

MT. VERNON PARKS MASTER PLAN & MARKET STUDY

DRAFT REPORT

Planning the future of Mt. Vernon Parks

February 2025

ACKNOWLEDGMENTS

The Mt. Vernon Parks Master Plan and Indoor Recreation Facility Market Study was achieved thanks to the commitment and time invested from community leaders, residents, elected officials, and Mt. Vernon staff that worked with the project team to help develop the vision that will meet the Mt. Vernon Park needs for today and the future.

The City of Mt. Vernon



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INTRODUCTION

CITY OF MT. VERNON PARKS SYSTEM



INTRODUCTION

PURPOSE OF THE PLAN



Purpose of the Plan

Parks master plans ensure that a city is meeting the recreational needs of the community and that recreational needs will continue to be met as a community changes over time. Having an exceptional system of parks, greenways, and recreation opportunities increases the quality of life for community residents and helps to create an attractive and desirable place to live. Parks and recreation master plans focus on improving the physical structure and components of a city's parks, its greenway network and the programs offered to the community.

The City of Mt. Vernon, Illinois embarked on a Parks and Recreation Master Plan with a planning team consisting of Planning Design Studio and Ballard*King in February of 2024. The goal of the master plan is to provide a roadmap for development of Mt. Vernon's two parks (Lincoln and Memorial Park), a market study for a potential new indoor recreation facility, and determine if the parks and recreational needs of the community are being met.

Park and recreation master plans create a blueprint for implementing needed capital improvement projects. Strategically identifying and prioritizing projects allows the city to make the best use of available funds to achieve a high-quality recreation system. The plan helps to identify funding strategies for the implementation of improvements. These strategies can multiply the impact of invested capital by making use of creative alternate funding strategies. Finally, parks and recreation master plans guide improvements to the recreational programs offered by the City to its users.

Master Planning Process

The planning process for the Mt. Vernon Parks and Recreation Master Plan includes four phases:

1. Data Collection
2. Analysis/Needs Assessment
3. Master Plan
4. Indoor Recreation Facility Plan

INTRODUCTION

MASTER PLANNING PROCESS

The Data Collection phase involves:

- A broad collection of information on the existing conditions of the City's parks and recreational facilities
- An overview of the community context
- Overview of the City's demographic characteristics.
- Assessing the existing conditions of each park and trail.

The Analysis/Needs Assessment phase includes:

- A parkland distribution analysis that examines the amount of parkland available compared to benchmarks based on the City's population and the distribution of parkland throughout the City.
- A park facilities analysis that compares the City's existing recreational facilities to benchmarks based on the City's population.
- Recommendations for additional parks or facilities that would help Mt. Vernon adequately serve the recreation needs of the entire population.

The Master Plan phase includes:

- Synthesize the information gathered into recommendations for each park.
- Develop priorities and a phasing plan that divides improvements into priority projects (0-5 years), short-term (5-10 years), and long-term (10+ years) phases.
- Develop broad, master plan-level cost estimates for each recommendation and priority phase.

The Indoor Recreation Facility Operations Plan phase:

- Provides the City with guidance on the future operation of the new indoor recreation facility. Areas of guidance include a market review, staffing, projected costs, revenue opportunities, and partnerships.

Community Input

As a community-driven plan, public input is gathered from Mt. Vernon residents and park users during the planning process, and it is critical to creating a successful plan. An online public survey that collects community input is used throughout the process.

Implementing the Plan

Implementing the recommendations in the plan should be a phased process. The initial projects should be important to residents and make a tangible difference in the community's use of the parks system. The City should seek out grant opportunities to maximize the funding available for project implementation.



INTRODUCTION

DOCUMENT ORGANIZATION

Document Organization

The master plan document is organized as follows:

The master plan document is organized by the project phases. Section 2 covers the community overview and demographics. Section 3 provides an overview of the park system and a summary of other recreation providers in the area. Subsequent chapters summarize community input, park land needs and distribution, recreation programs, services and operations. Section 5 includes the Master Plan recommendations, as well as funding and implementation strategies. The final section provides the market study and operational planning for an indoor recreation facility. An Appendix is provided that includes park assessments, the community survey results, public meeting notes and presentations and master plan level cost estimates.



Introduction

Data Collection

- Community Overview & Demographics
- Park System Overview
- Other Recreation Providers

Analysis

- Community Input
- Park Land Needs & Distribution Analysis

Master Plan

- Park Land Recommendations
- Cost Estimates & Funding Sources
- Implementation & Phasing

Indoor Recreation Facility Plan

- Market Study
- Operational Planning

Appendix

COMMUNITY OVERVIEW & DEMOGRAPHICS

CITY OF MT. VERNON PARKS SYSTEM

COMMUNITY OVERVIEW & DEMOGRAPHICS

PROFILE

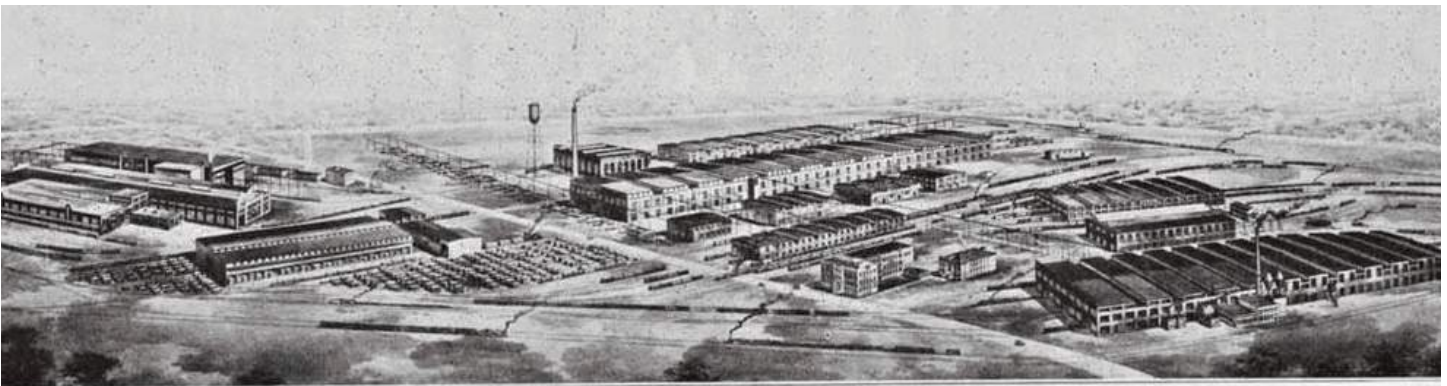
The City of Mt. Vernon is a vibrant community of 14,250, located in Jefferson County in Southern Illinois. The City is approximately 14.6 square miles. Mt. Vernon is known as the “Festival Arts City” and the “Heartland of Hospitality”, this historic town was founded in 1819, named after George Washington’s home in Virginia.

The City is situated at the junction of I-57 and I-64, approximately 80 miles southeast of St. Louis. Surrounded by small rural towns, Mt Vernon provides a hub of commerce and employment for local communities like Centralia, Herrin and Marion.

History

The City has a rich history, some key moments include:

- The Illinois Supreme Court was relocated to Mt. Vernon from 1848 until 1896, and Abraham Lincoln won a tax case in 1859.
- In 1888, the City was devastated by a tornado that killed 37 people and destroyed 500 building but the city quickly recovered.
- The Mt Vernon Car Manufacturing Company opened in 1889, and the city became a major producer of railroad cars. During WWII some of these manufacturing plants were converted to create bomb casing for the war effort.





HISTORY

The Appellate Courthouse in Mt, Vernon is the only courthouse still in operation where Abraham Lincoln argued a case.

Photo and Information: Jean A. Follett, Society of Architectural Historians

COMMUNITY OVERVIEW & DEMOGRAPHICS

SCHOOLS

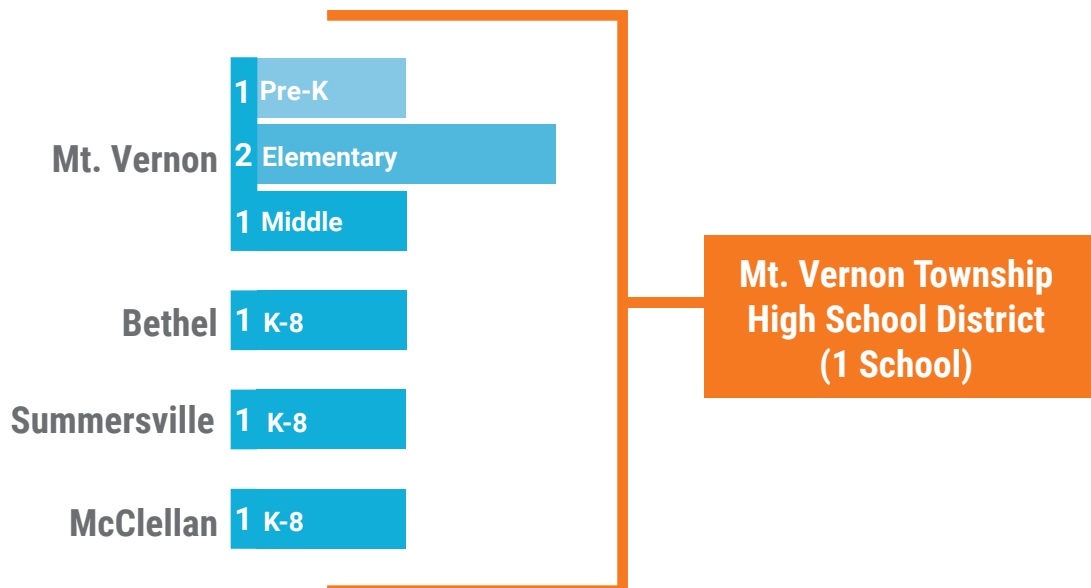
Schools contribute significantly to the local quality of life and the desirability of a community to potential future residents. Often, local schools work alongside recreational facilities, providing insight into what is necessary for the community.

Mt. Vernon Schools

The schools located within the City of Mt. Vernon reside within the boundaries of four different school districts: Mt. Vernon, Summersville, Bethel, McClellan Com Con. Within these four school districts, there are 8 schools. The largest of these districts is Mt. Vernon School District serves 1,509 students. Summersville School District has 264 students. Bethel School District has 160 students. McClellan CCSD 1 has 54 students. There is one high school named Mt. Vernon Township High School District, which has 1,210 students and it serves the entire Mt. Vernon area. These numbers represent a large factor in determining recreational facilities needed throughout the Mt. Vernon community, especially within close distance to these schools.



MT. VERNON SCHOOL DISTRICTS



COMMUNITY OVERVIEW & DEMOGRAPHICS

DEMOGRAPHICS

Overview

The estimated 2024 population of Mt. Vernon, Illinois is 14,250. This is a -0.57% growth rate. The master planning process should account for a population that stays relatively steady or decreases slightly in the upcoming years. All data in the demographics section is from ESRI unless otherwise noted.

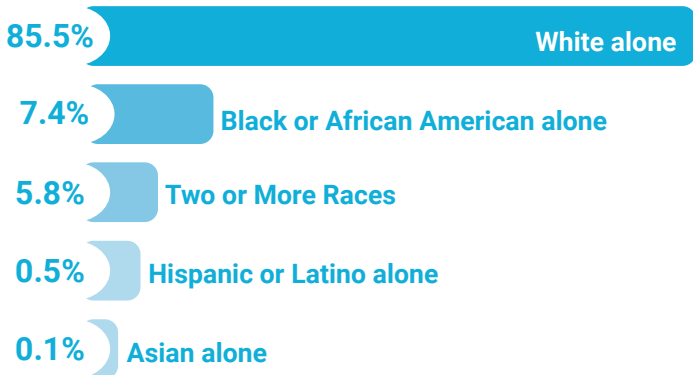
Age

There are approximately 3,276 Mt. Vernon residents under 18, or about 23.0% of the population. This is higher than the Illinois state average of 22% of the population being under 18. There are an estimated 2,973 adults over 65, or 20.9% of the population. This is higher than the Illinois state average of 17.6% of the population that is over 65. The median age is 39.3, which is younger than the Illinois state median age of 39.5. Mt. Vernon's population is younger than Illinois state average. The parks and recreation master plan should pay special attention to the needs of both the younger and the older adult population when identifying recommendations for the parks system.

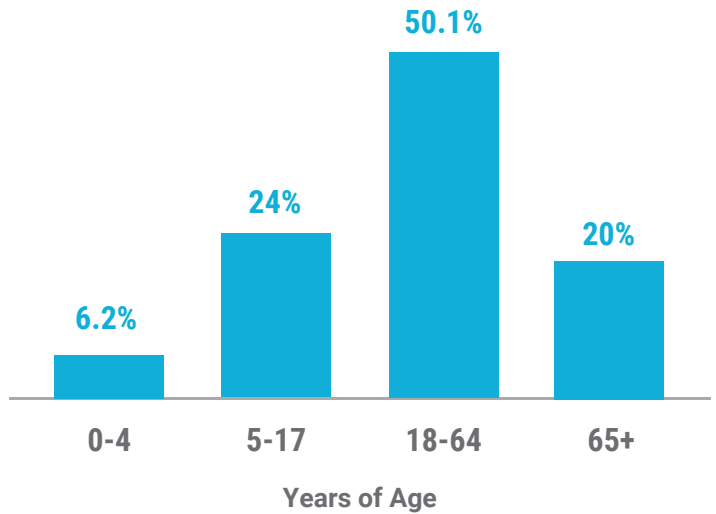
Disabilities

There are an estimated 2,228 households with a member who has a disability, or about 15.6% of the total number of households in Mt. Vernon. This is higher than the national average of 13.2% of the population. The parks and recreation master plan should consider this population in their recommendations for the parks.

DIVERSITY



AGE POPULATION



Between 2018 and 2022, roughly 15.6% of Mt. Vernon household's have a family member with a disability.

Diversity

Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity). For example, if an area's entire population belongs to one race or ethnic group, then an area has zero diversity. An area's diversity index increases to 100 when the population is evenly divided into two or more race/ethnic groups. Mt. Vernon's Diversity Index is currently 47. Illinois's Diversity Index is 72.

COMMUNITY OVERVIEW & DEMOGRAPHICS

DEMOGRAPHICS

Income & Employment

The median household income in Mt. Vernon is \$51,020, which is lower than the Illinois state mean of \$87,820. 4.5% of the population in Mt. Vernon is unemployed, which is lower than the state of Illinois unemployment rate of 5.3%. For more information about income refer to the market study section.

Education & Computer Access (Source: 2022 American Community Survey or US Census Quick Facts)

Of adults 25 and over, 92.0% have a high school diploma and 19.5% have a bachelor's degree or higher. Over 91.1% of households have a home computer and 85.8% have a broadband Internet subscription. Internet can be a primary method of communication between the parks department and residents, consideration should also be given to the population without home Internet access or computer proficiency.



MEDIAN HOUSEHOLD INCOME

City of Mt. Vernon

\$51,020

State of Illinois

\$87,820

92%
High School Diploma

19.5%
Bachelor's Degree
or Higher

91.1%
Home Computer

86.3%
Broadband Internet
Subscription

MT. VERNON PARKS MASTER PLAN AND MARKET STUDY

MARKET STUDY

CITY OF MT. VERNON PARKS SYSTEM

MARKET STUDY

Demographic Analysis

Ballard*King & Associates (B*K) as part of a larger project team led by Planning Design Studio (PDS) has been hired by the City of Mt. Vernon. The first step to complete this scope of work is to determine service areas for analysis and recreation/leisure activities.

B*K accesses demographic information from Environmental Systems Research Institute (ESRI) who utilizes 2020 Census data and their demographers for 2024-2029 projections. In addition to demographics, ESRI also provides data on housing, recreation, and entertainment spending and adult participation in activities. B*K also uses information produced by the National Sporting Goods Association (NSGA) to overlay onto the demographic profile to determine potential participation in various activities.

The following is a demographic summary of Mt. Vernon’s household income and expenditures. For B*K’s comprehensive demographic analysis see appendix A.

Service Areas: The information provided includes the basic demographics and data for the Immediate and Primary Service Areas with comparison data for the State of Illinois and the United States. The Immediate Service Area is the City of Mount Vernon, with the larger Primary Service Area being Jefferson County.

Primary Service Areas are defined as the distance people will travel on a regular basis (a minimum of once a week) to utilize recreation facilities. Use by individuals outside of this area will be much more limited and will focus more on special activities or events.

Service areas can flex or contract based upon a facility’s proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can influence participation, membership, daily admissions and the associated penetration rates for programs and services.

Service areas can vary in size with the types of components in the facility.

Median Household Income

Based on 2024 projections for median household income the following narrative describes the service area:

In the Immediate Service Area, the percentage of households with median income over \$75,000 per year is 31.6% compared to 52.5% on a national level. Furthermore, the percentage of households in the service area with median income less than \$25,000 per year is 24.6% compared to a level of 14.9% nationally.

In the Primary Service Area, the percentage of households with median income over \$75,000 per year is 41.2% compared to 52.5% on a national level. Furthermore, the percentage of households in the service area with median income less than \$25,000 per year is 18.5% compared to a level of 14.9% nationally.

Median Household Income

	2024 Projection	2029 Projection
Immediate Service Area	\$51,020	\$55,605
Primary Service Area	\$61,079	\$70,140
State of Illinois	\$81,015	\$92,541
National	\$72,603	\$82,410

MARKET STUDY

Household Budget Expenditures

It is important to examine Household Budget Expenditures. Reviewing housing information; shelter, utilities, fuel and public services along with entertainment & recreation can provide a snapshot into the cost of living and spending patterns in the services areas. The table below looks at that information and compares the service areas.

Table D – Household Budget Expenditures

Immediate Service Area	SPI	Average Amount Spent
Housing	64	\$20,717.10
<i>Shelter</i>	62	\$16,399.47
<i>Utilities, Fuel, Public Service</i>	72	\$4,317.63
Entertainment & Recreation	67	\$2,740.86

Primary Service Area	SPI	Average Amount Spent
Housing	70	\$22,892.02
<i>Shelter</i>	67	\$17,941.47
<i>Utilities, Fuel, Public Service</i>	83	\$4,950.55
Entertainment & Recreation	77	\$3,141.79

State of Illinois	SPI	Average Amount Spent
Housing	101	\$33,017.87
<i>Shelter</i>	101	\$26,857.57
<i>Utilities, Fuel, Public Service</i>	103	\$6,160.30
Entertainment & Recreation	102	\$4,163.50

SPI: Spending Potential Index as compared to the National number of 100.

Average Amount Spent: The average amount spent per household.

Percent: Percent of the total 100% of household expenditures.

The consistency between the median household income and the household budget expenditures is important. It also points to the fact that compared to a national level the dollars available, the money being spent in the Immediate & Primary Service Area is less than the state and national figures.

The total number of housing units in the Primary Service Area is 16,632 and 89.9% are occupied, or 14,945 housing units. The total vacancy rate for the service area is 10.1%. As a comparison, the vacancy rate nationally was 11.6%. It is also important to note that of the occupied housing units 72.0% are owner occupied and 28.0% are renter occupied.

MARKET STUDY

Recreation Expenditures Spending Potential Index:

Finally, through the demographic provider that B*K utilizes for the market analysis portion of the report, we can examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

Table E – Recreation Expenditures Spending Potential Index

Immediate Service Area	SPI	Average Spent
Fees for Participant Sports	60	\$80.10
Fees for Recreational Lessons	47	\$81.59
Social, Recreation, Club Membership	62	\$187.95
Sport, Recreation, Exercise Equip.	61	\$185.20
Exercise Equipment/Game Tables	46	\$49.41
Other Sports Equipment	64	\$6.86

Primary Service Area	SPI	Average Spent
Fees for Participant Sports	67	\$88.71
Fees for Recreational Lessons	51	\$87.76
Social, Recreation, Club Membership	67	\$201.41
Sport, Recreation, Exercise Equip.	72	\$220.51
Exercise Equipment/Game Tables	53	\$57.03
Other Sports Equipment	93	\$9.91

State of Illinois	SPI	Average Spent
Fees for Participant Sports	100	\$132.86
Fees for Recreational Lessons	95	\$164.28
Social, Recreation, Club Membership	102	\$307.87
Sport, Recreation, Exercise Equip.	99	\$302.28
Exercise Equipment/Game Tables	95	\$101.69
Other Sports Equipment	93	\$9.90

Again, there is a great deal of consistency between median household income, household budget expenditures and now recreation and spending potential.

MARKET STUDY

Tapestry Segmentation

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. While the demographic landscape of the U.S. has changed significantly since the 2000 Census, the tapestry segmentation has remained stable as neighborhoods have evolved.

There is value including this information for Mt. Vernon, IL. The data assists the organization in understanding the consumers/constituents in their service area and supply them with the right products and services.

The Tapestry segmentation system classifies U.S. neighborhoods into 65 unique market segments. Neighborhoods are sorted by more than 60 attributes including; income, employment, home value, housing types, education, household composition, age and other key determinates of consumer behavior.

The following tables outline the top 5 tapestry segments in each of the service areas and provide a brief description of each. This information combined with the key indicators and demographic analysis of each service area help further describe the markets that the Immediate and Primary Service Area looks to serve with programs, services, and special events.

Salt of the Earth (6B) – Residents are older and mostly without children. They are settled, and entrenched in

traditional, rural lifestyles. They cherish family time, embrace the outdoors and last to accept technology. Cost-conscious and eat healthy. This demographic enjoys the outdoors but also works out indoors using stationary bikes and treadmills.

Heartland Communities (6F) – This group embraces a slow pace of life. Most households are retired or semi-retired. Actively participate in outdoor activities and the community. Buy American and are traditional. Stick to brands they trust. Support their local community and participate in public activities.

Midlife Constants (5E) – These residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Their lifestyle is more country than urban. They are generous, but not spendthrifts. Leisure activities including scrapbooking, movies at home, reading, fishing and golf.

Southern Satellites (10A) – Found in rural areas, this market is not diverse, older, settled and married. Enjoy country living and outdoor activities. Concerned about costs and late to adopt technology. Get their information from the TV rather than radio or the internet. Participate in fishing and hunting.

Old and Newcomers (8F) – Singles living on a budget. Just beginning careers or taking college/ adult education classes. Strong supporters of environmental organizations. Price aware. Residents have a strong sense of community. They volunteer for charities, help fundraise, and recycle.

Table N – Primary Service Area Tapestry Segment Comparison

(ESRI estimates)

	Immediate Service Area		Demographics	
	Percent	Cumulative Percent	Median Age	Median HH Income
Salt of the Eart (6B)	24.80%	24.80%	44.1	\$56,300
Heartland Communities (6F)	18.20%	43.00%	42.3	\$42,400
Midlife Constants (5E)	12.10%	55.10%	47	\$53,200
Southern Satellites (10A)	11.90%	67.00%	40.3	\$47,800
Old & Newcomers (8F)	5.20%	72.20%	39.4	\$44,900

MARKET STUDY

Demographic Summary

The following summarizes the demographic characteristics of the service area.

- When conducting feasibility studies for indoor, recreation focused, facilities a benchmark B*K uses is a population of 50,000 people. Within the primary service area, the 2024 projection is 36,126 and the population is projected to decrease through 2029.
- The median age in the primary service area is greater than the State and National numbers. A lower median age points to young families with children, which are significant participants in recreation and athletic activities, events, and programs. It is also important to note that indoor facilities like this are becoming much more multi-generational in their membership based and programming.
 - 22% of the population is under 18 years of age, and 21.4% of the population is over 65 years of age.
- The median household income in the primary service area is less than the state and national figures. This is another important data point as it is a key indicator related to revenue generation. The income suggests that while residents may be able to afford usage of the building and programs, but there will be very little price elasticity.
- The Household Budget Expenditures and the Recreation Spending Potential are consistent with the median household income. Consistency is important for the financial performance of the future facility. It is also important to note, specific to recreation, that those dollars are currently being spent with other providers.
- While the demographics of the services areas are not ideal of an indoor facility, it does not mean that such a facility won't be heavily utilized by residents. This information must be balanced with survey data and other public outreach.

MARKET STUDY

Market Potential Index for Adult Participation:

Market Potential Index for Adult Participation: The following information illustrates participation rates for adults in a wide variety of activities both indoor and outdoor. This is not to suggest the County should or should not offer these activities but rather outlines the adult participation market.

Table P – Market Potential Index (MPI) for Part. in Activities in Primary Service Area

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Aerobic Exercise	1,453	5.10%	67
Basketball	1,319	4.70%	85
Bicycle (road)	2,538	9.00%	82
Jogging/Running	1,937	6.90%	67
Pickleball	564	2.00%	80
Pilates	488	1.70%	63
Ping Pong	807	2.90%	76
Rock Climbing	307	1.10%	63
Swimming	4,431	15.70%	100
Volleyball	697	2.50%	99
Walking for Exercise	8,568	30.40%	93
Weightlifting	3,366	11.90%	80
Yoga	1,846	6.50%	65
Zumba	487	1.70%	58

Expected # of Adults: Number of adults, 18 years of age and older, participating in the activity in the Service

Percent of Population: Percent of the service area that participates in the activity.

MPI: Market potential index as compared to the national number of 100.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. ESRI forecasts for 2024 and 2029.

MARKET STUDY

National Sporting Goods Association (NSGA) Participation Trends

It is possible to project possible participation in recreation and sport activities. On an annual basis, the NSGA conducts an in-depth study and survey of how Americans spend their leisure time. The data is collected in one year and the report is issued in June of the following year. This information provides the data necessary to overlay the rate of participation on to the Primary Service Area population to determine market potential.

B*K takes the national average and combines that with participation percentages of the Primary Service Area based upon age distribution, median income, region, and National number. Those four percentages are averaged together to create a unique participation percentage for the service area. This participation percentage, when applied to the population of Primary Service Area, provides an idea of the market potential for recreation activities.

Table A – Participation Rates in Primary Service Area

	Age	Income	Region	Nation	Average
Aerobic Exercise	15.80%	10.60%	16.90%	15.80%	14.80%
Basketball	7.30%	6.90%	8.20%	7.60%	7.50%
Bicycle Riding	13.50%	8.40%	17.20%	14.60%	13.40%
Billiards/Pool	6.70%	6.30%	7.00%	7.30%	6.80%
Boxing	1.60%	1.20%	1.10%	1.50%	1.30%
Cheerleading	1.10%	0.70%	1.00%	1.00%	0.90%
Exercise Walking	36.80%	28.60%	36.50%	37.30%	34.80%
Exercise w/ Equipment	17.20%	11.90%	18.80%	19.10%	16.70%
Gymnastics	1.80%	0.80%	1.40%	1.80%	1.50%
Martial Arts/MMA	1.80%	1.20%	1.90%	1.70%	1.70%
Pickleball	3.10%	1.20%	3.00%	2.10%	2.40%
Pilates	2.10%	1.40%	2.40%	2.00%	2.00%
Running/Jogging	13.10%	9.00%	14.70%	14.80%	12.90%
Swimming	14.20%	7.60%	14.00%	16.40%	13.10%
Table Tennis/Ping Pong	3.90%	2.30%	3.80%	4.10%	3.50%
Volleyball	3.10%	2.40%	3.20%	3.80%	3.10%
Weightlifting	11.60%	7.90%	11.50%	12.70%	10.90%
Workout @ Clubs	9.20%	5.30%	9.70%	9.70%	8.50%
Wrestling	1.10%	0.90%	0.80%	1.00%	0.90%
Yoga	9.60%	6.50%	11.10%	10.40%	9.40%

- Age:** Participation based on individuals ages 7 & Up of Primary Service Area.
- Income:** Participation based on the 2022 estimated median household income in the Primary Service Area.
- Region:** Participation based on regional statistics (East North Central).
- National:** Participation based on national statistics.
- Average:** Average of the four columns.

MARKET STUDY

Anticipated Participation Number:

Utilizing the average percentage from Table-A plus the 2020 census information and census estimates for 2024 and 2029 (over age 7) the following comparisons are available.

Table B – Participation Growth or Decline for Indoor Activities in Primary Service Area

	Average	2020 Population	2024 Population	2029 Population	Difference
Aerobic Exercise	14.80%	5,008	4,884	4,780	-228
Basketball	7.50%	2,541	2,478	2,425	-116
Bicycle Riding	13.40%	4,554	4,441	4,347	-207
Billiards/Pool	6.80%	2,313	2,255	2,207	-105
Boxing	1.30%	456	445	435	-21
Cheerleading	0.90%	318	311	304	-14
Exercise Walking	34.80%	11,801	11,508	11,264	-537
Exercise w/ Equipment	16.70%	5,677	5,537	5,419	-258
Gymnastics	1.50%	496	484	473	-23
Martial Arts/MMA	1.70%	560	546	535	-25
Pickleball	2.40%	798	778	762	-36
Pilates	2.00%	668	652	638	-30
Running/Jogging	12.90%	4,377	4,268	4,178	-199
Swimming	13.10%	4,426	4,317	4,225	-201
Table Tennis/Ping Pong	3.50%	1,200	1,170	1,145	-55
Volleyball	3.10%	1,059	1,033	1,011	-48
Weightlifting	10.90%	3,705	3,613	3,536	-169
Workout @ Clubs	8.50%	2,875	2,804	2,744	-131
Wrestling	0.90%	320	312	305	-15
Yoga	9.40%	3,185	3,106	3,041	-145

Note: These figures do not necessarily translate into attendance figures for various activities or programs.

MARKET STUDY

National Participation Ranking:

The following table highlights the national rank and participation in millions of the activities identified in this report.

Table D – National Participation Ranking and Total Participation

Activity	National Rank	National Participation (in millions)
Exercise Walking	1	110.2
Exercise w/ Equipment	2	52.9
Swimming	4	44.9
Running/Jogging	5	43.1
Bicycle Riding	6	42.4
Weightlifting	8	36.8
Yoga	9	30.7
Workout @ Club	11	29.1
Basketball	13	24.2
Billiards/Pool	14	21.5
Table Tennis/Ping Pong	21	12.9
Volleyball	25	10.9
Pickleball	28	9.9
Pilates	38	6.7
Gymnastics	41	6.1
Martial Arts/MMA	42	6
Boxing	44	5.7
Wrestling	49	3.6
Cheerleading	50	3.5

MARKET STUDY

Participation by Age Group:

The following chart identifies the top 3 age groups participating in the activity. It is important to note that NSGA only tracks participation in age 7 and up.

Table E – Participation Growth or Decline for Indoor Activities in Primary Service Area

	Highest Rate of Participation	Second Highest Rate of Participation	Third Highest Rate of Participation
Aerobic Exercise	35-44	25-34	45-54
Basketball	12-17	25-34	18-24
Bicycle Riding	55-64	45-54	12-17
Billiards/Pool	25-34	34-44	45-54
Boxing	25-34	18-24	35-44
Cheerleading	12-17	45-54	18-24
Exercise Walking	55-64	65-74	45-54
Exercise w/ Equipment	25-34	45-54	55-64
Gymnastics	7-11	12-17	25-34
Martial Arts/MMA	7-11	25-34	12-17
Pickleball	12-17	65-74	18-24
Pilates	25-34	35-44	45-54
Running/Jogging	25-34	35-44	45-54
Swimming	55-64	12-17	7-11
Table Tennis/Ping Pong	25-34	18-24	12-17
Volleyball	12-17	25-34	18-24
Weightlifting	25-34	45-54	35-44
Workout @ Club	25-34	35-44	45-54
Wrestling	12-17	25-34	7-11
Yoga	25-34	35-44	45-54

MARKET STUDY

Table F – Participation Growth or Decline for Activities in Primary Service Area

Activity	5 Year Trend	Activity	10 Year Trend
Pickleball	220.00%	Pickleball	276.50%
Boxing	24.30%	Table Tennis/Ping Pong	27.60%
Table Tennis/Ping Pong	21.40%	Bicycle Riding	25.30%
Bicycle Riding	20.20%	Weightlifting	24.00%
Volleyball	15.80%	Yoga	22.40%
Wrestling	10.70%	Boxing	21.10%
Billiards/Pool	9.30%	Exercise Walking	18.30%
Pilates	8.80%	Volleyball	15.80%
Exercise Walking	7.40%	Billiards/Pool	14.40%
Swimming	6.60%	Pilates	12.70%
Weightlifting	6.30%	Swimming	10.30%
Yoga	4.30%	Exercising w/ Equipment	9.60%
Exercising w/ Equipment	3.00%	Running/Jogging	7.10%
Running/Jogging	1.80%	Gymnastics	3.90%
Basketball	-6.80%	Wrestling	0.00%
Cheerleading	-11.40%	Basketball	-9.00%
Gymnastics	-11.70%	Cheerleading	-11.40%
Martial Arts/MMA	-11.70%	Workout @ Club	-13.20%
Workout @ Club	-21.30%	Martial Arts/MMA	-17.20%

MARKET STUDY

ART AND SPECIAL EVENT PARTICIPATION, TRENDS, AND IMPACT

It is important to note that participation rates in non-sport activities exist. While there is not an abundance of information available for participation in these types of activities as compared to sport activities, there are statistics that can be utilized to help determine the market for cultural arts activities and events.

There are many ways to measure a nation's cultural vitality. One way is to chart the public's involvement with arts events and other activities over time. The NEA's Survey of Public Participation in the Arts remains the largest periodic study of arts participation in the United States. This survey has been administered every 5 years since 1982 and tracks various arts activities that Americans (aged 18 and over) report having done in the course of a year. It also asks questions about adults' preferences for different kinds of music, and it seeks to understand participation in non-arts leisure events such as sports and exercise, outdoor activities and civic and social affairs.

The participation numbers for these activities are national numbers and the information falls into the following categories:

- Attending Arts Activities
- Reading Books and Literature
- Consuming Art through Electronic Media
- Making and Sharing Art
- Participating in Arts Learning

A trend that is important to understand is that more and more, parks and recreation departments are becoming the home for arts and enrichment programming in communities. Through no fault of their own many school districts have to make the hard decision to limit or eliminate art, music, theater and the like from their curriculum. Subsequently, it has created an opportunity for many agencies to provide those programs.

Important art footnotes and key take away findings from the 2022 survey instrument:

- For reference, the data from the survey was collected through July 2022. While this period was beyond the full impact and closures of COVID-19, many Americans had and continue to alter their behavior based on those experiences. Arts and cultural activities and facilities were among the hardest hit by COVID and their slow recovery may have impacted the results.
- More than 52% of adults created and/or performed art in 2022, which is down slightly from 2017 of 54%. While adults may not create or perform, they do consume at a high rate with 75% consuming some form of art through media.
- In comparison to the 2017 findings the 2022 findings are negative.
- Overall, the percentage of adults who attended at least one arts activity declined in 2022.
- Adults attending visual or performing arts activities decreased by an average of 3.3%.
- An area of substantial decline in growth for the 2022 findings is adults attending Visual Arts Activities and Events.
- Craft and visual arts festivals have seen the largest decrease, 6.7%.
- Prior to 2022, these attendance numbers were increasing. It seems that Covid-19 played a part in this change.
- The top three forms of arts attendance in the performing arts are:
 - Outdoor performing arts festivals.
 - Musicals.
 - Jazz performances.

MARKET STUDY

In the Fall of 2023, Americans for the Arts released the findings of The Arts & Economic Prosperity 6 (AEP6) study. This study, which was first published in 1994, provides detailed findings on the economic contributions of the nonprofit arts and culture industry in the United States. According to the study, arts and culture generated \$151.7 billion in economic activity in 2022. This includes \$73.3 billion in spending by arts and culture organizations and \$78.4 billion in event-related spending by arts and culture audiences. The study also found that the arts and culture industry supported 2.6 million jobs, provided \$101 billion in personal income to residents, and generated \$29.1 billion in government tax revenue.

The economic impact of the arts goes beyond just the direct spending by organizations and audiences. Vibrant arts and culture communities attract visitors who spend money and help local businesses thrive. The study found that one-third of attendees at arts events were from outside the county in which the event took place, and they spent an average of \$60.57 per

person. These are dollars that are spent on items such as food and beverage, hotels, and merchandise. This visitor spending is vital income for local businesses. Additionally, the study highlights the social contributions of the arts, with 89% of respondents agreeing that the activity or venue they were attending was a source of neighborhood pride, and 86% saying they would feel a sense of loss if that activity or venue was no longer available.

These findings from AEP6 demonstrate that the arts and culture industry is a critical economic driver of vibrant communities. The industry not only generates significant economic activity but also supports millions of jobs, provides income to residents, and contributes to government tax revenue. The study also emphasizes the importance of arts and culture in attracting visitors and creating a sense of pride and identity in communities. These economic contributions highlight the need for increased funding and support for the arts to ensure the continued growth and vitality of this important industry.

MARKET STUDY

Table A – Percentage of U.S. Adult Attending a Performing Arts Activity at Least Once in the Past 12-Months

Music	2012	2017	2022	Rate of Change	
				2012-2022	2017-2022
Outdoor Performing Arts Festival	20.80%	24.20%	18.70%	-2.10%	-5.50%
Jazz	8.10%	8.60%	6.30%	-1.80%	-2.30%
Classical Music	8.80%	8.60%	4.60%	-4.20%	-4.00%
Latin Music	5.10%	5.90%	3.90%	-1.20%	-2.00%
Opera	2.10%	2.20%	0.70%	-1.40%	-1.50%

Plays	2012	2017	2022	Rate of Change	
				2012-2022	2017-2022
Musical Plays	15.20%	16.50%	10.30%	-4.90%	-6.20%
Non-Musical Plays	8.30%	9.40%	4.50%	-3.80%	-4.90%

Dance	2012	2017	2022	Rate of Change	
				2012-2022	2017-2022
Other Dance	5.60%	6.30%	3.30%	-2.30%	-3.00%
Ballet	2.70%	3.10%	2.00%	-0.70%	-1.10%

- Following a minimal increase in almost all arts attendance that occurred from 2012-2017, participation rates decreased from 2017-2022.
- Changes in the U.S. demographic composition appear to have contributed to attendance in performing arts attendance. Still, various subgroups of Americans have decreased attendance rates for individual art forms. Covid-19 played its role in the decrease in participation as well.
- The most popular site to attend in-person arts events was an open-air facility (parks, pavilions, amphitheaters) at 17.1%. The next venue is restaurants, bars, night clubs and coffee shops (10.3%) with the remainder fairly equal including schools, churches and community centers and libraries.
- Those who attended learned about the event most frequently through social media (17.0%) then through friends (14.7%) with traditional media next (11.3%).

Table B – Percentage of U.S. Adults Attending Visual Arts Activities and Events

	2012	2017	2022	Rate of Change	
				2012-2022	2017-2022
Parks/Historical Buildings	22.40%	28.30%	26.00%	3.60%	-2.30%
Art Museums/Galleries	21.00%	23.70%	17.70%	-3.30%	-6.00%
Craft/Visual Arts Festivals	23.90%	23.80%	17.10%	-6.80%	-6.70%

- Art Museums/Galleries and Parks/Historical Buildings attendance has increased from 2012 to 2017 but decreased in 2022.
- Craft/Visual Arts Festivals have seen a decline between 2012-2022.

MT. VERNON PARKS MASTER PLAN AND MARKET STUDY

Table C – Reading Activity

MARKET STUDY

Table C – Reading Activity

				Rate of Change	
	2012	2017	2022	2012-2022	2017-2022
Read any Book, non-required	54.60%	52.70%	48.50%	-6.10%	-4.20%
Literature	47.00%	44.20%	39.60%	-7.40%	-4.60%
Novels and Short Stories	45.20%	41.80%	37.60%	-7.60%	-4.20%
Plays	2.90%	3.70%	2.40%	-0.50%	-1.30%
Poetry	6.70%	11.70%	9.20%	2.50%	-2.50%

Table D – Percent of U.S. Adults Who Read and/or Listened to Books in 2022

	Percentage
Read Books and/or Listened to Audiobooks	51.90%
Read Books	48.50%
Listened to Audiobooks	18.50%

Table E – Percentage of U.S. Adults Who Read Literary Works and/or Listened to Them via Streaming, Broadcasts, or Recordings in 2022

	Read	Listened via Media	Read and/or Listened via Media
Novels or short stories	37.60%	17.60%	43.20%
Poetry	9.20%	4.80%	11.50%
Plays	2.40%	N/A	N/A

- Read any Book (non-required), Literature, and Novels and Short Stories have seen a decline between 2012 and 2022. In 2022, fewer than 50 percent of adults read any book (in print or electronically) in the previous 12 months. This rate is four and six points lower than in 2017 and 2012.
- Plays and Poetry saw an increase between 2012 to 2017, but decreased 2017 to 2022.

MARKET STUDY

Table F – Percent of U.S. Adults Who Consumed Art via Electronic or Digital Media

	2017	2022	Rate of Change
Watched or listened to other kinds of music	65.20%	63.00%	-2.20%
Watched or listened to documentaries of any kind	n/a	37.00%	n/a
Watched or listened to programs, podcasts, or other video or audio content about music, dance, or theater	n/a	18.40%	n/a
Watched or listened to jazz music	20.00%	16.30%	-3.70%
Watched or listened to Latin, Spanish, or salsa music	18.50%	16.80%	-2.70%
Watched or listened to classical music or opera	20.60%	14.30%	-6.30%
Watched or listened to programs, podcasts, or other video or audio content about books or writers	19.10%	13.60%	-5.50%
Viewed art via device	16.00%	11.10%	-5.90%
Watched or listened to theater productions	16.20%	11.00%	-5.20%
Watched or listened to dance performances	14.10%	9.90%	-4.20%
Watched or listened to programs, podcasts, or other video or audio content about the visual arts	14.00%	9.00%	-5.00%
Viewed or interacted with an art exhibit or performance via device in a museum, theater, or concert hall	16.00%	7.10%	-8.90%

- Sixty-three percent of adults used media in 2022 to listen to music other than jazz music, Latin, Spanish, or salsa music, or classical music or opera.
- In 2022, 14 percent of adults consumed programs or podcasts about books or writers in 2022.

MARKET STUDY

Table G – Percent of U.S. Adults Who Performed or Created Art, by Selected Activities

	2017	2022	Rate of Change
Do social dancing, including dancing at weddings, clubs, or other social settings	24.00%	21.80%	-2.20%
Sing alone, in a social gathering, or in a group or choir	25.40%	20.20%	-4.20%
Take photographs as an artistic activity	13.80%	13.30%	-0.50%
Do weaving, crocheting, quilting, needlepoint, knitting, or sewing	11.70%	11.70%	—
Play a musical instrument	10.90%	11.40%	0.50%
Create other visual art	13.40%	10.70%	-2.40%
Create leatherwork, metalwork, or woodwork	6.60%	9.00%	2.40%
Do creative writing, such as fiction, non-fiction, poetry, or plays	6.60%	6.90%	-0.30%
Create any performance or work of visual art using a computer or mobile device	3%	4.50%	1.50%
Create pottery, ceramics, or jewelry	4.10%	4.40%	-0.30%
Create films or videos as an artistic activity	5.20%	4.00%	-1.20%
Play a musical instrument with one or more partners, a band, orchestra, or other music group	3.90%	3.00%	-0.90%
Perform or practice dance	3.50%	2.00%	-1.50%
Design, code, or create any games, software, or tools	n/a	2.00%	—
Do acting	2.30%	1.60%	-0.70%

- The proportion of adults singing declined from 2017 to 2022, by five percentage points.
- Social dancing took the place of singing as the most popular activity across all forms of personal arts performance and creation.

MARKET STUDY

Table H –Percent of U.S. Adults Who Learned an Art Form 2022

	Who Took Classes or Lessons	Who Learned by Other Means	Who Learned Either through Classes/Lessons or Other Means
Any Arts Subject	11.80%	25.50%	29.10%
Music	3.80%	12.10%	14.20%
Dance	2.10%	6.70%	8.00%
Photography or filmmaking	1.80%	6.60%	7.40%
Other visual arts	2.60%	6.40%	7.10%
Art history or art or music appreciation	2.10%	5.80%	6.90%
Creative coding, computer animation, or digital art	2.30%	4.10%	4.80%
Creative writing	1.90%	3.60%	4.70%
Acting or theater	0.80%	1.70%	2.10%

- Just under 4 percent of adults learned vocal or instrumental music through classes or lessons, while 12 percent learned through other means (e.g., through friends, as part of a family tradition, or teaching oneself).
- Six percent of adults took classes or lessons in photography, while 2 percent learned through other means.
- Whether through classes/lessons or other means, nearly 5 percent of adults learned about computer animation, creative coding, or digital art making.

MARKET STUDY

FACILITY COMPONENT TRENDS

The following components are reflective of those identified in the statistically representative survey conducted by ETC institute. B*K has added trend information to each of the components.

Indoor Running/Walking Track

Walking for exercise continues to be the most popular activity in the annual NSGA survey. Many facilities promote this activity in a variety of ways. The most common is that if there is a gymnasium in the facility, including an elevated walk/jog track is a natural fit. If the cost of the facility becomes a concern, some opt to have a walking path at ground level. While this is a reasonable substitute, it limits the availability based on other activities taking place in the gymnasium. The final way that people may accommodate this activity is through the inclusion of treadmills that would allow individuals to participate in walking.

Specific to the elevated walking tracks those are becoming more sophisticated. Some are integrated throughout the going around the gymnasium, fitness area, and indoor pool. Another practice becoming more common is changes in elevation of the track.

Lap Lanes (indoor pool)

Like walking for exercise, swimming is typically in the top 5 most participated activities. Also, like walking for exercise, swimming spans the full age spectrum. Developing a pool for lap swimming has the following typical attributes; minimum of 6 lanes, lanes are 25Y long, they are a minimum of 6 feet wide, the water depth of the pool varies, as does the water temperature. Competitive swimming and multi-sport athletes typically want water that is deep (more than 5 feet) and cooler (79-80) degrees. The more casual lap swimmer has less of an opinion on depth but would prefer temperature around 82 degrees.

Lap pools are very multi-purpose in that they can accommodate a wide variety of programs including, but not limited to, lap swimming, group exercise classes, lifeguard classes, swim lessons, competitive

swim teams, etc. There are also a variety of ways to “animate” a lap pool to make it more appealing to the more leisure-focused pool attendee.

Aerobics/Fitness/Gymnastics Space

Fitness is a common component when discussing a community recreation facility. However, “fitness” can encompass a wide range of facilities and/or activities.

Including a space that can accommodate group fitness (aerobic exercise) classes is very common. Such a space typically has a wood floating floor, a stand-alone AV system, mirrors on at least 2-3 walls, ballet bars, and ample adjacent storage. In addition to accommodating group fitness activities, such a space can accommodate dance classes for all age groups.

A gymnastics space is a more specialized space and typically involves an established partner to help ensure its success. A common approach to the development of gymnastics space is placing equipment over a basketball court. Depending on the success of the program, the equipment may stay in place year around. If the program participation drops, or the program is eliminated the space can be converted to gymnasium space.

Weight/Cardio Equipment Area(s)

Strength training and cardiovascular training continue to build in popularity. The cardio training area is typically separated from the weight training spaces. Specific to the cardio training area there is typically a blend of equipment that aligns with the demographic of the population. B*K is also finding more municipal providers choosing to lease their cardio equipment so that it can rotate out for newer makes and models on a frequent (2-3 year) basis).

Weight training areas, while separate from the cardio area, can also be broken out further separating pin select equipment areas and free weight areas.

It is also common to have dedicated stretching areas near cardio and weight training spaces, along with areas for body weight exercises, or functional training.

MARKET STUDY

Multi-Purpose Rooms

Most communities that B*K works with cite a lack of reasonably priced, accessible, meeting room spaces within their communities. It is common that these spaces are incorporated into a community and/or recreation center. In many instances these spaces may have a catering kitchen adjacent to them to support meal programs, or meals for group gatherings. If the facility is a membership-based facility, these spaces are typically located before the paywall of the facility.

The use of these spaces is quite varied and subject to the programming needs of the community.

Senior Services/Programs/Resources

Senior spaces are currently at a crossroads. Some areas of the country are moving away from the traditional standalone senior center model. For those that are employing this model they are making great efforts to not refer to the facility as a “senior center” for fear of alienating the younger senior population. Other areas of the county are moving away from a standalone senior center and including dedicated senior space within a community and/or recreation center. The hope in doing this is that the needs of the full senior-age spectrum can be met, and leverage within a single location.

With this knowledge in mind, B*K would still identify addressing the needs (facilities and programs) of the senior population as a core service of public recreation.

Multi-Purpose Courts/Indoor Sports Courts

Most communities that B*K works with across the country identify the need for more gymnasium (i.e. court) space. A primary contributor to this increased need is a decrease in access to public school gymnasiums. For many years public recreation departments would supplement their own gym-use programs, with school district gymnasiums. As school district programming has increased access to gymnasiums, and other spaces, has decreased.

One of the most appealing aspects of gymnasium spaces is the wide variety of programs that can take place in the space.

Arts & Crafts Rooms

The popularity of dedicated arts and crafts rooms are 100% dependent on the community. Delivering these programs typically relies on a strong contract instructor base, which can fluctuate, causing the use of the space to fluctuate. If a community chooses not to build a dedicated arts and crafts room, they can still deliver some of the programming through multi-purpose rooms.

Banquet/Special Event Space

These spaces are popular in most areas of the country. A typical starting point is being able to seat 200 individuals at round tables for an event. In addition to the room proper, there is typically ample storage space adjacent to the room. Also common is the inclusion of a catering kitchen. Depending on the goals of the organization some of these spaces may have an adjacent commercial kitchen.

The banquet room proper can typically be divided into 2 or 3 spaces so that they can accommodate both small and large gatherings. The room also typically has a full complement of AV equipment that can function as one or broken into the number of rooms.

If a space like this is included in a facility focused on a high level of cost recovery the ability to serve alcohol becomes an important component.

Synthetic Turf Areas

These spaces have a great deal of variety depending on where they are located (geographically) within the U.S. For Mt. Vernon they are on the edge of needing these spaces for extended periods of winter months, which has a significant impact on the size.

As previously mentioned, inclusion of a turf area near the weight and cardio training space is becoming common to accommodate functional training.

MARKET STUDY



Also common would be an indoor space that could accommodate the infield of a baseball field. Such a space could accommodate infield work for both baseball and softball and have retractable batting/pitching tunnels. This size space would also allow for young introductory soccer programs. It would also accommodate unique programs, like Nerf-gun leagues and birthday parties.

In some instances, clients have realized the seasonal demand for turf and chosen to cover a single, or multiple, basketball courts with turf for the winter months.

eGaming Room

The inclusion of dedicated eGaming spaces within a community and/or recreation center is becoming more popular. These spaces vary greatly in size and scope. From a municipal perspective there are challenges with the games that are allowed, and the frequent equipment replacement needed to stay modern. Beyond the physical eGaming spaces, it is possible for recreation departments to work with third party providers to create virtual environments and offer eGaming opportunities, without the need for the space.

Childcare

Most municipalities do not provide a full-service licensed day-care within their facility. However, what many provide, especially within a membership-based facility, is childcare or child watch services. This provides a space and staff for supervision for those coming to a facility. Most allow for a maximum stay of 2-3 hours and often charge a nominal fee. In this model the area is typically not a money-making endeavor but supports other money making efforts within the facility.

PARK SYSTEM OVERVIEW

CITY OF MT. VERNON PARKS SYSTEM



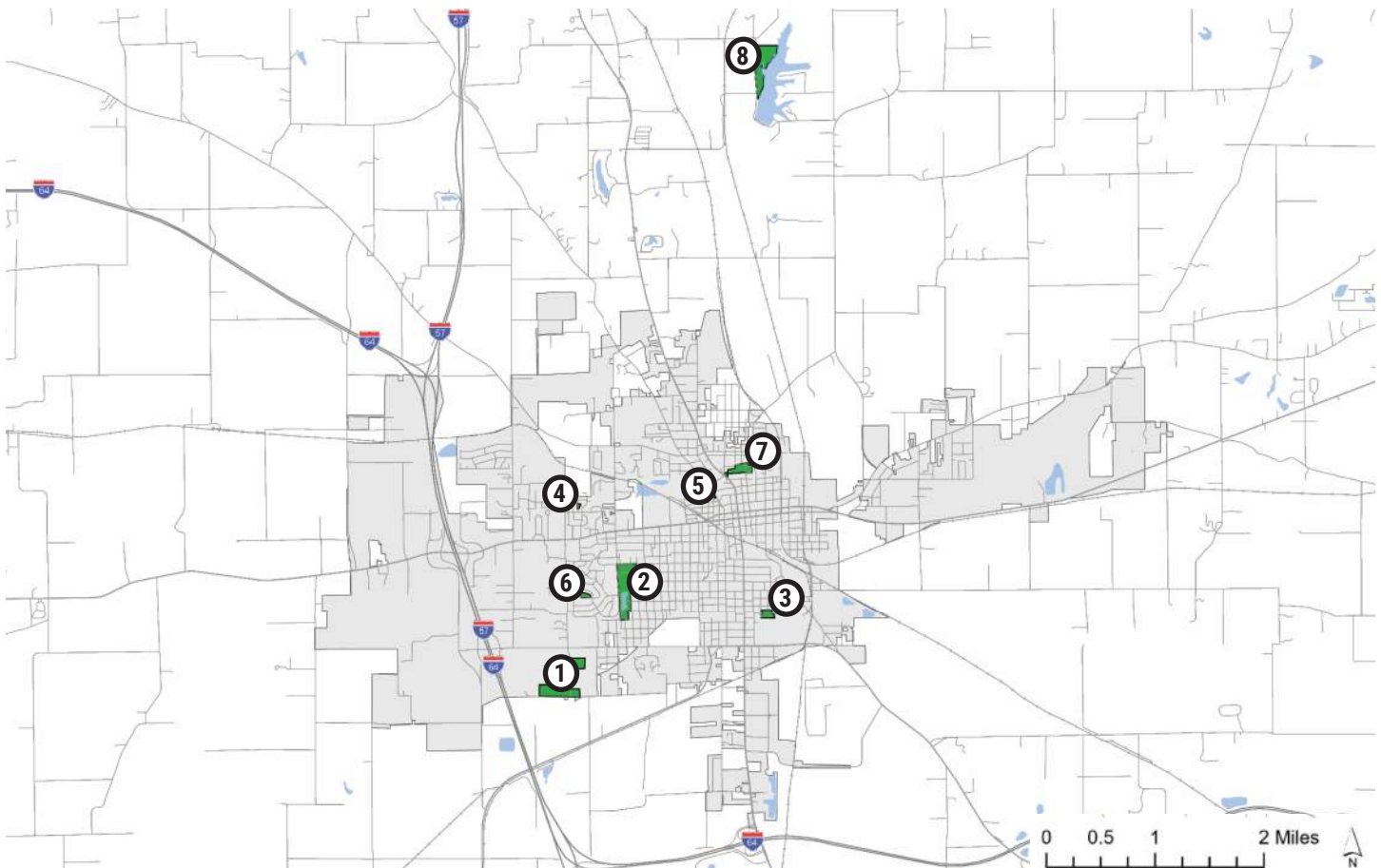
PARK SYSTEM OVERVIEW

Consisting of 8 individual parks, Mt. Vernon's Parks System accounts for nearly 111 of communal recreation space maintained by the City of Mt. Vernon, Illinois. For this master plan the primary focus is on:

- ① Lincoln Park
- ② Veteran Memorial Park

While the master plan does not focus on improvements made in the other parks made in Mt. Vernon but for the analysis portion it is important to evaluate what is happening in the other parks. These include:

- ③ A.L. Dawson Park
- ④ Country Heights
- ⑤ Hope Park
- ⑥ Jamison Park
- ⑦ Optimist Park
- ⑧ Jaycee Lake Park



LINCOLN PARK

11807 COUNTY RD. 1160 N.

31.5 Acres



Existing Recreational Features:

- Aquatic Zoo
- Cusumano Sports Complex:
 - (5) Baseball/softball fields
 - 4 are currently lighted
- (1) Playground
- (2) Concession stand/restroom
- (1) Steve Harrison Soccer Field
- (1) Fitness Court
- (2) Drinking Fountains

MT. VERNON PARKS MASTER PLAN AND MARKET STUDY

Primary Observations:

- Concrete around concession building at Cusumano Complex is failing in several spots around the building
- Potentially relocate playground due to foul ball hazards
- Install permanent shade/foul ball protection at Cusumano Field #4
- Add more water fountains and more seating at Cusumano Fields
- Add a storage building for city equipment and materials
- Extend walking path to 34th street.
- Site has adequate parking, but they could use trees landscaping islands to improve pedestrian experience



Veteran's Memorial Park

800 SOUTH 27TH STREET

36 Acres



Existing Recreational Features:

- 1 mile walking path
- Veteran's Park bridge
- 3 parking lots
- 2 Restrooms
- 1 Park Maintenance building
- 1 Concession stand
- 2 Playgrounds
- 4 basketball courts
- 4 tennis courts
- 1 temporary pickleball court
- 1 Disk Golf Course (9 holes)
- 1 Sand Volleyball Court
- 1 Entrance sign
- 3 flag poles/monuments
- 2 drinking fountains
- Roland Lewis Community Building
- 1 Community Garden

MT. VERNON PARKS MASTER PLAN AND MARKET STUDY

Primary Observations:

- Disk Golf Course is currently being re-figured will be completed in Spring 2024
- Tennis courts need to be replaced
- Basketball courts need to be resurfaced
- Resurfacing of the south portion of the walking path under construction will be completed in Spring 2024
- Adding a bridge to the second island along with picnic areas
- More benches around the walking path and adding picnic tables at various places throughout the park
- Adding more picnic areas on islands
- Add bathroom like the south bathroom to the north end of the park by the north shelter
- Need another parking lot on south side of park
- Add sidewalk to west shelter
- Add fitness area/station along walk path



A.L. DAWSON PARKS

427 FOREST AVE.

5 Acres



Existing Recreational Features:

- 1 playground
- 2 basketball courts
- 1 picnic shelter
- 1 restroom

COUNTRY HEIGHTS

309 SPRICE DR.

0.3 Acres



Existing Recreational Features:

- 1 basketball court
- 1 playgrounds
- 2 picnic sites

HOPE PARK

311 N 14TH ST.

0.5 Acres



Existing Recreational Features:

- 1 picnic sites

JAMINSON PARK

901 APRICOT AVE.

2 Acres



Existing Recreational Features:

- 1 basketball court
- 1 playground

OPTIMIST PARK

8247 ADDINGTON (8296 FROST) 6 Acres



Existing Recreational Features:

- 1 basketball court
- 1 playgrounds
- 2 picnic sites

JAYCEE LAKE PARK

17109 COUNTY RD, 1325 E 30 Acres

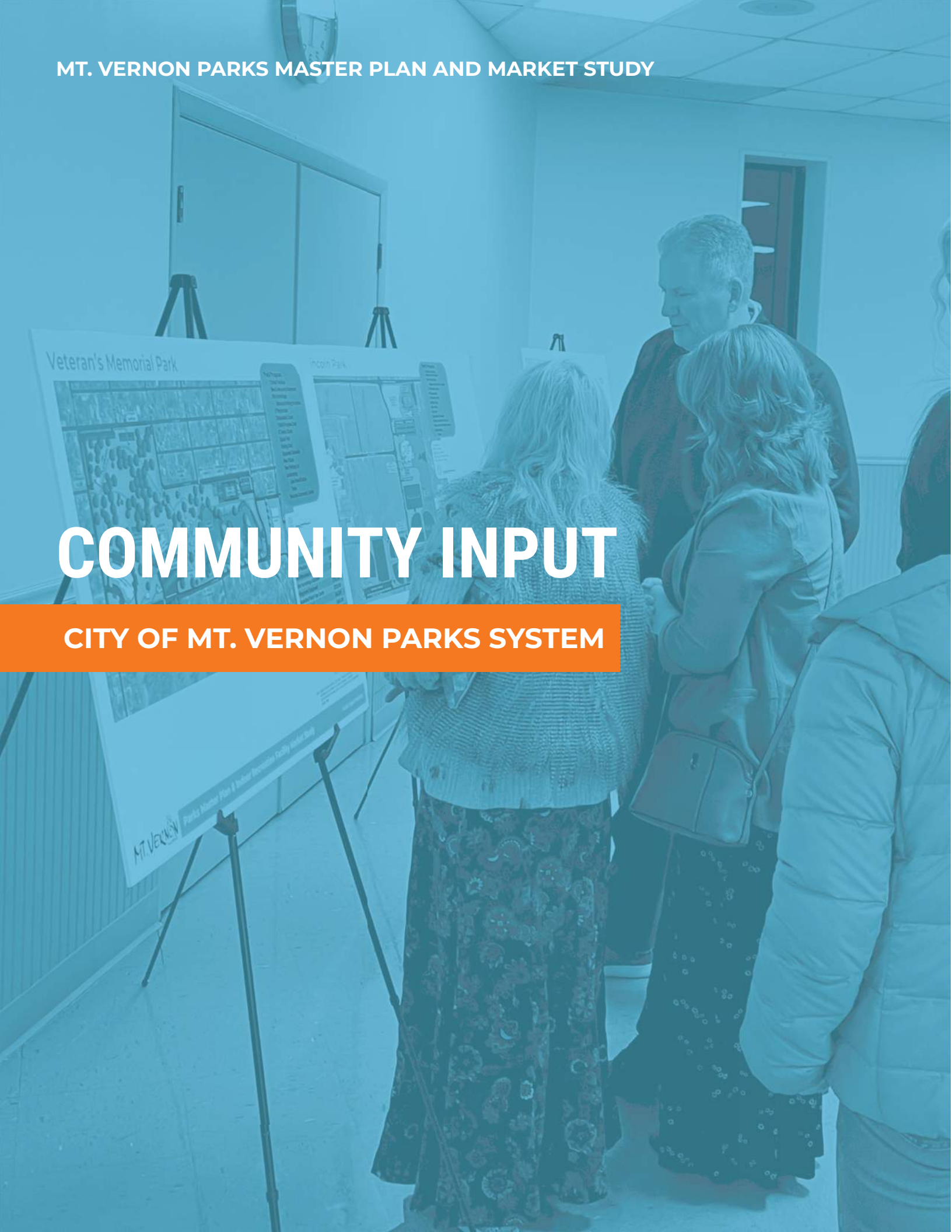


Existing Recreational Features:

- Fishing
- Hiking/biking trails

COMMUNITY INPUT

CITY OF MT. VERNON PARKS SYSTEM



COMMUNITY INPUT

PARK AND RECREATION SURVEYS

The purpose of the two on-line surveys was to hear people’s thoughts about the parks, trails, and recreation opportunities in and around Mt. Vernon. The first survey was a statistically valid survey and was administered during winter and spring of 2024 with a total of 423 respondents. The second survey was open to the public from May 9th to June 9th and received 333 responses. The following is a summary of the results of the survey and comments received:

SURVEY RESPONDENTS

423

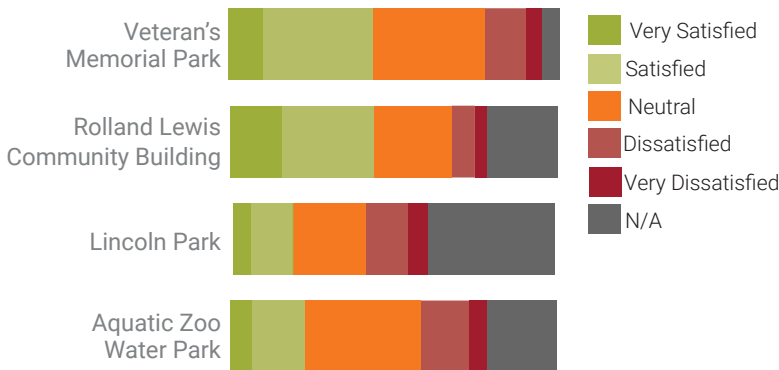
ETC INSTITUTE
COMMUNITY SURVEY

333

PARK AND RECREATION
NEEDS ASSESSMENT SURVEY

Satisfaction with Current State of Mt. Vernon Park

(Parks ranked using a scale of 1 to 5, where 5 means "Very satisfied" and 1 means "Very Dissatisfied"):



Additional Comments

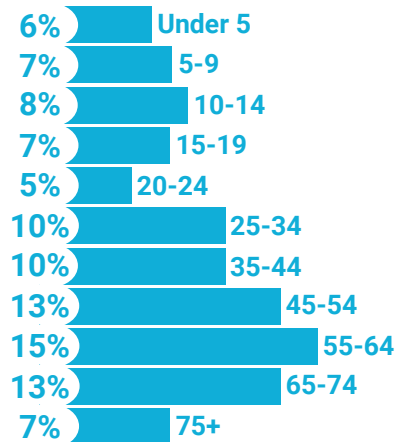
- Better Signage
 - Farmers Markets / Food truck
 - Safety and Cleanliness
 - Spaces for Walking
- Wider Age Range (kid safe, also space for teens, young adults, etc.)

75% of respondents believe City parks have a very important impact on their life, property value, and health.

Mt. Vernon Park that households use most often:
VETERAN'S MEMORIAL

DEMOGRAPHIC

Demographic data from the statistically valid ETC survey. The age of people in participant’s household are listed below:



Approximately **70%** say they would use a new indoor recreation facility.
Approximately **20%** say they would likely use a new indoor recreation facility

83% of respondents feel it is important for The City of Mt. Vernon to provide high quality parks and recreation programs and facilities

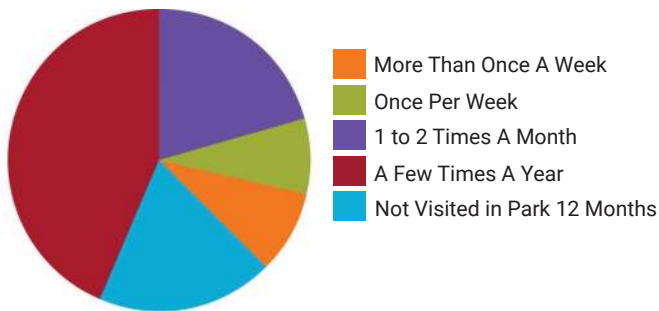
COMMUNITY INPUT - VETERAN'S MEMORIAL PARK

PARK AND RECREATION NEEDS ASSESSMENT SURVEY

60% Like the way the park is but it needs to be upgraded

24% Want to leave it the way it currently is

Frequency of visiting Veteran's Park*
(by percentage of respondents excluding "Not Provided"):



170 respondents provided specific comment.

Most Frequent Comments:

- Bathroom Improvements
- Improved Walking Paths
- More Pickleball Courts
- Improved Safety
- Security Cameras
- Improvements to the Community Building
- Water Feature
- Play Area for Younger Kids
- Dog Park Area
- More Community Events (food trucks/markets)

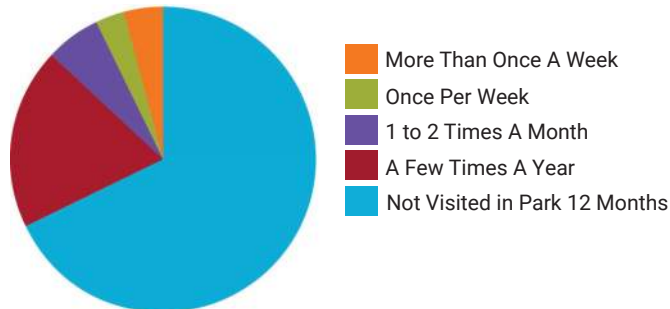
COMMUNITY INPUT - LINCOLN PARK

PARK AND RECREATION NEEDS ASSESSMENT SURVEY

37% Like the way the park is but it needs to be upgraded

32% Want to leave it the way it currently is

Frequency of visiting Lincoln Park*
(by percentage of respondents excluding "Not Provided"):



92 respondents provided specific comment.

Most Frequent Comments:

- Bathroom Improvements
- More Trails
- Tennis Courts
- Improved Signage
- Improved Safety
- Improved Picnic & Seating Areas

21% of respondents have not been to Lincoln Park.

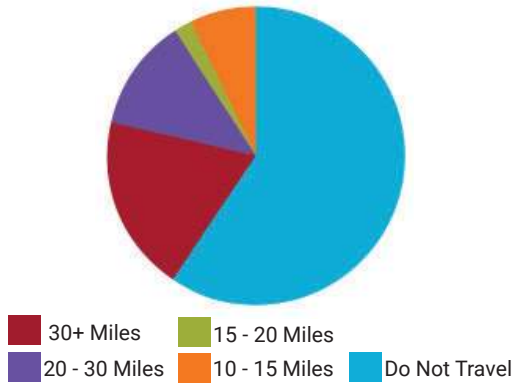
*Data from ETC INSTITUTE

COMMUNITY INPUT - INDOOR RECREATION FACILITY

2024 COMMUNITY SURVEY FINDINGS - ETC INSTITUTE

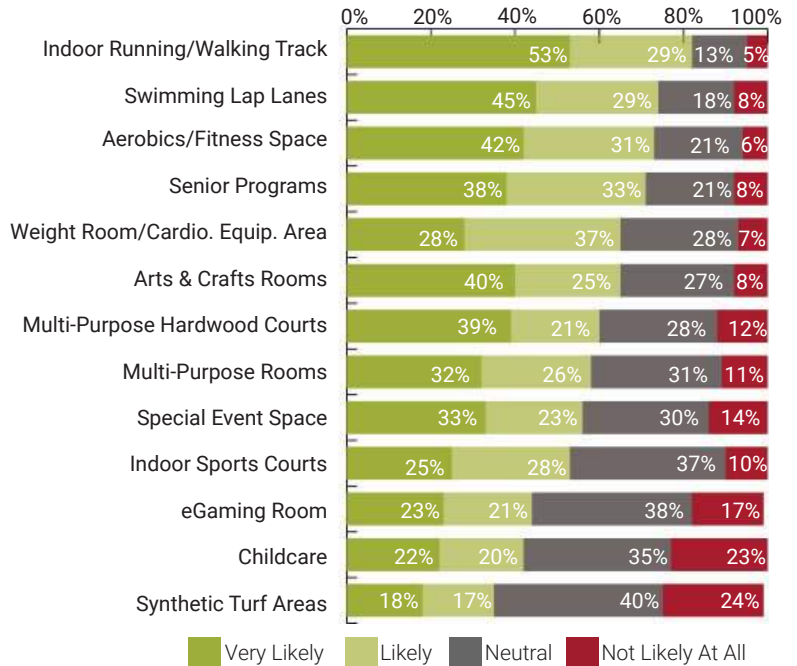
Travel distance to use indoor recreation facility in other communities

(by percentage of respondents excluding "Not Provided"):



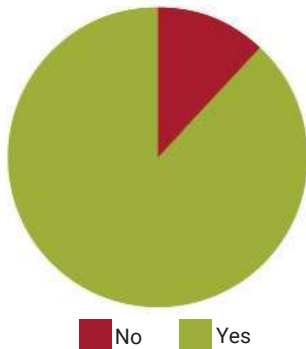
Likelihood of respondents using these features

(by percentage of respondents excluding "Not At All Likely"):



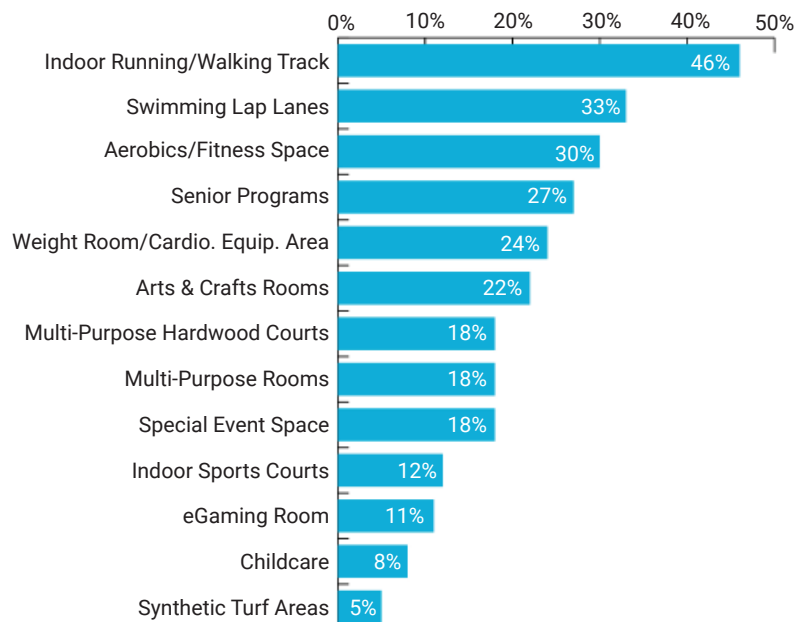
Mt. Vernon resident fees lower than non-resident fees

(by percentage of respondents excluding "Not Provided"):



Features your household would most likely use if included in a new indoor recreations facility

(by percentage of respondents who selected the items as one of their top four choices):



Preferred method of payment for use of facility

(by percentage of respondents excluding "Not Provided"):



COMMUNITY INPUT

PUBLIC MEETINGS

Public Meeting 1

Mt. Vernon residents listened to a presentation about the data collected from the two surveys, a market study and cost projections of three recreation facilities options each with different programs and square footage, park amenities analysis, and recommended park programs for Veteran’s Memorial and Lincoln Park. A summary of the residents’ comments is provided below.

Overall Park System

- Liked the additional trails added to the parks. Residents stated that Mt. Vernon currently doesn’t have enough trails away from traffic to safely walk and bike.
- Ensure adequate lighting along trails
- Add additional benches and trees along trails
- Might need more staff to handle the maintenance of parks and operations

Veteran’s Memorial Park

- Would like lights added along the existing trails because park feels very unsafe at night.
- Like the splash pad. Think it would be a great addition to the park.
- Concerned about noise from new pickleball courts. Residents wondered if there could be a better place for these courts.

Lincoln Park

Residents were shown two different plan options of Lincoln Park. Option 1 showed the indoor recreation facility at the corner of Veterans Memorial Drive and 34th Street. Option 2 showed the indoor recreation facility south of the Aquatic Zoo along 34th street.

- Option 1 was the preferred option. Residents chose it because of the additional amenities and liked that these programs were spread out.
- Some residents stated that they liked Option 2 because all the programs were compacted into a smaller location.



- For both options, residents liked the expansion of walking trails but wanted more lighting, benches, and trees along the trails.
- Indoor Recreation Facility:
- Preferred option was the 49,759-sf facility.
- Very important for their facility to have aquatic space.
- Would like a gym for indoor sports.
- There are a lot of homeschool families in Mt. Vernon who would like to use both the pool and gym during the day, with a lot of co-ops during the day.

Public Meeting 2

In this second public meeting, residents were presented with updated park plans, cost estimates for the parks and rec. facility, and information about operations for the indoor recreation facility.

Residents were very enthusiastic about the plans for an indoor recreation facility and parks. Input received is the need for a play area for young children in the recreation facility and more information about community gardens for residents.

MT. VERNON PARKS MASTER PLAN AND MARKET STUDY

PARK LAND NEEDS

CITY OF MT. VERNON PARKS SYSTEM

PARK LAND NEEDS & DISTRIBUTION ANALYSIS

PARK LAND ANALYSIS

Park Land & Facilities Analysis

Communities, and the parks within them, vary greatly in their size and needs. There is no single standard that can apply to every community regarding the type and amount of parkland it needs. The following analysis collects best practices and information from the National Recreation and Parks Association, the Trust for Public Land, and a study of Mt. Vernon's demographics and unique characteristics. This information is brought together to create a recommended standard for park land, park distribution, and park facilities that the City should utilize in their mission to provide adequate park and recreation facilities for the people of Mt. Vernon.

The park land and facilities analysis is broken into three main parts:

- Park Land Analysis
- Plan Land Distribution Analysis
- Recreational Facilities Inventory

The park land analysis classifies the parks and compares the total park land acres against a recommended benchmark. The park land distribution analysis maps out where parks are located around the city and calculates which residents live within a 10-minute walk to a park and which ones don't. Finally, the recreational facility inventory compares the quantities of facilities against a benchmark of facilities that comparable cities provide.

Park Land Analysis

The park land analysis begins by classifying every park available to Mt. Vernon residents into categories based on how the parks serve the community. The grouping of parks by type will let Mt. Vernon know how each type is represented in the community and if any park type gaps may potentially exist.

After classifying each of the parks, the total amount of park land available to residents is measured to understand how Mt. Vernon compares to other communities of similar size across the nation. This

information helps Mt. Vernon understand if it is adequately providing enough park land to its residents on an overall quantity basis.

Park Classification Types:

The first step of the analysis is to classify each park into a park type category based on how the parks generally serve the community. The four general type categories used in this study include Mini/Pocket parks, Neighborhood Parks, Community Parks, and Regional Parks. Most city parks typically fall into one of these categories. The main distinction between these categories is the size of the area that they typically serve.

- Mini and Neighborhood Parks typically serve the local neighborhood where most users travel to the parks by walking.
- Community and Regional parks, on the other hand, attract users from a much wider area and travel to the parks by driving.

There is no exact size definition for each type of park, but Figure 4.1 shows the optimal size that each park type often falls within.

Besides the four general park types, there are also three special park types that help account for unique parks that fall outside the general park categories.

- Linear Parks/Greenways are often trails that let users travel long distances and sometimes link together to create a secondary transportation network in the city.
- Special use parks are often single function parks that can attract users from an area far beyond what a normal park of that size would typically be expected to attract. An example of a special use park could be a public golf course.
- Nature Parks are parks where the primary focus is preserving and enjoying the area. They often contain very large, undeveloped areas and usually only allow nature focused outdoor activities like

PARK LAND NEEDS & DISTRIBUTION ANALYSIS

PARK LAND ANALYSIS

Park Type Category	Optimal Size Range	Park Type Service Area (Typ. Max Travel Distance)	Service Area Information
Mini/Pocket Park	<1 acre	1/4 mile	Serves a very local area only
Neighborhood Park	5-10 acres	10 min walk (~1/2 mile)	Serves local neighborhood only
Community Park	20-60 acres	10 min drive (3 miles)	Serves all of Mt Vernon
Regional Park	100+ acres	30 min drive	Serves all of Mt. Vernon & nearby cities
Special Park Types			
Linear Park / Greenway	-	-	Linear trail or greenway
Special Use Park	-	-	Single use feature
Nature Park	-	-	Park with a primary focus on preserving and/or enjoying natural areas

(Figure 4.1: List of park classification types used in this assessment.)

hiking, mountain biking, camping, fishing, boating, etc. Nature parks can draw users from a very wide area and attract users who will travel to the park for the specific purpose of enjoying nature.

In Mt. Vernon, potential park land could be provided by several organizations including:

- The City of Mt. Vernon
- US Army Corps of Engineers
- Local Public Grade Schools
- Other private organizations

The primary provider of parks in Mt. Vernon is the City. Figure 4.2 below lists all available City owned parks. A discussion summarizing this table follows.

Mt Vernon has three mini parks. Two of these parks, Country Heights Park and Jamison Park have a small playground and basketball court that serve the residential neighborhood in their area.

There are two parks classified as neighborhood parks. Optimist Park and Jamison Park have ample green space with a playground and the local neighborhoods benefit greatly from having use of these green spaces.

Two parks in Mt. Vernon have several unique recreational features and are large enough to draw residents from a wider area to be categorized as community parks. Veterans Memorial Park has a lake with a loop trail, two playgrounds, tennis and basketball courts. Lincoln Park has the Aquatic Zoo, fitness court and 5 baseball diamonds.

In Mt. Vernon there is no park that is considered a regional park that would regularly draw in users from many nearby cities around Mt. Vernon.

Mt. Vernon’s Jaycee Lake Park is considered special type park since it primarily provides just one function but has the potential draw users from a wider area.

PARK LAND NEEDS & DISTRIBUTION ANALYSIS

PARK LAND ANALYSIS

Park Name	Owner	Park Size (Acres)	Park Type
Lincoln Park	City	31.5	Community Park
Veterans Park	City	36.0	Community Park
A.L. Dawson Park	City	5.0	Neighborhood Park
Country Heights Park	City	0.3	Mini/Pocket Park
Hope Park	City	0.5	Mini/Pocket Park
Jamison Park	City	2.0	Mini/Pocket Park
Optimist Park	City	6.0	Neighborhood Park
Special Types			
Jaycee Lake Park*	City	30	Nature Park

*Owned by Mt. Vernon but located outside the city limits.

Total Acres:	111
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(Figure 4.2: List of parks in Mt. Vernon that are owned by the City or the Park District.)

Mt. Vernon residents have limited access to additional parks and recreation features beyond those owned by the City as shown in Figure 4.3. It is important to consider these in the analysis since members of the community will use these public facilities regardless of ownership.

The residents of Mt Vernon do not have a lot of recreation opportunities outside of the parks provided by the City. One of these parks is a small neighborhood park, Airport Park, which has a playground and ample open space.

South of Mt. Vernon is Rend Lake Park, which is a nature park that is operated by the US Army Corps

of Engineers. A small portion of Rend Lake Park falls within the 3-mile radius around Mt. Vernon but since a majority of the park lies outside of the 3-mile zone the park amenities and acreage are not included in the park assessment. While it is important to note of this park, most Mt. Vernon resident's probably do not use this park regularly.

In Mt. Vernon, there are several schools that have recreation facilities that can be utilized by the community (Figure. 4.4). Mt Vernon Township High has an extensive track and field area, football field, softball/baseball facilities, and tennis courts. While the elementary schools have playgrounds that can be used by children in the community.

PARK LAND NEEDS & DISTRIBUTION ANALYSIS

PARK LAND ANALYSIS

Park Name	Owner / Managing Entity	Park Size (Acres)	Park Type
Airport Park	Airport	11	Neighborhood Park

Total Acres:	11
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(Figure 4.3: List of parks within 3 miles of Mt. Vernon that are not owned by the City or the Park District.)

Elementary Schools	Elementary & Middle School	Middle School	High Schools
Spring Garden Elementary	Summersville Grade School	Zadok Casey Middle	Mt. Vernon Township High
DR. Nick Osborne Primary Center	Bethel Grade School		
J L Buford Intermediate Ed Center	McClellan Elementary School (K-8)		

(Figure 4.4: List of all the public schools near Mt. Vernon that might offer some recreational space and facilities for the public to use.)

Park Land Needs

The National Recreation and Park Association (NRPA) collects data from nearly 1,100 park and recreation agencies around the country each year. The annual Agency Performance Review report they publish takes this data and allows park agencies to compare themselves against a benchmark of what similar communities provide.

Mt Vernon’s population in 2024 was 14,250. According to NRPA’s Agency Performance Review, Mt. Vernon can be benchmarked against jurisdictions with a population of less than 20,000 people (Figure 4.5). The median amount of parkland that these jurisdictions provided was 12.6 acres of parkland for every 1,000 people. The top quartile of these jurisdictions provided at least 20.9 acres of parkland per 1,000 people.

PARK LAND NEEDS & DISTRIBUTION ANALYSIS

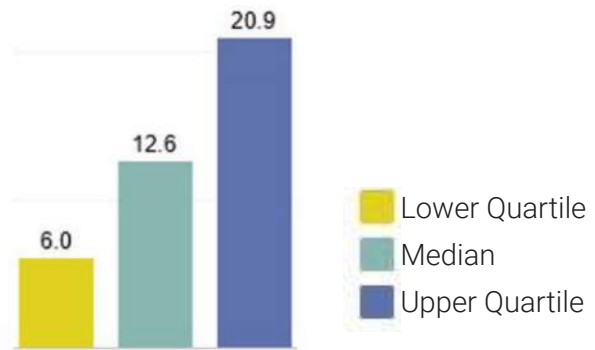
PARK LAND NEEDS

The city of Mt. Vernon has a total of 111 acres of parkland and this translates into 7.8 acres of parkland for every 1,000 people in Berkeley. The 7.8 acres of parkland per 1,000 people places Mt. Vernon between the median and lower quartile of similar sized jurisdictions.

Besides Mt. Vernon’s own parks, there is an additional 11 acres of non-City owned parkland accessible within about 3 miles of Mt. Vernon. These additional park acres add 0.8 extra acres of accessible parkland for every 1,000 Mt. Vernon residents.

The 37.3 acres deficit of parkland available to Mt. Vernon residents (Figure 4.6) shows that there is a need for the City to acquire more land for new parks based on population and currently available park land.

Acres of Park Land per 1,000 residents



(Figure 4.5: 2024 NRPA Acres of Park Land per 1,000 residents that are provided by Jurisdictions with Populations less than 20,000 people.)

	Park Land Acres	Park Acres / 1000 People	
Mt. Vernon's Park Acreage Need	160	12.6	Park Land Acres Deficit
Total City Owned Park Acres	111	7.8	
Nearby Non-City Owned Park Land Acres ¹	11	0.8	
2024 Mt. Vernon Population:	14,250		

Standards Used:
 NRPA: 2024 median parkland provided by cities similar in size to Mt. Vernon: 12.6 acres/1000 people

¹ Existing Non-City Owned Park Land acres including publicly accessible park land within about 3 miles of Mt. Vernon.

(Figure 4.6: Park Land Need Assessment.)

PARK LAND NEEDS & DISTRIBUTION ANALYSIS

PARK LAND DISTRIBUTION ANALYSIS

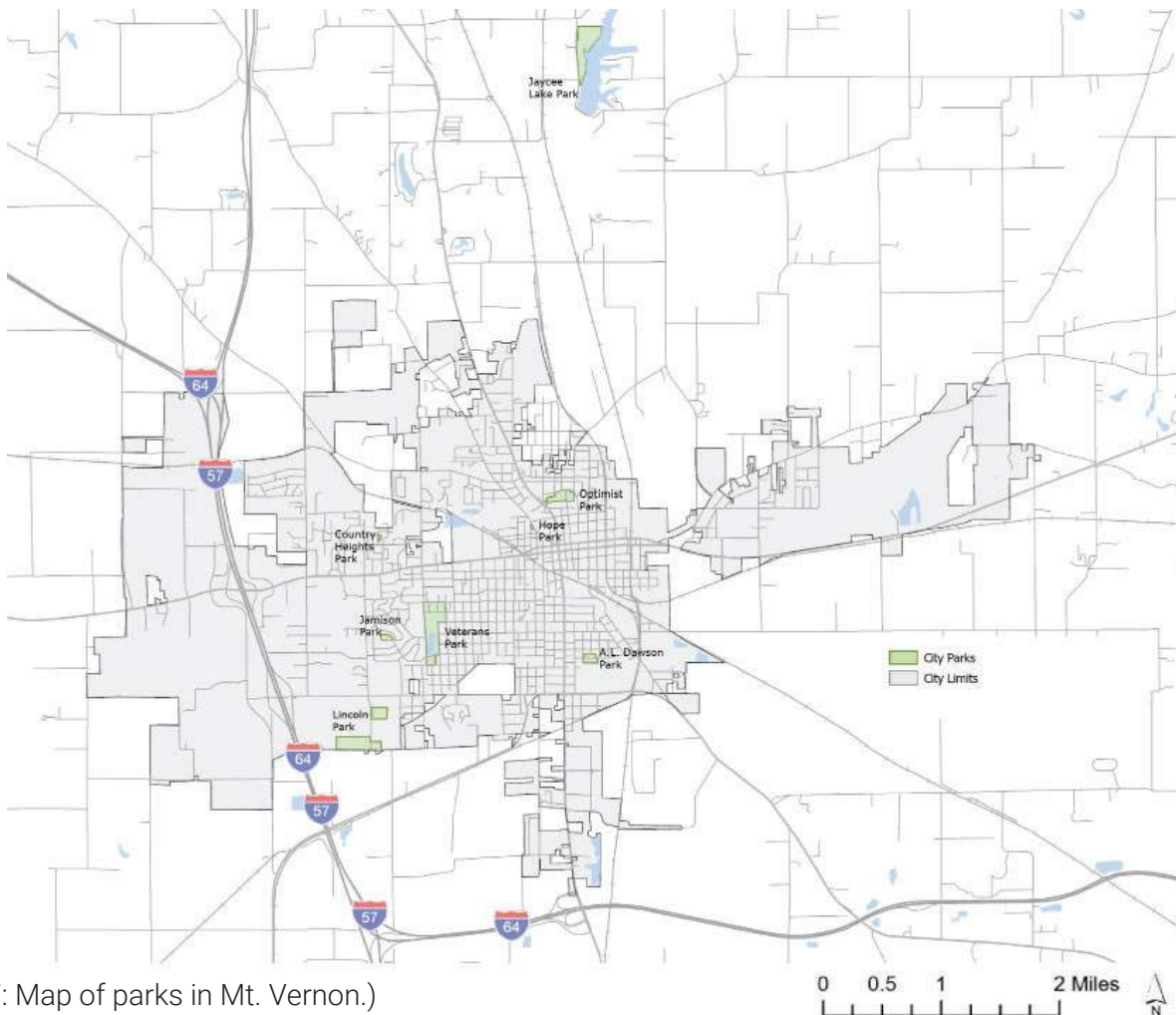
Park Land Distribution Analysis

Mt. Vernon contains adequate park land available to anyone with a car and willing to drive 10-15 min. However, parks that are only accessible by car do not help those who can't or don't want to drive and parks accessible by cars do not help build strong, healthy communities. Locally accessible parks are essential for public health and building strong connected communities.

In Mt. Vernon, 467 people do not have access to a car. For these individuals, a critically important metric is the ability to easily walk to a park.

According to studies collected by the Trust for Public Land, people living in cities with a high percentage of residents living near a park were more engaged and satisfied with local government, their park departments, and local police. These residents were also 60% more likely to volunteer and had 26% more social connections between high and low-income individuals.

The next aspect of Mt. Vernon's park land analysis evaluates the distribution of parks in the city and identifies gaps where residents do not have access to parks via a 10-minute walk. Figure 4.7 shows all City-owned local parks in Mt. Vernon available to residents.



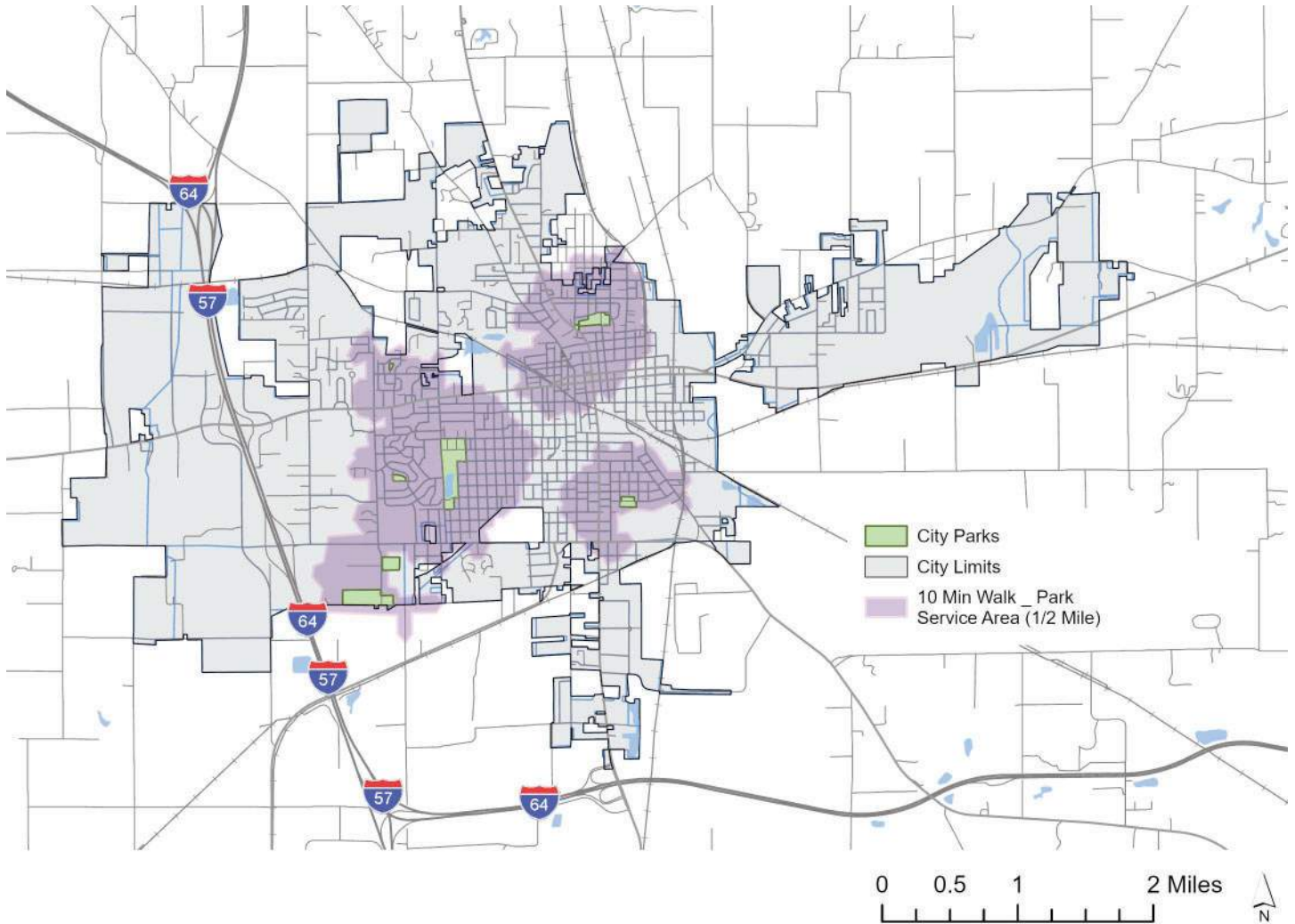
(Figure 4.7: Map of parks in Mt. Vernon.)

PARK LAND NEEDS & DISTRIBUTION ANALYSIS

PARK LAND DISTRIBUTION ANALYSIS

Using the map of all parks available to citizens, a 10-minute walking distance (0.5 miles) is then calculated from the accessible entry points of each park. In Figure 4.8, the light purple areas illustrate

which parts of the city lie within a 10-minute walk to a local park. The remaining grey areas show the areas of the city that lack easy access to a local park.



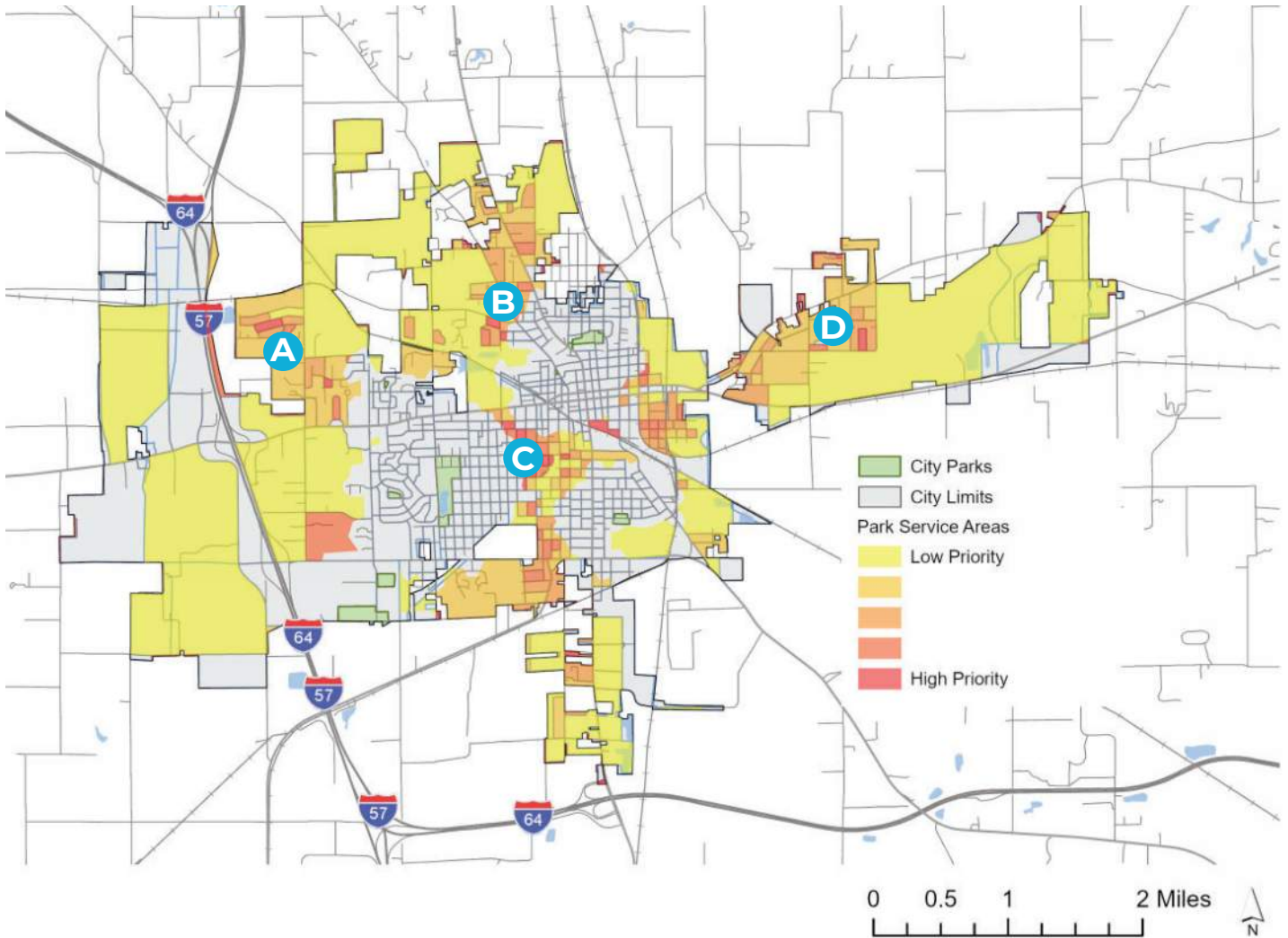
(Figure 4.8: Areas of Mt. Vernon within a 10 minute or 1/2 mile walk of a park.)

PARK LAND NEEDS & DISTRIBUTION ANALYSIS

PARK LAND DISTRIBUTION ANALYSIS

The population density map of Mt. Vernon with the 10-minute walk area filtered out illustrates residential locations that currently lack walkable access to parks. In Figure 4.9, these residential areas are prioritized

by population density. High density areas with a high number of unserved residents are shown in red while low density areas with less unserved residents are shown in yellow.



(Figure 4.9: Map prioritizing areas outside a 10-min walk to a park based on population density of the area.)

PARK LAND NEEDS & DISTRIBUTION ANALYSIS

PARK LAND DISTRIBUTION ANALYSIS

Based on Figure 4.9, four priority areas have been identified.

- A. Located just on the edge of the city limit of Mt. Vernon, these single-family houses (Area A) lack any walkable access to a park. With the potential for future development and the long distance from any other city-park there is a need for additional park space in this area.
- B. The neighborhoods just north of the Louisville and Nashville Reservoir (Area B) have poor walkable access to any parks. These neighborhoods are made up of single-family homes and would greatly benefit from having a small neighborhood park within walking distance.
- C. Area C is comprised of single-family housing and lies on the edge of the 10-minute distance from three parks. Implementing a park in this area would help to fill an existing gap in the current park system.
- D. The Area D neighborhoods are made up of single-family homes that are close to the airport. While these residents are not close to a city-owned park, Airport Park is within walking distance to the neighborhoods.

In summary, while most residents in the heart of Mt. Vernon, live within a 10-minute walk to a park, there are still many residents who would benefit from future park development in their neighborhoods to provide close park access.

PARK LAND NEEDS & DISTRIBUTION ANALYSIS

RECREATION FACILITIES ANALYSIS

Recreational Facilities Inventory

The NRPA’s Agency Performance Review of 1,100 park and recreation agencies collects data about all the recreational facilities agencies provide. Using this data, Mt. Vernon can be measured against a benchmark of similar sized cities to see if Mt. Vernon provides a comparable quantity of facilities.

Figure 4.10 shows the typical recreational facilities that NRPA tracks and lists the median number of residents per facility that cities similar in size to Mt. Vernon provide. The first blue column compares the City existing facilities against the anticipated facility demand and shows the quantity of new facilities needed to meet expected demand.

In addition to what the City provides, the public has access to additional recreational facilities provided by the other organizations previously listed in this analysis. The second blue column considers many of the additional facilities provided by other nearby parks and schools that are available and lists any additional need.

Based on this analysis, the only recreational facilities Mt. Vernon is a dog park, one additional community garden, four pickleball courts, an indoor community center, performance amphitheater, and 5 miles of trails.

Recreation Facility Type:	Number of Residents per Facility ¹	Mt Vernon Facility Demand ²	City: Existing Facility Inventory	Facility Need (City Facilities Only)	Other Facilities within 3-miles (shown at 1/2 actual quantity)	Facility Need (Including Nearby Facilities Owned by Others)
Playground or Play Structures	1,990	7	6		8	
Diamond Fields	1,833	8	5	3	3	
Basketball (standalone)	4,366	3	9		3	
Rectangle Fields	2,493	6	2	4	4	
Dog Park	10,327	1		1		1
Community garden	8,800	2	1	1		1
Pickleball (standalone)	3,390	4		4		4
Multiuse courts: (Tennis, Pickleball)	4,634	3	7		3	
Disk Golf Courses	11,079	1	1		2	
Golf Courses (18-Holes)	9,626	1		1	2	
Indoor Recreation Center (& gyms)	9,685	1		1	3	
Indoor Community Center	8,908	2	1	1		1
Performance Amphitheater	12,769	1		1		1
Aquatics Center	12,618	1	1			
Miles of Trail	5	10	5	5		5

¹ 2024 NRPA: Median number of residents per facilitated - as provided by cities with population less than 20,000

² Based upon Mt Vernon’s estimated 2024 population of 14250

(Figure 4.10: Quantity of recreational facilities available to Mt. Vernon residents compared to the median provided by similar sized cities.)

PARK LAND NEEDS & DISTRIBUTION ANALYSIS

RECREATION FACILITIES ANALYSIS

Park Feature Accessibility

Connecting every park feature with accessible paths is a crucial design feature needed in every park. Older park designs often did not prioritize accessibility. However, being able to at least access a park feature without going through wet grass, mud, or unstable terrain these days is a requirement. Users of all ages and physical abilities benefit by connecting each park feature with a paved, accessible path.

Every park feature in Mt. Vernon parks was assessed on if the feature had a connecting paved path. Park features include sports facilities (fields, diamonds, and courts), playgrounds, picnic pavilions, restrooms, and monuments.

The following Figure 4.11 lists the percentage of pathway accessible features in City parks. A discussion summarizing this table follows.

Only 2 of the 7 general type parks in Mt. Vernon had all features accessible by paved paths. Country Heights Park, Veterans, and Jamison Parks are among the least accessible parks with most of their many features not accessible by a paved path.

Overall, just 58% of all Mt. Vernon Park facilities are accessible by paved paths. The City should make a strong effort to make all park facilities accessible. Existing park facilities become more beneficial and better utilized when everyone in the community can easily access the facilities.

Park Name	# of Recreation Features ¹	# of Features Accessible by Paved Path ²	% of Features Accessible by Paved Paths	Are most paths ADA accessible?
Lincoln Park	13	13	100%	Yes
Veterans Park	27	13	48%	No
A.L. Dawson Park	4	2	50%	Yes
Country Heights Park (AKA Boyer Park)	4	0	0%	No
Hope Park	1	1	100%	Yes
Jamison Park	2	1	50%	Yes
Optimist Park	3	1	33%	No
Special Types				
Jaycee Lake Park	3	2	33%	No
Total Features	57	33	58%	

(Figure 4.11: List showing the number of features in each park that is accessible by a paved path.)

MT. VERNON PARKS MASTER PLAN AND MARKET STUDY

MASTER PLAN

CITY OF MT. VERNON PARKS MASTER PLAN

MASTER PLAN

PROGRAM STATEMENT



Program Statement

Based on the information gathered during the Data Collection and Analysis phases, the planning team created a program statement to guide the Mt. Vernon Parks and Master Plan and the system’s future growth and expansion. It is summarized below.

Note that the order of the items listed below does not indicate any priority for future implementation. The Implementation Priorities and Funding Strategies section outlines strategies for future implementation.

Items Common to All Parks

The following recommendations are common to all parks and will help create a consistent look and feel that all Mt. Vernon parks share.

- Add native pollinator plant areas and remove invasive, dying, or overgrown plants.

- Install new standardized park entrance signs, informational, and directional signs.
- Renovate aging restrooms
- Ensure that parks are accessible to all users by paved walkways to facilities and that playground equipment can be used by individuals with a variety of abilities.
- Expand the trail system within the parks.
- Adding Shade trees along sidewalks and trails to improve user comfort and experience.
- Improve security by adding additional lighting along sidewalks and at key park features to make park users feel safe

Individual Park Improvement Summary

Veterans Memorial Park

- Lake edge beautification
- Add cornhole courts by pavilions
- Relocate sand volleyball
- Splash pad/water play feature
- North playground renovation
- Parking at south side of park
- Amphitheater development
- Relocate community garden
- Expand sidewalks in the park

Lincoln Park

- Indoor recreation facility
- New playground
- Dog park
- New practice sports fields
- Playground renovation at ballfields
- Pathway expansion
- New pickleball courts

Lincoln Park 11807 COUNTY RD. 1160 N.

EXISTING PARK RECOMMENDATIONS



- A INDOOR RECREATION FACILITY**
Implement Indoor Recreation Facility at the corner of 34th St. and Veterans Memorial Drive for increased visibility of the new complex.
- B ADD NEW (4) PICKLEBALL COURTS**
- C MINI GOLF**
- D EXPAND PARKING LOT**
Expand parking lot for users of the new indoor recreation facility.

- E ADD NEW PAVILION**
Implement a new pavilion for the users of the skate park and batting cages.
- F ADD NEW SKATE PARK**
- G ADD BATTING CAGE**
- H NEW PLAYGROUND**
Implement a new playground next to existing fitness court.

Lincoln Park 11807 COUNTY RD. 1160 N.



I NEW DOG PARK

J ADD NEW PARKING LOT

Add a new parking lot for users of the new playground, dog park, and practice field.

K IMPLEMENT NEW PRACTICE FIELDS

L NATURE TRAILS

Expand the trails to provide a more varied experience for users. Also improve experience by adding benches and trees.

M BENCHES AND TREES TO SIDEWALKS

N LOOP TRAIL

Expand the loop trail that goes around the exterior of the existing ball fields.

O UPDATE PLAYGROUND

P PARKING LOT IMPROVEMENTS

Add landscape treatment in the parking lots by implementing landscape islands and trees

Q RENOVATE RESTROOMS/CONCESSIONS



VETERAN'S MEMORIAL PARK 11807 COUNTY RD. 1160 N.

EXISTING PARK RECOMMENDATIONS

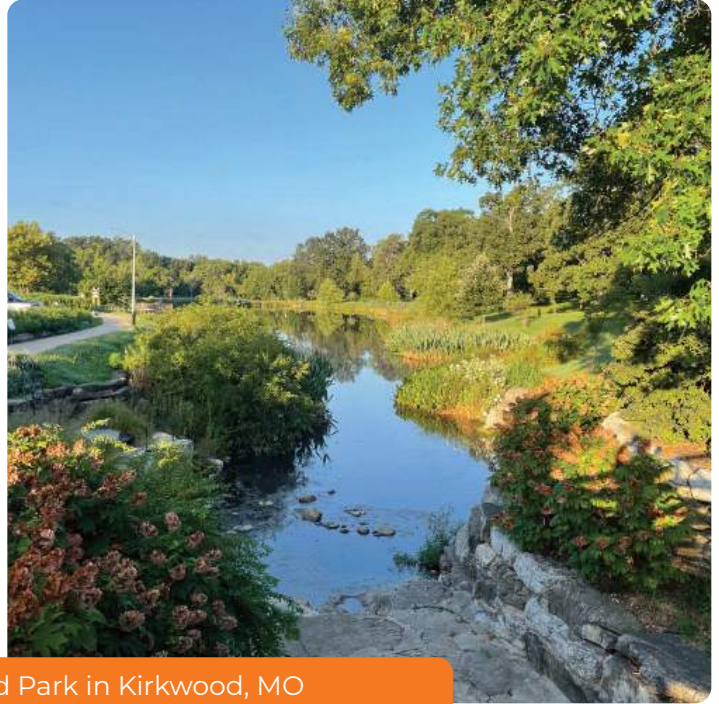


- A RENOVATED PAVILIONS**
- B IMPLEMENTING CORNHOLE COURTS BY PAVILIONS.**
- C REPLACE THE OLD PLAYGROUND.**
- D RELOCATE COMMUNITY GARDEN**
closer to parking lot to make the gardens more accessible
- E NEW COURT COMPLEX**
on east side of park. This includes a pavilion with a plaza, (1) multi-purpose court, (1) basketball court
- F EXPAND SIDEWALKS IN THE PARK**
- G AMPHITHEATER**
To make use of the remnants of old columns and use this area to create a space for an amphitheater
- H PLAZA**
Add an entry plaza and an outdoor seating area to the Rolland Lewis Community Building
- I RENOVATED RESTROOMS**
- J UPDATE SITE FURNISHINGS**
new benches and trash bins for pavilions
- K RELOCATED SWINGS**
- L NEW PLAYGROUND**
Replace and relocate the 2-5 years old playground to be closer to other play features
- M ADD WATER PLAY FEATURE**
- N LAKE EDGE BEAUTIFICATION**
Adding large boulder and aquatic plants around the edge of the lake and adding a dock for closer access to the water

Add additional trees and benches along the sidewalk next to the lake.

VETERAN'S MEMORIAL PARK 11807 COUNTY RD. 1160 N.

EXISTING PARK RECOMMENDATIONS



Kirkwood Park in Kirkwood, MO illustrates lake edge beautification efforts

O RELOCATE SAND VOLLEYBALL COURTS

Relocating (2) sand volleyball courts next to basketball and tennis courts.

P ADD PARKING LOT

Add a parking lot at the south side of the park and add a small pavilion and restroom to serve users in that section of the park.

Q RESURFACE TENNIS COURTS

For new (4) tennis courts and new (2) basketball courts

R STAIRS

Provides a connection of the park loop trail next to the lake and sidewalk at the bottom of steep slope.

S LANDSCAPE SCREENING

Add a landscape screening to the Maintenance Building

MASTER PLAN

FUNDING METHODS

The Mt. Vernon Parks and Recreation Master Plan provides a strategy of meeting recreation needs for the next 10 years. Implementation of the plan is a long-term process that requires updates as improvements are made or demands change. The following section discusses implementation strategies that can assist both group's effort to implement, fund, and accomplish the recommendations in this plan.

Funding / Acquisition Sources

Once a parks master plan has identified improvements, identifying resources to implement the plan is the next critical path item to accomplish. The following information describes the traditional sources of funding that may be utilized to fund the plan implementation.

Parkland Dedication Ordinance

Dedication of open space or payment of fees for park development by private developers can be negotiated in exchange for developmental considerations beyond those customarily permitted by planning and zoning requirements. Unless properly written and applied, a parkland dedication ordinance could result in a court challenge by a developer accusing the local government of illegally taking valuable land. To prevent this, the ordinance must provide that any land or funds will benefit the users of the new development. Fees in lieu of open space are used when it is not practical for a developer to donate land.

An important aspect when considering parkland dedication is land quality. Not every plot of ground is suitable for recreation. A typical ordinance will require that most of the land be dry, reasonably flat, and accessible by road. Some ordinances provide allowances for private recreation space. The idea is that the private amenities will reduce residents' need to use local public parks. Restrictive covenants and maintenance agreements are usually part of the conditions for allowing private recreation space to be given allowance.

Foundations

Another source of revenue for parks and recreation is through a foundation, such as a "Friends of the Parks" foundation. A Friends of the Parks foundation is classified as a community foundation, which build their endowments through contributions from several donors. They support charitable activities focused primarily on local needs. The advantages of a foundation include tax exemptions and tax deductibility. Illinois law must be consulted prior to inception in order to ensure compliance with local and national regulations governing the foundation.

Cooperative Use Agreements

A cooperative use agreement is an agreement between the school and parks department to share facilities. Both the school and parks department provide similar recreation facilities. By signing a cooperative use agreement, residents may use school facilities when not in use by the school. This agreement would allow both the City to expand its available parkland without taking on any additional maintenance responsibilities.

Taxes and Fees

Sales Tax

The City of Mt. Vernon could impose a sales tax on retail sales within the City limits. Income generated from this tax could be used to fund capital improvements, as well as for general operations, maintenance, and management of its portion of the parks system.

User Fees

As a practical matter, all over the nation communities are requiring users of some parks and recreation facilities to pay a daily permit or for facilities used on a seasonal basis. This is primarily true of costly indoor recreation facilities and large labor-intensive outdoor facilities such as ballfield complexes and aquatic facilities that have high staffing and maintenance obligations. The goal of the operation and management of these facilities is to generate

MASTER PLAN

FUNDING METHODS

income sufficient to meet or exceed the cost of staff to operate and maintain them, and if possible, establish a profit margin that can support future improvements and expansions.

Bonds

The City could utilize its bonding capacity to place a bond referendum on the ballot. With successful passage, both entities can sell bonds to raise capital for development / repair / improvements to its portion of the park system. Taxes are raised appropriately to retire the bond over the term of the bond. The bond money typically is available in a lump sum and used on the projects for which it was identified. Likewise, there is a time frame under which the bond money must be committed for use or it can be forfeited. The following are three types of bonds that may be considered for recreation facility funding.

- **General Obligation Bonds** – Bonded indebtedness issued with the approval of the electorate for capital improvements and general public improvements and, usually, requires a general increase in property tax.
- **Industrial Development Bonds** - Specialized revenue bonds issued on behalf of privately owned, self-supporting facilities.
- **Revenue Bonds** - Bond used for capital projects which will generate revenue for debt service where fees can support repayment of the bond.

Lease / Purchase Financing

Facilities for public use can be financed and built through an entity separate from the municipality – either another public entity, a non-profit corporation set up for that purpose, a bank or leasing company, or joint powers authority. There are several types of lease purchase funding mechanisms, including certificates of participation in which investors can purchase tax free investments in the leased facility, and sales leaseback, which is a means for public entities to

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

Public / Private Partnership (PPP)

PPPs can be used to develop expensive projects like sports complexes, community centers or ice rinks that have development costs beyond the means of a community. With a PPP project, the public entity develops a relationship with a private enterprise to jointly fund, construct and operate a recreation facility. In some cases, the public entity contributes the land that can be used for the facility and there may be tax advantages involved for the partnership.

Hotel, Motel and Restaurant Tax

The Hotel, Motel and Restaurant tax is based on gross receipts from charges and meal services or a per-room / night rate and may be used to build and operate golf courses, tennis courts, and other special park and recreation facilities or be put to use in general park operations. The advantage to such a tax source is that virtually all of it is generated by visitors, not local residents.

Special Improvement District / Benefit District

These taxing districts are established to provide funds for certain types of improvements, which benefit a specific group of affected properties. Improvements may include landscaping, erection of fountains, acquisition of art, and supplemental services for improvement and promotion, including recreation and cultural enhancements.

Grants

Grant funding programs have been available at both the state and federal levels. Some of these grants are listed below. The State of Illinois also maintains a list

MASTER PLAN

FUNDING METHODS

of agencies offering grant programs. This information can be accessed from the following link: <https://www2.illinois.gov/sites/GATA/Grants/SitePages/CSFA.aspx>

OSLAD

The OSLAD program provides up to 50% of funding assistance for land acquisition and development projects that serve a wide range of open space and recreation purposes. A portion of the state's real estate transfer tax serves as a dedicated funding source. OSLAD is the largest grant program that assists communities in meeting their diverse recreational needs. It focuses on providing basic close-to-home recreational opportunities, including land for parks and facilities like ballfields and playgrounds. OSLAD also supports the renovation of existing recreational facilities since aging infrastructure has become a major problem in many communities.

Illinois Bicycle Path Grant Program

The Bicycle Path Grant program assists with up to 50% of the costs for acquisition, construction, and rehabilitation of public, non-motorized bicycle paths and directly related support facilities. Revenue for the program comes from a percentage of vehicle title fees collected pursuant to Section 3-821(f) of the Illinois Vehicle Code. The primary objective of this grant is the development of bicycle paths and trails for safe and enjoyable use by the public.

Special Funding

Land and Water Conservation Fund (LWCF/LAWCON)

The federal LWCF program providing up to 50% project funding assistance, was the first local recreation grant program undertaken in Illinois. It has provided \$100 million over 30 years to local agencies in Illinois for land acquisition and development of public parks and recreation areas. As of August 2020, the program was fully and permanently funded by Congress and signed by the presented with the passage of the Great American Outdoor Act.

Recreation Trails Program (RTP)

The federal "Recreational Trails Program" (RTP), was created through the National Recreational Trail Fund Act (NRTFA) as part of the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) and reauthorized by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). This program provides funding assistance for acquisition, development, rehabilitation and maintenance of both motorized and non-motorized recreation trails. By law, 30% of each states' RTP funding must be earmarked for motorized trail projects, 30% for non-motorized trail projects and the remaining 40% for multi-use (diversified) motorized and non-motorized trails or a combination of either. The RTP program can provide up to 80% federal funding on approved projects and requires a minimum 20% non-federal funding match. Applications for grant assistance must be received by IDNR no later than March 1 of each calendar year. Awards are generally announced within 180 days following the application deadline date. Examples of eligible project activities include:

- Trail construction and rehabilitation
- Restoration of areas adjacent to trails damaged by unauthorized trail uses
- Construction of trail-related support facilities and amenities
- Acquisition from willing sellers of trail corridors by easements or simple title.
- Park and Recreational Facilities Construction Program (PARC)

A program under Illinois DNR provides grants to eligible local governments for park and recreation unit construction projects and land acquisition. Grant amounts range from \$25,000 to \$2,500,000 and covers 75% of capital project cost for most applicants, 90% of

MASTER PLAN

FUNDING METHODS

capital project cost for Disadvantaged Communities. PARC grants must be used for “bondable” or “brick and mortar” projects. Eligible projects include demolition, site preparation and improvements, utility work, reconstruction or improvement of existing buildings or facilities, expansion of buildings/facilities and new construction of structures for indoor/outdoor recreation.

Land acquisition projects for public park recreation and conservation purposes include acquisition of land for the following: to construct new public recreation buildings, structures and facilities; to expand existing public recreation buildings, structures and facilities; general park purposes such as regional, community, and neighborhood parks and playfields; frontage on public surface waters for recreation use; open space/conservation purposes to protect floodplains, wetlands, natural areas, wildlife habitat, and unique geologic and biologic features, and additions to such areas. The priority of the program is the renovation or construction of indoor recreation facilities since they are not eligible under other IDNR grant programs.

ITEP Funds

On December 4, 2015, the federal transportation bill, Fixing America’s Surface Transportation Act, or “FAST Act” was signed into law. The FAST Act replaced the MAP-21 Transportation Alternatives Program (TAP) with a set-aside of Surface Transportation Block Grant (STBG) Program funding for transportation alternatives authorized under Section 1109 of the FAST Act (23 U.S.C.133(h)). 20 ILCS 2705-615 establishes supplemental state funding, set aside from the Road Fund, for projects in the categories of pedestrian and bicycle facilities and the conversion of abandoned railroad corridors to trails. At least 25% of projects funded will be directed toward projects in high-need communities and the local matching funds required shall be determined based on a sliding scale based on the Community Map score. Applicants may apply for up to \$2,000,000 maximum per project in ITEP funds.

MASTER PLAN

MASTER PLAN LEVEL CONSTRUCTION COST ESTIMATES

The following is a cost estimate summary of all the improvements recommended for every park. These totals are in 2025 dollars and assume outside contractors complete all work. Appendix D contains a detailed breakdown of each park’s cost estimate.

SUMMARY OF COST			
VETERAN'S MEMORIAL PARK		\$	3,520,350
LINCOLN PARK		\$	3,763,830
TOTAL ESTIMATE COST		\$	7,284,180
Subtotal Estimated Direct Construction Costs		\$	7,284,180
Contingency	25%	\$	1,821,045
Subtotal Estimated Direct Construction Costs w/Contingency		\$	9,105,225
Contractor's General Conditions	6%	\$	546,314
Insurance & Bonding (Performance & Payment)	2%	\$	182,105
Contractor's Mobilization	6%	\$	546,314
Total Estimated Construction Costs		\$	10,379,957
Design, Geotechnical & Bidding, & CPS	15%	\$	1,556,993
ESTIMATED PROJECT COST (Including Fees)		\$	12,665,368

Notes:

- 1) Costs based on 2025 pricing.
- 2) Each cost estimate contains 20% Contingency, 14% General Conditions/Mobilization/Bonding, and 15% Design/CPS Fees.
- 3) In providing rough order of magnitude cost, the Client understands that Landscape Architect has no control over costs or the price of labor, equipment, materials, or over the Contractor’s method of pricing, and that the order of magnitude pricing provided herein are made based on the Landscape Architect’s qualifications and experience. The Landscape Architect makes no warranty, expressed or implied, of magnitude pricing provided herein are to be made as to the accuracy of such opinions as compared to bid or actual costs.

MASTER PLAN

GENERAL ACTION PLAN

It is reasonable to assume that the successful implementation of the master plan will be achieved by utilizing a combination of the previously mentioned funding sources. For the largest and most costly projects, the use of bonds, leveraged bonds, or similar municipal financing is the most realistic. This method permits access to a large sum of money to complete the project in the shortest possible time frame, thus making the improvement available to the community in the near future. The amount of the bond should be fixed to ensure sufficient funds are generated from the sales tax to not only retire the bonds, but also provide for some level of operations and maintenance, as well as finance other smaller capital improvements to be completed by City staff on a labor and materials basis.

The small to medium projects should be funded by other sources such as grants, donations, and self-help activities. It is not possible at this time to identify a specific source for every project in the master plan as this is an interactive process that needs to be undertaken by City. On larger facilities, maximizing the programming potential in terms of events, tournaments, clinics, league play, etc., with the goal of recouping the cost of staffing, operation, and maintenance, should be the goal of funding the ongoing costs of these facilities.

Formal Plan Adoption

The first action item the City should seek to accomplish is support of the Plan, and the formal adoption of the plan by the City Council. This gives the plan legitimacy and spreads the responsibility for its implementation throughout both organizations.

Development of Plan Champions

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

Ongoing Consensus Building

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

Phasing

Completing recommendations in phases that can be implemented over time is a prudent approach to implementation. The focus of “priority” phases should be on improvements that have the most impact or highest priority among the residents or on improvements that improve the health, safety and welfare of the park users.

Recommendations that are not critical to park operations or usability, but nonetheless are desired aspects to the system, can be constructed later. Meanwhile, essential park elements can be constructed to serve residents in the near term. This approach allows the City to show results toward the improvements of both park systems and can create a favorable climate toward future parks and recreation spending. By phasing the various components of the master plan, the City will see recognizable improvement in the park system that would not be otherwise realized if it waited to implement each facility or component under an “all or nothing” method.

MASTER PLAN

PROJECT PHASING

WILL BE INCLUDED IN THE FINAL REPORT

MT. VERNON PARKS MASTER PLAN AND MARKET STUDY

INDOOR RECREATION FACILITY

CITY OF MT. VERNON PARKS SYSTEM

OPERATIONAL PLAN

OPERATIONAL ASSUMPTIONS

As part of the master plan and feasibility study process, B*K developed an independent third-party operations plan for the proposed facility. It is important to note that when developing these operational plans, they are based on the market, the cost recovery goals of the client, team members familiarity with operating similar facilities, and industry best practices. It is also important to note the team takes a conservative approach to the development of each plan. If significant changes were made to the facility program and/or design, the City should strongly consider updating the operational figures.

The following assumptions have been made in the development of these plans.

- The City of Mt. Vernon will be the operator of the facility.
- The operational plan does not reflect 100% capacity regarding programming, admissions, or rentals. Which is to say that revenue generation could increase. From an expense perspective, increases in that line item would be directly offset by program revenue.
- The revenue and expenses associated with the various options are new to the City and do not take into account existing revenue and expenses.
- It is assumed that maintenance and custodial of the facilities would be in-house, as part of the department. The success of these facilities is tied to them being able to operate in a business-like fashion. The autonomy of in-house maintenance and custodial staff is part of that business-like fashion.
- Capital improvement allocation. With new facilities B*K makes a recommendation regarding an annual allocation to a capital improvement fund. The balance of this fund would allow the City to make improvements to the facility without necessarily having to go through the capital budget process. It is also important to note that this dollar figure will not cover all capital improvement needs for the facility.
- The expense and revenue statements assume the first full year of operation. They do not account for a ramp up or partial year operation which could be a reality.
- Full-Time Employees (FTE) represent all new staff members and has been confirmed by the City. For each full-time position the project team has a benefit multiplier of 30%.
- Part-Time Employees (PTE) has been recommended by the project team.
- The development of this facility may allow for an increase in programming at other locations in the City.

OPERATIONAL PLAN

STAFFING & COMPENSATION

	Resident	Non-Resident
Youth (4-17)	\$10	\$12
Adults (18-49)	\$10	\$12
Seniors (50+)	\$10	\$12
Students	\$10	\$12

	Resident		Non-Resident	
	Monthly	Annual	Monthly	Annual
Youth	\$20	\$240	\$24	\$288
Adult	\$25	\$300	\$30	\$360
Adult+1	\$30	\$360	\$36	\$432
Household	\$45	\$540	\$54	\$648
Senior	\$22	\$240	\$24	\$288
Senior+1	\$22.50	\$270	\$27	\$324

Using this membership model, B*K is projecting that within the City of Mt. Vernon, 11.3% of households will have some level of membership to the facility. When looking at the County as the primary service area the full market penetration rate is 9.9%.

Other Fees:

- \$35/hour Basketball Court
- \$25/hour Meeting Room
- \$300/team Youth Sports
- \$5/person Adult Drop-In Sports
- \$50/month Group Exercise Monthly Pass
- \$175/party Birthday Parties
- \$50/month Aquatic Group Exercise Monthly Pass
- \$64/session Group Swim Lessons
- \$125/session Private Swim Lessons

OPERATIONAL PLAN

STAFFING & COMPENSATION

Position	Salary	Number	Total
Facility Manager	\$65,000	1	\$65,000
Membership/Fitness Supervisor	\$55,000	1	\$55,000
Aquatics Supervisor	\$55,000	1	\$55,000
Lifeguards	\$35,000	2	\$70,000
Sports & Recreation Supervisor	\$55,000	1	\$55,000
Maintenance/Custodial	\$45,000	3	\$135,000
Sub-Total		9	\$435,000
Benefits		30%	\$130,500
Total			\$565,000

- Facility Manager – this position would be responsible for the entire operation of the facility. All FTE positions, including custodial and maintenance, would report to this individual. They would be responsible for the day-to-day operations of the facility including the annual budget.
- Membership/Fitness Supervisor – this position would oversee the operations of the front desk, membership and fitness programming. They would be responsible for the part-time staff at the front desk and working with fitness instructors. They would set schedules for staff, work to develop new and expand existing fitness programs.
- Aquatic Supervisor – this position would be responsible for managing the indoor pool and the Aquatic Zoo. They would be responsible for training and scheduling lifeguards, assist in maintaining a safe pool environment, and deliver a wide variety of programs to the public. The two full-time lifeguards would report directly to this position.
- Lifeguards – B*K is making the recommendation that there are two (2) full-time lifeguards. These positions would be responsible for the safety of the facility Monday-Friday from 5:30A-1:30P Monday-Friday year around. They assist the Aquatic Supervisor in providing some oversight of the filtration and mechanical systems, and also help provide supervision during the summer months when the Aquatic Zoo was fully operational.
- Sports & Recreation Supervisor – this position would be responsible for all programming that took place in the gymnasium and other programmable spaces outside of fitness and aquatics.
- Maintenance/Custodial – these positions would be responsible for the day-to-day maintenance and cleanliness of the facility. The thought process is that while these positions would handle as much in-house as possible there would be the need for supplemental hourly staffing and some contract services

OPERATIONAL PLAN

STAFFING & COMPENSATION

Part-Time Staffing Positions	Hourly Rate
Lead Front Desk	\$16.00
Front Desk Attendant	\$15.00
Building Supervisor	\$18.00
Lead Lifeguard	\$17.00
Lifeguard	\$16.00
Gym Attendant	\$16.00
Custodial	\$15.00
Instructors	Various

- Notes:
 - When developing the part-time staffing model, B*K did account for the full-time lifeguards.
 - Within the Excel document that contains the details there are different weekly hours for summer and school year.
- Proposed Hours of Operation:
 - Monday-Friday 5:30A-9:00P
 - Saturday 7:00A-7:00P
 - Sunday 12:00-7:00P
 - 91.5 hours per week of availability.
 - 50 weeks per year.

Expense Model

The following is the expense model for the proposed facility. It is important to note that these are all NEW expenses that would be incurred in the aquatics budget.

Staffing	
Full-Time	565,500
Part-Time	562,530
Sub-Total	\$1,128,303

Commodities	
Office supplies (forms, ID, film)	3,500
Chemicals	40,000
Maintenance/repair/materials	20,000
Janitor supplies	15,000
Recreation supplies	10,000
Uniforms	5,000
Printing/postage	4,000
Food (staff)	2,500
Concessions	-
Other Misc. expenses	5,000
Fuel/Mileage	1,000
Sub-Total	\$106,000

OPERATIONAL PLAN

EXPENSE MODEL

The following is the expense model for the proposed facility. It is important to note that these are all NEW expenses that would be incurred in the aquatics budget.

Contractual Obligations	
Utilities (electric & gas)	250,000
Cardio Rental	60,000
Water/Sewer	35,000
Insurance (property & liability)	25,000
Communications (phone)	10,000
Contract services	35,000
Contract custodial	-
Rental equipment	5,000
Advertising	15,000
Charge Fees	35,704
Registration Software	11,901
Training	7,500
Conference	3,500
Dues/subscriptions	2,000
Sub-Total	\$495,605

Replacement Fund	
Annual Allocation	100,000
Sub-Total	\$100,000

Revenue	Seasonal
Fees	
Daily	60,500
Membership	721,950
Programs	
Dry	183,900
Aquatics	165,405
Other	
Vending	1,500
Birthday Parties	26,250
Gym Rentals	21,875
Meeting Room Rentals	8,750
Total	\$1,190,130

Total Expenses	
Staffing	\$1,128,030
Commodities	\$106,000
Contractual Obligations	\$495,605
Capital Improvement	\$100,000
Sub-Total	\$1,829,636

Seasonal	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$1,646,672	\$1,829,636	\$1,884,525	\$1,941,060	\$1,999,292
Revenue	\$1,190,130	\$1,309,143	\$1,400,783	\$1,470,822	\$1,544,363
	(\$456,542)	(\$520,493)	(\$483,742)	(\$470,238)	(\$454,929)
Cost Recover	72.30%	71.60%	74.30%	75.80%	77.20%
Improvement	\$100,000	\$200,000	\$300,000	\$400,000	\$500,000

APPENDIX

CITY OF MT. VERNON PARKS SYSTEM



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- B - Park Assessments
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- E - Public Meeting Notes
- F- Master Plan Level Cost Estimates

WILL BE INCLUDED IN THE FINAL REPORT