gates Park	104
Planned Improvements	64	Planned Improvements	106
Lantern Woods Property	65	Heartland Park	108
Planned Improvements	67	Planned Improvements	111

Lake Hills Park	112	Future Level of Service Needs	129
Planned Improvements	114	Park and Open Space Impact	129
Prairie West Park	115	Amenities	129
Planned Improvements	118	Park Coverage	131
Trails Map	119	Neighborhood Parks – Half-Mile Service Area	132
Level of Service	122	Community Parks – One-Mile Service Area	132
National Recreation and Parks Association National Metrics	122	St. John Owned Facilities Parkland Level of Service Analysis	132
Current Level of Service (LOS)	122	Community Level of Service	133
St. John Amenities Compared to NRPA's Metrics	122	Impact Fee	134
Park Acres Per 1,000	123	County and State Comparable Fees	135
Number of Residents Served Per Park	123	Inflation Variable	135
Miles of Trails	123	Calculations	135
Quantity of Facilities	123	Capital Improvement Costs	135
St. John Park Amenities	123	Deductions	136
Amenity LOS	125	Recommendation	137
NRPA Metric Comparison	127	Appendix	138
Current LOS Summary	128		





# OVERVIEW

The overview section of the St. John Impact Fee Plan discusses the purpose of impact fees, cites relevant Indiana State Code, overviews the impact fee update schedule, and identifies the impact zone. This plan addresses capital improvements and infrastructure for parks and recreation facilities serving the public owned by the Town of St. John, Indiana.

## PURPOSE OF IMPACT FEES

Cities and towns utilize impact fees to impose fees on new development to mitigate capital costs or infrastructure required or needed to serve new development. Indiana Code 36-7-4-1300 and what follows enables communities to use impact fees.<sup>1</sup>

### **IC 36-7-4-1305. “Impact fee” and “capital costs” defined:**

- (a) *As used in this series, “impact fee” means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is [sic] required by, necessitated by, or needed to serve the new development.*
- (b) *As used in this section, “capital costs” means the costs incurred to provide additional infrastructure to serve new development, including the following:*
  - (1) *Directly related costs of construction or expansion of infrastructure that is necessary to serve the new development, including reasonable design, survey, engineering, environmental, and other professional fees that are directly related to the construction or expansion.*
  - (2) *Directly related land acquisition costs, including costs incurred for the following:*
    - (A) *Purchases of interests in land.*
    - (B) *Court awards or settlements.*
    - (C) *Reasonable appraisal, relocation service, negotiation service, title insurance, expert witness, attorney, and other professional fees that are directly related to the land acquisition.*
  - (3) *Directly related debt service, subject to section 1330 of this chapter.*
  - (4) *Directly related expenses incurred in preparing or updating the comprehensive plan or zone improvement plan, including all administrative, consulting, attorney, and other professional fees, as limited by section 1330 of this chapter.*

<sup>1</sup> *Comprising All Public Laws through the 122nd Indiana General Assembly, Second Regular Session, Second Regular Technical Session, and Special Session (2022).*

Impact fees can effectively ensure adequate infrastructure is in place to accommodate new growth in expected areas. Impact fees also allow existing parks to maintain their level of service in the community without additional cost. These costs allow the city or town to make capital improvements to parks and recreational facilities without burdening existing residents.<sup>2</sup>

Impact fees are similar to land development regulations such as road and park dedications subdivision requirements. The critical difference between an impact fee and a land dedication is that dedications are limited to on-site improvements. In contrast, impact fees extend to on-site and off-site improvements.<sup>3</sup>

A zone improvement plan becomes effective after being adopted as part of a town's comprehensive or capital improvement plan. This document is an updated improvement zone plan for the town's adoption of a new park and recreational impact fee ordinance.

## **IMPACT FEE UPDATE**

The Town's first park and recreational impact fee was established in 1997. The Town's current park and recreational impact fee ordinance was adopted in July 2018. Per Indiana Code, impact fee ordinances are active for five years from their effective date (IC 36-7-4-1340(b)), and the effective date of a new impact fee ordinance may not be earlier than six months after the date on which the previous ordinance was adopted (IC 36-7-4-1340(a)). Developments are assessed a fee when a building permit has been issued.

## **IMPACT ZONE**

The "impact zone" designates the geographical area for the park and recreational infrastructure to be utilized by the impact fee, per Indiana Code.

### **IC 36-7-4-1316. Impact zones; geographical area.<sup>4</sup>**

*A unit must include in an impact zone designated under section 1315 of this chapter the geographical area necessary to ensure that:*

- (1) There is a functional relationship between the components of the infrastructure type in the impact zone;*
- (2) The infrastructure type provides a reasonably uniform benefit throughout the impact zone; and*
- (3) All areas included in the impact zone are contiguous.*

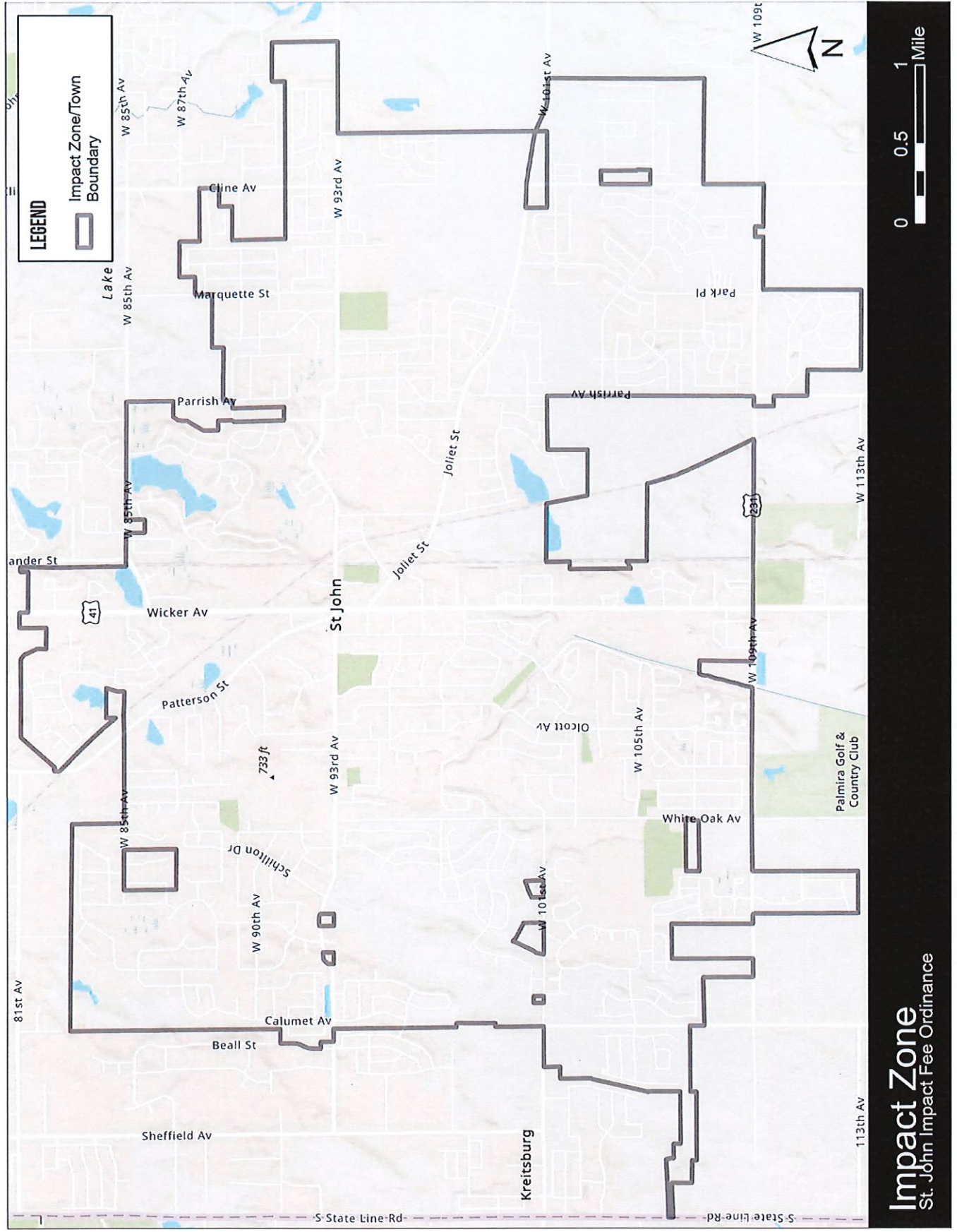
The study area for the impact zone includes all land incorporated by the Town of St. John, Indiana. The area coincides with the planning and zoning jurisdiction for the Town of St. John.

<sup>2</sup> *APA Policy Guide on Impact Fees.*

<sup>3</sup> *APA PAS Quick Notes 35.*

<sup>4</sup> *Comprising All Public Laws through the 122nd Indiana General Assembly, Second Regular Session, Second Regular Technical Session, and Special Session (2022).*

Figure 1: Town boundary and impact zone for the St. John Zone Improvement Plan. Source: St. John, ESRI, ASI.



# COMMUNITY PROFILE

The community profile overviews existing trends in the town, its regional environment, and relevant information from the town's comprehensive plan and parks and recreation master plan.

## REGIONAL CONTEXT

St. John is in Northwest Indiana, approximately one hour from downtown Chicago and touches the Indiana-Illinois border. Founded in 1837 by German immigrants, the town has grown and attracted residents due to its proximity to Chicago, Lake Michigan, and its many amenities.

US 41 is the primary thoroughfare through the community traveling north to south. US 231 travels east-to-west at the town's southern border, intersecting with US 41. Traveling east on US 231 leads to I-65, a major interstate in northwestern Indiana that leads into Chicagoland.

## DEMOGRAPHICS

Data used in this section was pulled primarily from the US Census Bureau via the following sources:

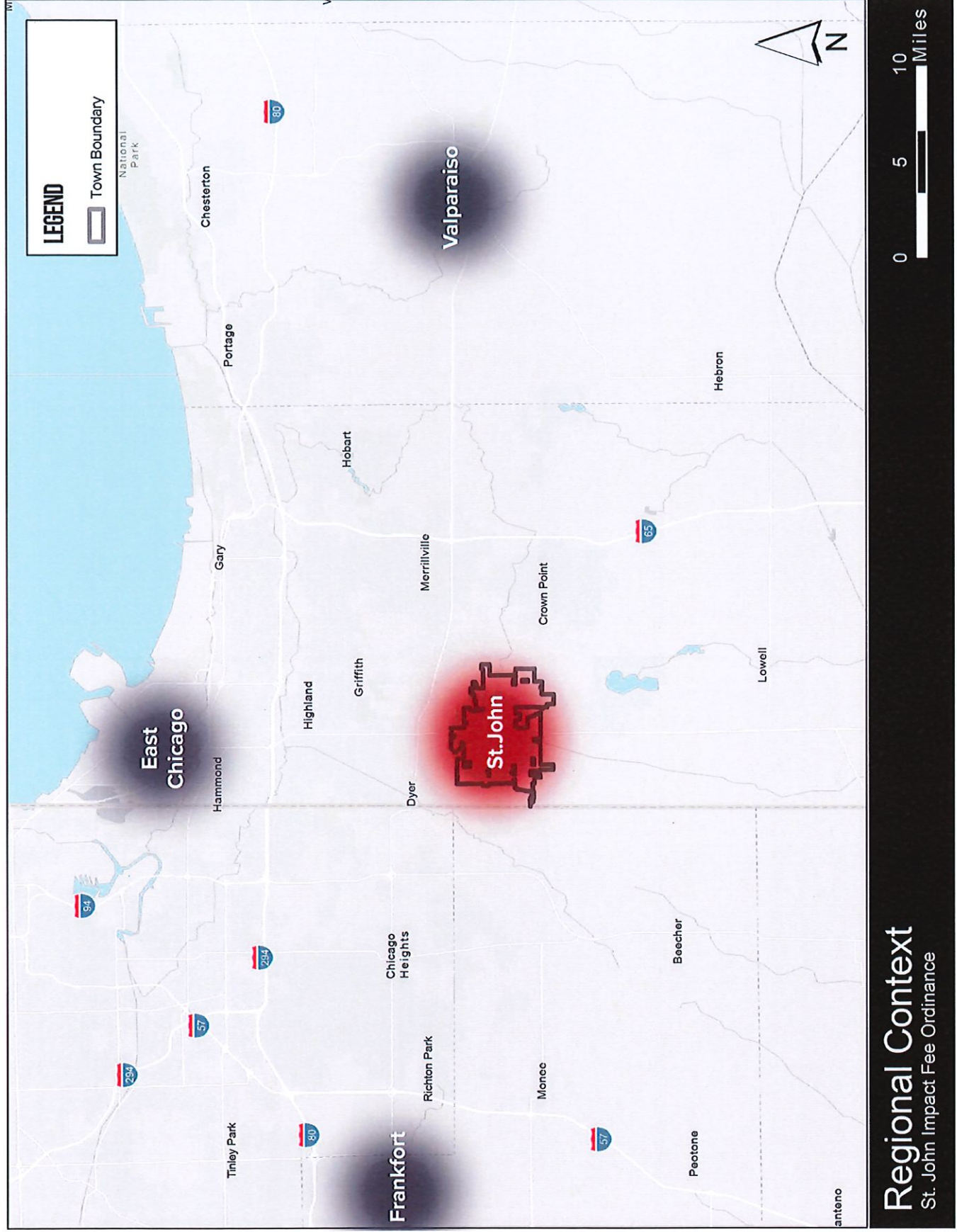
### 2019, 2021, AND 2022 AMERICAN COMMUNITY SURVEY & 2010 AND 2020 US CENSUS

In addition to the decennial census, the US Census Bureau conducts dozens of other censuses and surveys, including the American Community Survey (ACS). The American Community Survey is an ongoing effort that gathers information from a community through a small sample instead of the extensive 10-year survey with which many people are familiar.

### ESRI BUSINESS ANALYST

ESRI Business Analyst is a powerful tool for analyzing data within a specific geographic location, allowing data to be observed locally and compared with surrounding groups. Data from the US in the 2010 and 2020 Censuses, 2019/2021/2022 American Community Surveys, and data from ESRI were used in this analysis.

Figure 2: Location of St. John in northwestern Indiana and its proximity to the Chicago area. Source: ESRI, ASI.

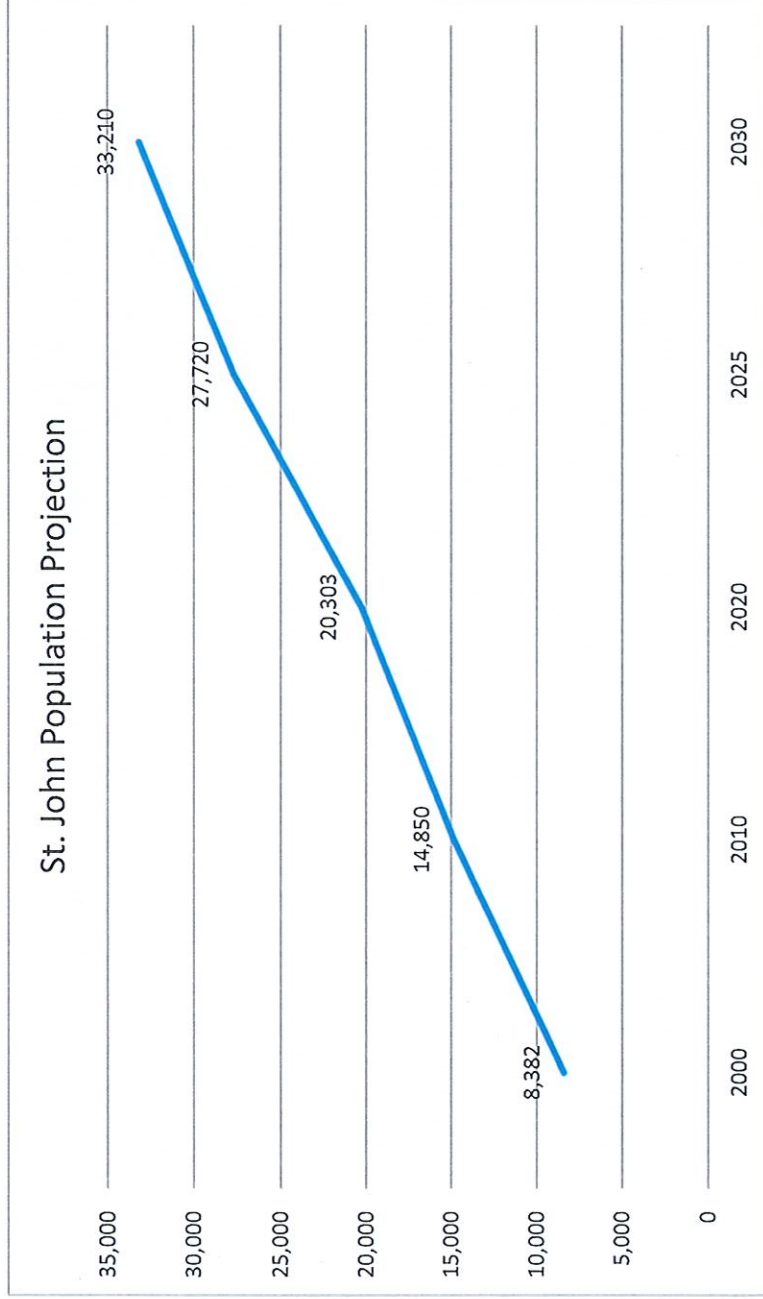


## POPULATION

In 2022, the Town of St. John had a population of 21,593. ESRI projected the town's population to increase by 1.3 percent to reach 21,880 in 2027. However, the town has been experiencing many new construction projects over the past five years, which were not accounted for in ESRI's projection.

New residents directly impact park and recreational facilities by increasing demand on that infrastructure. Residential building permits, single-family and duplex, were analyzed over the last five years to project the town's population through 2030. Based on this data, St. John will add 1,098 per year to the town's total population. That estimates the population in 2025 to increase to 27,720 and 33,210 in 2030.

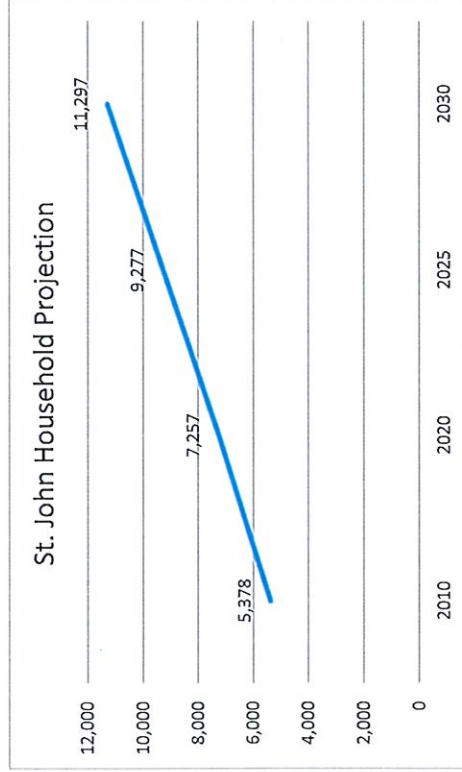
Figure 3: St. John population from 2000 projected to 2030. Source: St. John, Stats Indiana, ASI.



## HOUSEHOLDS

The total number of households in St. John increased from 2010 to 2020 by 34 percent. Households in 2010 totaled 5,378, while households in 2020 increased to 7,257. Households were projected to continue to increase to reach 7,871 in 2027. Based on the building permit analysis, an average of 404 new households will be added annually in St. John. That results in 9,277 households in 2025, increasing to 12,509 in 2033. When examining the residential building permits, the primary housing types being built due to new construction were single-family and duplex units. Over the last five years, 1,692 single-family and 265 duplex units were newly constructed.

**Figure 4: Household projections in St. John from 2010 to 2030.**  
Source: St. John, ESRI, ASI.



## COMPREHENSIVE PLAN

The Town of St. John Comprehensive Plan was last updated in 2017. A comprehensive plan provides a 10 to 20-year roadmap for a community's growth in the future by analyzing existing and future needs. Important goals, recommendations, and themes related to parks and recreation include:<sup>5</sup>

- Continue to encourage the development of single-family residential developments that provide adequate transportation connectivity, open spaces, trails, and amenities to attract new long-term residents.
- Where possible, incorporate and build bicycle/pedestrian trails in residential development to provide recreational opportunities for residents.
- Create portions of the Town's Bicycle/Pedestrian Trail as part of new developments, focusing on key connections to existing trails.
- Create opportunities to connect the natural resources of St. John through "greenways" and hike/bike trails.
- Encourage pedestrian activity and safety through sidewalks, intersection improvements, and trail connections.
- Identify opportunities to connect trails in St. John to northwest Indiana's regional trail systems and coordinate with NIRPC and neighboring communities to identify opportunities for expanding these trail networks.

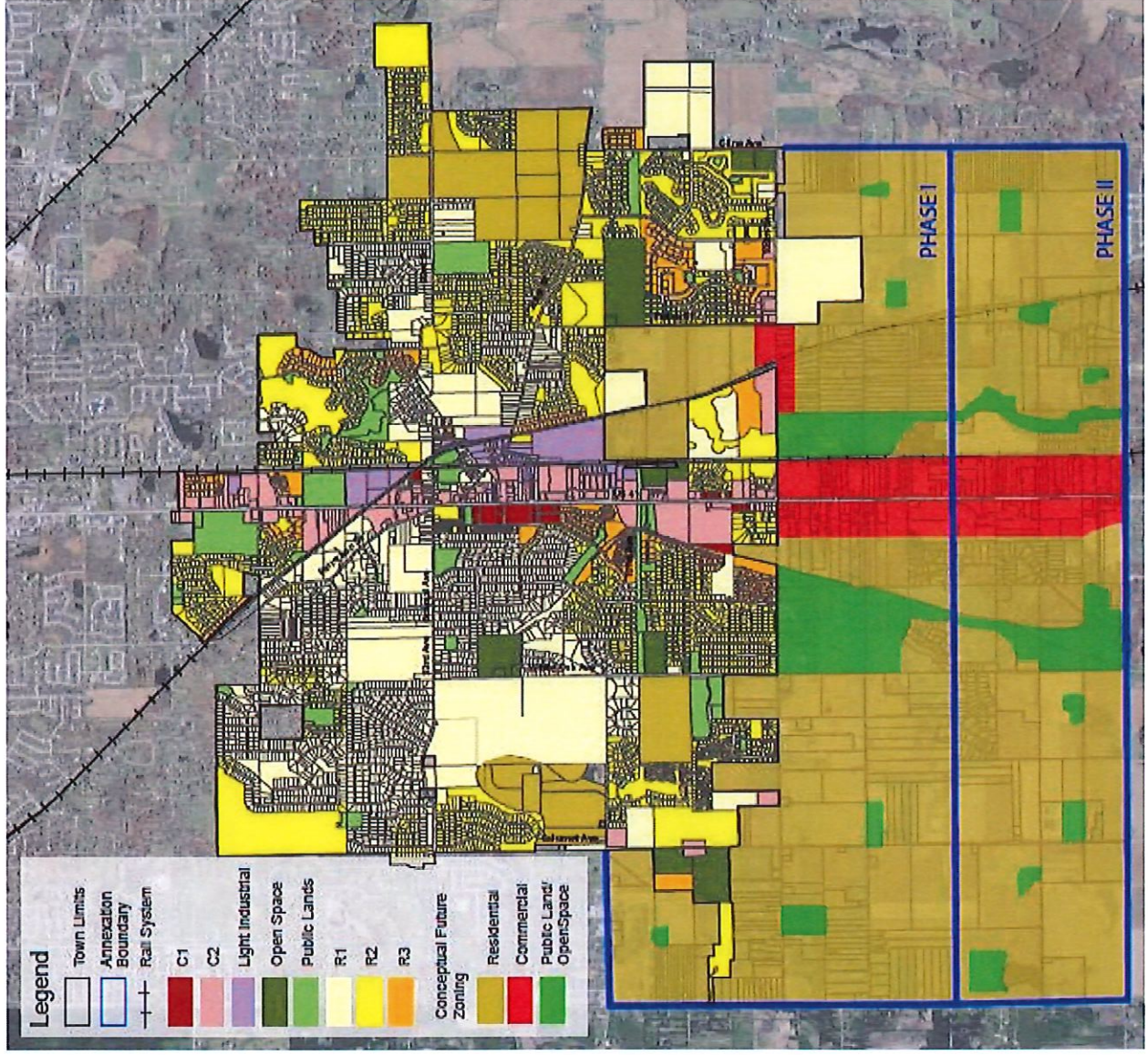
## LAND USE MAP

The Land Use Plan included as part of the St. John Comprehensive Plan, shows anticipated future residential development along with public land and open space. Most of the area planned for annexation is being planned to be residential, with large areas for public land and open space and continued commercial along US 41. Future land use guides anticipated development.

<sup>5</sup> *Town of St. John Comprehensive Plan, p. 47 – 51.*



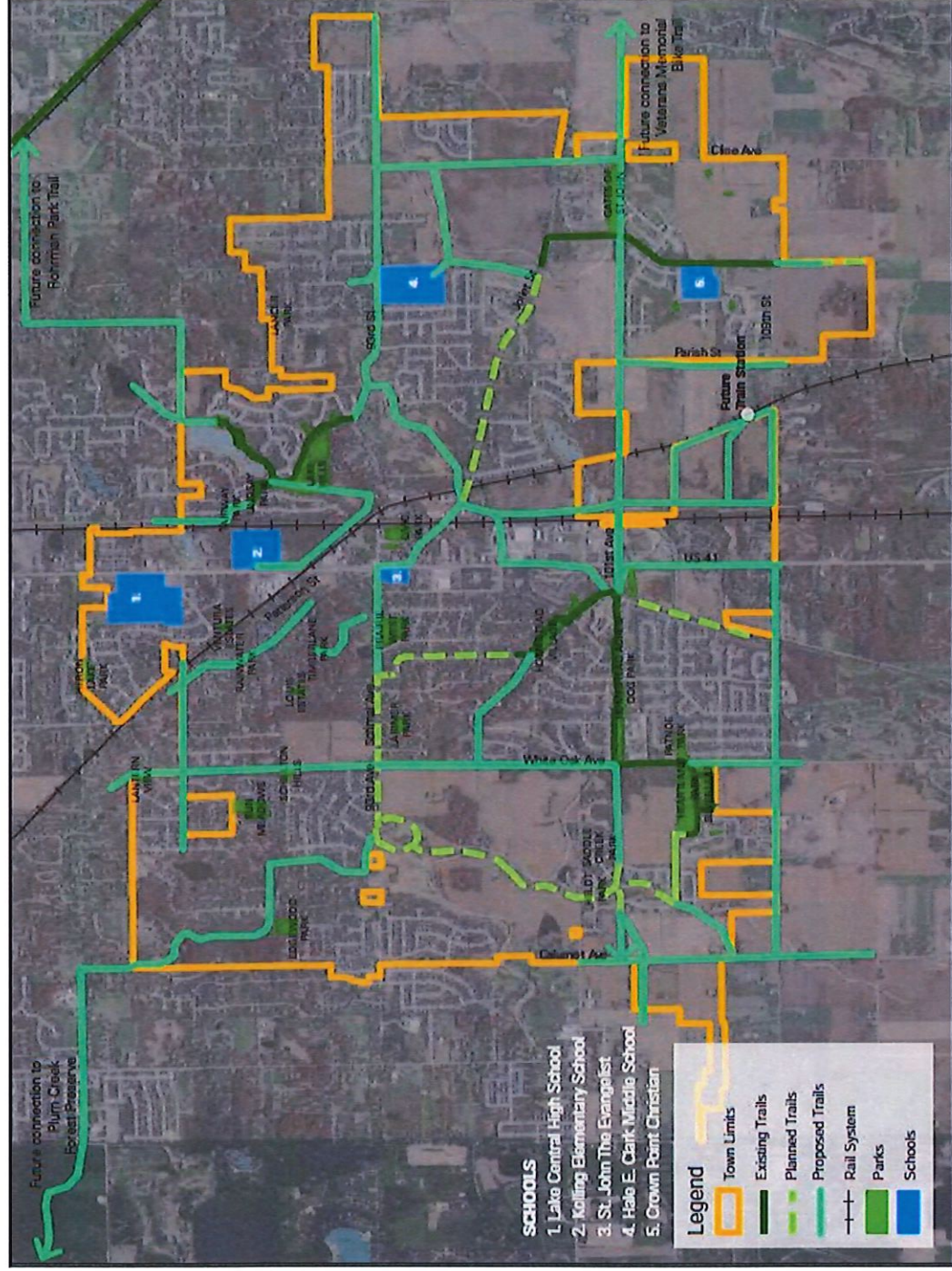
Figure 5: Future Land Use Map of St. John and proposed annexation area. Source: Town of St. John Comprehensive Plan.



## ALTERNATIVE TRANSPORTATION PLAN

The Alternative Transportation Plan, also referenced in the St. John Comprehensive Plan, shows future trail development in the town. That plan will help guide the implementation of trails throughout the town and impact zone.

Figure 6: Alternative Transportation Map showing existing, planned, and proposed trails in St. John. Source: Town of St. John Comprehensive Plan.



# PARKS AND RECREATION

The Town's parks and recreation department manages and maintains public park and recreation facilities. The St. John Parks Department is located in the Parks and Recreation Building along with the Department of Public Works on Hack Street. Other recreation providers in the area include Lake County Parks and Recreation Department, St. John Township, and Lake Central Schools.

## PARKS AND RECREATION GOALS AND OBJECTIVES

The Parks and Recreation Department's goals and objectives were listed in the St. John Parks Master Plan. Those goals included the following:<sup>6</sup>

- Plan for changing demographics and population [sic] with diverse ages, cultures, abilities, and needs.
- Prioritize land acquisition and parks [sic] development to meet the growth needs at the earliest possible opportunity.
- Acquire land for new park development, in the vicinity of designated areas, maximizing equitable access to the new parks through location proximity or connections to roads, sidewalks, trails, and bikeways.
- Prioritize [the] needs of the families in planning and programming for parks.
- Ensure parks are properly located and meet community standards and needs.
- Provide a broad spectrum of active and passive public and private park facilities to support diverse recreational experiences, family gatherings, and opportunity for play.
- Bring residents to the parks by maintaining flexibility in planning and programming.
- Support a variety of parks programming and marketing to expand residents' desired programs. These programs should include activities for families, adults, and seniors.
- Identify and acquire natural land to preserve natural resources in the Town.
- Connect St. John together with a network of trails that provide access to green spaces.
- Expand existing trail networks to connect all areas of the Town together.
- Collaborate with surrounding communities to link St. John's trails and bikeways to existing and proposed regional trail networks, such as the Penny Greenway and Erie-Lackawanna Trail.
- Coordinate with Public Works to develop on-street bike paths to connect neighborhoods and each quadrant in the Town.
- Coordinate with Public Works to expand the sidewalk network in the Town to allow for increased pedestrian and bicycle connections.
- Plan for the parks to foster a sense of comfort, design, and safety for all users.
- Establish minimum design standards for park development, maintenance, and uniform appearance.
- Identify opportunities for upcoming parks and facilities so that their designs better reflect community needs.

<sup>6</sup> *St. John Parks Master Plan, p. 90 – 94.*

- Create dynamic parks as special and unique places, incorporating artistic and innovative features, diverse landscaping, nature, varied color palettes and welcoming amenities.
- Coordinate with developers to increase park diversity and the unique character of parks.
- Create spaces and programs that encourage healthful living, wellness, social interaction, and a sense of community.
- Consider the feasibility and development of a community recreation center.
- Pursue the conversion of Veterans Civic Park into a more robust community-wide gathering space.
- Provide a range of recreational experiences, including cultural and nature programming, and environmental education.
- Incorporate emerging trends and community priorities into program service areas.
- Identify other public and private partnerships that could support indoor facility needs.
- Expand indoor/outdoor programs as new facilities emerge and to activate existing parks and facilities.
- Foster sustainability through park management, investment, and community engagement.
- Management: Ensure that St. John's parks and recreation system is managed at a desired level and fully operated and maintained in an efficient manner.
- Technology: Enhance the capacity of the Department for improving communication and engagement of the community.
- Staff: Improve the staff capacity to provide required services and programs.

---

7 *St. John Parks Master Plan, p. 28.*

## DEPARTMENT STRUCTURE

The St. John Parks and Recreation Department is overseen by the St. John Board of Park Commissioners, also called the Park Board. The Town legislative body appoints board members and is an independent policy-making body, serving for a four year-term. As the town grows, it must expand its recreational capacity and staff to accommodate future growth. Additionally, the park superintendent reports to the Park Board and is responsible for operations that include, but are not limited to:<sup>7</sup>

- Propose a plan for the operation of the department annually.
- Administer the plan as approved by the board.
- Supervise the general administration of the department.
- Keep the records of the department and preserve all papers and documents of the department.
- Recommend persons for appointment as assistants if the board determines a need.
- Appoint the department's employees, subject to the board's approval, according to the standards and qualifications fixed by the board and without regard to political affiliation.
- Prepare and present to the board an annual report.
- Perform other duties that the board directs.

## DEPARTMENT BUDGETS

Indiana code defines types of infrastructure that impact fees can be used to fund.

### IC 36-7-4-1308. "Infrastructure" defined.<sup>8</sup>

As used in this series, "infrastructure" means the capital improvements that:

- (1) comprise:
  - (A) a sanitary sewer system or wastewater treatment facility;
  - (B) a park or recreational facility;
  - (C) a road or bridge;
  - (D) a drainage or flood control facility; or
  - (E) a water treatment, water storage, or water distribution facility;
- 2) are:
  - (A) owned solely for a public purpose by:
    - (i) a unit; or
    - (ii) a corporation created by a unit; or
  - (B) leased by a unit solely for a public purpose; and
- (3) are included in the zone improvement plan of the impact zone in which the capital improvements are located.

## OPERATING BUDGET

The town separates its operating budget for staffing, health insurance, and office supplies costs into an operating budget, as shown in Figure 7. While this portion of the budget is not part of the park fee calculation, it is important to note that these costs are accounted for outside of capital planning to ensure that park impact fees are not paying for the ineligible cost summarized below.

Figure 7: Actual and projected operating budget for the St. John's Parks Department. Source: St. John's Parks Department.

Year	Operating Budget
2020	296,000
2021	315,724
2022	465,748
2023	510,550
2024	525,866
2025	541,462
2026	557,892
2027	574,628

<sup>8</sup> Comprising All Public Laws through the 122nd Indiana General Assembly, Second Regular Session, Second Regular Technical Session, and Special Session (2022).

## CAPITAL IMPROVEMENT PLAN

St. John's Park Department maintains a five-year capital improvement budget to pay for maintenance, new and replacement park amenities, etc. The annual and total budget planned for capital improvements is summarized in Figure 8.

**Figure 8: St. John Parks Department Capital Improvement Plan Budget.**  
Source: St. John's Parks Department.

Year	Capital Improvement Plan Budget
2023	\$ 885,896.00
2024	\$ 802,734.00
2025	\$ 571,945.00
2026	\$ 537,044.00
2027	\$ 402,564.00
<b>Estimated Total Five-Year Capital Spending</b>	<b>\$ 3,200,183.00</b>

## PARK FUNDING

The Town's primary funding source for the Department is locally appropriated funds. St. John's primary funding source is the municipality's property taxes or other tax distributions targeted to parks and recreation. Those funds are typically used for operational expenses, which include staffing.

## FUNDING SOURCES

Some non-vesting funds also provide a small amount primarily

generated through different recreation programs. Those funds are typically used to support other recreational programs, not for capital or other park-related improvements. St. John has relied almost exclusively on its park impact fee fund for significant park improvements, first enacted in 1997 and continually updated every five years. While funds collected from the impact fee have usually been sufficient to address basic park needs, the Department has been less successful in expanding and diversifying its offerings due to having no other significant funding sources, making it difficult to implement major park improvements or expand programming.<sup>9</sup>

<sup>9</sup> St. John Parks Master Plan, p. 29.

# NEW INFRASTRUCTURE

Analyzing previous trends and comments from the last Parks Master Plan, a list of new infrastructure was compiled to identify top priorities moving forward and funding sources, projects, and estimated costs for each park.

## TRENDS AND COMMUNITY INPUT

Public engagement was conducted as part of the last update to the St. John Parks Master Plan, adopted in 2019. A series of public outreach activities were organized to gather information about the parks, including a town-wide survey and a series of public meetings to present potential plan elements.<sup>10</sup>

The following trends were developed based on public feedback:<sup>11</sup>

- The overall level of park maintenance, facilities, and programming appears to be well below expectations for a town with St. John's size and tax base.
- Several neighborhoods do not appear to have easy access to a park.
- Connections to other regional and local trails/parks would be highly desirable.
- More permanent restrooms are needed in parks.
- More sidewalks are needed to provide safer access to parks and trails.
- The Town should look at reserving parkland when annexing as it grows.
- Residents approved of the park plans but didn't feel like the town would financially be able to implement most of them.
- The southeast quadrant of the town notably lacks easy park access.

The complete survey and subsequent findings are in the St. John Parks Master Plan.

<sup>10</sup> *St. John Parks Master Plan, p. 67.*  
<sup>11</sup> *St. John Parks Master Plan, p. 69 – 78.*

## CAPITAL IMPROVEMENT PRIORITIES

The following section identifies the project, location, and estimated cost for improvements necessary to provide the community's level of service for parks and recreational infrastructure. The projects presented were compiled from the St. John Parks Master Plan and through coordination with the Town's Parks Department to identify new projects.

The chart below provides a detailed list of potential expenses to address the community's needs over the next ten years and identifies the estimated cost and potential funding source.

The identified improvements below generally include trail and park connectivity and general maintenance and improvements to park amenities.

Figure 9: Capital Improvement Cost Estimates. Source: ASI.

Improvement	Estimated Cost	Funding Source
<b>Lantern View Park</b>		
New playground equipment with pour-in-place surfacing.	\$140,000	Impact Fee/Capital Budget
Add a small walking path connecting the playground and surrounding the open green space.	\$65,000	Impact Fee/Capital Budget
<b>Rainwater Park</b>		
Coordinate with public works to install sidewalks along park's edge.	\$20,000	Impact Fee/Capital Budget
Construct walking paths to playground.	\$4,500	Impact Fee/Capital Budget
Reseed lawn area.	\$9,000	Impact Fee/Capital Budget
New playground equipment with pour-in-place surfacing.	\$110,000	Impact Fee/Capital Budget
<b>Ventura Estates Park</b>		
Replace playground equipment and surfacing.	\$180,000	Impact Fee/Capital Budget
Replace fence.	\$35,000	Impact Fee/Capital Budget
Establish a hard surface connection from sidewalk into park playground.	\$2,000	Impact Fee/Capital Budget



Fairway Estates Park		
Replace playground equipment and surfacing.	\$90,000	Impact Fee/Capital Budget
Construct picnic shelter.	\$25,000	Impact Fee/Capital Budget
Add hard surface connection from sidewalk into park playground.	\$1,000	Impact Fee/Capital Budget
Add small walking path from both ends of the intersection that goes around the playground - creating a two-entrance system into the park.	\$15,000	Impact Fee/Capital Budget
Establish a path between town easement (lot 22 and 37) from Lindsay Park connection, crossing over Winding Trail, along the backside of the homes (8730, 8740, 8750, 8760) Winding Trail and 10636 Prestwick Pl to connect into Fairway Estates Park.	\$100,000	Impact Fee/Capital Budget
Lake Hills Park		
Construct walking path to amphitheater (seating bowl).	\$15,000	Impact Fee/Capital Budget
Construct walking path to sand volleyball court.	\$4,000	Impact Fee/Capital Budget
Replace playground equipment and surfacing.	\$475,000	Impact Fee/Capital Budget
Construct permanent restroom facility.	\$360,000	Impact Fee/Capital Budget
Lancer Park		
Replace playground equipment and surfacing.	\$135,000	Impact Fee/Capital Budget

Construct walking path to basketball court and concrete under benches.	\$8,000	Impact Fee/Capital Budget
Construct a small walking path encompassing the park and connecting to all amenities.	\$40,000	Impact Fee/Capital Budget
Upgrade water fountain to water bottle filling station.	\$1,500	Impact Fee/Capital Budget
Patnoe Park		
Replace playground equipment and surfacing.	\$240,000	Impact Fee/Capital Budget
Construct football/soccer field.	\$450,000	Impact Fee/Capital Budget
Install water fountain.	\$15,000	Impact Fee/Capital Budget
Expand the Family Garden Box area to allow for more gardens and install a permanent parking lot.	\$250,000	Impact Fee/Capital Budget
Install a hard surface connection from Family Garden Box area to walking path.	\$5,000	Impact Fee/Capital Budget
Lindsay Park		
Replace playground equipment and surfacing.	\$275,000	Impact Fee/Capital Budget
Make path between town easement (lot 22 and 37) from Lindsay Park connection, crossing over Winding Trail, along the backside of the homes (8730, 8740, 8750, 8760) Winding Trail and 10636 Prestwick Pl to connect into Fairway Estates Park.	\$86,000	Impact Fee/Capital Budget
Silverleaf Park		
Replace playground equipment and surfacing.	\$170,000	Impact Fee/Capital Budget

Reduce uneven curb cuts at street corners and add ADA ramps/truncated domes.	\$8,000	Impact Fee/Capital Budget
Timberlane Park		
Replace playground structure and surfacing.	\$250,000	Impact Fee/Capital Budget
Resurface walking path and remove uneven spots.	\$25,000	Impact Fee/Capital Budget
Coordinate with Public Works to install sidewalks along park edge.	\$16,000	Impact Fee/Capital Budget
Prairie West Park		
Replace picnic shelter.	\$140,000	Impact Fee/Capital Budget
Replace/repair the current parking lot that is damaged.	\$160,000	Impact Fee/Capital Budget
Turn off current light/remove light pole in park.	\$2,000	Impact Fee/Capital Budget
Implement National Fitness Campaign Grant by installing a 38 X 38ft outdoor fitness court.	\$30,000	Impact Fee/Capital Budget
Install pier for the pond for better fishing experiences and begin annual fish-stocking of pond.	\$40,000	Impact Fee/Capital Budget
Heldt Park		
Construct walking path to swingset.	\$2,200	Impact Fee/Capital Budget
Replace playground equipment and surfacing.	\$150,000	Impact Fee/Capital Budget
Add a hard surface connection from the park pathway to the existing trail.	\$3,000	Impact Fee/Capital Budget

Gates Park		
Construct permanent restroom facilities (soccer fields).	\$320,000	Impact Fee/Capital Budget
Construct picnic shelter (soccer fields).	\$125,000	Impact Fee/Capital Budget
Complete the existing path to encompass the entire park.	\$155,000	Impact Fee/Capital Budget
Restripe parking lot lines in both lots.	\$25,000	Impact Fee/Capital Budget
Install ADA parking signs on east lot.	\$2,000	Impact Fee/Capital Budget
Install ADA portable restroom enclosure at park with concrete pad.	\$10,000	Impact Fee/Capital Budget
Implement National Fitness Campaign Grant by installing a 38 X 38ft outdoor fitness court.	\$30,000	Impact Fee/Capital Budget
Install Pickle Ball court and pavilion with restrooms.	\$350,000	Impact Fee/Capital Budget
Install water fountain.	\$15,000	Impact Fee/Capital Budget
Founders Park		
No Park Impact Fee Improvements.	N/A	Impact Fee/Capital Budget
Homestead Acres Park		
Construct permanent restroom facility.	\$275,000	Impact Fee/Capital Budget
Install drinking fountain.	\$15,000	Impact Fee/Capital Budget
Install sidewalks along western parking lot, connecting to existing sidewalks.	\$8,100	Impact Fee/Capital Budget

Replace Sidealksto Shelter/Pavilion to eliminated barrier.	\$6,000	Impact Fee/Capital Budget
Update ADA Parking stall signs.	\$2,000	Impact Fee/Capital Budget
Restripe parking lot to include ADA van space.	\$3,000	Impact Fee/Capital Budget
Install 1 portable restroom enclosure with concrete pad.	\$4,000	Impact Fee/Capital Budget
Homestead Acres Trail Property		
Install drinking fountain adjacent to parking lot.	\$15,000	Impact Fee/Capital Budget
Update ADA Parking stall signs	\$1,200	Impact Fee/Capital Budget
Restripe parking lot to include ADA van space.	\$3,000	Impact Fee/Capital Budget
Install signage at trail heads.	\$2,500	Impact Fee/Capital Budget
Wiggley Field Dog Park		
Reseed dog play areas.	\$20,000	Impact Fee/Capital Budget
Install ADA Parking Signs for Designated Parking Spaces.	\$1,000	Impact Fee/Capital Budget
Restripe Parking to include ADAD van space.	\$2,000	Impact Fee/Capital Budget
Install two agility equipment pieces into each gated dog park.	\$12,000	Impact Fee/Capital Budget
Civic Park		
Replace concession building with larger facility and additional bathrooms.	\$350,000	Impact Fee/Capital Budget

Restripe tennis court to allow for pickleball.	\$8,000	Impact Fee/Capital Budget
Improve playing surface on two baseball fields and one ball field.	\$90,000	Impact Fee/Capital Budget
Install 2 portable restroom enclosures with concrete pad.	\$6,000	Impact Fee/Capital Budget
Install new backstop at small ball field (t-ball Field).	\$15,000	Impact Fee/Capital Budget
Install new yellow fence capping for two baseball fields.	\$6,000	Impact Fee/Capital Budget
Install a winter outdoor ice rink to be built on tennis court.	\$100,000	Impact Fee/Capital Budget
Install a hard surface connection connecting both parking lots to both baseball fields.	\$5,000	Impact Fee/Capital Budget
Implement National Fitness Campaign Grant by installing a 38 X 38 outdoor fitness court.	\$30,000	Impact Fee/Capital Budget
Install hard surface path to basketball and tennis courts.	\$3,000	Impact Fee/Capital Budget
Walk on street to get to ball fields.	\$20,000	Impact Fee/Capital Budget
Install hard surface path hard surface to batting cages.	\$20,000	Impact Fee/Capital Budget
Bathroom entrance has a lip/seperation in concrete.	\$2,000	Impact Fee/Capital Budget
Parking area not stripped or proper sized spots or ADA space.	\$5,000	Impact Fee/Capital Budget
Install new playground equipment.	\$300,000	Impact Fee/Capital Budget

Heron Lake Park		
Construct permanent restroom facility.	\$75,000	Impact Fee/Capital Budget
Install drinking fountain.	\$2,500	Impact Fee/Capital Budget
Install 1 portable restroom enclosure with concrete pad.	\$4,000	Impact Fee/Capital Budget
Fix non-working splash pad amenities and determine solution for water overflow to make sure all amenities operate properly.	\$80,000	Impact Fee/Capital Budget
Edgewood Estates Park		
Construct picnic shelter.	\$75,000	Impact Fee/Capital Budget
Extend walking path to north portion of park and create a seperated trail from away from the existing access road.	\$35,000	Impact Fee/Capital Budget
Install walking path encompassing the park open green space and connect to existing pathways.	\$100,000	Impact Fee/Capital Budget
Sun Meadows Park		
Construct observation deck overlooking natural area.	\$60,000	Impact Fee/Capital Budget
Replace playground equipment and surfacing.	\$180,000	Impact Fee/Capital Budget
Install a short walking path that encompasses the useable recreational green space connecting to the playground.	\$80,000	Impact Fee/Capital Budget
Heartland Park		
Install permanent restroom near Babe Ruth Field.	\$300,000	Impact Fee/Capital Budget

Install shade structures along baseball plaza.	\$150,000	Impact Fee/Capital Budget
Construct 2 pickleball courts.	\$60,000	Impact Fee/Capital Budget
Construct walking path to sand volleyball court.	\$7,000	Impact Fee/Capital Budget
Install landscaping throughout south side of park.	\$25,000	Impact Fee/Capital Budget
Replace current playground equipment within the next 5 years.	\$300,000	Impact Fee/Capital Budget
Fix concrete issues within baseball and softball concession areas, and remove lip into restroom entrances.	\$10,000	Impact Fee/Capital Budget
Assist in getting ballfield material for both ballfield complexes to make more suitable for recreation play.	\$60,000	Impact Fee/Capital Budget
Replace or add sand for the current sand volleyball courts.	\$10,000	Impact Fee/Capital Budget
Connect current walking path to the sand volleyball courts.	\$8,000	Impact Fee/Capital Budget
Implement National Fitness Campaign Grant by installing a 38 X 38 outdoor fitness court.	\$30,000	Impact Fee/Capital Budget
Install 3 portable restroom enclosures with concrete pad.	\$9,000	Impact Fee/Capital Budget
Evaluate site for a 6 to 9 hole disc golf course.	\$10,000	Impact Fee/Capital Budget
Larimer Park		
Renovate softball field.	\$50,000	Impact Fee/Capital Budget



Construct pickleball court.	\$30,000	Impact Fee/Capital Budget
Coordinate with Public Works to install sidewalks along park edge.	\$15,000	Impact Fee/Capital Budget
Construct walking path to playing fields and pond.	\$40,000	Impact Fee/Capital Budget
Pave off-street parking area.	\$30,000	Impact Fee/Capital Budget
Construct permanent restroom facility.	\$300,000	Impact Fee/Capital Budget
Install bike racks.	\$2,500	Impact Fee/Capital Budget
Fix concrete within the existing pavilion.	\$8,000	Impact Fee/Capital Budget
Replace open grass field backstop.	\$5,000	Impact Fee/Capital Budget
Schillton Hills Park		
Replace playground equipment and surfacing.	\$170,000	Impact Fee/Capital Budget
Replace picnic shelter.	\$110,000	Impact Fee/Capital Budget
Construct basketball half-court and pickleball.	\$60,000	Impact Fee/Capital Budget
Install landscaping at entry.	\$5,000	Impact Fee/Capital Budget
Construct rain garden at southeast corner of park.	\$15,000	Impact Fee/Capital Budget
Install water fountain.	\$15,000	Impact Fee/Capital Budget
Add short walking path around the park.	\$28,000	Impact Fee/Capital Budget

Kilkenny Property		
Separated the trail that connects to the service road to Edgewood Estate Park into seperate multi use trail.	\$20,000	Impact Fee/Capital Budget
Louis Estates Property		
Construct walking path around pond.	\$80,000	Impact Fee/Capital Budget
Develop picnic area with shelter.	\$140,000	Impact Fee/Capital Budget
Add Edgewood Estates Park sign along W 88th Place entrance.	\$10,000	Impact Fee/Capital Budget
Homestead Village Property		
Construct shelter/shade structure with benches.	\$50,000	Impact Fee/Capital Budget
Construct walking boarder trail connecting to park and bike trail.	\$60,000	Impact Fee/Capital Budget
Heldt Park - Pathway Property		
None		
Lantern Woods Property		
None		
Community Center		
Community Center Building	\$12,000,000	Impact Fee/Capital Budget
<b>Total Estimated Capital Improvement Cost (Ten Years)</b>	<b>\$21,428,000</b>	

## COMMUNITY CENTER

One facility type noted in the Level of Service section later in this plan is that similar-sized communities nationwide have an indoor community center. As part of a separate project, American Structurepoint and Synergy Sports Global conducted a facility needs assessment to determine if St. John could support a community center and came to the following determination:

“Overall, the demographic and socio-economic factors in the micro and local markets create programming opportunities as it relates to the development of a new sports complex. A micro market focused facility should not limit the complex’s ability to achieve operational sustainability due to the ability of the complex to focus on the high income market surrounding the facility. Additionally, Synergy noted there were no other key competitors for indoor sports, which will help the operational sustainability of the proposed complex.”<sup>12</sup>

Synergy assessed the local “micro-market” to determine the type of programming was needed in the St. John service area. Their assessment showed a need for:

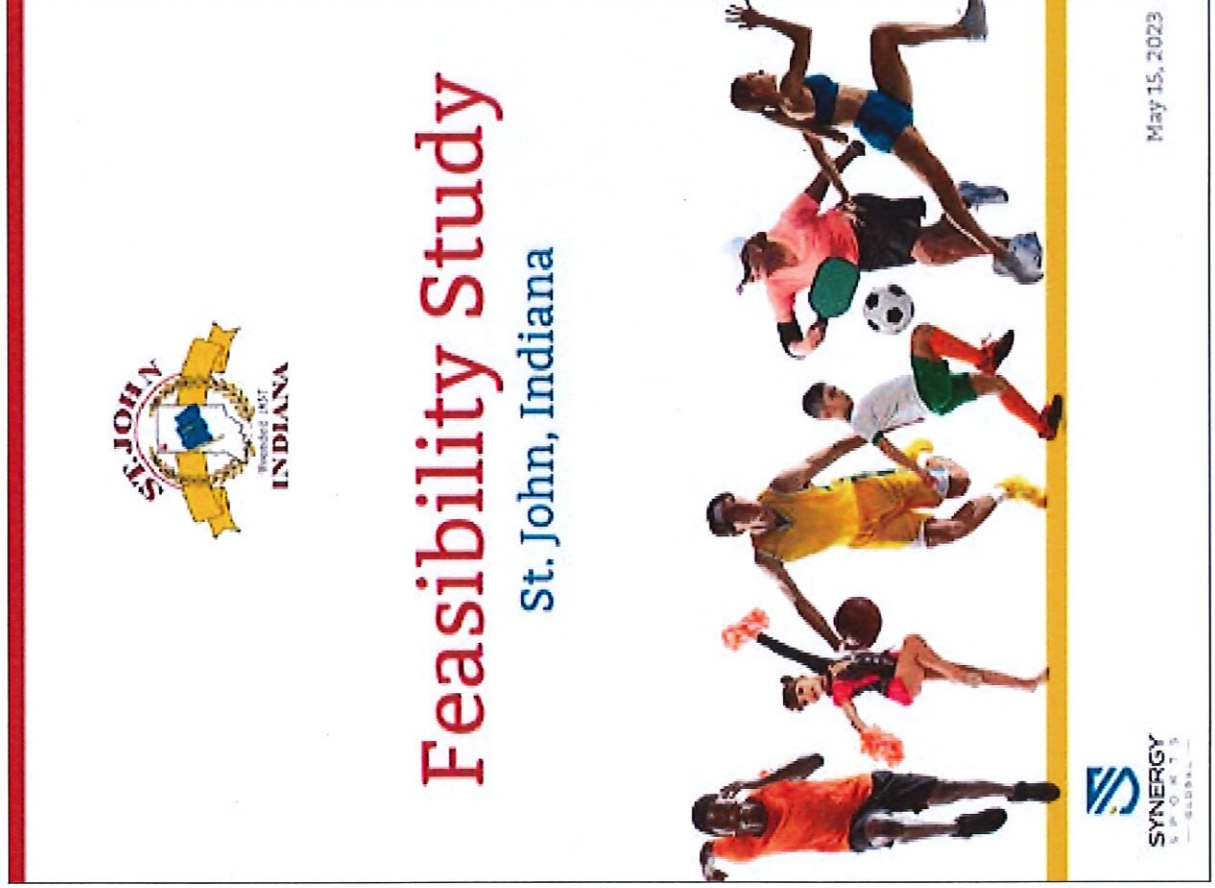
- Indoor basketball and volleyball courts; and
- Fitness, yoga, Zumba, or similar indoor programs.

This potential facility will be located on an existing Town-owned property and will be constructed to help St. John continue to provide the level of park amenities available to all residents even as the town’s population increases over the next ten years.

---

<sup>12</sup> *Feasibility Study May 15, 2023, Town of St. John, ASI, and Synergy Sport Global.*

Figure 10: Feasibility Study Cover. Source: Town of St. John, ASI, and Synergy Sport Global.



# INFRASTRUCTURE OVERVIEW

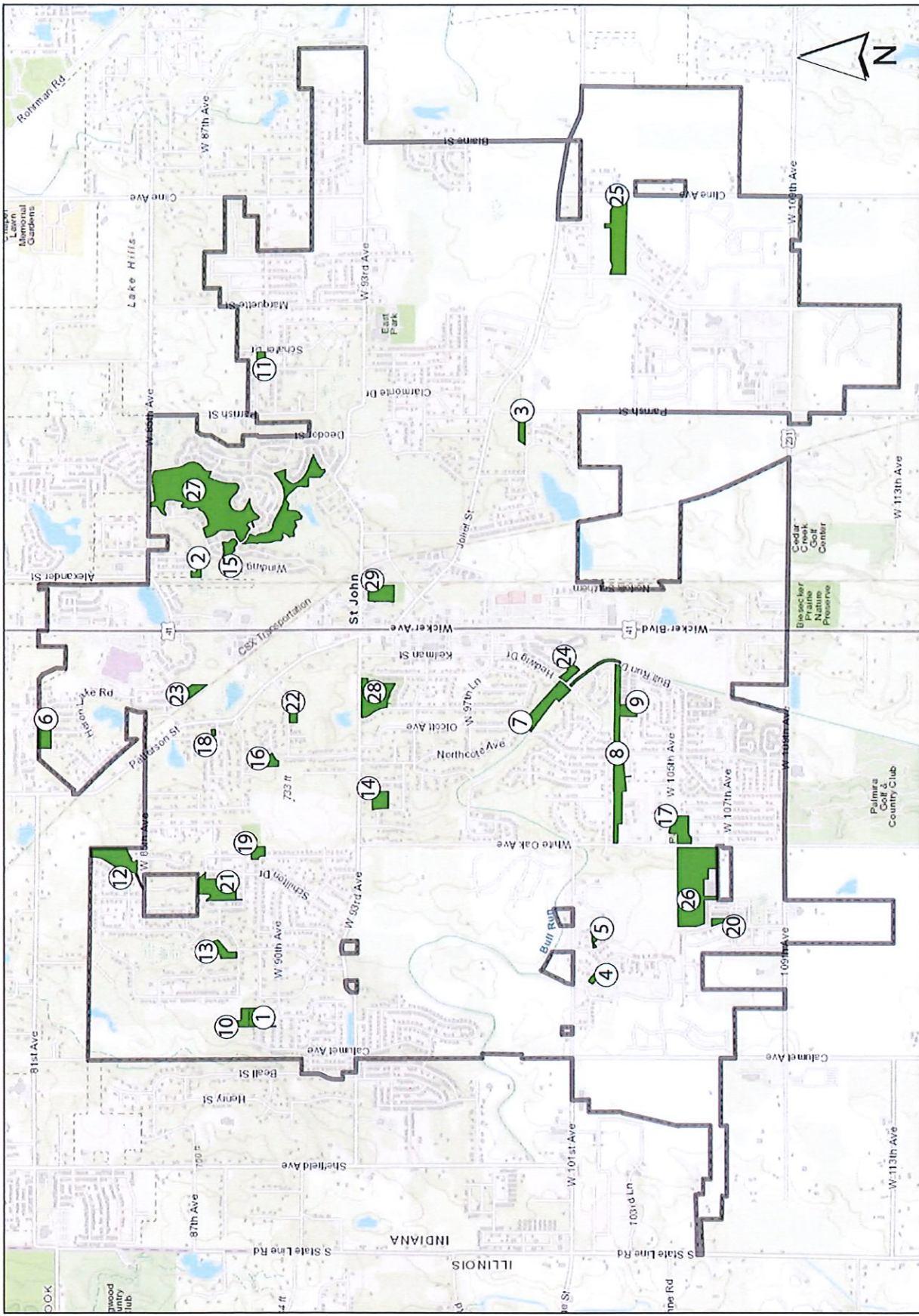
This section provides a detailed description of the St. John's parks and recreational facilities. The infrastructure overview was conducted to help identify the parks' locations, existing infrastructure, and planned improvements. The location of each park is illustrated in the following map.

The St. John's Parks and Recreational Facilities Map illustrates the locations and geographic distribution of the town's park sites. The park identification numbers correspond with those described in the Park Analysis section.

## PARKS AND RECREATIONAL FACILITY MAP

Figure 11 (next page): A map showing the location of parks and recreation facilities throughout St. John. Source: Town of St. John, ESRI, ASI.

LEGEND	
Park Name	
① Edgewood Estates Park	⑧ Homestead Acres Trail Property
② Fairway Estates Park	⑨ Homestead Village Property
③ Founders Park	⑩ Kilkenny Property
④ Heldt Park	⑪ Lancer Park
⑤ Heldt Park - Path Way Property	⑫ Lantern View Park
⑥ Heron Lake Park	⑬ Lantern Woods Property
⑦ Homestead Acres Park	⑭ Larimer Park
⑮ Lindsay Park	⑯ Louis Estates Park
⑰ Patnoe Park	⑱ Rainwater Park
⑲ Schillion Hills Park	⑳ Silverleaf Park
㉑ Sun Meadows Park	㉒ Timberlane Park
㉓ Ventura Estates Park	
㉔ Wiggley Field Dog Park	
㉕ Gates Park	
㉖ Heartland Park	
㉗ Lake Hills Park	
㉘ Prairie West Park	
㉙ Civic Park	
▭ Town Boundary	



# St. John's Parks and Recreational Facilities

St. John Impact Fee Ordinance

## EXISTING FACILITY INVENTORY

The existing facility inventory provides an overview of each park facility, including location, existing amenities, and planned improvements.

### EDGEWOOD ESTATES PARK

Edgewood Estates Park is a neighborhood space open to the public in St. John. This site offers 4.9 acres of open space, and a paved pedestrian path connects the park to 90th Avenue. The paved pedestrian path also connects Edgewood Estates Park to the Kilkenny property. The Town of St. John water tower is located at or near this property.

Figure 12: Edgewood Estates Park and the town water tower. Source: Town of St. John.

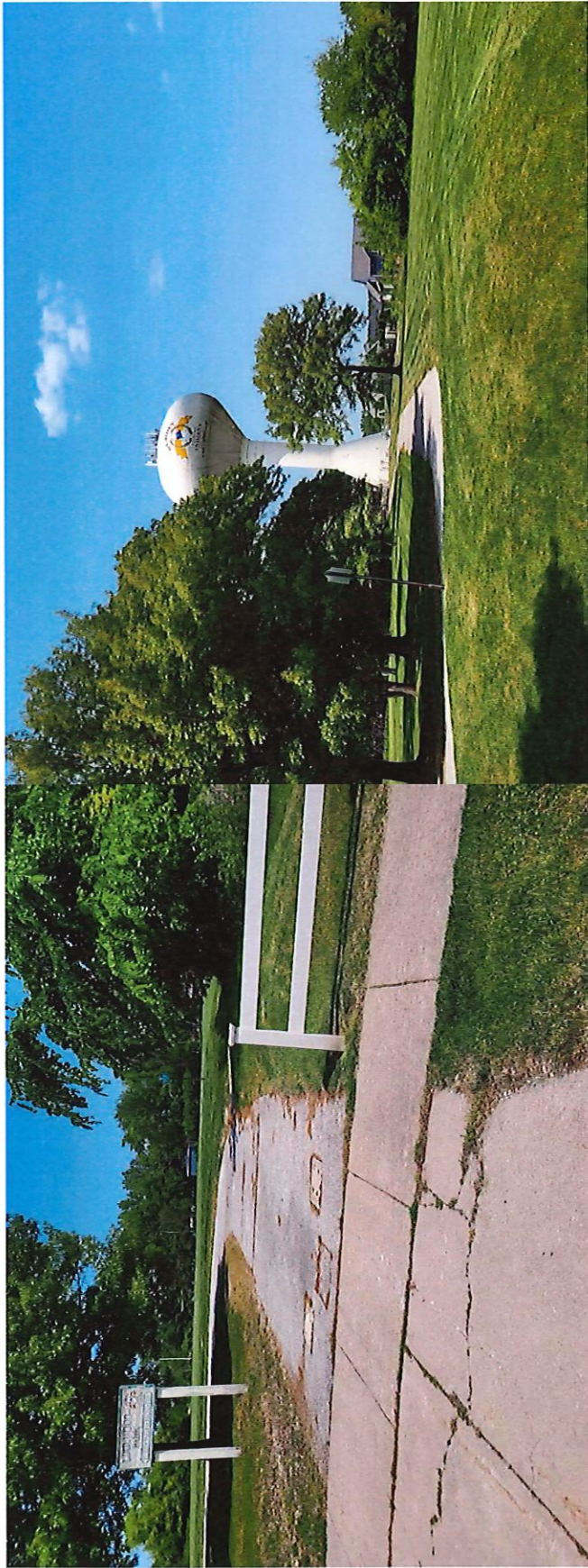


Figure 13: Facility inventory and map of Edgewood Estates Park. Source: Robinson Engineering, Town of St. John.

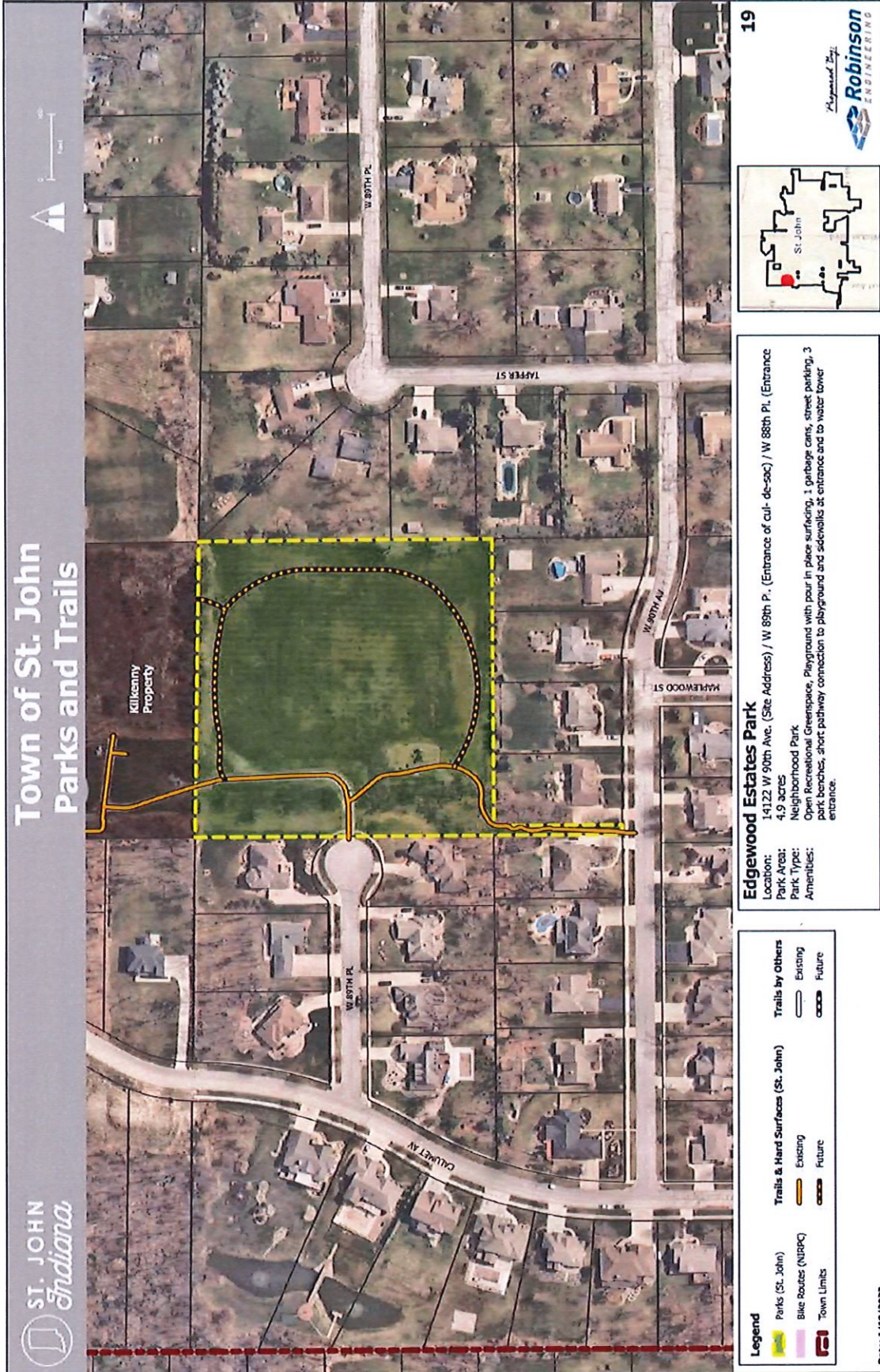




Figure 14: Edgewood Estates Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Edgewood Estates Park	14122 W 90th Ave.	Neighborhood Park	4.9
Amenities			Count
Playground with pour-in-place surfacing			1
Open recreational greenspace			1
Trash receptacles			1
Park benches			3
Walking path			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Replace one park sign at the cul-de-sac entrance along West 89<sup>th</sup> Place.
- Construct a picnic shelter.
- Extend the walking path to the north portion of the park.
- Construct a tennis/pickleball court.
- Install a walking path encompassing the park’s open green space and connect it to existing pathways.

**Non-capital Projects**

- Replace one park sign at the cul-de-sac entrance along W 89<sup>th</sup> Place.
- Add one garbage can with a custom model and include a concrete pad.
- Install two deluxe recycled-material park benches with concrete pads within a hard surface connection along the existing path connection.
- Plant trees around the playground and select areas for shade.
- Evaluate the site for Tree City tree nursery.
- Add two recycled-material picnic tables and include a hard surface pad for the tables.

## FAIRWAY ESTATES PARK

Fairway Estates Park is a neighborhood park located at the intersection of Muirfield Lane and Prestwick Place. The park includes a playground with woodchips, a natural feel with trees and water features, and open green space. There is no hard surface connection from the sidewalk to the park.

Figure 15: Fairway Estates Park playground and sign. Source: Town of St. John.



Figure 16: Facility inventory and map of Fairway Estates Park. Robnison Engineering, Town of St. John.

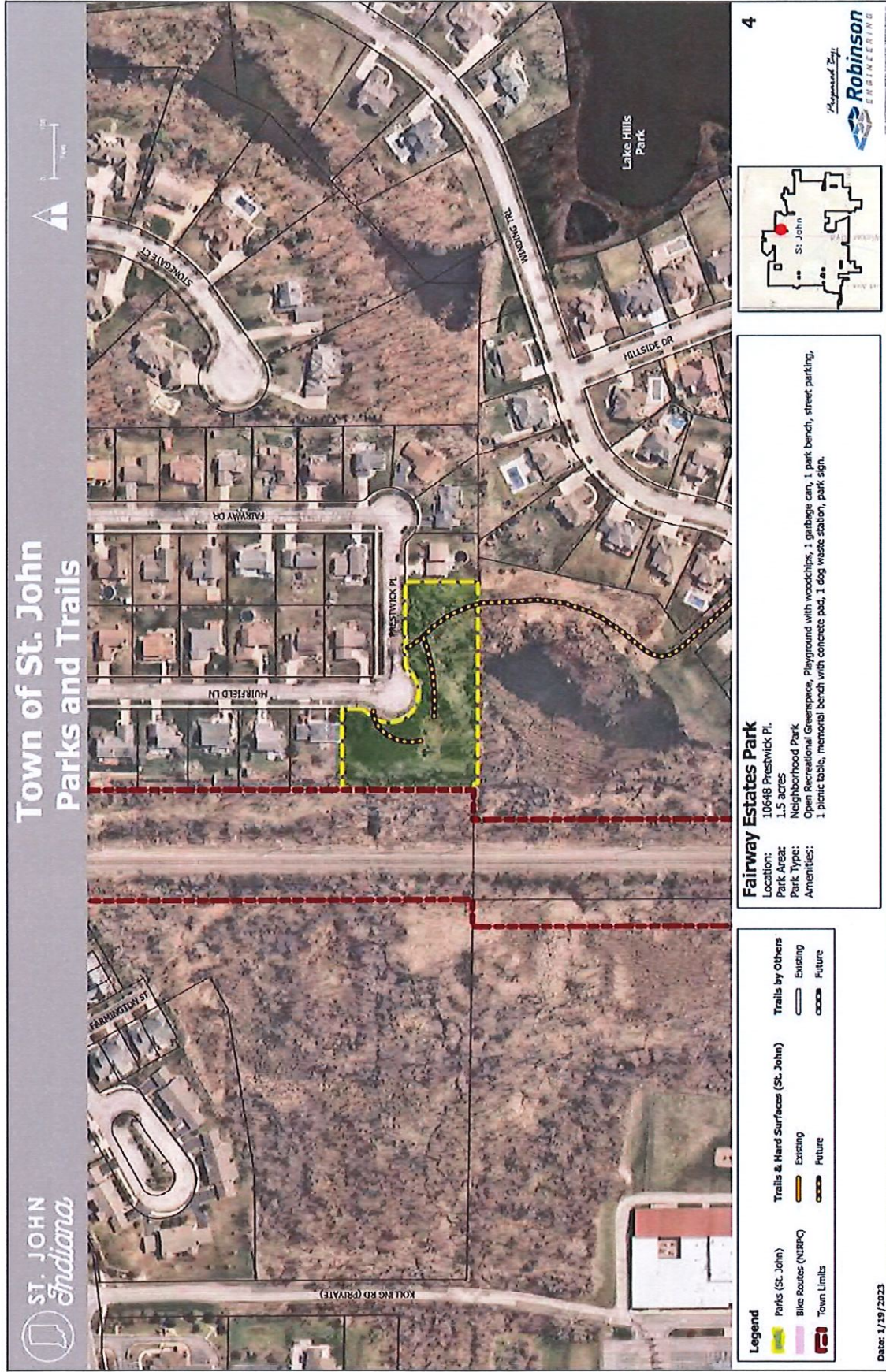


Figure 17: Fairway Estates Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Fairway Estates Park	10648 Prestwick Pl.	Neighborhood Park	1.5
<b>Amenities</b>			
Playground with woodchips			Count
			1
Open recreational greenspace			1
Trash receptacles			1
Park bench			1
Picnic table			1
Memorial bench with concrete pad			1
Dog waste station			1
Park sign			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Construct walking paths to the playground.
- Replace playground equipment and surfacing.
- Construct a picnic shelter.
- Establish a path between town easement (lots 22 and 37) from Lindsay Park connection, crossing over Winding Trail, along the backside of the homes (8730, 8740, 8750, 8760 Winding Trail and 10636 Prestwick Pl to connect into Fairway Estates Park.

**Non-capital Projects**

- Update one park entrance sign.
- Replace garbage can with custom model and include hard surface foundation.
- Add a hard surface connection from the sidewalk into the park playground.
- Add a small walking path from both ends of the intersection around the playground - creating a two-entrance system into the park.
- Add two deluxe recycled-material park benches with concrete pad and hard surface connection.
- Add one recycled-material picnic table with a concrete pad cut-out.
- Add playground mats under swings to eliminate large holes.

## FOUNDERS PARK

Founders Park is a neighborhood park with an entrance off Parrish Avenue and a short walking path connection off 99th Avenue. This park has a hard surface connection from the parking lot to the playground and 99th Avenue sidewalks. The park is surrounded by mature trees, giving it an intimate and natural feel.

Figure 18: Playground at Founders Park. Source: Town of St. John.



Figure 19: Facility inventory and map of Founders Park. Source: Robinson Engineering, Town of St. John.

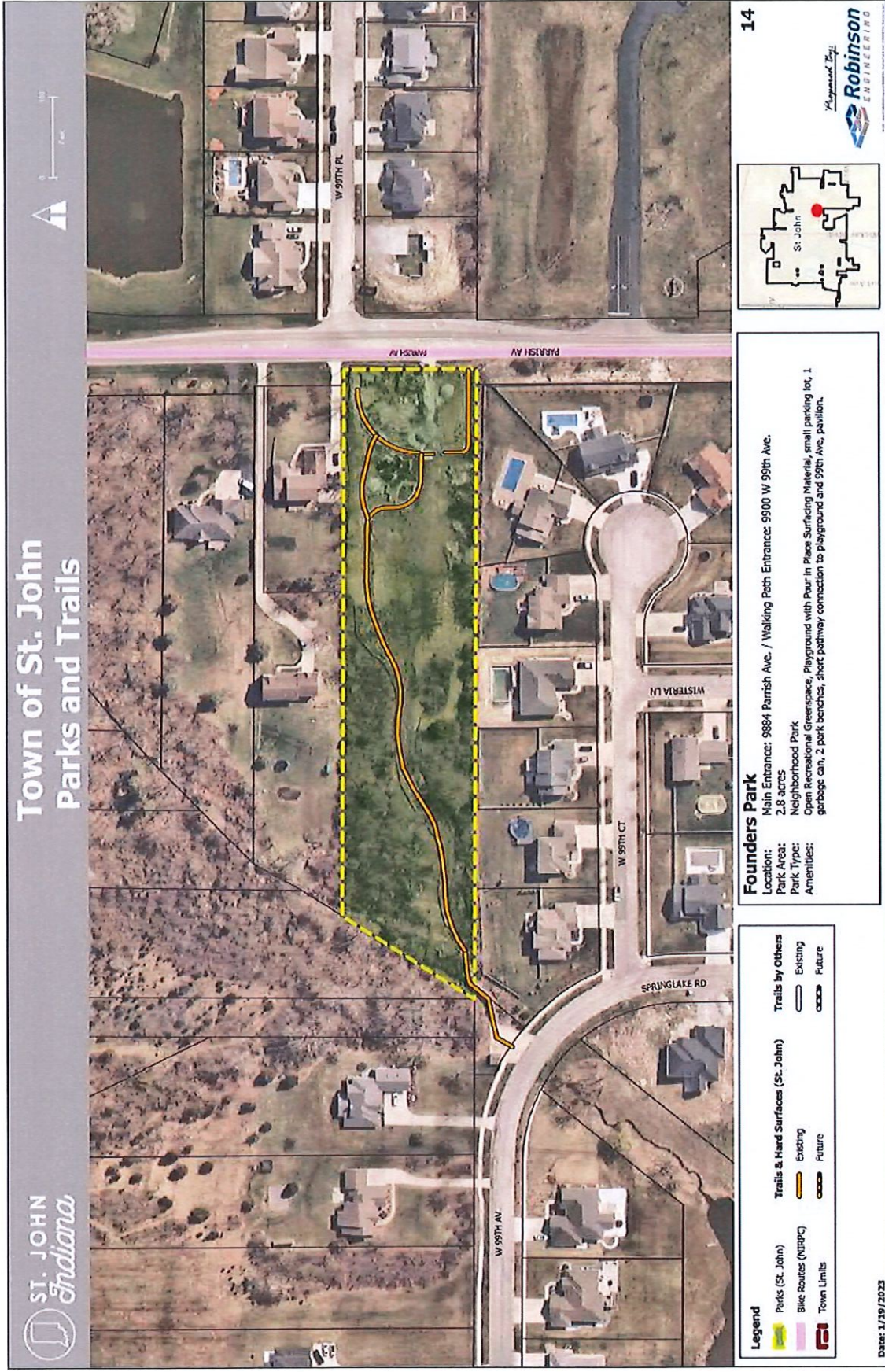


Figure 20: Founders Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Founders Park	9884 Parrish Ave.	Neighborhood Park	2.8
<b>Amenities</b>			
Playground with pour-in-place surfacing			Count
Open recreational greenspace			1
Trash receptacles			1
Pavilion			1
Park benches			2
Walking path			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Non-capital Projects**

- Install two park signs, one at either park pathway entrance.
- Add two garbage cans with a custom model and include a concrete pad.
- Install two deluxe recycled-material park benches with concrete pads within hard surface connections along existing pathways.
- Add one picnic table with recycled-material picnic tables with a concrete pad cut-out.
- Add bird netting under the pavilion ceiling to stop future nesting.

## HELDT PARK

Heldt Park is a small neighborhood park off the intersection of Birchwood Drive and Saddle Creek Drive. This park was named after the Heldt Family, and there is a historic plaque within the park. This park also backs up into an existing trail connection. However, there is no hard surface access point from the park to the trail. Two entrances exist in the park.

Figure 21: Playground at Heldt Park. Source: Town of St. John.





Figure 22: Facility inventory and map of Heldt Park. Source: Robinson Engineering, Town of St. John.

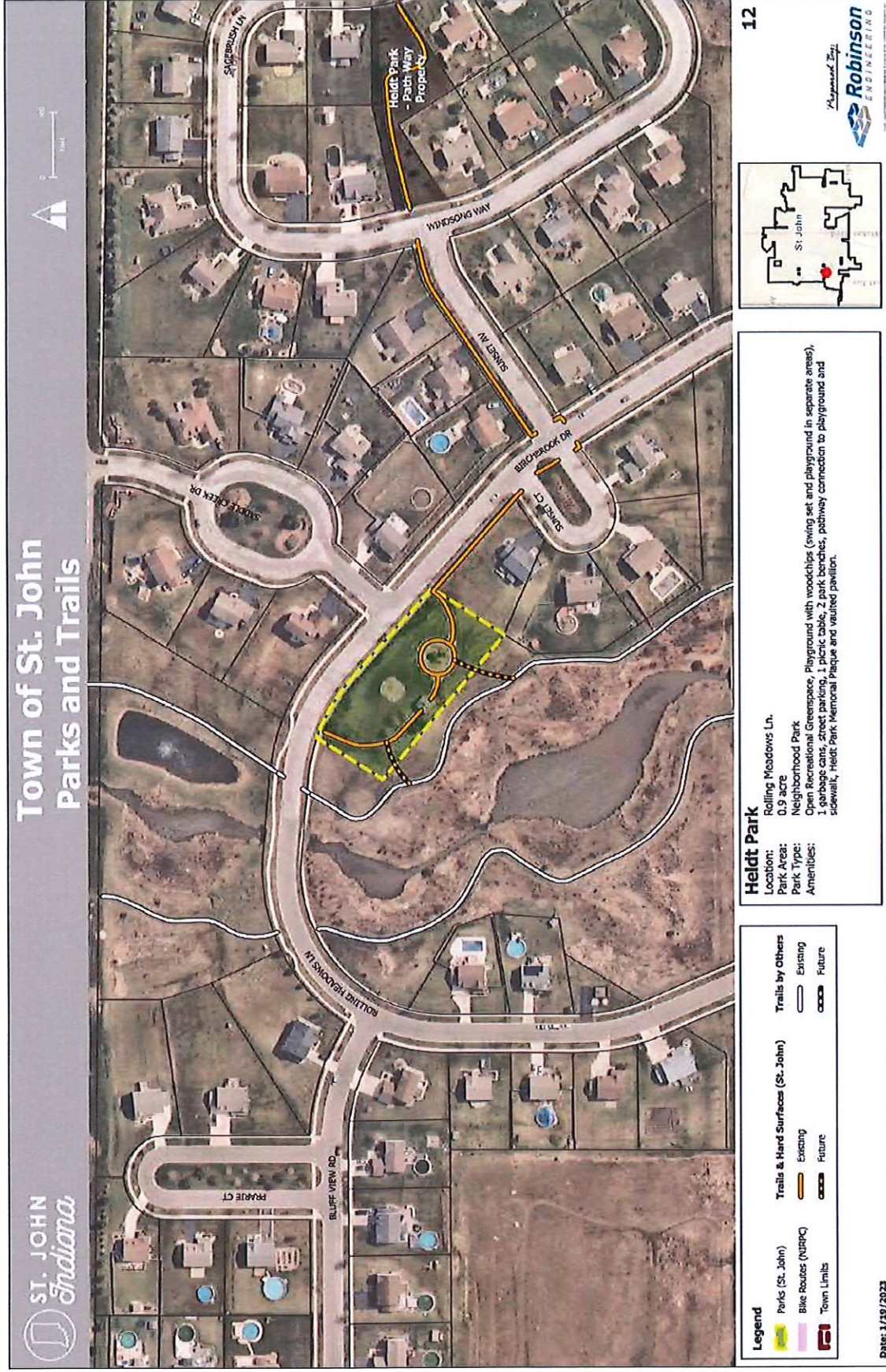


Figure 23: Heldt Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Heldt Park	Rolling Meadows Ln.	Neighborhood Park	0.9
<b>Amenities</b>			<b>Count</b>
Playgrounds with woodchips			1
Open recreational greenspace			1
Trash receptacles			1
Picnic table			1
Park bench			2
Memorial plaque			1
Walking path			1
Pavilion			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Construct a walking path to the swing set.
- Replace playground equipment and surfacing.
- Construct trail connection to neighborhood walking trail.
- Add a hard surface connection from the park pathway to the existing trail.

**Non-capital Projects**

- Install a park sign.
- Replace one garbage can with a custom model and include a hard surface foundation.
- Install two deluxe recycled-material park benches with concrete pads within a hard surface connection to the existing walking path.
- Replace one picnic table with recycled-material picnic tables with a concrete pad cut-out.
- Paint the existing pavilion and install bird netting to eliminate the current nesting in the ceiling.
- Add a hard surface connection from the park pathway to the existing trail.
- Add playground mats under swings to eliminate large holes.

### **HELDT PARK - PATH WAY PROPERTY**

The site provides a walking path connection that connects the sidewalks of Sagebrush Lane and Windsong Way. With the sidewalk connections, this site connects to Heldt Park.

Figure 24: Pavilion and path at Heldt Park – Path Way Property. Source: Town of St. John.



Figure 25: Facility inventory and map of Heldt Park – Path Way Property. Source: Robinson Engineering, Town of St. John.

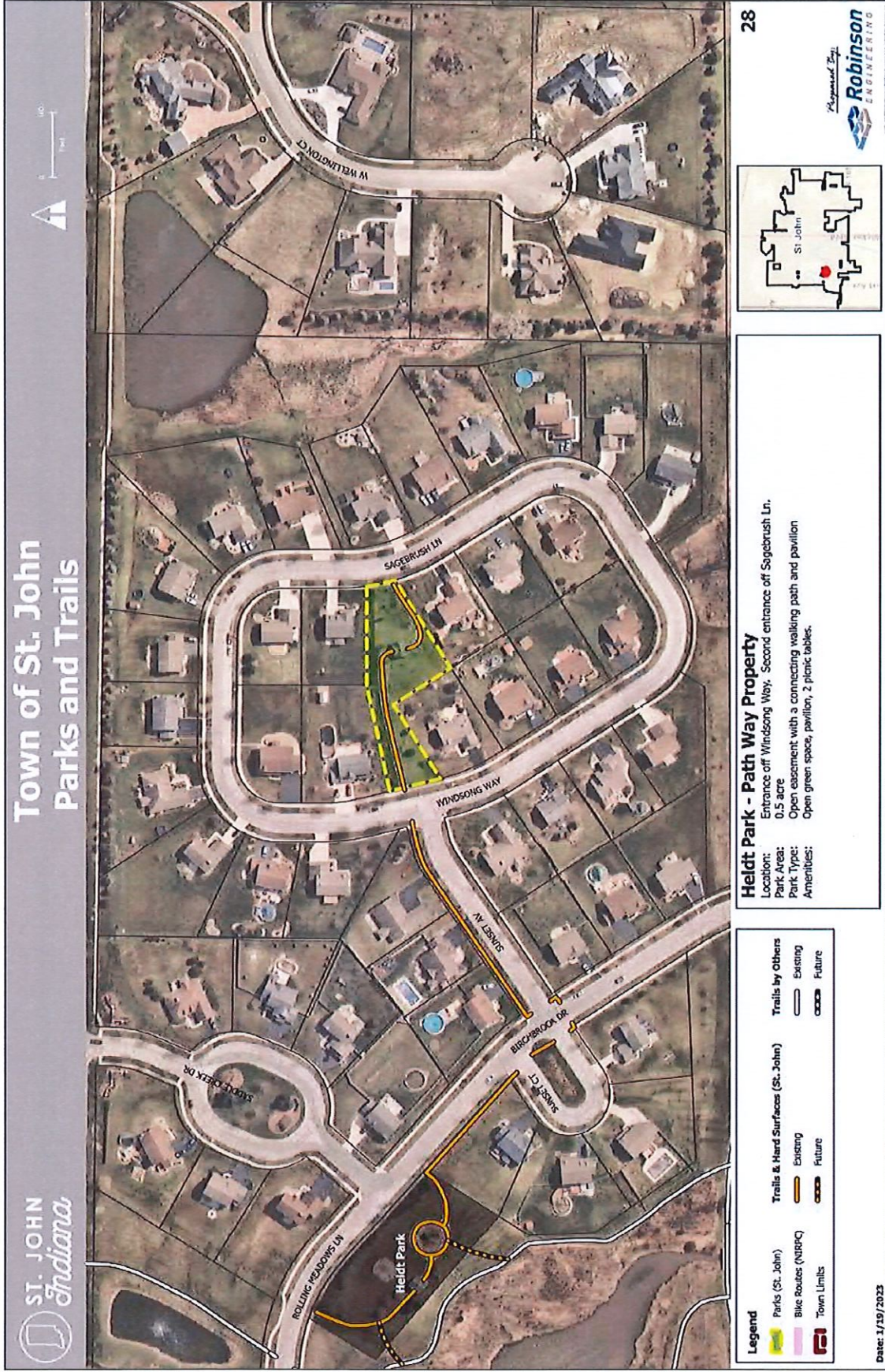


Figure 26: Heldt Park – Path Way Property Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Heldt Park - Path Way Property	Windsong Way/Sagebrush Ln.	Special Use	0.5
<b>Amenities</b>			
Greenspace			Count
Pavilion			1
Picnic tables			1
			2

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Non-capital Projects**

- Paint the pavilion and have bird netting installed to eliminate existing nesting.
- Replace two picnic tables with recycled picnic tables.

## HERON LAKE PARK

Heron Park is a neighborhood park with a parking lot off Osage Drive. The park has a splash pad for the summer and a large sled hill for the winter months. The splash pad, playground, and small shelter serve as nice amenities for families. Additional shade trees are needed in the park.

Figure 27: Splash pad and playground at Heron Lake Park. Source: Town of St. John.



Figure 28: Facility inventory and map of Heron Lake Park. Source: Robnison Engineering, Town of St. John.



Figure 29: Heron Lake Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Heron Lake Park	11960 Osage Dr.	Neighborhood Park	3.9
<b>Amenities</b>			
Playground with pour-in-place surfacing			Count
			1
Open recreational greenspace			1
Trash receptacles			2
Pavillion			1
Sled hill			1
Bike rack			1
Dog waste station			1
Portable restroom			1
Splashpad			1
Walking path			1
Park bleachers			2

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Construct a permanent restroom facility.
- Install a drinking fountain.
- Construct a new picnic shelter.
- Install one portable restroom enclosure with a concrete pad.
- Add two garbage cans with a custom model and include a concrete pad.
- Install two deluxe recycled-material park benches with concrete pads within hard surface connection to be used along the existing playground.
- Plant trees around the playground and selected areas for shade.
- Fix non-working splash pad amenities and determine a solution for water overflow to make sure all amenities operate properly.

**Non-capital Projects**

- Construct shade structure over picnic tables.
- Install new landscaping around the splash pad.
- Replace one park sign at the entrance near the existing parking lot.



### **HOMESTEAD ACRES PARK**

Homestead Acres Park is a neighborhood park with a parking lot off Olcott Avenue and a path connection entrance off Hedwig Drive. The park has a hard surface connection throughout the park. The pond and mature trees give the park a great natural look and feel.

Figure 30: Playground at Homestead Acres Park. Source: Town of St. John.



Figure 31: Facility inventory and map of Homestead Acres Park. Source: Robison Engineering, Town of St. John.



Figure 32: Homestead Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Homestead Acres Park	9921 Olcott Ave.	Neighborhood Park	9.2
<b>Amenities</b>			
Playground with pour-in-place surfacing			Count
			1
Open recreational greenspace			1
Trash receptacles			1
Picnic tables			8
Pavilion			1
Park benches			3
Walking path			1
Pond			1
Dog bag station			3
Portable restroom			1
Bike racks			1
Park sign			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Construct a permanent restroom facility.
- Install a drinking fountain.
- Install sidewalks along the western parking lot, connecting to existing sidewalks.
- Install aeration fountain.
- Construct a fishing pier (with an existing pond or expansion area).
- Construct a pickleball court and basketball half-court.
- Plant trees around the playground and select shade areas on the walking path.
- Install one portable restroom enclosure with a concrete pad.

### Non-capital Projects

- Incorporate seven acres of Town-owned land southwest of Bull Run Creek into a park.
- Install one park sign at the entrance off Hedwig Drive. Replace one park sign at the parking lot entrance.
- Add three garbage cans with a custom model and include a concrete pad.
- Install two deluxe recycle material park benches with concrete pads within hard surface connections along existing pathways.
- Replace eight picnic tables within the pavilion with recycled-material tables.
- Add bird netting under the pavilion ceiling to stop future nesting and paint the pavilion.
- Stock selected fish species for the pond.

### HOMESTEAD ACRES TRAIL PROPERTY

The walking trail provides a nice accessible connection to sidewalks that lead to Heartland Park and Homestead Acres Park. The site has mature trees and natural grass area for a natural feel.

Figure 33: Shelter and picnic table along the walking path at Homestead Acres Trail Property. Source: Town of St. John.



Figure 34: Facility inventory and map of Homestead Acres Trail Property. Source: Robinson Engineering, Town of St. John.

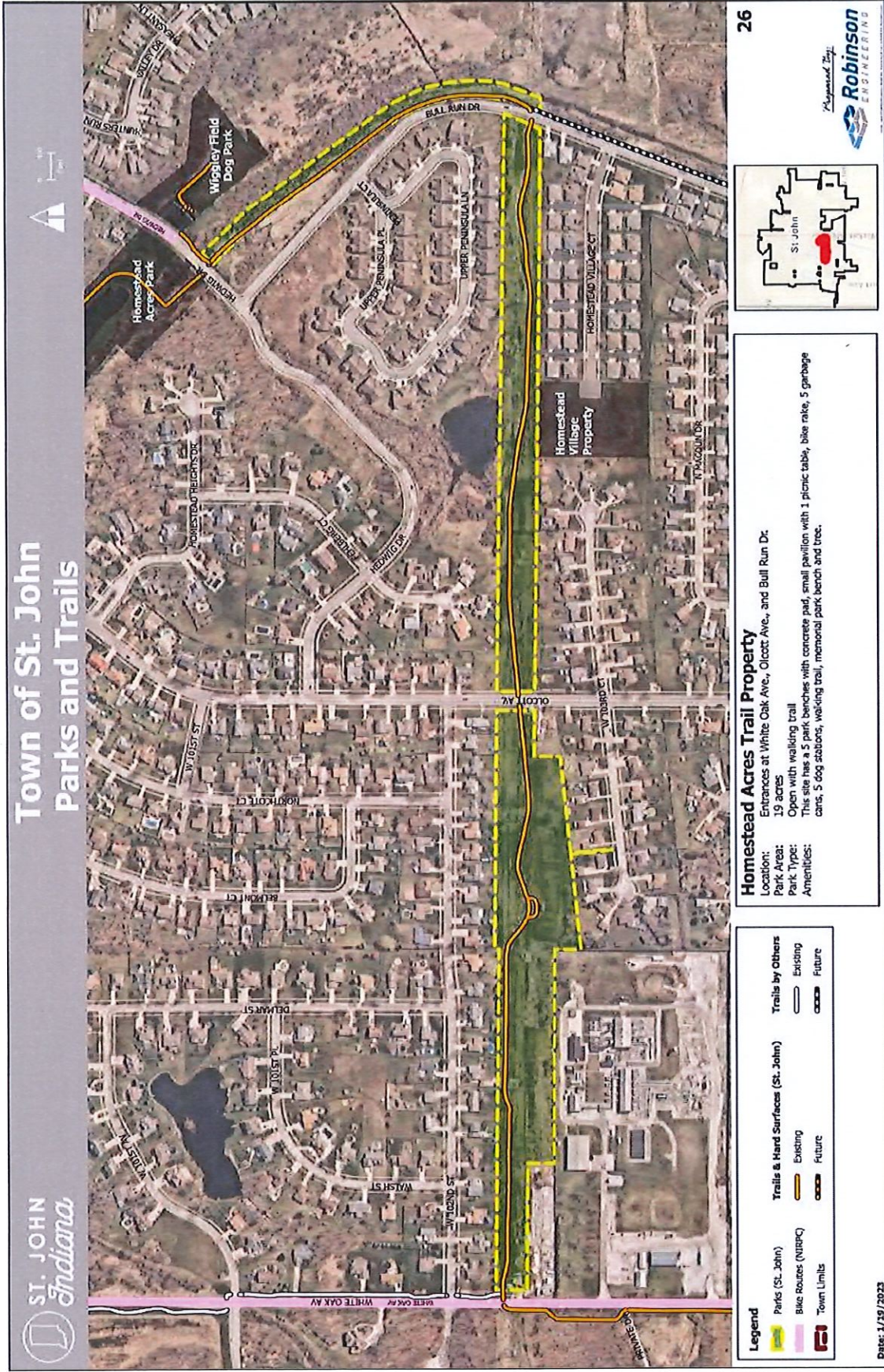


Figure 35: Homestead Acres Trail Property Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Homestead Acres Trail Property	White Oak Ave./Olcott Ave./Bull Run Dr.	Special Use	19
<b>Amenities</b>			
Park benches			Count
			5
Pavilion			1
Picnic table			1
Trash receptacles			5
Dog stations			5
Memorial park			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Construct shelter adjacent to the parking lot.
- Install a drinking fountain adjacent to the parking lot.
- Install signage at trailheads.
- Construct permanent restrooms along the trail.

**Non-capital Projects**

- Replace five garbage cans with a custom model and include a concrete pad.
- Paint the pavilion and install bird netting to eliminate nesting.
- Fix pavilion concrete and pavilion entrance.
- Add four deluxe recycled-material park benches with concrete pads along the existing walking path.

### **HOMESTEAD VILLAGE PROPERTY**

The site is an open greenspace that neighbors the Homestead Acres Trail property.

**Figure 36: Open greenspace at Homestead Village Property. Source: Town of St. John.**



Figure 37: Facility inventory and map of Homestead Village Property. Source: Robinson Engineering, Town of St. John.

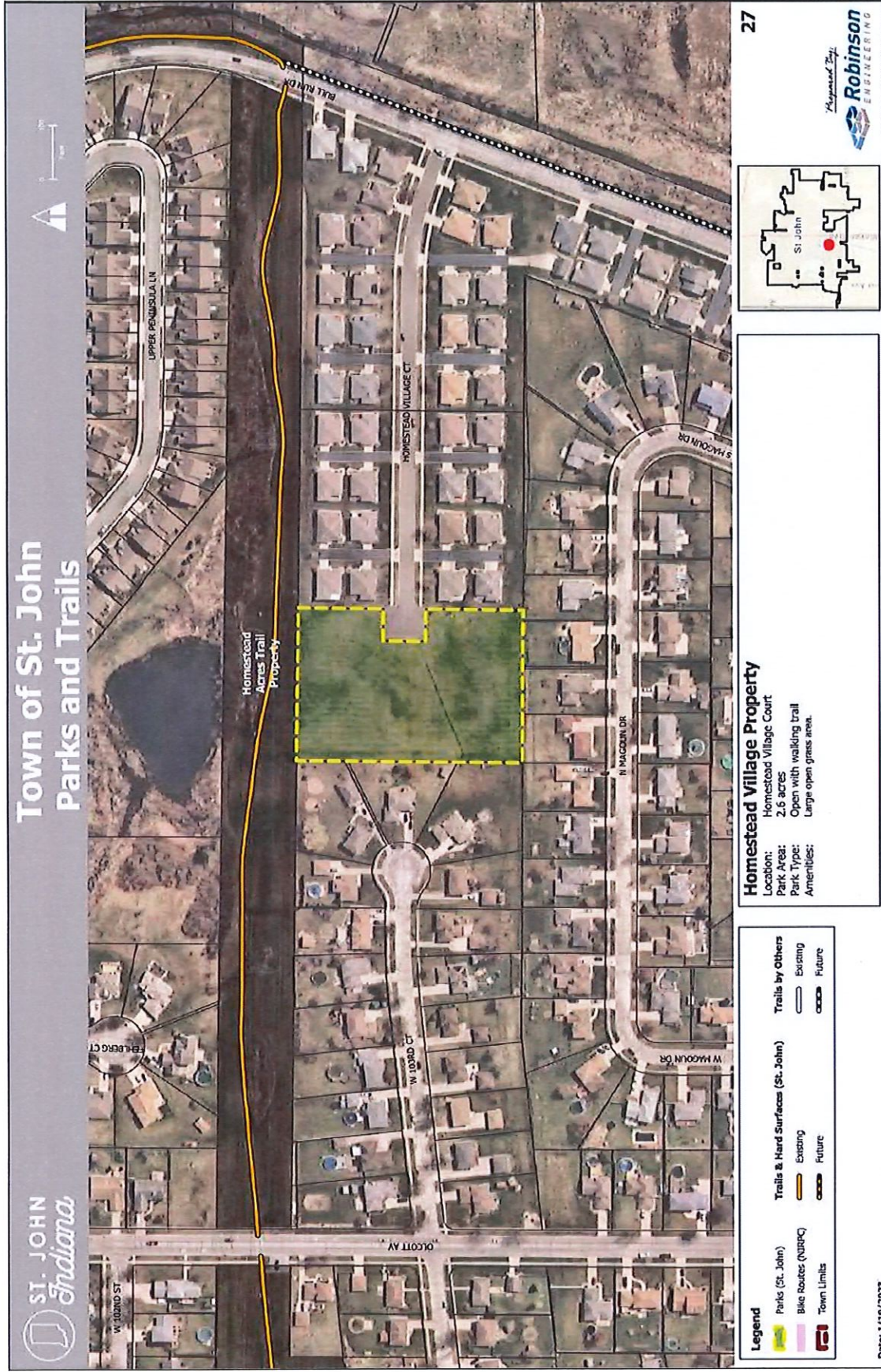




Figure 38: Homestead Village Property Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Homestead Village Property	Homestead Village Court	Special Use	2.6
<b>Amenities</b>			<b>Count</b>
Greenspace			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Construct a pickleball court.
- Install benches.
- Construct shelter/shade structure.
- Construct a walking trail connecting to the park and bike trail.

**Non-capital Projects**

- Install park sign.
- Construct parking lot.
- Add additional recycled park benches, picnic tables, and shade trees to the walking trail.

## KILKENNY PROPERTY

The property is an open space with the Town water tower. A sidewalk connects to the pathway of Edgewood Estates Park.

Figure 39: Water tower at Kilkenny Property. Source: Town of St. John.



Figure 40: Facility inventory and map of Kilkenny Property. Source: Robinson Engineering, Town of St. John.

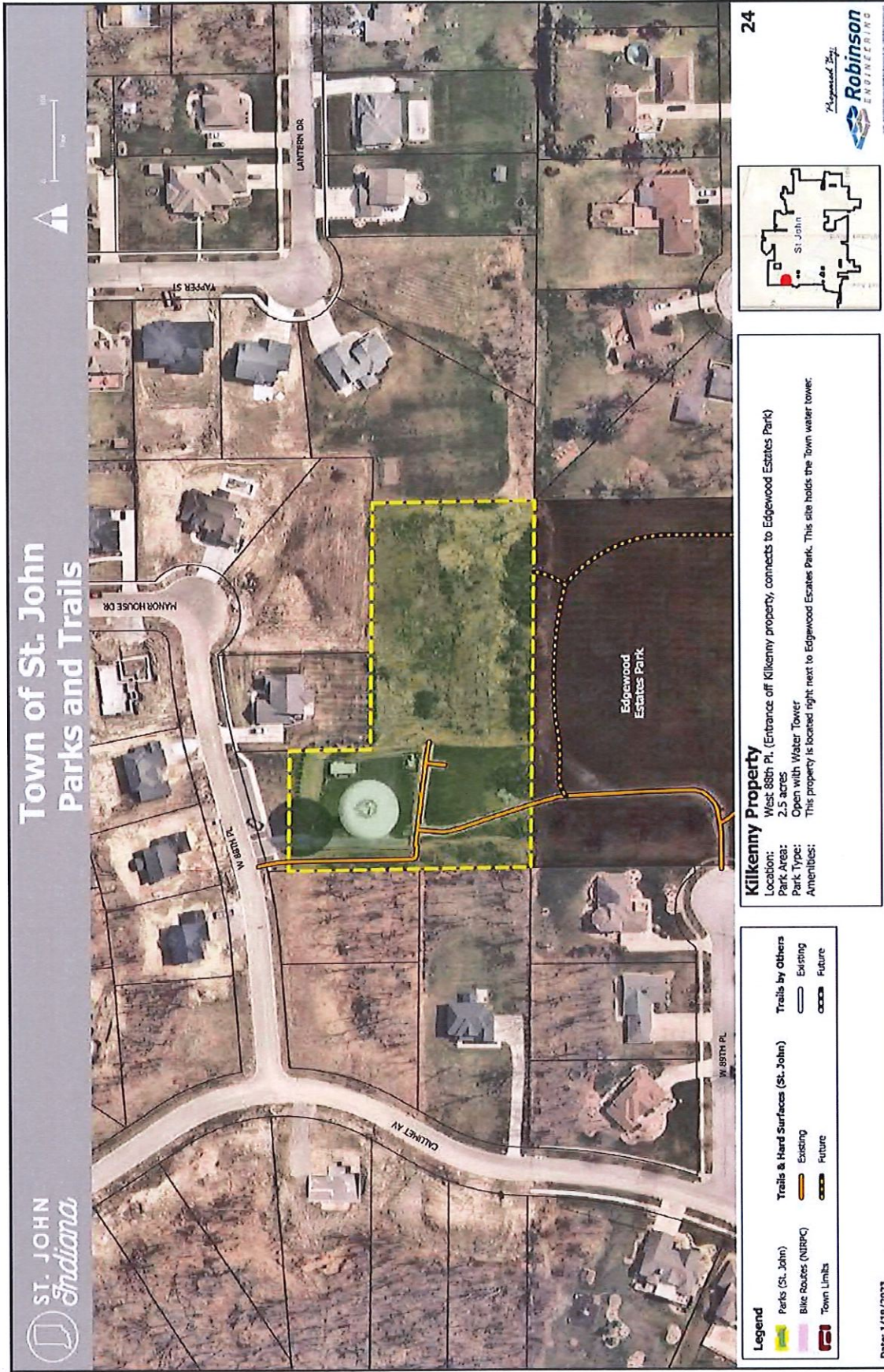


Figure 41: Kilkenny Property Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Kilkenny Property	West 88th Pl.	Special Use	2.5
<b>Amenities</b>			<b>Count</b>
Greenspace			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Non-capital Projects**

- Evaluate the possibility of a small tree nursery inside the fenced water tower area.
- Add the Edgewood Estates Park sign along the West 88th Place entrance.

**LANCER PARK**

Lancer Park is a neighborhood park located off Schafer Drive. The park includes many amenities, including a recently remodeled basketball court. The playground is split into two sections, and a future remodel should put the playground into one area to create more open useable green space. Trees are needed to provide shade.

Figure 42: Sign, playground, shelter, and basketball court at Lancer Park. Source: Town of St. John.



Figure 43: Facility inventory and map of Lancer Park. Source: Robinson Engineering, Town of St. John.

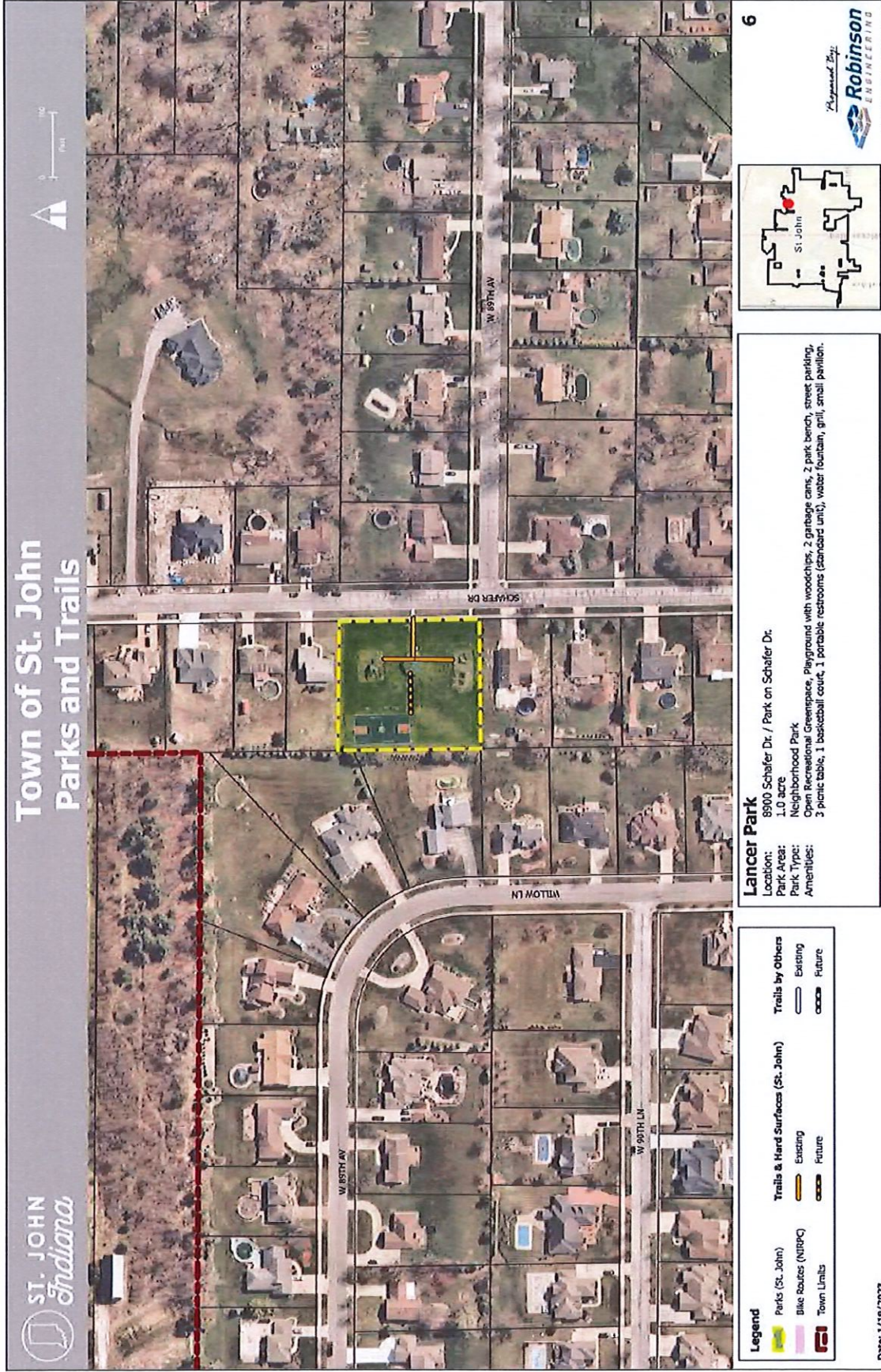


Figure 44: Lancer Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Lancer Park	8900 Schafer Dr.	Neighborhood Park	1
<b>Amenities</b>			
Playgrounds with woodchips			Count
			1
Open recreational greenspace			1
Trash receptacles			2
Park bench			2
Picnic table			3
Basketball court			1
Water fountain			1
Grill			1
Small pavilion			1
Portable restroom			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Replace playground equipment and surfacing.
- Resurface basketball court.
- Construct a small walking path encompassing and connecting the park to all amenities.

**Non-capital Projects**

- Construct a walking path to the basketball court.
- Replace the park sign at the entrance.
- Replace garbage can with custom model and include hard surface foundation.
- Add two deluxe recycled-material park benches with concrete pad and hard surface connection or walking path.
- Replace three picnic tables with recycled-material picnic tables with a concrete pad cut-out.

- Install one portable restroom enclosure with a concrete pad.
- Upgrade water fountain to water bottle filling station.
- Plant trees for shade near the basketball court and pavilion.
- Add playground mats under swings to eliminate large holes.

### **LANTERN VIEW PARK**

Lantern View Park is a neighborhood park located off Lantern View Lane. The park includes a playground with woodchips, connecting pathway to the sidewalk, unusable recreation natural lowland, and open green space.

**Figure 45: Playground at Lantern View Park. Source: Town of St. John.**



Figure 46: Facility inventory and map of Lantern View Park. Source: Robinson Engineering, Town of St. John.





Figure 47: Lantern View Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Lantern View Park	8335 Lantern View Ln.	Neighborhood Park	10.1
<b>Amenities</b>			
Playgrounds with woodchips			Count
			1
Open recreational greenspace			1
Trash receptacles			1
Park bench			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- New playground equipment with the pour-in-place surfacing.
- Add a small walking path connecting the playground and surrounding the open green space.

**Non-capital Projects**

- Update the park entrance sign.
- Add a deluxe recycled-material park bench program with concrete pads around hard surface connection and a possible future walking path.  
Replace the current on-site park bench.
- Plant trees in areas around the playground for future shade.
- Place playground mats under swings to eliminate large holes.

## LANTERN WOODS PROPERTY

Lantern Woods is a natural area with a creek running along and through the east side of the property. The site is classified as a wetland.

Figure 48: Lantern Woods Property signage and greenspace. Source: Town of St. John.



Figure 49: Facility inventory and map of Lantern Woods Property. Source: Robinson Engineering, Town of St. John.

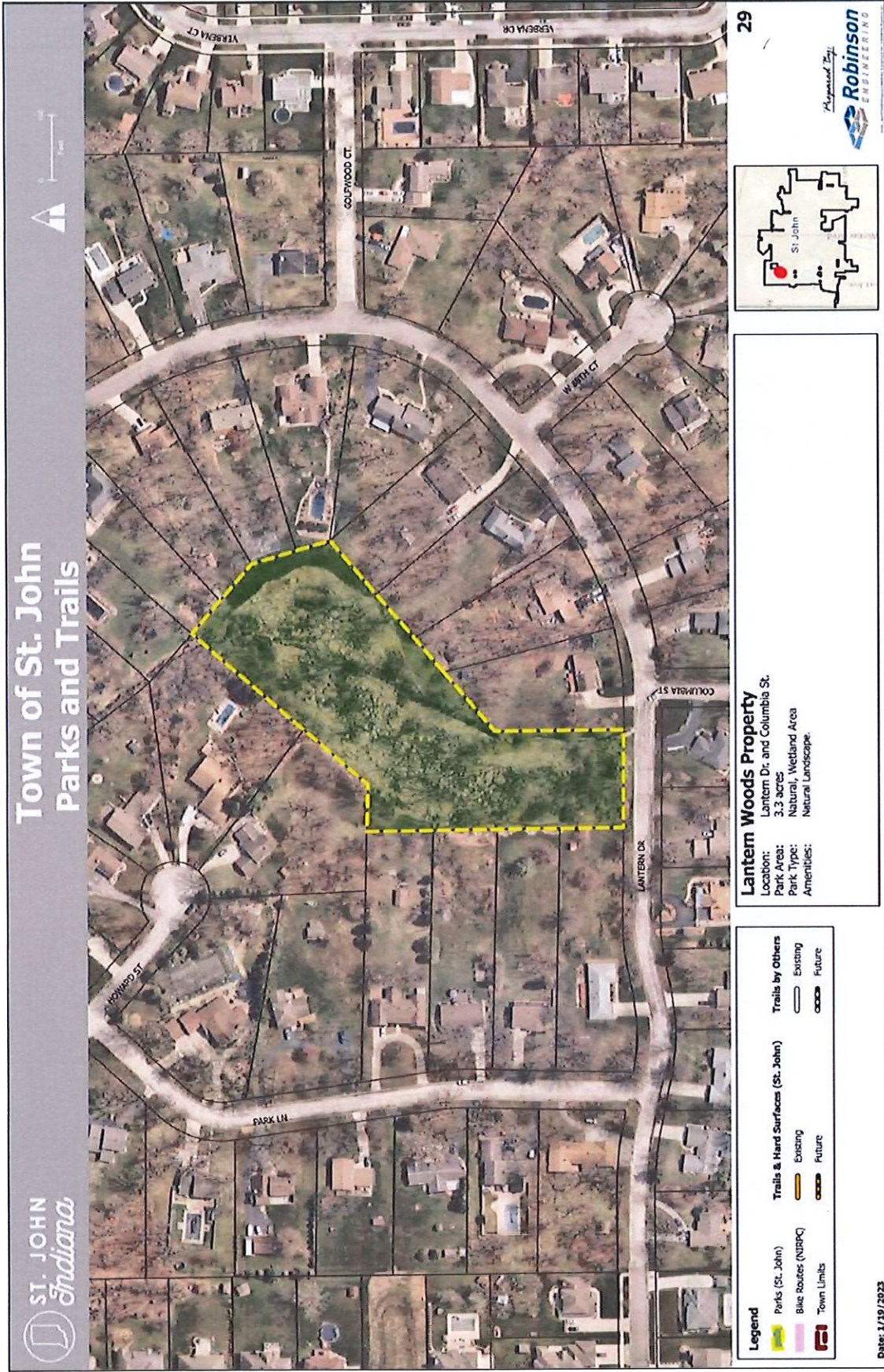


Figure 50: Lantern Woods Property Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Lantern Woods Property	Lantern Dr. and Columbia St.	Special Use	3.3
<b>Amenities</b>			
Natural Landscape			<b>Count</b> 1

**PLANNED IMPROVEMENTS**

There are no planned improvement projects for this property.

**LARIMER PARK**

Larimer Park is a neighborhood park that is off Woodland Drive. This hidden park has abundant openspace, a pond, and mature trees. The site has sandlot-style ball fields and has a natural feel with mature trees and a pond. A short sidewalk connects the gravel parking lot to the playground.

Figure 51: Playground at Larimer Park. Source: Town of St. John.



Figure 52: Facility inventory and map of Larimer Park. Source: Robinson Engineering, Town of St. John.

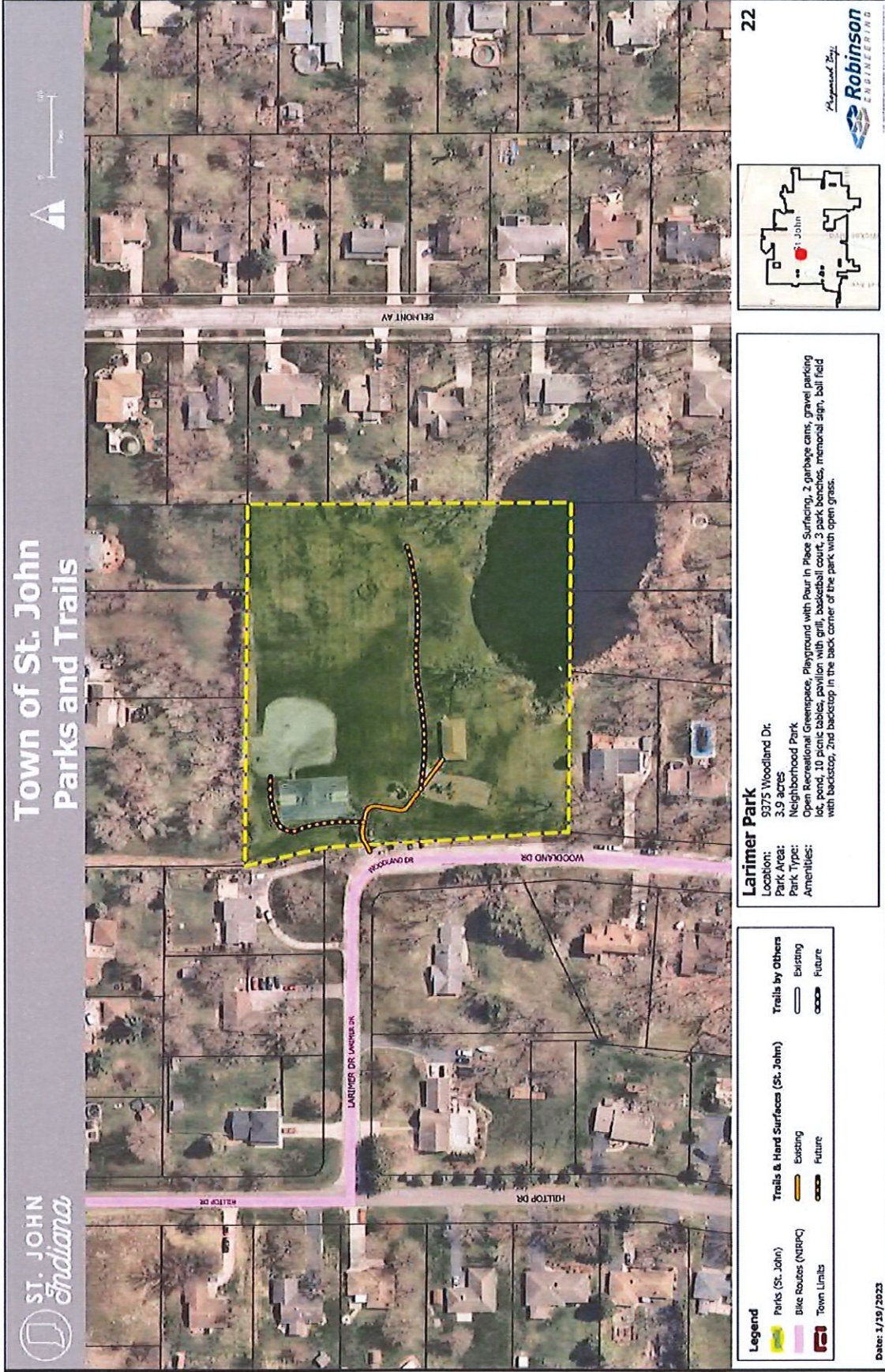


Figure 53: Larimer Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Larimer Park	9375 Woodland Dr.	Neighborhood Park	3.9
<b>Amenities</b>			
Playground with pour-in-place surfacing			Count
			1
Open recreational greenspace			1
Trash receptacles			2
Pond			1
Picnic tables			10
Pavilion			1
Grill			1
Park benches			3
Memorial sign			1
Ball field			1
Backstop net			3

### **PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

#### **Capital Projects**

- Replace playground equipment and surfacing.
- Remove the basketball court.
- Renovate the softball field.
- Construct a pickleball court.
- Coordinate with Public Works to install sidewalks along the park's edge.
- Construct a walking path to playing fields and ponds.
- Pave off-street parking area.
- Construct a permanent restroom facility.
- Install bike racks.
- Add hard surface path connections to the ballfield, basketball courts, and open grass backstop.
- Fix concrete within the existing pavilion.

- Replace the backstop on the existing ballfield, add ball field material, and add a home plate.
  - Replace the open grass field backstop.
- Non-capital Projects**
- Add one park sign with one at the park entrance/cleanup memorial park sign.
  - Replace two garbage cans with a custom model and include a concrete pad.
  - Replace three deluxe recycled-material park benches with concrete pads to connect to the playground and basketball court.
  - Replace ten picnic tables within both ball field complexes.
  - Paint the existing pavilion and install bird netting to eliminate birds nesting in the pavilion ceiling.

**LINDSAY PARK**

Lindsay Park is a neighborhood park with an entrance off Hillside Drive and another off Winding Trail. This park is near Lake Hills Park and has a small pond. With the walking path in the park, a connection exists between two adjacent streets.

Figure 54: Lindsay Park entrance and walking path. Source: Town of St. John.



Figure 55: Facility inventory and map of Lindsay Park. Source: Robnison Engineering, Town of St. John.





Figure 56: Lindsay Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Lindsay Park	Winding Tr./Hillside Dr.	Neighborhood Park	2.7
<b>Amenities</b>			
Playgrounds with woodchips			<b>Count</b>
Open recreational greenspace			1
Trash receptacles			2
Park bench			3
Picnic table			2
Bike rack			6
Pond			1
Walking path			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Programs**

- Replace playground equipment and surfacing.
- Install landscaping/trees throughout the west end of the park.
- Make a path between town easement (lots 22 and 37) from Lindsay Park connection, crossing over Winding Trail, along the backside of the homes (8730, 8740, 8750, 8760 Winding Trail and 10636 Prestwick Place to connect into Fairway Estates Park.

**Non-capital Programs**

- Develop a picnic grove on the east end of the park.
- Install two park entrance signs off Hillside Dr and the second off Winding Trail.
- Replace garbage can with custom model and include hard surface foundation.
- Install two deluxe recycled-material park benches with concrete pads and a hard surface connection.
- Replace two picnic tables with recycled-material picnic tables with a concrete pad cut-out.
- Plant trees along the walking path.
- Improve landscape beds within the park.
- Add playground mats under swings to eliminate large holes.

## LOUIS ESTATES PARK

Currently, the property does not hold any useable recreation opportunities. The property is a pond for the neighboring subdivision.

Figure 57: Louis Estates signage and pond. Source: Town of St. John.



Figure 58: Facility inventory and map of Louis Estates Park. Source: Robinson Engineering, Town of St. John.



Figure 59: Louis Estates Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Louis Estates Park	12052 Louis Dr.	Special Use	2.1
<b>Amenities</b>			
Greenspace			Count
			1
Pond			1
Fountain			1
Neighborhood entry sign			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Construct a walking path around the pond.

**Non-capital Projects**

- Develop a picnic area with shelter.
- Evaluate the possibility of a small tree nursery inside the fenced water tower area.
- Add the Edgewood Estates Park sign along the West 88th Place entrance.

## PATNOE PARK

Patnoe Park is a neighborhood park with an entrance off 105th Street and White Oak Avenue. The site holds the Patnoe Park Family Garden off White Oak Avenue. Additionally, the site has lots of useable recreational green space. Trees are needed for shade.

Figure 60: Patnoe Park signage and playground. Source: Town of St. John.



Figure 61: Facility inventory and map of Patnoe Park. Source: Robinson Engineering, Town of St. John.

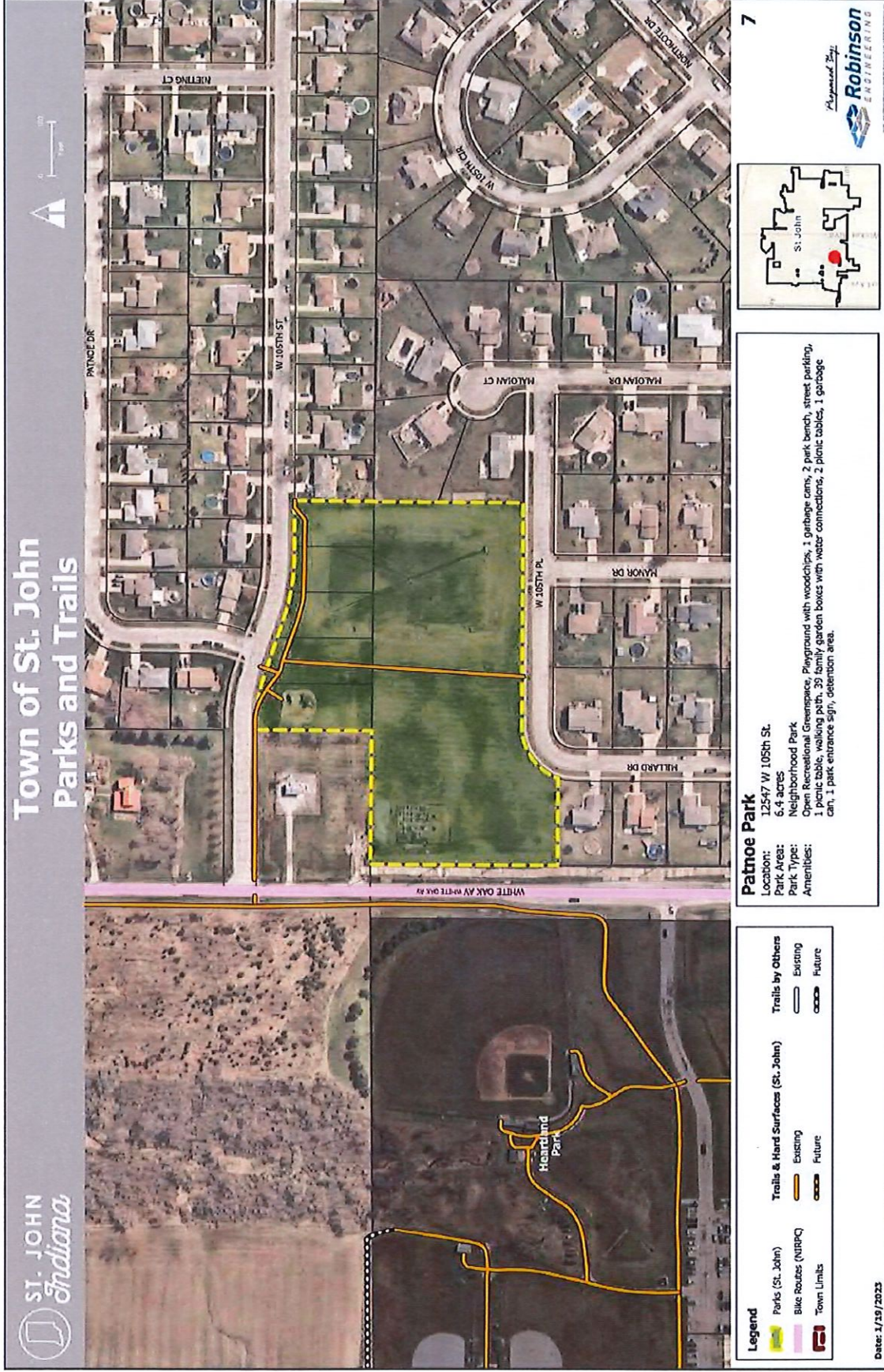


Figure 62: Patnoe Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Patnoe Park	12547 W 105th St.	Neighborhood Park	6.4
<b>Amenities</b>			
Playgrounds with woodchips			<b>Count</b> 1
Open recreational greenspace			1
Trash receptacles			1
Park bench			2
Picnic table			2
Family garden boxes with water connections			39
Entrance sign			1
Detention area			1
Walking path			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Replace playground equipment and surfacing.
- Construct a football/soccer field.
- Expand the Family Garden Box area to allow for more gardens and install a permanent parking lot.
- Replace the park sign at the entrance and install a second sign off White Oak Ave.
- Replace garbage can with custom model and include hard surface foundation.
- Install two deluxe recycled-material park benches with concrete pads and a hard surface connection.
- Replace three picnic tables with recycled-material picnic tables with concrete pads cut-out.

**Non-capital Projects**

- Consolidate land with White Oak Manor to create a neighborhood park.
- Install water fountain.
- Plant trees along the walking path and near the Family Garden area.
- Install a hard surface connection from the Family Garden Box area to the walking path.
- Add playground mats under swings to eliminate large holes.

## RAINWATER PARK

Rainwater Park is a neighborhood park located at the intersection of N Oakwood Drive and E Oakwood Drive. The park includes a playground with woodchips and open green space. The park is small and doesn't require additional amenities.

Figure 63: Rainwater Park signage and playground. Source: Town of St. John.





Figure 64: Facility inventory and map of Rainwater Park. Source: Robnison Engineering, Town of St. John.

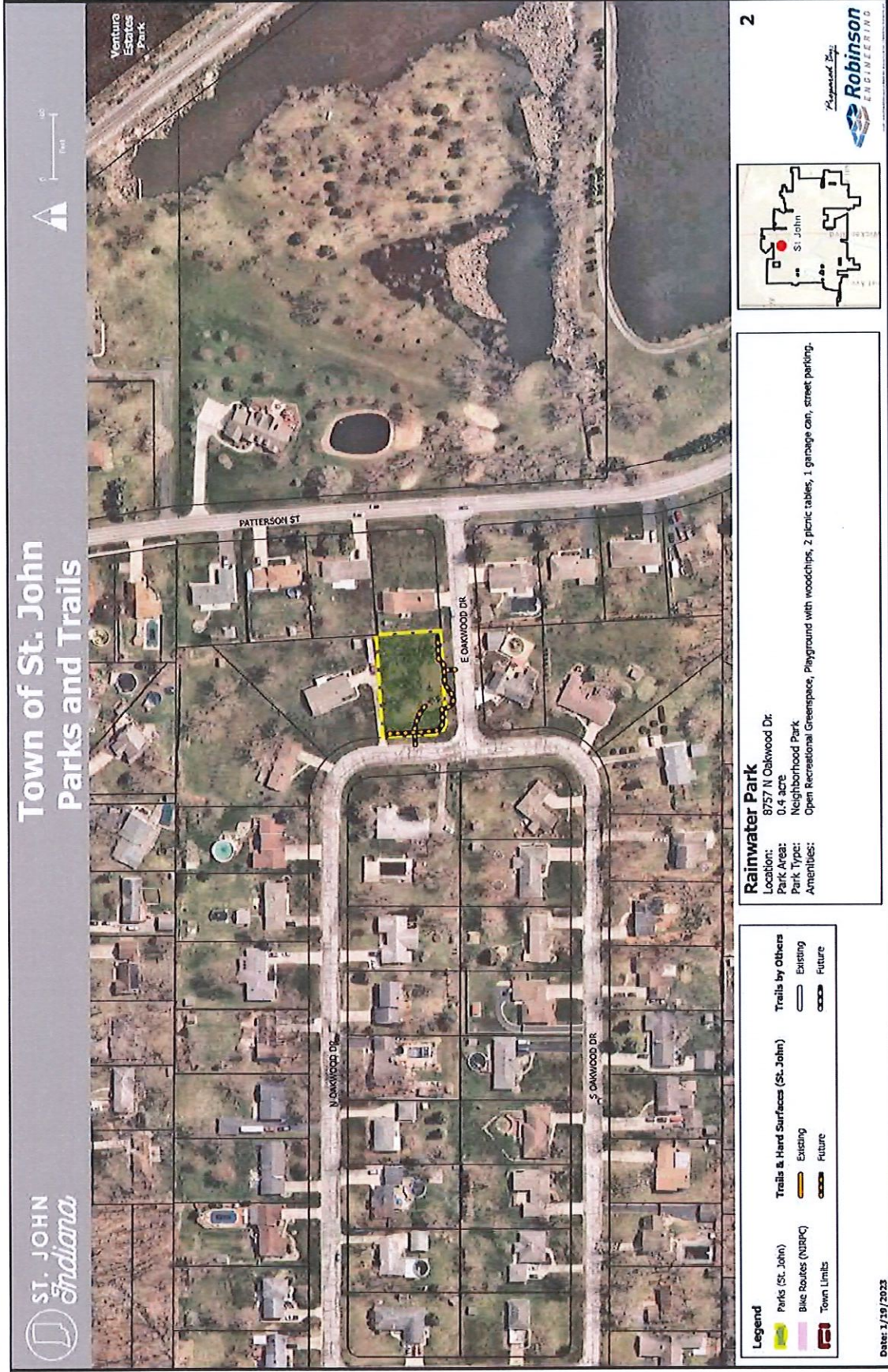


Figure 65: Rainwater Park Inventory, Source: Town of St. John.

Name	Address	Park Type	Total Acres
Rainwater Park	8757 N Oakwood Dr.	Neighborhood Park	0.4
Amenities			
Playgrounds with woodchips			Count
			1
Open recreational greenspace			1
Trash receptacles			1
Picnic tables			2

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Coordinate with public works to install sidewalks along the park’s edge.
- Construct walking paths to the playground.
- New playground equipment with the pour-in-place surfacing.
- Add sidewalks on the north and east ends of the street and a path connecting the sidewalk to the playground.

**Non-capital Projects**

- Reseed lawn area.
- Update the park entrance sign.
- Remove two picnic tables and replace them with one recycled picnic table with a cut-out concrete pad.
- Add two deluxe recycle material park bench programs with a concrete pad-to-hard surface connection.
- Replace garbage can with custom model and include hard surface foundation.
- Place playground mats under swings to eliminate large holes.

**SCHILLTON HILLS PARK**

Schillton Hills Park is a neighborhood park that is off Franklin Drive. The park is open and has a pipeline running diagonally through the space. Shade is needed in a select portion of the park.

Figure 66: Playground and pavilion at Shililton Hills Park. Source: Town of St. John.



Figure 67: Facility inventory and map of Shilton Hills Park. Source: Robinson Engineering, Town of St. John.

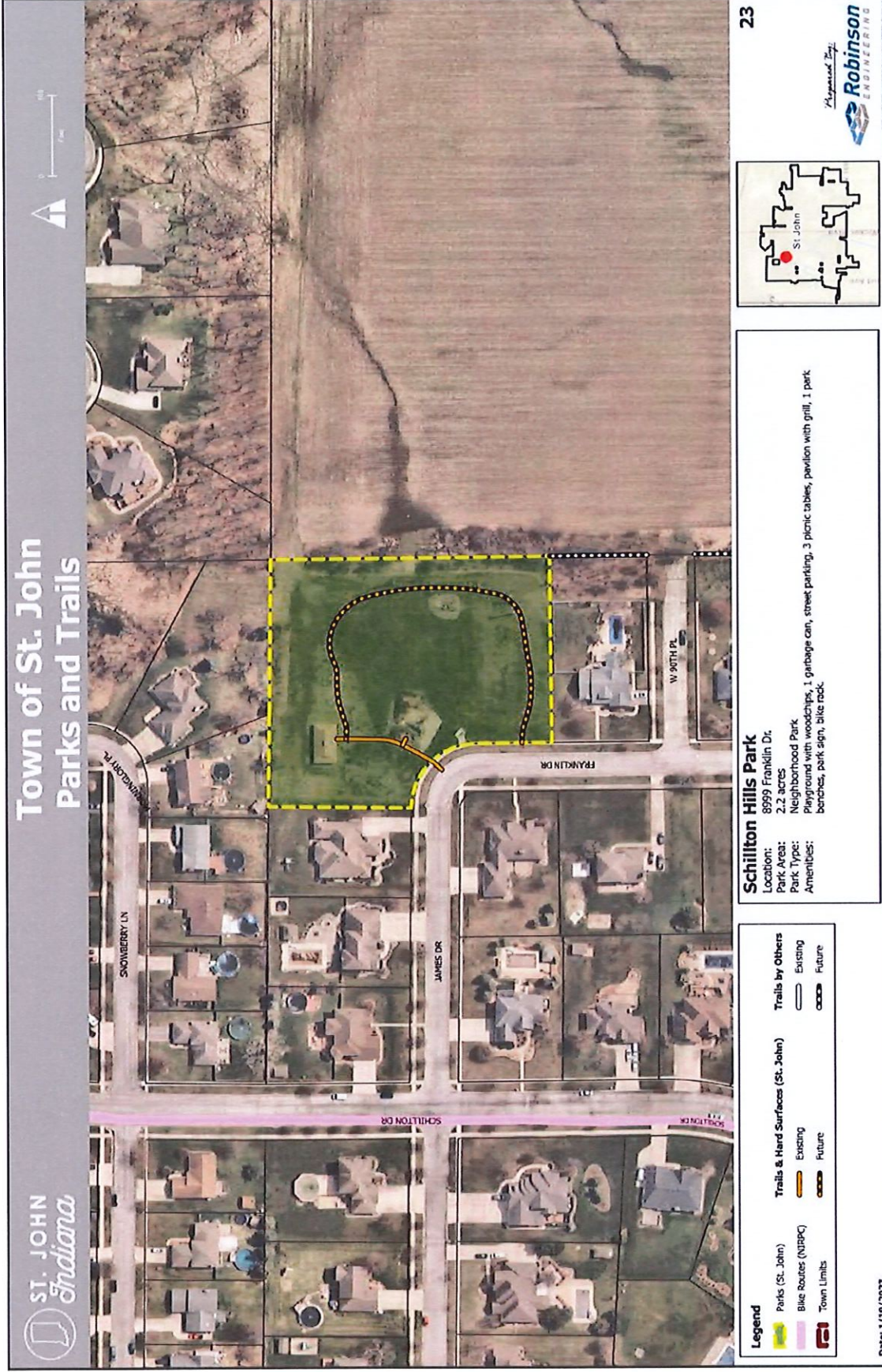


Figure 68: Shililton Hills Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Schililton Hills Park	8999 Franklin Dr.	Neighborhood Park	2.2
<b>Amenities</b>			
Playground with woodchips			Count
			1
Trash receptacles			1
Picnic tables			3
Pavillion			1
Grill			1
Park benches			1
Park sign			1
Bike rack			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Replace playground equipment and surfacing.
- Replace the bike rack.
- Replace the picnic shelter.
- Construct basketball half-court and pickleball.
- Construct a rain garden at the southeast corner of the park.
- Install water fountain.
- Add a short walking path around the park and connect it to the existing facilities.

**Non-capital Projects**

- Install landscaping at entry.
- Replace one park sign at the park entrance.
- Replace one garbage can with a custom model and include a hard surface foundation.
- Replace one park bench, add two deluxe recycled-material park benches with concrete pads, and connect with the playground and pavilion.
- Replace three picnic tables within both ballfield complexes.
- Paint the existing pavillion and install bird netting to eliminate nesting in the pavillion ceiling.
- Install trees for added shade.
- Add playground mats under swings to eliminate large holes.

## SILVERLEAF PARK

Silverleaf Park is a neighborhood park located with an entrance off 107th Ave. The park is an older park on an island surrounded by Gold Grove Avenue to the north, Burgess Way to the east, Fernwood Place to the south, and 107th Avenue to the west.

Figure 69: Playground at Silverleaf Park. Source: Town of St. John.



Figure 70: Facility inventory and map of Silverleaf Park. Source: Robinson Engineering, Town of St. John.

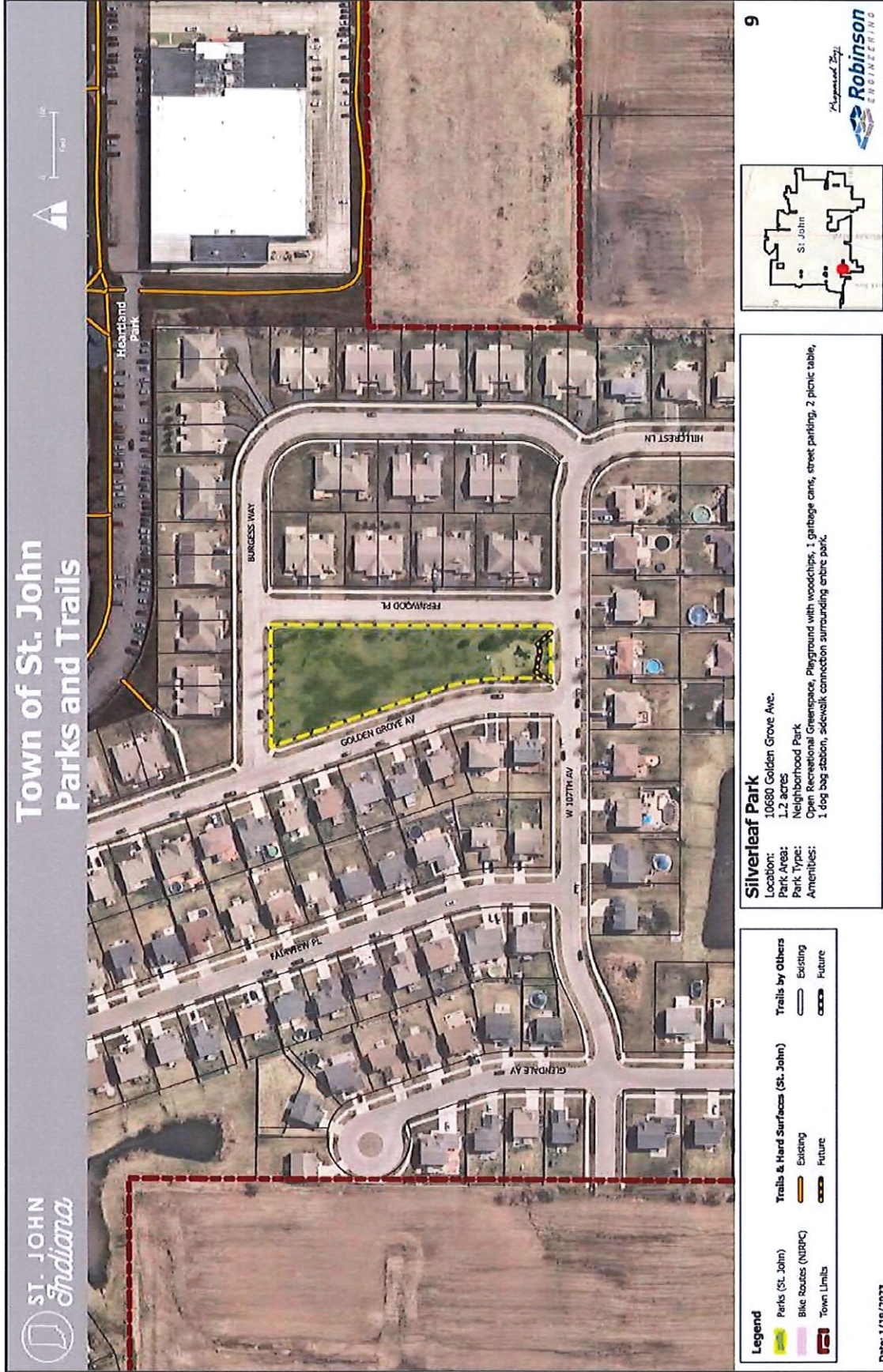


Figure 71: Silverleaf Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Silverleaf Park	10680 Golden Grove Ave.	Neighborhood Park	1.2
Amenities			Count
Playgrounds with woodchips			1
Open recreational greenspace			1
Trash receptacles			1
Picnic table			2
Dog bag station			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Replace playground equipment and surfacing.

**Non-capital Projects**

- Complete general landscape improvements.
- Add a park sign at the entrance off W 107<sup>th</sup> Avenue and a second sign off Burgess Way.
- Replace garbage can with custom model and include hard surface foundation.
- Install two deluxe recycled-material park benches with concrete pads and a hard surface connection to be added along the existing sidewalk.
- Add one picnic table with recycled-material picnic tables with a concrete pad cut-out.
- Add playground mats under swings to eliminate large holes.



## SUN MEADOWS PARK

Sun Meadows Park is a neighborhood park that is mostly unusable recreation space. Most of the park is a natural area with mature trees and an older playground to the south with limited open green recreation space.

Figure 72: Playground and bike rack at Sun Meadows Park. Source: Town of St. John.



Figure 73: Facility inventory and map of Sun Meadows Park. Source: Robinson Engineering, Town of St. John.



Figure 74: Sun Meadows Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Sun Meadows Park	Snowberry Ln.	Neighborhood Park	10.9
<b>Amenities</b>			
Playground with woodchips			Count
			1
Open recreational greenspace			1
Trash receptacles			1
Park benches			1
Picnic tables			2
Bike rack			1
Walking path			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Construct a walking path network around the park.
- Construct an observation deck overlooking the natural area.
- Replace the bike rack.
- Replace playground equipment and surfacing.
- Construct a picnic shelter.
- Construct a tot lot at the park’s northeast corner with new playground equipment.

**Non-capital Projects**

- Replace one park sign at the entrance off Snowberry Lane.
- Add one garbage can with a custom model and include a concrete pad.
- Install a short walking path encompassing the useable recreational green space connecting to the playground.
- Install two deluxe recycled-material park benches with concrete pads with hard surface connection to the new path addition.
- Replace two picnic tables and include a hard surface pad.
- Add playground mats under swings to eliminate large holes.

### **TIMBERLANE PARK**

Timberlane Park is a neighborhood park with an entrance off 90th Avenue. The park is older with mature trees and a nice small walking path surrounding the park.

Figure 75: Sign and playground at Timberland Park. Source: Town of St. John.



Figure 76: Facility inventory and map of Timberlane Park. Source: Robnison Engineering, Town of St. John.



Figure 77: Timberlane Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Timberlane Park	11825 W 90th Ave.	Neighborhood Park	1.2
<b>Amenities</b>			
Playgrounds with woodchips			Count
			1
Open recreational greenspace			1
Trash receptacles			1
Picnic table			1
Park bench			2
Park sign			1
Walking path			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Replace playground structure and surfacing.
- Resurface walking path.
- Coordinate with Public Works to install sidewalks along the park's edge.

**Non-capital Projects**

- Replace current park signs and landscaping.
- Replace one garbage can with a custom model and include a hard surface foundation.
- Install two deluxe recycled-material park benches with concrete pads within a hard surface connection to the existing walking path.
- Replace one picnic table with recycled-material picnic tables with a concrete pad cut-out.
- Add playground mats under swings to eliminate large holes.

**VENTURA ESTATES PARK**

Ventura Estates Park is a neighborhood park located off Ventura Drive. The park includes a playground with woodchips and open green space. There is unusable space because it is located in the floodplain, and the park lacks a hard surface connection to the sidewalk.

**Figure 78: Playground at Ventura Estates Park. Source: Town of St. John.**



Figure 79: Facility inventory and map of Ventura Estates Park. Source: Robinson Engineering, Town of St. John.





Figure 80: Ventura Estates Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Ventura Estates Park	11643 Ventura Dr.	Neighborhood Park	2.5
<b>Amenities</b>			
Playgrounds with woodchips			1
Open recreational greenspace			1
Trash receptacles			1
Park bench			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Replace playground structure and surfacing.

**Non-capital Projects**

- Replace fence.
- Add one new park entrance sign.
- Replace garbage can with custom model and include hard surface foundation.
- Establish a hard surface connection from the sidewalk into the park playground.
- Add two deluxe recycled-material park benches with concrete pad and hard surface connection.
- Add one recycled-material picnic table with a concrete pad cut-out.
- Add playground mats under swings to eliminate large holes.

### **WIGGLEY FIELD DOG PARK**

Wiggley Field Dog Park is a dog park with a parking lot entrance off Hedwig Drive. The park is designed for families with pets, most of which is the dog park. Both the small and large dog parks have some agility equipment.

Figure 81: Wiggley Field Dog Park. Source: Town of St. John.

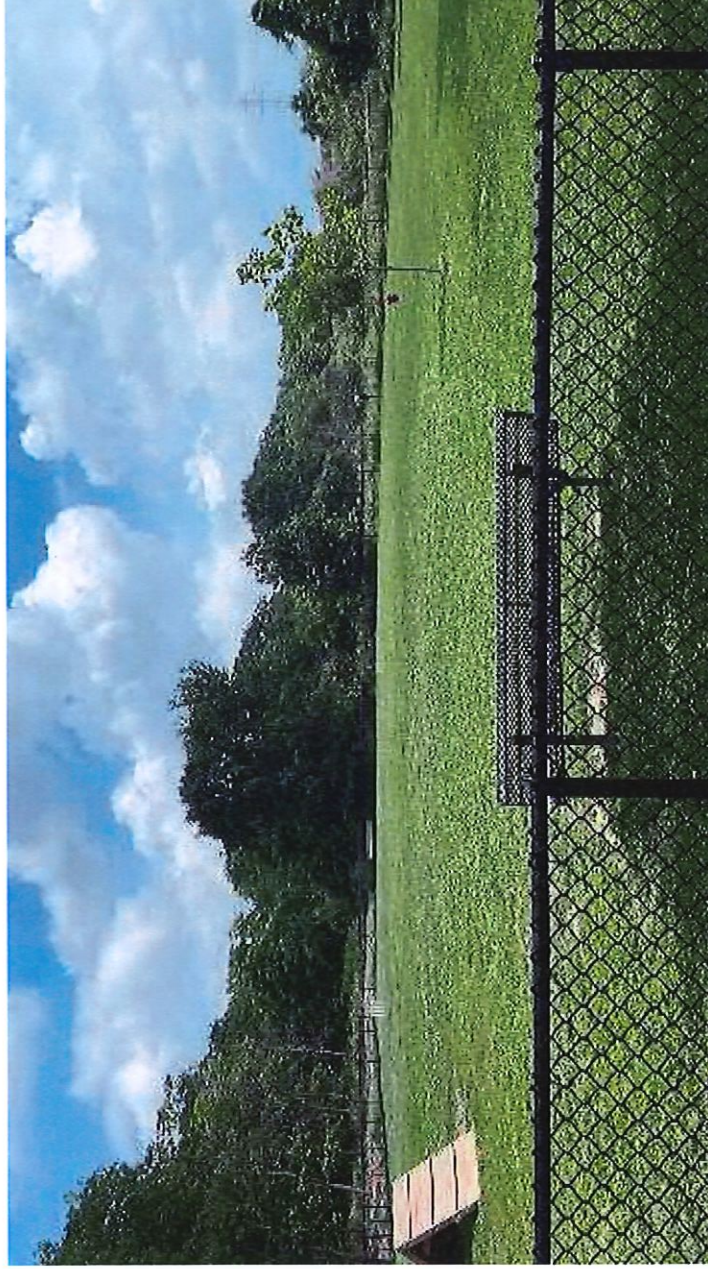


Figure 82: Facility inventory and map of Wiggley Field Dog Park. Source: Robinson Engineering, Town of St. John.

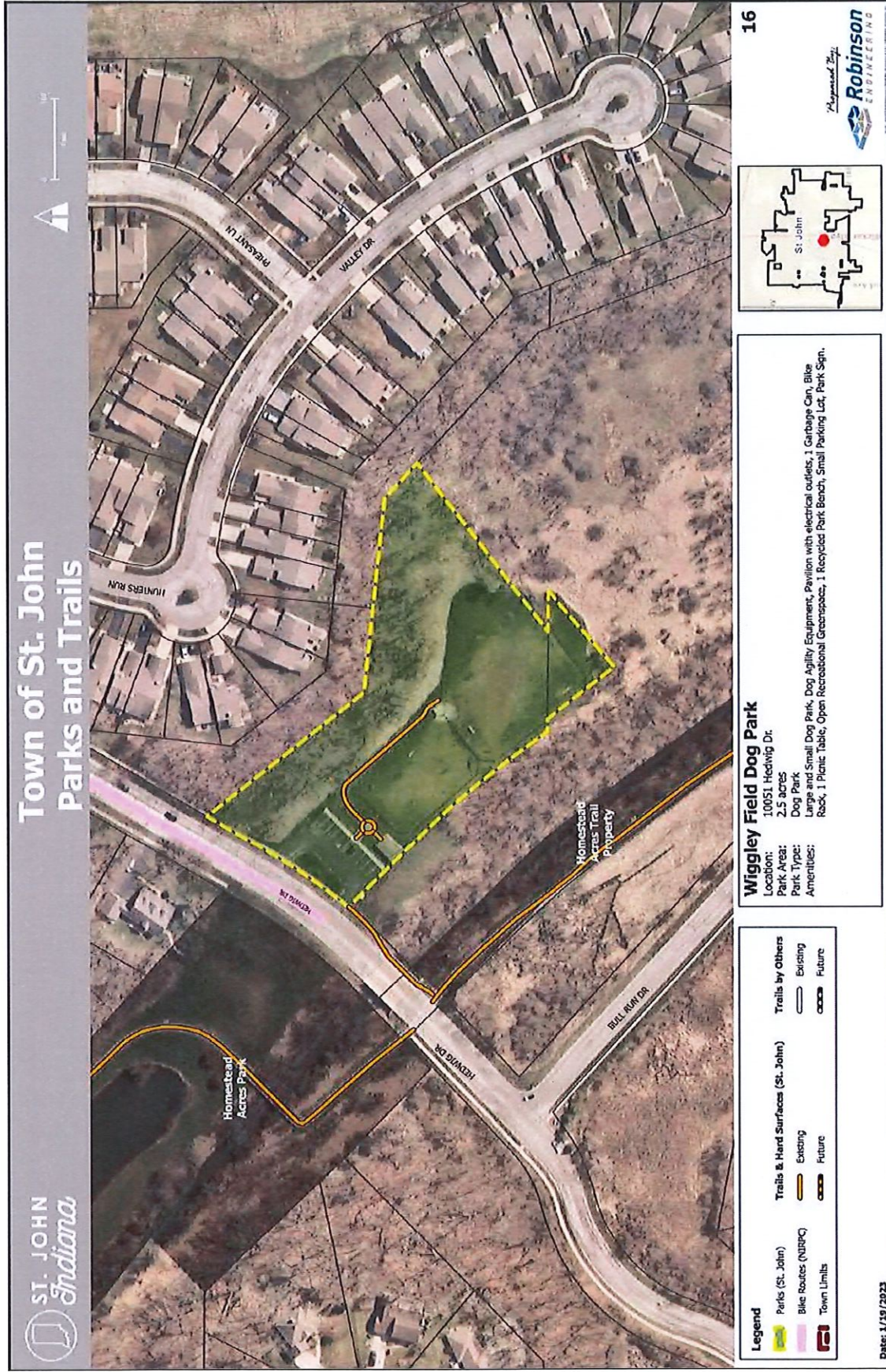


Figure 83: Wiggley Field Dog Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Wiggley Field Dog Park	10051 Hedwig Dr.	Dog Park	2.5
<b>Amenities</b>			
Large dog park			Count
			1
Small dog park			1
Dog agility equipment			1
Pavilion			1
Trash receptacles			2
Bike rack			1
Picnic table			1
Recycled park bench			1
Open recreational greenspace			1
Walking path			1
Park sign			1

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Non-capital Projects**

- Install parking lot and entry landscaping.
- Reseed dog play areas.
- Replace one park sign at the entrance.
- Add two garbage cans with a custom model and include a concrete pad.
- Install one concrete bench pad for the existing recycled park bench.
- Add three picnic tables and replace one picnic table with a recycled-material picnic table for the existing pavilion.
- Add bird netting under the pavilion ceiling to stop future nesting and repaint the pavilion.
- Install two agility equipment pieces into each gated dog park.

## CIVIC PARK

Civic Park is a very active community park. The park has many sporting amenities and is right behind St. John Town Hall. The park has a hard surface connection in certain areas of the park.

Figure 84: Baseball field at Civic Park. Source: Town of St. John.



Figure 85: Facility inventory and map of Civic Park. Source: Robinson Engineering, Town of St. John.

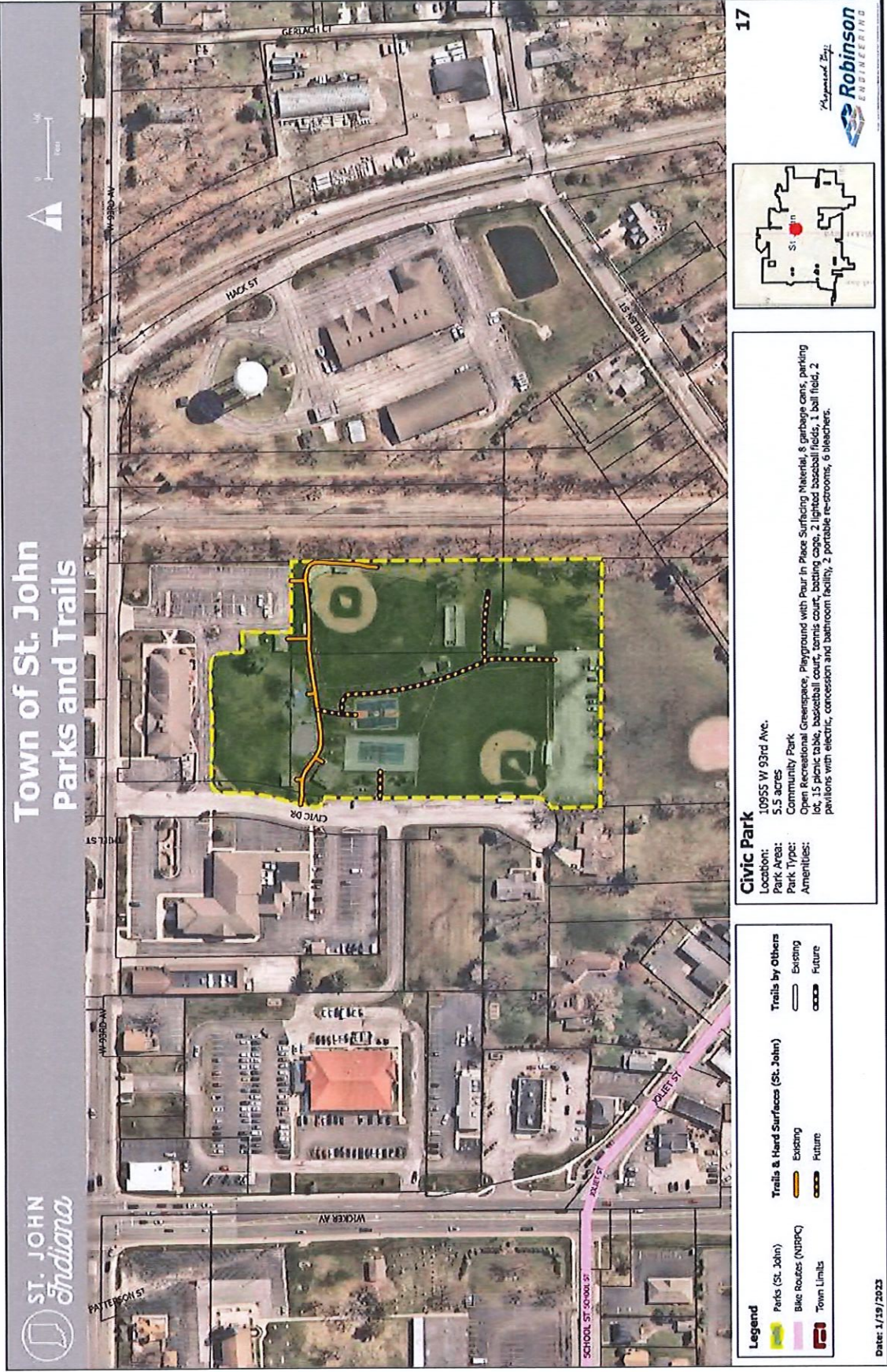


Figure 86: Civic Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Civic Park	10955 W 93rd Ave.	Community Park	5.5
<b>Amenities</b>			
Playground with pour-in-place surfacing			Count
Open recreational greenspace			1
Trash receptacles			1
Picnic tables			8
Basketball court			15
Tennis court			1
Baseball fields			1
Ball fields			1
Batting cage			1
Pavilion			2
Concession building			1
Restroom			1
Portable restroom			2
Park bleachers			6

## **PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

### **Capital Projects**

- Construct walking paths to basketball, tennis, and softball fields.
- Replace the concession building with a larger facility and additional bathrooms.
- Repair cracks in basketball and tennis courts.
- Install a new park sign near the parking lot off 93<sup>rd</sup> Avenue.
- Improve the playing surface on two baseball fields and one ball field.
- Install two portable restroom enclosures with concrete pads.
- Install a new backstop at a small ball field (T-ball Field).
- Install new yellow fence capping for two baseball fields.
- Install a winter outdoor ice rink to be built on the tennis court.
- Install a hard surface connection connecting both parking lots to both baseball fields.
- Implement National Fitness Campaign Grant by installing a 38 X 38ft outdoor fitness court.
- Install new playground equipment within the next five years.

### **Non-capital Projects**

- Acquire 2.3 acres south of the park for a potential community center or other facilities.
- Develop a new master plan for the park as a civic park.
- Restripe tennis court to allow for pickleball.
- Replace eight garbage cans with a custom model and include a concrete pad.
- Install two deluxe recycled-material park benches with concrete pads within a hard surface connection to the existing walking path.
- Replace 15 picnic tables within the pavilion with recycled-material tables.
- Add bird netting under both pavilion ceilings to stop future nesting and paint both pavilions.



## GATES PARK

Gates Park is a community park with two entrances, one at Park Place and the other at Clark Avenue. The park has a brand-new skate park on one end and plans for a playground with a pavilion on the other. Three soccer fields existed in the park once but now can fit two large fields. Shade trees are needed for the park, and the walking path needs to be completed.

Figure 87: Skate Park at Gates Park. Source: Town of St. John.



Figure 88: Facility inventory and map of Gates Park. Source: Robinson Engineering, Town of St. John.

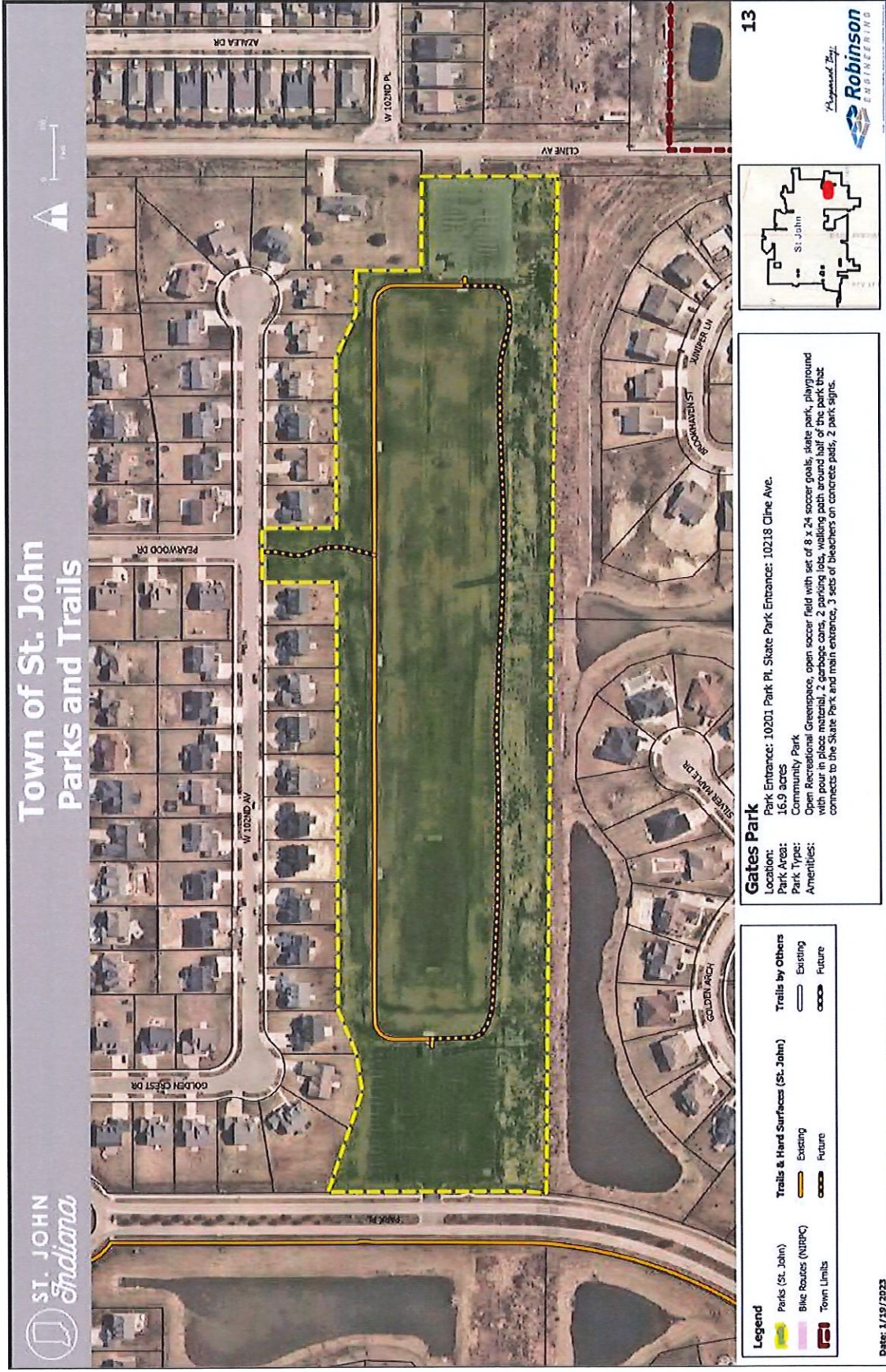


Figure 89: Gates Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Gates Park	10201 Park Pl.	Neighborhood Park	0.9
<b>Amenities</b>			
Playground with pour-in-place surfacing			Count
Open recreational greenspace			1
Trash receptacles			1
Soccer field			2
Park bleachers on concrete pads			1
Walking path			2
Park sign			1
			2

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Construct a walking path (Gates of St. John).
- Install aeration fountain.
- Install benches.
- Install shelter/shade structure.
- Install playground.
- Construct a walking path.
- Install shelter/shade structure.
- Construct a walking path.
- Install aeration fountain.
- Pave the east parking lot (Soccer Fields).
- Construct permanent restroom facilities (Soccer Fields).
- Install bleaches (Soccer Fields).
- Install bike racks (Soccer Fields).
- Install park entry plazas at either end of the park (Soccer Fields).
- Construct a walking path to fields (Soccer Fields).

- Construct picnic shelter (Soccer Fields).
- Install park lighting (Soccer Fields).
- Construct playground (Soccer Fields).
- Construct basketball half-court and pickleball (Soccer Fields).
- Install drinking fountains at each end of the park (Soccer Fields).
- Complete the existing path to encompass the entire park.
- Configure a new layout for the soccer fields for future recreational soccer leagues to play in Spring 2023. Install one full-size field and multiple youth-size fields.
- Install ADA portable restroom enclosure at the park with a concrete pad.
- Implement National Fitness Campaign Grant by installing a 38 X 38ft outdoor fitness court.
- Install a Pickle Ball court and pavilion with restrooms.
- Install water fountain.

#### **Non-capital Projects**

- Install landscaping around the pond.
- Install landscaping around the pond.
- Develop a new master plan for the park as a neighborhood park & soccer complex (Soccer Fields).
- Install parking lot landscaping (Soccer Fields).
- Install two new park signs at Cline Ave and Park Place.
- Replace and add five garbage cans with a custom model, including a concrete pad.
- Install two deluxe recycled-material park benches with concrete pads within a hard surface connection to the existing walking path.
- Add two picnic tables with recycled-material picnic tables with concrete pads cut-out.
- Repaint parking lot lines in both lots.
- Review user agreements with current site users to create a better/more efficient working/business relationship with users and Town.

## HEARTLAND PARK

Heartland Park is a community park that is mostly for athletic use. The park has a baseball complex and a softball complex. The local youth organizations mainly use the fields. A walking path connects all the amenities within this park and the nearby neighborhood.

Figure 90: Ball fields at Heartland Park. Source: Town of St. John.



Figure 91: Facility inventory and map of Heartland Park. Source: Robinson Engineering, Town of St. John.

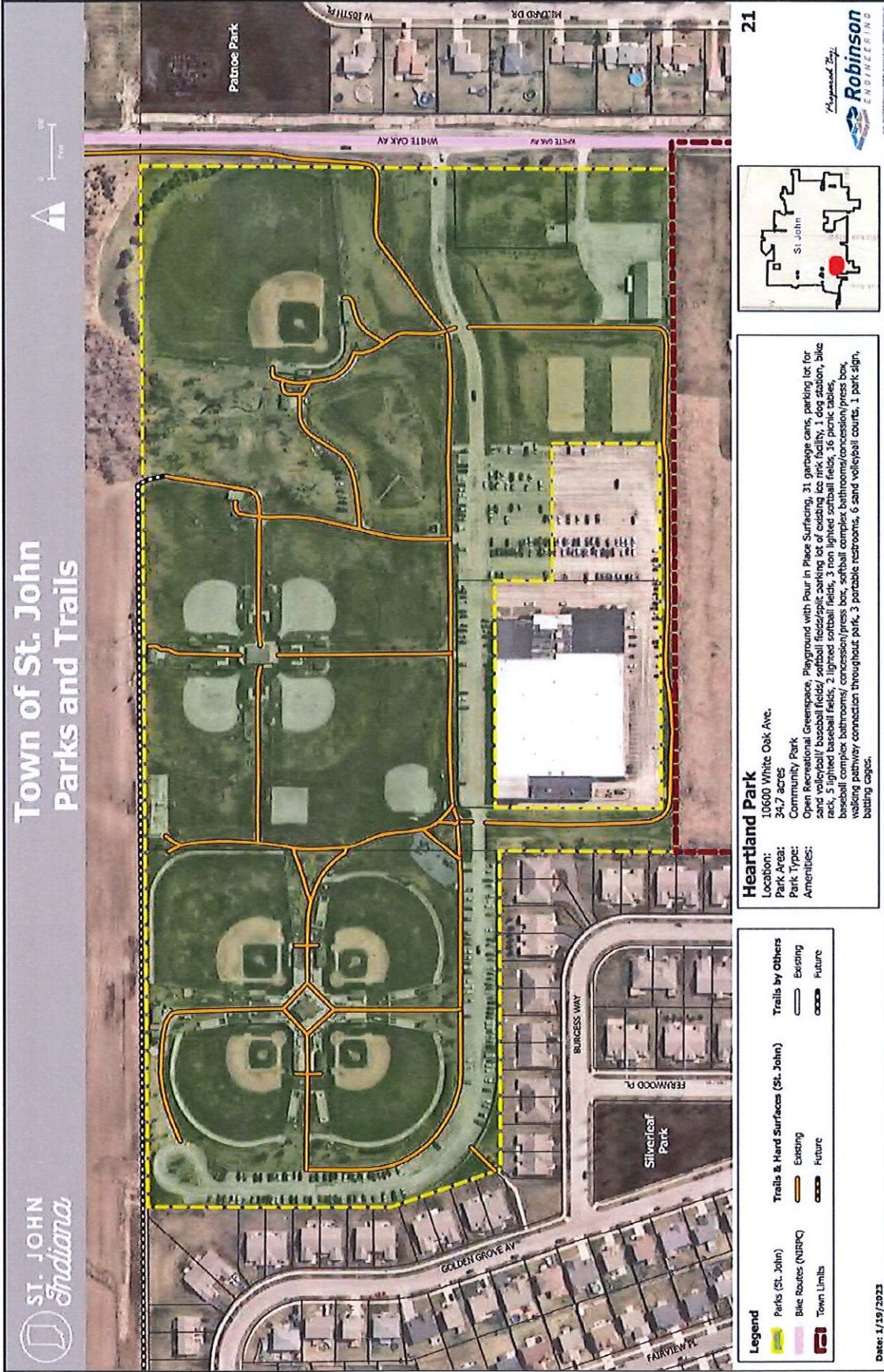


Figure 92: Heartland Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Heartland Park	10600 White Oak Ave.	Community Park	34.7
<b>Amenities</b>			
Playground with pour-in-place surfacing			Count
Open recreational greenspace			1
Trash receptacles			31
Dog station			1
Lighted baseball fields			5
Lighted softball fields			2
Non-lighted softball fields			3
Sand volleyball courts			6
Batting cages			non-specified
Picnic tables			16
Restroom			2
Portable restroom			3
Concession building			2
Pressbox			2
Bike rack			1
Park sign			1
Walking path			1

## **PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

### **Capital Projects**

- Acquire 25 acres south of the park for potential sports fields and a community center.
- Install a permanent restroom near Babe Ruth Field.
- Install shade structures along the baseball plaza.
- Construct two pickleball courts.
- Construct a walking path to the sand volleyball court.
- Replace current playground equipment within the next five years.

### **Non-capital Projects**

- Develop a master plan for the park, including an expansion area.
- Install parking lot landscaping.
- Install landscaping throughout the south side of the park.
- Add two park signs, one at the baseball complex and the other at the softball complex.
- Replace 31 garbage cans with a custom model and include a concrete pad.
- Install two deluxe recycled-material park benches with concrete pads within a hard surface connection with current walking paths.
- Replace 16 picnic tables within both ball field complexes.
- Fix concrete issues within baseball and softball concession areas.
- Assist in getting ballfield material for both ballfield complexes to make them more suitable for recreational play.
- Replace or add sand for the current sand volleyball courts.
- Connect the current walking path to the sand volleyball courts.
- Review user agreements with current site users to create a better/more efficient working/business relationship with users and Town.
- Implement National Fitness Campaign Grant by installing a 38 X 38ft outdoor fitness court.
- Install three portable restroom enclosures with concrete pads.
- Implement LiveBarn Livestream services for baseball and softball fields to create a small revenue source for the Town.
- Evaluate the site for a 6-to-9-hole disc golf course.



## LAKE HILLS PARK

Lake Hills Park is a large community park located off Lake Hills Drive. The park includes lots of open useable recreational green space, a lake for fishing, an amphitheater for concerts and movies, a playground, a walking path, and many mature oak trees that provide great shade.

Figure 93: Outdoor stage and seating at Lake Hills Park. Source: Town of St. John.



Figure 94: Facility inventory and map of Lake Hills Park. Source: Robinson Engineering, Town of St. John.

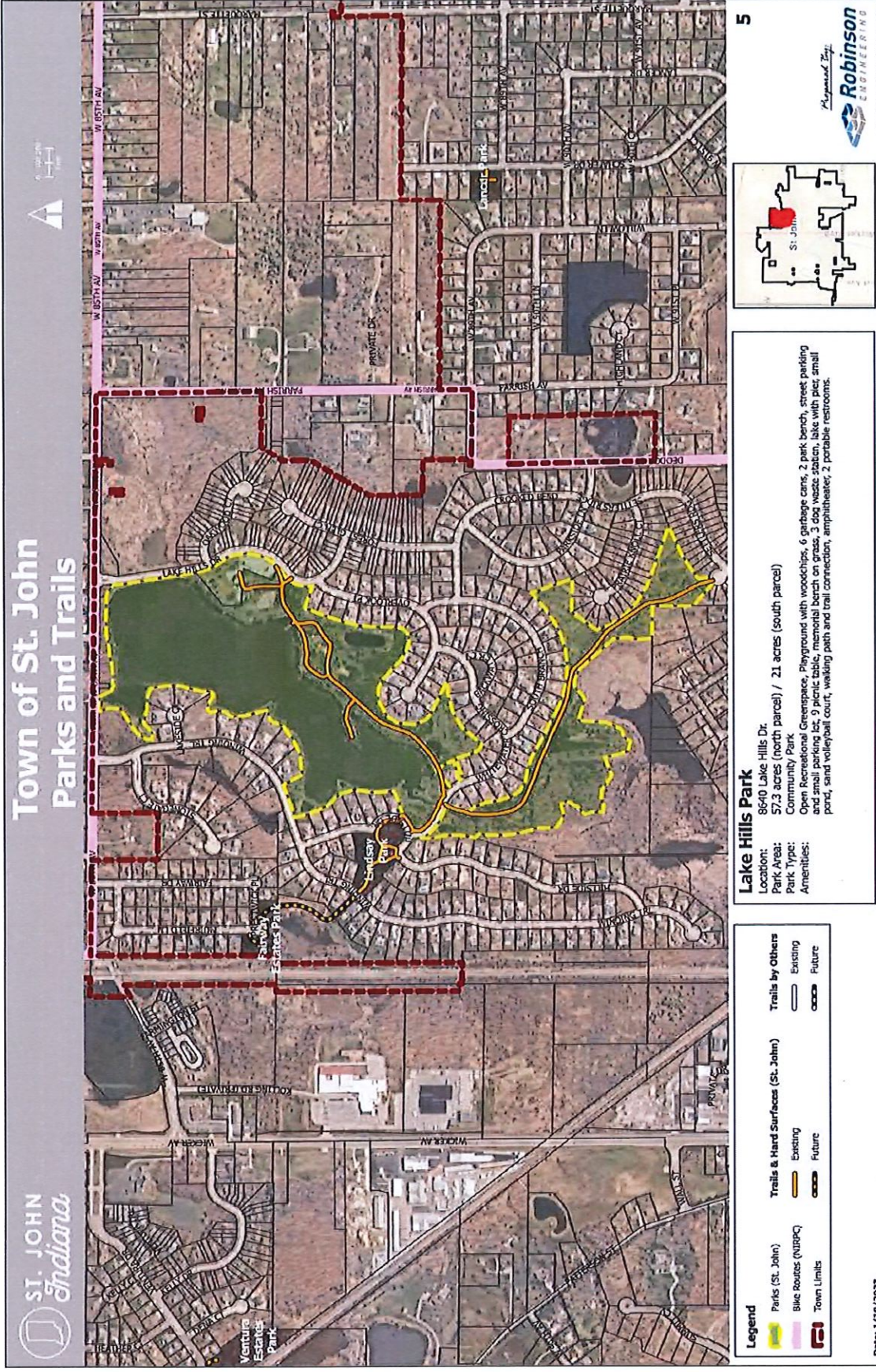


Figure 95: Lake Hills Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Lake Hills Park	8640 Lake Hills Dr.	Community Park	78.3
<b>Amenities</b>			
Playgrounds with woodchips			Count
Open recreational greenspace			1
Trash receptacles			1
Park bench			6
Picnic table			2
Memorial bench on grass			9
Amphitheater			1
Portable restroom			1
			2

**PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

**Capital Projects**

- Construct a walking path to the amphitheater (seating bowl).
- Construct a walking path to the sand volleyball court.
- Replace playground equipment and surfacing.
- Construct a permanent restroom facility.

**Non-capital Projects**

- Develop a new master plan for the park (north end)
- Renovate amphitheater.
- Install Park monument sign.
- Complete shoreline restoration for the lake.

## **PRAIRIE WEST PARK**

Prairie West Park is a community Park where the Town of St. John holds many events. The park is a main attraction for families because of the large playground, pond, and openspace.

Figure 96: Pavilion and playground at Prairie West Park. Source: Town of St. John.

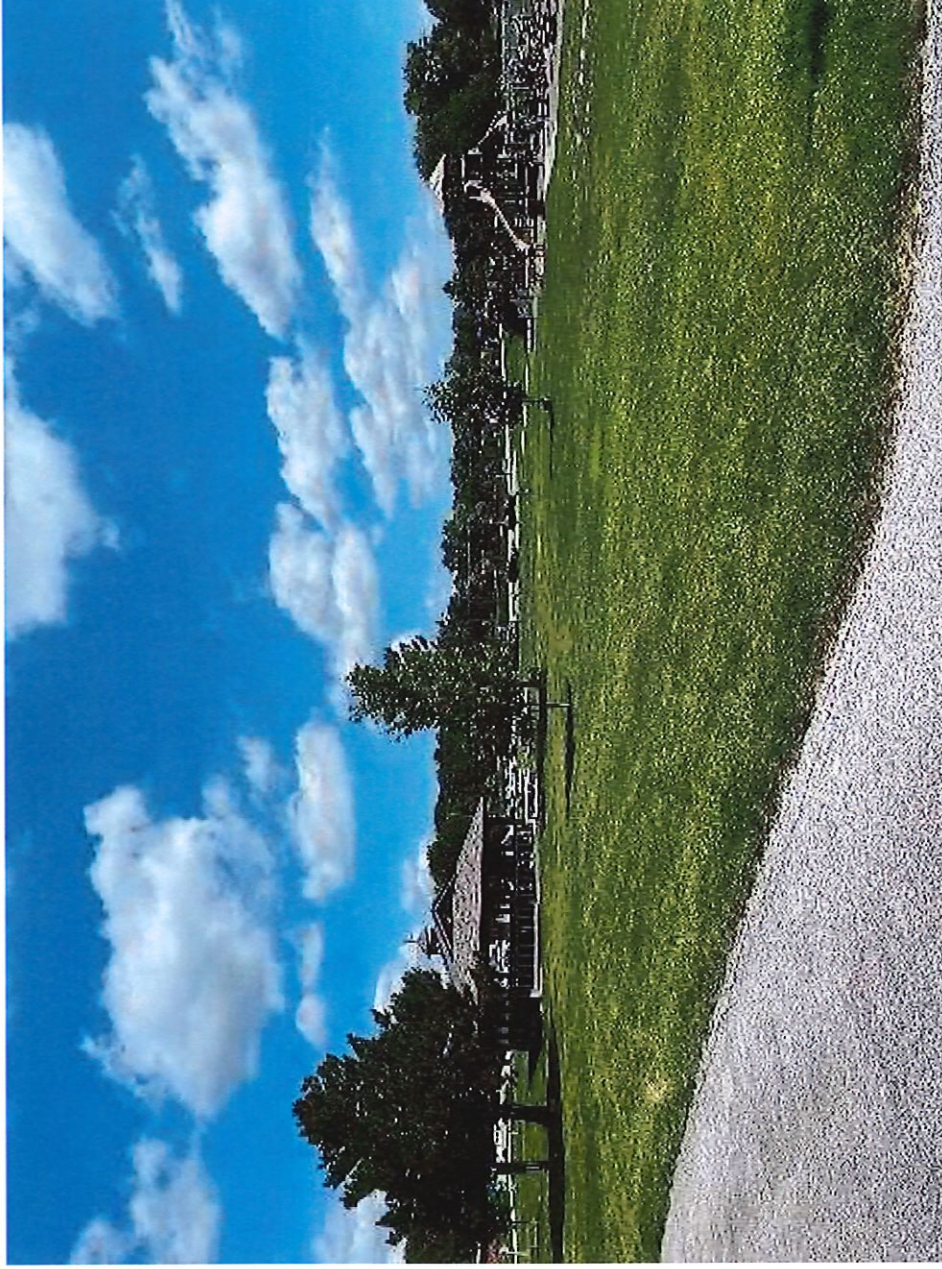


Figure 97: Facility inventory and map of Prairie West Park. Source: Robinson Engineering, Town of St. John.



Figure 98: Prairie West Park Inventory. Source: Town of St. John.

Name	Address	Park Type	Total Acres
Prairie West Park	11719 W 93rd Ave.	Community Park	11.8
<b>Amenities</b>			
Playground with pour-in-place surfacing			Count
Open recreational greenspace			1
Trash receptacles			12
Picnic table			9
Park bench			5
Park sign			1
Walking path			1
Pond			1
Fountain			1
Pavilion			1
Restroom			1
Concession building			1
Dog station			2

## **PLANNED IMPROVEMENTS**

The following list of planned improvement projects is based on the Park System Inventory:

### **Capital Projects**

- Replace the picnic shelter.
- Construct a fishing pier.
- Expand the parking lot.
- Replace/repair the current parking lot that is damaged.
- Implement National Fitness Campaign Grant by installing a 38 X 38ft outdoor fitness court.

### **Non-capital Projects**

- Shoreline restoration of pond.
- Replace the park sign and landscaping at 93<sup>rd</sup> Avenue, relocate to the entrance off 93<sup>rd</sup> Ave, and add a second sign off Oakridge Drive.
- Replace 12 garbage cans with a custom model and include a hard surface foundation.
- Replace current park benches with five deluxe recycled-material benches with a concrete pad-to-hard surface connection.
- Replace nine picnic tables with recycled-material picnic tables with concrete pad cut-outs.
- Paint the pavilion and install bird netting to eliminate the current nesting in the pavilion ceiling.
- Turn off the current light/remove the light pole in the park.
- Install a pier for the pond for better fishing experiences and begin annual fish-stocking of the pond.

## **TRAILS MAP**

In general, the town's trails are in good condition. Many of the trails are internal paths in existing parks. Several trails serve to connect internal park trails to the wider trail network. Several of the Town's planned park improvements include connecting parks to the existing trail network. The town's trails include:

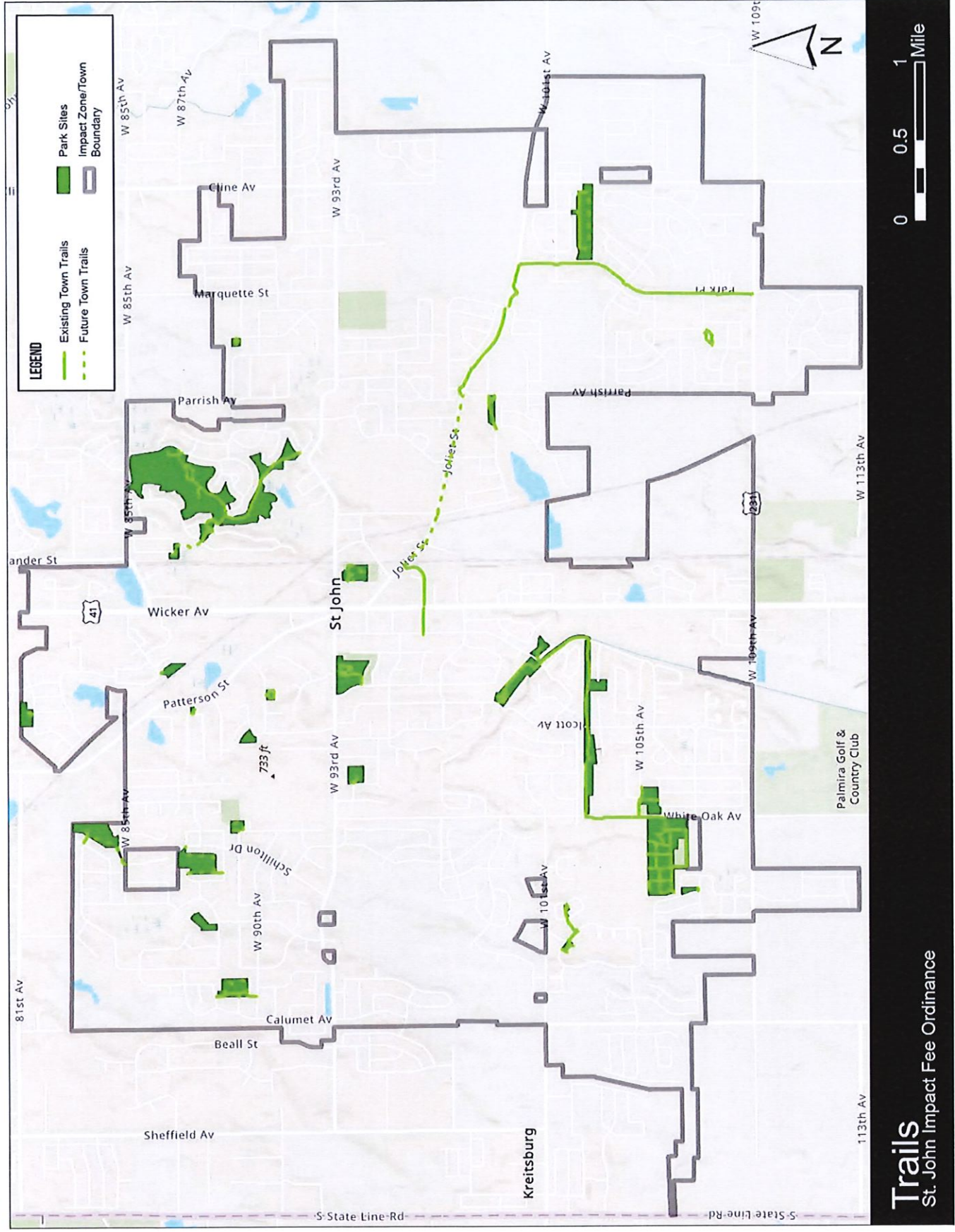
- Lake Hills Bike Trail.
- St. John Bike Trail.
- Gates of St. John Trail.
- Homestead Acres Trail.
- Unnamed internal park trails.

Figure 99: Homestead Acres Trail Property trail. Source: Town of St. John.





Figure 100: Existing and future town trails. Source: Town of St. John.



## LEVEL OF SERVICE

The Level of Service (LOS) assesses current and future needs related to parks, trails, recreation areas, programs, and associated facilities. The section compares the current number of facilities to national metrics published by the National Recreation and Parks Association (NRPA). The comparison guides how other similar-sized communities manage their parks systems. That information forms the basis of a needs assessment to help understand how St. John's LOS may be impacted over the next five years and which parks require additional revamped or new facilities or the possibility of adding new land/park space.

### NATIONAL RECREATION AND PARKS ASSOCIATION NATIONAL METRICS<sup>13</sup>

Data were obtained from the 2023 NRPA Agency Performance Review Report to conduct the national comparisons. The NRPA provides local park and recreation professionals with an annual NRPA Park Metrics report. The report highlights characteristics of America's local public park agencies with graphics categorized into seven sections: park facilities, programming, responsibilities of park and recreation agencies, staffing, budget, agency funding, and policies.<sup>14</sup>

The report also serves as a resource that assists park agencies and recreation professionals in effectively managing and planning their operating resources and capital facilities. The data provided allows parks and recreation agencies/professionals to build customized reports that would enable comparisons with other agencies. The data can be used to benchmark data provided to apply for funding support, improve their current operations, increase their parkland, and better serve their community.

### CURRENT LEVEL OF SERVICE (LOS)

This plan used the national data to identify and prioritize future projects based on the detailed inventory and projects determined to advance St. John's level of service for the next five years.

These NRPA guidelines and definitions serve as a good baseline for determining a minimum standard for park services; however, they are refined to address the needs of the St. John Park Department users.

### ST. JOHN AMENITIES COMPARED TO NRPA'S METRICS

The following NRPA Metric Comparison examines NRPA metric comparisons stated in their 2023 *Agency Performance Review* metrics for places with a population serving 20,000 to 49,999 residents and an average of communities of all sizes. The metric comparison included is the residents per park, acres per 1,000 residents, and miles of trails. The NRPA median metrics were compared to St. John's current number of parks and total park acreage as of 2023, utilizing the 2022 population for the town limits. The comparisons indicate the future need for more or less parkland, miles of trails, and/or the number of parks. The Park Land, Trails, and Staff NRPA Metrics Comparison table illustrates the following findings.<sup>15</sup>

<sup>13</sup> *National Recreation and Park Association.*

<sup>14</sup> *ibid.*

<sup>15</sup> *NRPA Park Metrics: Research.*

### PARK ACRES PER 1,000

St. John had 245.5 acres of park/open space in 2023. The NRPA's median metric for counties serving a population of 20,000 to 49,999 residents is 11.3 acres per 1,000 residents and 10.8 for all communities. In 2023, all St. John's parks combined equaled 11.4 acres of parkland per 1,000 residents.<sup>16</sup>

### NUMBER OF RESIDENTS SERVED PER PARK

The 2022 NRPA's median number of residents served per park was 2,289. The NRPA's metric for parks departments serving 20,000 to 49,999 residents was 2,013 residents per park. Generally, lower values of residents per park are more favorable since it potentially indicates better accessibility to park facilities. The comparisons show that in 2023, St. John's parks served 771 residents per park, lower than the NRPA median metric and the jurisdiction comparison. The acres of parkland per 1,000 residents is nearly identical to both NRPA metrics in St. John. These comparisons, and the park inventory contained in the Infrastructure Overview, indicate that St. John's Current is providing its residents with open space and recreation through larger facilities, such as Friedman Park and Scales Lake.

Figure 101: NRPA Metrics Comparison for Acres of Parkland and Parks Per Resident<sup>17</sup>

	St. John	NRPA Median Acres of Parkland per 1,000 Residents for All Agencies	NRPA Median Acres of Parkland per 1,000 Residents for Population 20,000 to 49,000
Acres of Parkland Per 1,000 Residents	11.4	10.8	11.3
Residents Per Park	771	2,287	2,013

### MILES OF TRAILS

The 2023 NRPA's median number of trail miles was 14 for all agencies. This number of miles was the same as the NRPA's metric for counties serving a population of 20,000 to 49,999. As of 2023, St. Johns owns and maintains 9.8 miles of trails and has 2.7 miles planned, resulting in a favorable comparison with the NRPA sample.<sup>18</sup>

### QUANTITY OF FACILITIES

#### ST. JOHN PARK AMENITIES

Parks owned by the town provide many outdoor facilities for its residents, including numerous play equipment areas, ball fields, courts, and passive recreation opportunities. Figure 102 shows the total of all facilities in St. John's park system.

<sup>16</sup> *ibid.*

<sup>17</sup> *American Structurepoint. St. John Staff, and NRPA Park Metrics: Research.*

<sup>18</sup> *NRPA Park Metrics: Research.*

Figure 102: Total of all St John Facility Amenities<sup>19</sup>

Amenity Type	Number of Amenity Type in St. John Parks
Amphitheater	1
Baseball field	8
Basketball court	5
Batting cage	17
Bike rack	12
Bleachers	10
Community Garden	1
Concession building	4
Dog agility Equipment	1
Dog park	2
Dog station	14
Entrance sign	11
Fountain	2
Greenspace	26
Grill	3
Memorial bench	2
Memorial plaque	3
Natural Landscape	1
Park bench	40
Pavilion	13
Picnic table	74
Playground Equipment	22
Pond	5
Portable restroom	10

<sup>19</sup> American Structurepoint, St. John Staff, and NRPA Park Metrics: Research.

Press box	2
Restroom	4
Sand volleyball court	6
Sled hill	1
Soccer field	1
Softball field	6
Splashpad	1
Tennis court	1
Trash receptacles	87
Walking path	13
Water fountain	1
Community Center	0

**AMENITY LOS**

Knowing the number of amenities is valuable to determine the variety of available features within a system. Understanding the LOS help provide a means to ensure that current and future residents continue to experience the same level of service as growth in the town continues. Figure 103 illustrates how many residents are served per amenity.

Figure 103: Amenity LOS.

Amenity	Number of Amenities	Residents Served per Amenity
Amphitheater	1	21,583
Baseball field	8	7,194
Basketball court	5	7,194
Batting cage	17	10,792
Bike rack	12	3,083
Bleachers	10	7,194
Community Garden	1	21,583
Concession building	4	7,194
Dog agility Equipment	1	21,583
Dog park	2	10,792
Dog station	14	3,083
Entrance sign	11	2,158
Fountain	2	10,792
Greenspace	26	830
Grill	3	7,194
Memorial bench	2	10,792
Memorial plaque	3	7,194
Natural Landscape	1	21,583
Park bench	40	1,199
Pavilion	13	1,799
Picnic table	74	1,199
Playground Equipment	22	981
Pond	5	4,317
Portable restroom	10	3,597
Pressbox	2	21,583

Restroom	4	7,194
Sand volleyball court	6	21,583
Sled hill	1	21,583
Soccer field	1	21,583
Softball field	6	7,194
Splashpad	1	21,583
Tennis court	1	21,583
Trash receptacles	87	899
Walking path	13	1,660
Water fountain	1	21,583

**NRPA METRIC COMPARISON**

The following recreation facilities listed by NRPA metrics are intended as guidelines to plan future recreational facilities in St. Joh. The table below shows the county's total amenities compared to the NRPA's median metrics and other jurisdictions. As reflected in Figure 104, a few town amenities fall under the comparison jurisdiction totals. Although the town offers a variety of amenities, a couple more are still in demand.

When considering additions, new equipment/features, or potential park re-purposing, St John officials and park board/staff should consider the diverse amenities needs and provide adequate amenities throughout the parks and other recreational facilities.

**Figure 104: NRPA Amenity Metric Comparison20**

Amenity	Total in St Johns	NRPA Median Number of Amenity All Agencies	NRPA Median Number of Amenity per Population 20,000 to 49,999
Baseball field	8	3	4
Basketball court	5	3	3
Community Garden	1	1	1
Dog park	1	0	1
Playground Equipment	22	6	7
Sand volleyball court	6	1	1
Sled hill	1	0	0

20 American Structurepoint, Town of St. John Staff, and NRPA Park Metrics: Research.

Soccer field	1	3	4
Softball field	6	2	2
Softball field Adult	0	1	1
Skate Park	1	1	1
Splashpad	1	1	1
Tennis court	1	4	4
Swimming Pool	0	1	1
Pickle Ball	0	2	2
Cricket field	0	0	1
Lacrosse field	0	1	1
Overlay field	0	1	2
Field hockey field	0	1	1
Community Center	0	1	1

The table above summarizes the current facilities owned by St John's Parks Department compared to the NRPA metrics. The current total of amenities reflects the need for specific recreational facilities. St John's system showed considerably higher numbers of playgroup equipment, ball fields, basketball courts, and volleyball courts. Most other amenity categories showed that the town had similar quantities to similar-sized communities.

Facilities currently at zero – such as a community center, pickle ball courts, and rectangular playing fields for soccer, lacrosse, etc. – are lower than comparable communities. There are numerous green spaces at parks throughout the system, but these are not used as athletic fields. Items that Warrick County does not currently provide or below similar-sized communities were:

- Adult softball fields
- Community center
- Pickleball courts
- Multi-use sports fields

**CURRENT LOS SUMMARY**

Apart from some specific amenity types, St. John's park system currently provides a LOS at or above comparable communities. In 2023, the town's park system provided 11.3 acres of park/open space per each 1,000 of its residents.



## **FUTURE LEVEL OF SERVICE NEEDS**

Over the next five years, St. John is expected to keep growing. The Population projections for this plan estimated that the town's population would continue to grow as residential development will increase by an average of 404 new households annually, resulting in 9,277 homes by 2025 and 10,489 in five years, 2027, St. John will have a population of 27,083. At that same rate, St. John will have a population of 33,210 living in 11,297 housing units by 2030.

## **PARK AND OPEN SPACE IMPACT**

Projected increases in park users due to residential growth will impact the current level of service. The number of acres per park is projected to decrease slightly to nine, with a potential population of 27,083 in 2027. However, the acres of park per 1,000 populations would remain near the average metric from comparable-sized communities. The number of residents served per park will increase to 967, which is still much lower than comparable communities, as reported by the NRPA's metrics. The projected increase in population would not change the comparisons summarized in Figure 103 since similar communities would still be in the 20,000 to 49,999 population range.

## **AMENITIES**

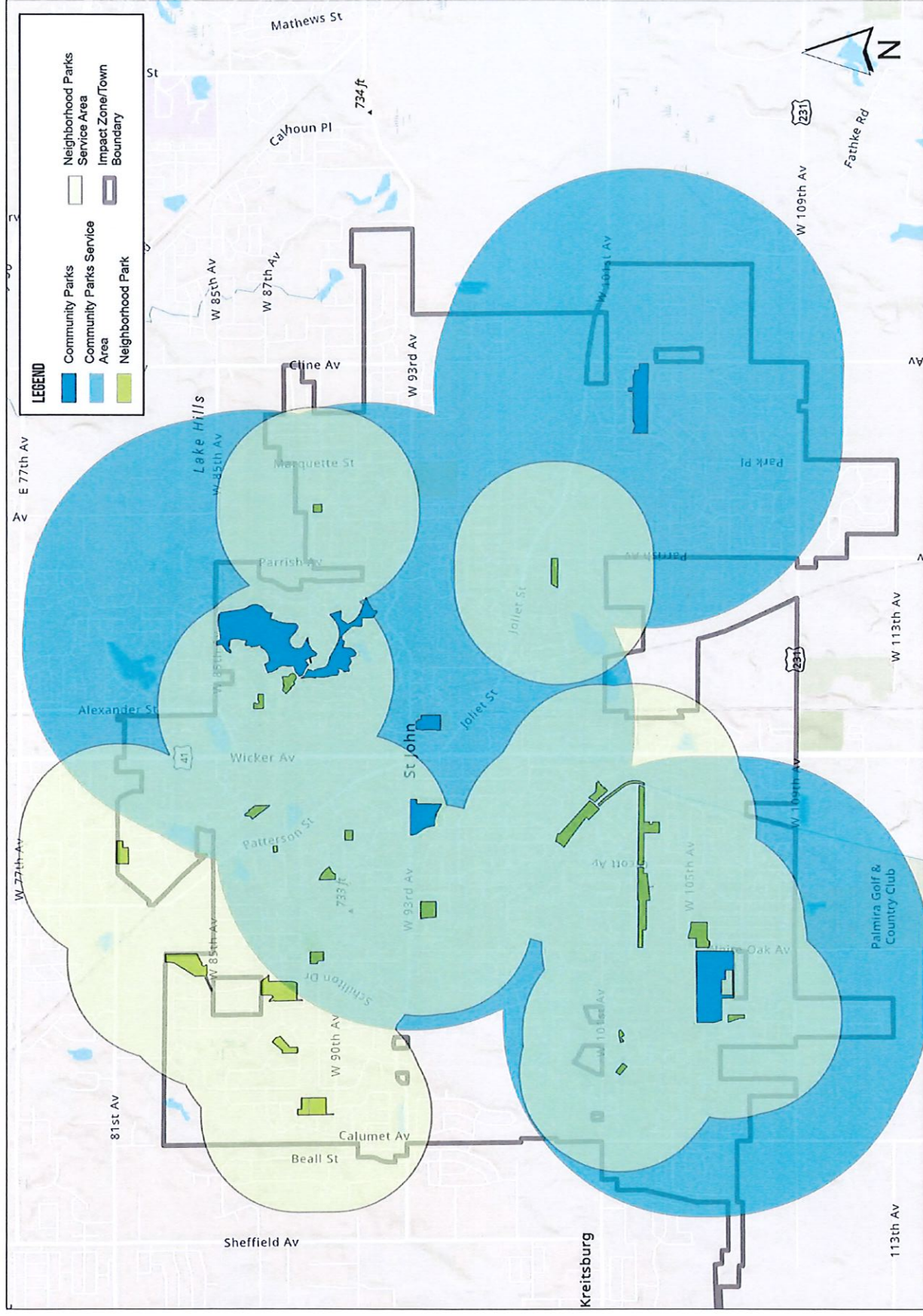
The Parks Department owns and maintains 29 park sites with several amenities. However, new residents will utilize these facilities and alter the level of service. Shown in Figure 105, the number of residents served per amenity would increase and continue to add wear and tear to the existing park infrastructure. This new demand for St. John's numerous facilities will hasten the need to repair and/or replace many of the amenities listed below. Providing additional indoor opportunities is a part of the solution to ensure that the current LOS enjoyed by residents is continued even as the number of users grows.

Figure 105: NRPA Amenity Metric Comparison Through 2027

Amenity	Number of Amenities	Residents Served per Amenity (2023)	Residents Served per Amenity (2027)
Amphitheater	1	21,583	27,083
Baseball field	8	7,194	9,028
Basketball court	5	7,194	9,028
Batting cage	17	10,792	13,542
Bike rack	12	3,083	3,869
Bleachers	10	7,194	9,028
Community Garden	1	21,583	27,083
Concession building	4	7,194	9,028
Dog agility Equipment	1	21,583	27,083
Dog park	2	10,792	13,542
Dog station	14	3,083	3,869
Entrance sign	11	2,158	2,708
Fountain	2	10,792	13,542
Greenspace	26	830	1,042
Grill	3	7,194	9,028
Park bench	40	1,199	1,505
Pavilion	13	1,799	2,257
Picnic table	74	1,199	1,505
Playground Equipment	22	981	1,231
Pond	5	4,317	5,417
Portable restroom	10	3,597	4,514
Press box	2	21,583	27,083
Restroom	4	7,194	9,028
Sand volleyball court	6	21,583	27,083
Sled hill	1	21,583	27,083
Soccer field	1	21,583	27,083
Softball field	6	7,194	9,028
Splashpad	1	21,583	27,083
Tennis court	1	21,583	27,083

# PARK COVERAGE

Figure 106: Park level of service and coverage. Source: ASI, Town of St. John.



**Level of Service**  
St. John Impact Fee Ordinance

### **NEIGHBORHOOD PARKS – HALF-MILE SERVICE AREA**

1. Edgewood Estates Park
2. Fairway Estates Park
3. Founders Park
4. Heldt Park
5. Heron Lake Park
6. Homestead Acres Park
7. Lancer Park
8. Lantern View Park
9. Larimer Park
10. Lindsay Park
11. Rainwater Park
12. Schilton Hills Park
13. Silverleaf Park
14. Sun Meadows Park
15. Timberlane Park
16. Ventura Estates Park
17. Gates Park
18. Heldt Park – Path Way Property – Special Use Park
19. Homestead Acres Trail Property – Special Use Park
20. Homestead Village Property – Special Use Park
21. Kilkenny Property – Special Use Park
22. Lantern Woods Property – Special Use Park
23. Louis Estates Park – Special Use Park

The Town of St. John maintains 17 neighborhood parks. The green buffers around the park locations represent a ½ mile service area from the border of each park. The buffers help identify potential geographic service area gaps for parks with similar functions. Other parks were classified as special-use parks as they are parks with special purposes and recreation activities. The special use parks were also given a ½ mile service area. The town's neighborhood parks cover a service area for mainly the western area of the town; only a small portion of the east side of the town is covered. This information reveals that most of the east side of the town is underserved in this park category.

### **COMMUNITY PARKS – ONE-MILE SERVICE AREA**

1. Civic Park
2. Heartland Park
3. Lake Hills Park
4. Prairie Park

There are four community parks in the Town of St. John. The blue buffer around the park locations represents a one-mile buffer from the border of each park. The Level of Service Map shows that the four community parks owned by the Town offer a level of service to almost the entire Town. A small section on the northwest side of the town is not covered by community parks but neighborhood parks LOS cover this area. This information reveals that the town serves its community well in this park category.

### **ST. JOHN OWNED FACILITIES PARKLAND LEVEL OF SERVICE ANALYSIS**

This section helped identify the gaps in the parkland distribution throughout the Town of St. John. Parks were classified into two categories: neighborhood parks and community parks. The current level of service shown on the Level of Service Map illustrates that existing park facilities provide enough coverage to the community. Neighborhood parks offer a small level of service to the community, as most of the neighborhood parks are located on the west side, the east side lacks their service. Community parks serve almost the entire town, satisfying neighborhoods on the east side. As the population continues to increase, the LOS provided by community and neighborhood parks could be reduced over the years.

## COMMUNITY LEVEL OF SERVICE

Indiana code states that if a community wants to increase its LOS, there are items in the plan that must be indicated and identified. The definition of community level of service is found in IC 36-7-4-1301:

### **IC 36-7-4-1318. Ordinance; zone improvement plan preparation; contents of the plan.<sup>21</sup>**

(c) If a zone improvement plan provides for raising the current level of service to a higher community level of service, the plan must:

- (1) provide for completion of the infrastructure that is necessary to raise the current level of service to the community level of service within the following ten (10) year period;
- (2) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service; and
- (3) identify the revenue sources and estimate the amount of the revenue sources that the unit intends to use to raise the current level of service to the community level of service for existing development. Revenue sources include, without limitation, any increase in revenues available from one (1) or more of the following:
  - (A) Adopting or increasing the following:
    - (i) The local income tax (IC 6-3-6-6).
    - (ii) The county vehicle excise tax or the municipal vehicle excise tax, as applicable.
    - (iii) The county wheel tax or the municipal wheel tax, as applicable.
  - (B) Imposing the property tax rate per one hundred dollars (\$100) of assessed valuation that the unit may impose to create a cumulative capital improvement fund under IC 36-9-14.5 or IC 36-9-15.5.
  - (C) Transferring and reserving for infrastructure purposes other general revenues that are currently not being used to pay for capital costs of infrastructure.
  - (D) Dedicating and reserving for infrastructure purposes any newly available revenues, whether from federal or state revenue sharing programs or from the adoption of newly authorized taxes.

<sup>21</sup> Comprising All Public Laws through the 122nd Indiana General Assembly, Second Regular Session, Second Regular Technical Session, and Special Session (2022).

**IC 36-7-4-1301. "Community level of service" defined.<sup>22</sup>**

*As used in this series, "community level of service" means a quantitative measure of the service provided by the infrastructure determined by a unit to be appropriate.*

Continued population growth will increase the demand placed on existing facilities. This increase in residents will put added pressure on the system and impact the Parks Department's ability to operate and maintain existing facilities. As demonstrated in the Five Year Level of Service Needs section, these new residents will increase the number of residents in each park and amenity service. At the same time, reduce the acre of green/open space available to each resident. In many instances, older amenities will need to be replaced with new equipment to continue to serve both the new and existing populations. Given the larger number of parks in the town, relatively low residents-to-park ratio, and neighborhood coverage, the Parks Department will continue to maintain its current LOS. Many of the existing properties had large greenspace areas and may accommodate new or rehabbed amenities so the Parks Department can continue to maintain its current level of service.

---

<sup>22</sup> *Comprising All Public Laws through the 122nd Indiana General Assembly, Second Regular Session, Second Regular Technical Session, and Special Session (2022).*

# IMPACT FEE

Indiana State Statute outlines the following criteria, requirements, and limitations associated with the development of an impact fee schedule or formula:

**Section IC 36-7-4-1321. Fee schedule or formula: requirements; limitations:**<sup>23</sup>

- (b) As used in this section, 'impact costs' means a reasonable estimate, made at the time the impact fee is assessed, of the proportionate share of the costs incurred or to be incurred by the unit in providing infrastructure of the applicable type in the impact zone that are [sic] necessary to provide the community level of service for the development. The amount of impact costs may not include the costs of infrastructure of the applicable type needed to raise the current level of service in the impact zone to the community level of service in the impact zone for development that is existing at the time the impact fee is assessed.*
  - (c) As used in this section, "non-local revenue" means a reasonable estimate, made at the time the impact fee is assessed, of revenue that:
    - (1) will be received from any source (including but not limited to state or federal grants) other than a local government source; and*
    - (2) is to be used within the impact zone to defray the capital costs of providing infrastructure of the applicable type.**
  - (d) As used in this section, "impact deductions" means a reasonable estimate, made at the time the impact fee is assessed, of the amounts from the following sources that will be paid during the ten (10) year period after assessment of the impact fee to defray the capital costs of providing infrastructure of the applicable types to serve a development:
    - (1) Taxes levied by the unit or on behalf of the unit by an applicable infrastructure agency that the fee payer and future owners of the development will pay for use within the geographic area of the unit.*
    - (2) Charges and fees, other than fees paid by the fee payer under this chapter, that are imposed by any of the following for use within the geographic area of the unit:
      - (A) An applicable infrastructure agency.*
      - (B) A governmental entity.*
      - (C) A not-for-profit corporation created for governmental purposes.***
- The following information outlines the information required to determine a park impact for St. John's Parks Department to maintain its current LOS.

## COUNTY AND STATE COMPARABLE FEES

While not required by the state statute, the information in Figure 107 details park impact fees from other Indiana communities to ensure the fee is within the range other cities and towns charge.

<sup>23</sup> Comprising All Public Laws through the 122nd Indiana General Assembly, Second Regular Session, Second Regular Technical Session, and Special Session (2022).

Figure 107: Park Impact Fee Community Comparisons

Community	Single-Family Park Impact Fee Costs
Noblesville <sup>24</sup>	\$2,118
Plainfield <sup>25</sup>	\$2,533
Crown Point <sup>26</sup>	\$1,159
Schererville <sup>27</sup>	\$2,172
Carmel <sup>28</sup>	\$4,882
Valparaiso <sup>29</sup>	\$1,488 (2022), \$1,525 (2023), \$1,563 (2024), \$1,602 (2025), \$1,642 (2026)*

\*Incorporates an annual inflation adjustment

### INFLATION VARIABLE

Other communities in Indiana have chosen to adjust their annual fees upward based on rising material and labor costs. However, St. John has always kept their price static and not adjusted for inflation, and the same is proposed for the next five-year impact fee period.

### CALCULATIONS

Series IC, 36-7-4-1300 of the Indiana State Statute, does not prescribe a formula or method to calculate the new park impact fee. However, it does provide that an impact fee on new development may not exceed “impact costs” minus the sum of non-local revenues and impact deductions.

### CAPITAL IMPROVEMENT COSTS

The total project costs over the next five years will be \$21,428,000, including necessary repairs and updates to existing amenities and the proposed community center. (See New Infrastructure for detailed cost estimates.)

<sup>24</sup> Noblesville Park Impact Fee Citizen Manual.

<sup>25</sup> Town of Plainfield.

<sup>26</sup> City of Crown Point.

<sup>27</sup> Town of Schererville.

<sup>28</sup> City of Carmel.

<sup>29</sup> City of Valparaiso.



## DEDUCTIONS

The Town has received a grant for \$250,000 from the Indiana Department of Natural Resources through a Land and Water Conservation Fund (LWCF). The Parks Department anticipates another grant in the same amount (\$250,000) during the upcoming five-year period.

The Capital Improvement Plan section shows that \$3,200,183 of capital improvements are already budgeted for in the next five years. Therefore, the total deduction for the next five years equals \$3,450,183.

The Town does not currently or anticipate creating a new tax levy to fund park improvements within the time frame of this plan. As a result, no impact deductions are expected to be used to cover to defray the capital costs.

Per this plan's Population and Households section, the projected growth within the impact zone is expected to increase by 5,252 housing units in the next ten years.

As a result, the park impact fee is calculated as follows:

**Figure 108: Town of St. John Park Impact Fee Calculation. Source: ASI.**

Budget Item	Amount
Infrastructure Costs	\$21,428,000
Minus Non-Local Revenues	\$250,000
Minus Current Planned Capital Improvement	\$3,200,183
Minus Impact Deductions	\$ -
Divided by the number of new Households	\$3,423

## RECOMMENDATION

The impact fee will not be the sole source of revenue St. John will use to maintain the current LOS for the next ten years. Considering the rapid pace of the town's projected growth, this zone improvement plan recognizes that impact fees will be a crucial source of funding for capital improvements needed to maintain the community's level of service for park and recreational amenities.

The Town prioritizes park and recreational facilities as an essential public infrastructure investment that positively contributes to its quality of life, ability to attract and retain new residents, and long-term success of St. John.

As a result, based on the analysis herein, the recommended park and recreational impact fee, as calculated in this plan, is \$3,423 per dwelling unit. This plan does not suggest an annual increase to follow the precedent established with previous park impact fees. The fee for the next five years will be:

**Figure 109: 2023-2027 Park Impact Fee Amounts. Source: ASI.**

Year	Park Impact Fee
2023	\$3,423
2024	\$3,423
2025	\$3,423
2026	\$3,423
2027	\$3,423

# APPENDIX

INDIANA CODE SERIES 1300



AMERICAN  
**STRUCTUREPOINT**  
INC.