



## CHAPTER ONE – SITE & FACILITY INVENTORY & ANALYSIS

### 1.1 INTRODUCTION

As part of the Comprehensive Master Plan, the Chesterfield Parks, Recreation and Arts Department (City) desired an inventory and assessment of the parks system. In April 2018, PROS Consulting visited all Chesterfield City parks and facilities. This assessment establishes a base-line understanding and “snapshot” of the system’s existing conditions and amenities. This assessment will be utilized with other technical research reports to assist with the final Comprehensive Master Plan including recommendations and action strategies.

### 1.2 METHODOLOGY

The consultant team used a site assessment form to document observations. One form was completed for each park within the Chesterfield Parks, Recreation & Arts. The assessment form includes:

- General description
- Park classification & observed use
- First impressions
- Access & visibility
- Site structures & amenities
- Site/amenity conditions
- Site furnishing conditions
- General landscape/hardscape
- Signage
- NRPA 3 Pillars (National Recreation and Park Association 3 Pillars: Health and Wellness, Conservation, and Social Equity)
- Any identified corrective actions needed
- Planned capital improvements
- Strengths, challenges, and opportunities

Park conditions were rated using a differential scale of excellent, good, fair, or poor. The table, on the next page, provides the condition descriptions utilized in this analysis.

Scale of Conditions	
Assessment Finding	General Description
Excellent	Facilities/amenities are in excellent condition and feature little or no maintenance problems noted. Facilities do not feature any major design issues that contribute to diminished use or maintenance.
Good	Facilities/amenities are in good condition and feature only minor maintenance problems. Generally, most maintenance issues with these facilities appear to be the result of age and/or heavy use. Facilities may only feature minor design issues that contribute to diminished use or maintenance (i.e. drainage, structural, utilities, etc.).
Fair	Facilities/amenities are in fair condition and indicate ongoing maintenance problems. Generally, most maintenance issues with these facilities appear to be the result of age and heavy use. Some maintenance issues may be compounding over time due to being deferred because of budget and/or resource limitations. Facilities may only feature minor design issues that contribute to diminished use or maintenance (i.e. drainage, structural, utilities, etc.) .
Poor	Facilities/amenities are in poor condition and clearly show ongoing maintenance problems that ultimately may result in suspended use for repair/replacement. Maintenance issues with these facilities are the result of age and heavy use, and generally are compounding over time due to being deferred because of budget and/or resource limitations. Facilities may feature major design issues that contribute to diminished use or maintenance (i.e. drainage, structural, utilities, etc.).

The Following sites were assessed during the Kick-off and tours during the two-day period:

- Central Park
- Chesterfield Valley Athletic Complex
- Eberwein Park
- Railroad Park
- Riparian Trail
- River’s Edge Park
- W.F. Dierberg Meditation Park

### 1.3 SYSTEM SUMMARY

The City of Chesterfield Parks, Recreation, & Arts Department is Commission for Accreditation of Park and Recreation Agencies (CAPRA) accredited and very proud of this accomplishment. While conducting the site assessments for the City, the consultant recognized the reasons why the **National Recreation and Park Association (NRPA) concluded that the agency was definitely one of the best.** The system is so well done, that some of the items recognized as corrective actions needed and challenges might seem like nitpicking. The following are the high-level system wide Strengths, Challenges and Opportunities:



### 1.3.1 STRENGTHS

- **Overall, the parks, facilities and arts have a consistently high standard of care; ratings included ‘Good’ to predominantly ‘Excellent.’**
- Facilities are well-designed and appropriate for their setting with environmental understanding and sustainable stormwater management.
- **Public art integrated into the park system is tastefully and strategically located.** The prospect of future locations within the park system makes artwork an even stronger presence for the community.
- **Chesterfield Parks, Recreation & Arts Department is a leader in standards and excellence with diversity of facilities, parks, and art within the City.**
- The Riparian Trail and Monarch Levee Trail give residents and visitors a high level of pedestrian/bicycle access to the system and connects residents to parks, retail, restaurants, and the Katy Trail.
- The amenities within the park system provide users a wide range of experiences, views, public art, natural settings, and challenges.
- Strong athletic complex and sports fields serve residential needs, area sports leagues and regional tournaments.
- **Chesterfield Amphitheater is a beautifully designed venue for local performances, special events, themed run/walk gathering location, Big screen movies, and ticketed events.**
- **The Chesterfield Aquatic Center is a valuable asset to the community with multiple pools, many features and challenges to create an experience that has a wide segment appeal to residents.**
- **Maintenance facility is incredibly organized and well maintained.**
- The synergy created by Central Park, the Chesterfield Family YMCA, and the St. Louis County Library makes this a great public gathering space for the City.
- City has undeveloped land for parks, recreation and arts purposes.

### 1.3.2 CHALLENGES

- Parking is a challenge within the park system, most notably Central Park during events.
- The ruts along walkways and parking areas from vehicle tires will be a continual challenge.
- The iron in the well water is staining amenities within the Chesterfield Valley Athletic Complex.

### 1.3.3 OPPORTUNITIES

- Attention to detail along manicured areas, walkways, and flowerbeds could easily be enhanced.
- Add a crushed stone border along the pathway and walls that decreases maintenance and weed control along the edge.
- Research all options for iron removal and/or filtration system.
- Undeveloped acres can address some of the community needs for future development.
- Continue the connectivity to neighborhoods and the greater St. Louis Area Trail System.

## 1.4 SITE ASSESSMENT SUMMARIES

The following are the site assessment summaries. Site assessment forms for each site can be found in the Master Plan Appendix.

## Central Park

16365 Lydia Hill Drive  
Size: 38 Acres



## Excellent

Park Rating

Category Ratings				
First Impressions	Structures & Amenities	Site Furnishings	Landscape & Hardscape	NRPA 3 Pillars
Excellent	Excellent	Excellent	Excellent	Excellent

**STRENGTHS:**

- Great design with multiple viewing areas throughout the property.
- Combination of manicured and natural areas integrated throughout the property.
- Synergy created by this community gathering space including the Amphitheater, Aquatic Center, playground, large pavilion, lake and trails
- The YMCA & Library contribute to the synergy of this park as adjacent destinations.
- Community Garden across the from the park, on Sachs property
- Natural trails along the creek bed.
- Public art throughout the property.
- The Central Park Lake.
- Three bridges with one in the center of the lake that includes a gazebo in the middle.
- Large playground area with rubber surfacing designed to look like mulch.
- Veteran’s Honor Park memorializing the sacrifice made by fellow Americans to preserve the independence and liberty we possess.





### CHALLENGES:

- Environmental fabric visible along the creek that drains the pool area above.
- Bare area of turf that needs over-seeding.

### OPPORTUNITIES:

- Add more boulders to cover the fabric along the drainage leading to the creek.
- Expand the concrete at the pathway to the trail to support small maintenance vehicles.
- Add topsoil and nutrients to the area along the pathway to establish quality turf that matches the standard in all the other areas of the park.
- Add a crushed stone border along the pathway wall that matches other areas of the park and decreases maintenance in weed control along the edge.
- Acquire adjacent property to increase parking.
- Future redevelopment of the mall may potentially be part of a solution for parking with adequate walkways to Central Park.



# Chesterfield Valley Athletic Complex

17925 North Outer 40 Road  
Size: 176 Acres



## Excellent

Park Rating

### Category Ratings

First Impressions	Structures & Amenities	Site Furnishings	Landscape & Hardscape	NRPA 3 Pillars
Excellent	Excellent	Excellent	Excellent	Excellent

#### STRENGTHS:

- The magnitude of the facility and activities that can take place on the property have a wide segment appeal.
- Trailhead is tastefully designed and has plenty of parking.
- Dedicated staff to maintain the property.
- Multi-use fields serve a variety of activities.
- Well water helps with cost control.
- Several parking lots for visitors spread out between the west side and east side of the property.
- Parking spaces used for basketball, pickleball, day camp during daytime athletic complex non-use hours.
- Drop-off lanes by C-Quad and Miracle Field for convenience.
- The Administration and Maintenance Facility are in the East section of the property close to the road for easy visibility.
- Renovated concession areas for better atmosphere, standing counters, large TVs.





**CHALLENGES:**

- Well water leaves iron stains which are considerably impacting the visual quality of the facility.
- Ruts are created along the walkways from time to time due to the equipment and soil conditions.

**OPPORTUNITIES:**

- Research all options for iron removal and/or filtration system.
- Fix ruts as time allows or expand the width of the walkways to support the width of equipment and equipment turn radius.
- Thirty undeveloped acres on the east side of the property for future recreation facilities based on the Priority Investment Rating.



## Eberwein Park

1627 Old Baxter Road  
Size: 18 Acres



## Excellent

Park Rating

### Category Ratings

First Impressions	Structures & Amenities	Site Furnishings	Landscape & Hardscape	NRPA 3 Pillars
Excellent	Excellent	Excellent	Excellent	Excellent

#### STRENGTHS:

- Wide segment appeal for a neighborhood park with a community draw in the dog park.
- Community Garden is a quality feature to the park and an example of excellence.
- Barn at entrance is prominent and draws you into the property.
- Water feature within the dog park adds value.
- Restrooms are clean.
- Public art within the park.

#### CHALLENGES:

- Gravel / concrete parking lot transition is uneven.

#### OPPORTUNITIES:

- Consider paving the trail in the park.
- Consider paving gravel section of parking lot unless it affects the storm water collection and release rate.
- Repurpose shuffleboard court (consider pickleball court, picnic shelter, a playground and/or a natural play area).







## Railroad Park (undeveloped)

Edison Ave. along  
Monarch Levee Trail  
Size: 33.34 Acres



## Park Rating

Undeveloped

### Category Ratings

First Impressions	Structures & Amenities	Site Furnishings	Landscape & Hardscape	NRPA 3 Pillars
Undeveloped	Undeveloped	Undeveloped	Undeveloped	Undeveloped

#### STRENGTHS:

- Undeveloped land for parks, recreation, and arts purposes.

#### CHALLENGES:

- Located along the Monarch Levee Trail.
- Parking challenges exist due to the location of the property.
- Access to the park from the Monarch Levee Trail.

#### OPPORTUNITIES:

- Consider amenities like a pump track for BMX and mountain biking.
- Consider the addition of disc golf.
- Trail spur leading into the natural area.
- Incorporate natural trails and the importance of this area to the ecosystem with interpretive sign at the trail spur.

## Riparian Trail

16365 Lydia Hill Drive  
Size: 0.50 (1/2) Mile



# Excellent

Park Rating

Category Ratings				
First Impressions	Structures & Amenities	Site Furnishings	Landscape & Hardscape	NRPA 3 Pillars
Excellent	Excellent	Excellent	Excellent	Excellent

**STRENGTHS:**

- Great natural surrounding along this section of trail.
- Connects neighborhoods to Central Park.
- Will eventually connect to the Monarch Levee Trail in 2020.
- Well-constructed boardwalks to traverse steep embankments to the creek along the trail.
- Several trash cans along the way to keep natural area clean.

**CHALLENGES:**

- None observed along the trail.

**OPPORTUNITIES:**

- Continue the planned connectivity to neighborhoods and the greater St. Louis Area Trail System.
- Environmental interpretive signs creatively educating the public on the importance of stormwater management and the specific benefits of the system along the trail.





# River's Edge Park

North of Taubman Mall,  
Chesterfield  
Size: 188 Acres



# Excellent

## Park Rating

### Category Ratings

First Impressions	Structures & Amenities	Site Furnishings	Landscape & Hardscape	NRPA 3 Pillars
Excellent	Excellent	Excellent	Excellent	Excellent

#### STRENGTHS:

- Natural area within the Valley where wildlife can be observed.
- Lake provides great opportunity for outdoor adventure programs.
- Birdhouses & bat boxes along the trails.
- Connection to the Monarch Levee Trail.
- Boardwalk and mulched connector trails to allow users to lengthen or shorten a walk.

#### CHALLENGES:

- Beavers are thinning the trees along the water's edge.
- Outlet pipe is mangled and sharp edges are visible along the trail.

#### OPPORTUNITIES:

- Could consider smaller auxiliary trails within the wooded areas for mountain bike trails and incorporating technical challenges.
- Great location for additional programming for nature programs and outdoor recreation programs (adventure) as identified within the survey.



## W.F. Dierberg Meditation Park

13701 Olive Boulevard  
Size: 2 Acres



# Excellent

Park Rating

### Category Ratings

First Impressions	Structures & Amenities	Site Furnishings	Landscape & Hardscape	NRPA 3 Pillars
Excellent	Excellent	Excellent	Excellent	Excellent

#### STRENGTHS:

- Well landscaped and maintained.
- Large Fountain along the major thoroughfare.

#### CHALLENGES:

- Manhole retaining blocks by fountain need to be cut to fit.
- Location and size limit any development of future amenities.

#### OPPORTUNITIES:

- Add more flowering perennials to beds in the park.

