



**MAHOMET  
PARKS  
& REC**

**13 ACRES PARK | MASTER PLAN**

ADOPTED APRIL 2023



# ACKNOWLEDGEMENTS

## VILLAGE OF MAHOMET

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# INTRODUCTION

## The Role of Village Parks

Proper planning is essential for the Village's Park and open space system to continue to meet the recreation needs of the community, in addition to the continued preservation of green spaces within a community. Parks play an important role in the health of a community and provide numerous tangible and intangible benefits for it's surrounding residents.

## Economic Impact

Leisure time is an important component of people's lifestyles and increasingly people are choosing locations to live based on quality of life amenities such as the amount and type of recreational facilities a community can offer. The ability to retain or attract new residents has direct economic benefits to the Village. Moreover, if a local parks system is designed with regional amenities, or connections to regional destinations, it can serve to bring additional visitors to the Village. The additional tourism can be a significant benefit to businesses. Homeowners view parks as a desirable amenity. Because of this, property values increase the closer homes are to a recreational space. With increased property values comes the potential to bring in more property taxes, giving your municipality funds to further enrich the area. For example, a study conducted on New York City and its several parks showed that park access and proximity helped raise home values by \$15.2 billion in the city. Further, homes closer to the parks

increased more in property value, making these locations more desirable to people looking to live in the city. Green areas increase value in real estate both for the homeowners and the local government, helping boost the local economy and add value to green spaces.

## Connections

Local parks provide opportunities for social gatherings and connect residents. Special events, recreational programs, or chance meetings between Village residents at local parks, all provide opportunities for residents to socialize with people they might not otherwise meet. In addition, having excellent park and recreation facilities can be a source of pride for a community. These factors contribute to the image of the Village as having a high and desired quality of life. With the internet's prevalence, it's become more common to go from work to home without changing up the routine. Parks give individuals a space for meeting their neighbors in person. Community parks can be spaces for kids and adults to gather and meet new people who enjoy similar activities. Those interactions then form the basis of community. Separate families and individuals can bond together with the intention to help their surrounding community and fellow community members. People can interact with neighbors and community members, sparking unique and meaningful connections.

## Health

With the raising national trend in obesity, especially among children, the Village's Park and recreational facilities play a vital role in maintaining and improving the physical and mental health of residents in the community. Community Park spaces provide opportunities to recreate, exercise and interact with nature. Numerous studies have demonstrated increases in park and recreation facilities and programs can positively impact health and even reduce community crime rates. Many Americans live sedentary lifestyles, especially today. By providing places for community members to get outside and be active, parks help encourage a healthier lifestyle. Public parks can encourage people to take control of specific aspects of their physical health or experience general health benefits for stronger, healthier communities. Parks and recreation areas can also help improve mental health, allowing the wellness benefits to extend past encouraging better physical health. Frequently visiting parks can help reduce depression and anxiety and exercising in parks can reduce stress and lower cortisol levels by 15%. Simply viewing nature-inspired scenery led to reports of less fear and anger and more considerable attention and peacefulness. Investing in community parks can provide most Americans the access they need to public outdoor spaces where they can freely exercise and decompress from their daily lives.

## Ecological Benefits

Individual parks can provide important "rooms" of natural resource activity; however, they become even more functional when they can be linked together by environmental corridors, or "hallways." And, of course, parks are not just for people but an integral part of the larger natural ecosystem, a habitat ground for both flora and fauna. Parks can also provide improvements to area drainage plans and can function as an environmental purifier for communities.

## EXISTING CONDITIONS

13 Acres Park is just that, 13.3 total acres of park land nestled among a residential neighborhood. The park is accessed from Dunbar Street to the south, Turner Street to the west, and a narrow access road off of Main Street to the north. Its primary use is and always has been for sports-related recreational programming and facilities. There are 5 total combination baseball/softball diamonds, concession stand, playground, and open space. With Mahomet-Seymour High School to the north, the park has been used regularly for their football practices, junior varsity baseball, softball, soccer, and cross country.

In addition, the Mahomet Parks and Recreation Department programs youth baseball, softball, and special events at this location. Once a year, the Diamond Dogs, a local travel baseball organization, use the park to host a travel baseball tournament. Outside of the ball diamonds, there is a significant amount of open space and JFL uses a lot of it in the fall for four different practice areas. There are a significant number of residents that utilize the park to walk their dogs. The small playground

is mostly used by siblings of program participants during practices and games and not seen as a destination for parents and little ones otherwise.

Previously, tennis courts did exist on the east side of the park and were removed because they had deteriorated past their useful life. Drainage for this park site has proved a concern in past years, with significant flooding occurring just south of Dunbar St. the park is bisected by a large swale running from Main St. south to the Dunbar St. parking lot. The south parking lot acts as a detention basin during significant rain events and is rendered useless until the water levels recede. Runoff from Turner St. and Dunbar St. is directed into above ground swales running parallel to the streets. Majority of the existing vegetation within the park are deciduous trees located around the perimeter of the park and just inside the swales. There are a few evergreens along the north property line that provide privacy for the adjacent homeowners.

## LEGEND

- A. NORTHWEST PARKING LOT 29 SPACES
- B. PLAYGROUND
- C. NORTHEAST PARKING LOT 44 SPACES
- D. JR. VARSITY BASEBALL & SOFTBALL DIAMOND
- E. YOUTH BASEBALL DIAMONDS
- F. CONCESSIONS BUILDING
- G. FOOTBALL GOAL POST
- H. PARK IDENTIFICATION SIGN
- I. SOUTH PARKING LOT 46 SPACES





# EXISTING CONDITIONS



Baseball diamonds and concessions building



Northeast parking lot, entrance from Main St.



Jr. varsity baseball and softball diamond



Jr. varsity baseball and softball diamond dugouts



East open space



Northwest parking lot entrance off Turner St.

# EXISTING CONDITIONS



Open space and drainage swale along Turner St. looking South



Playground



Park identification sign



South parking lot



Drainage issues South of Dunbar St.



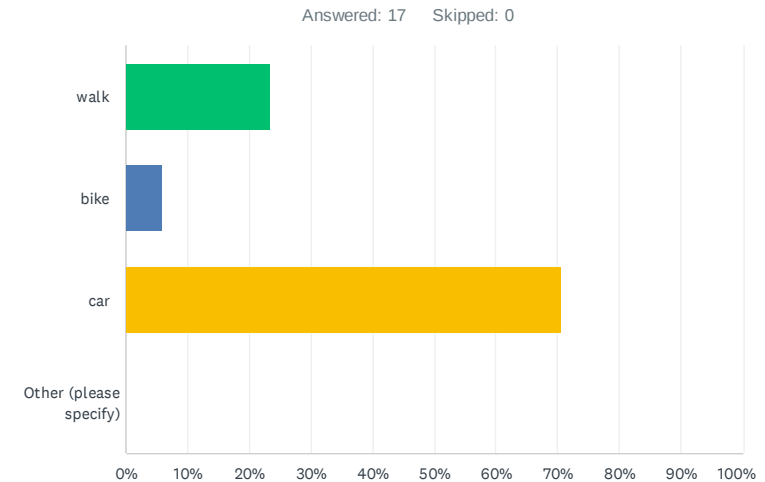
Football goal post



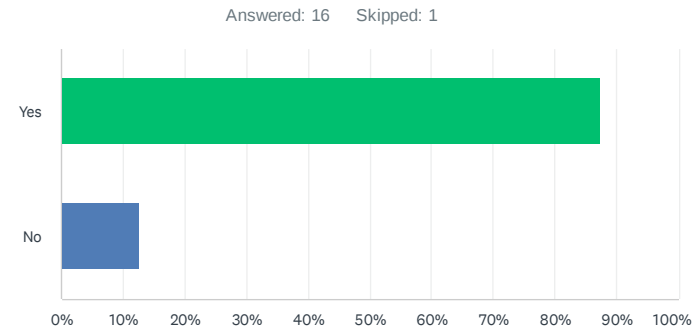
## PUBLIC & STAKEHOLDER INPUT

To ensure public input was included in the master planning process, a multi-layered outreach effort was conducted in conjunction with Village staff. The first public engagement session included a midday focus group for 4 key stakeholders and 3 staff members, an evening public meeting with the Village board and interested attendees, and an on-line survey. The second public engagement session was held after programming was finalized and a conceptual master plan developed. Input was then received through an evening public open house, and further comments sent via email to Dan Waldinger, Director of Parks and Recreation.

### Q2 How do you travel to 13 Acres Park when you visit?



### Q4 Do you think Mahomet Parks & Rec should invest in improvements to 13 Acres Park?



**Public Concerns:**

- Current overlap in fall practice times between HS soccer and JFL
- Need for sidewalks, aging community and residents are currently walking on the street
- Parking is limited. During baseball all 3 lots and streets are full, people park in the lot north of Main Street and walk over, vehicles drive through the perimeter ditches in grass to park and cause turf damage. Buses use north lot.
- Drainage is poor throughout site. West ditch is very wet. Ground is swampy behind JV diamond in NE corner of park. There is a tile under the center swale. South parking lot detains water. Flooding south of Dunbar is an issue.
- Main Street pedestrian crossing needs controls because of significant traffic at drop off and pick up
- Speeding is an issue on perimeter streets
- Young drivers doing donuts in north lot
- Junior high kids currently using Middletown Park will be displaced to 13 Acres Park once tennis courts are constructed.
- Noise from pickleball courts might be an issue for neighbors – normal play, music, voices.
- Young drivers do donuts in gravel surfaced parking lots
- Baseball tournaments generate excess vehicular traffic
- Limited space for all desired amenities
- Security
- Potential lighting glare

**Desired amenities:**

- Baseball field complex to host travel tournaments and potentially generate revenue for MPRD
- Need for one field with 90' baselines and 300' center field fence distance
- Dedicated pickleball courts with lighting, 4 total with potential to expand
- Restrooms
- Improved parking in asphalt or concrete, near pickleball courts especially
- Open space
- Sidewalks and walking paths
- Drinking Fountain
- Security lighting for parking lots/buildings
- Green infrastructure – capture water for irrigation system
- Fitness circuit or course
- Replace playground as secondary use, not destination
- Concessions / restrooms in center of ball fields
- Additional permanent restrooms needed
- Sports field lighting – LED with shields, MPRD to shut lights off at 10PM, but could be earlier at 9PM
- Crosswalks and pedestrian connections to neighborhood
- No perimeter fencing
- Pavilion Shelter with restrooms, for rental
- More landscape, wildlife habitat
- Koi Pond
- Fountain
- Dedicated football field
- Renovate all lawn areas

**General comments:**

- Vandalism is not a huge issue here
- Understand the need for programming but like the open space
- Overall no opposition to sports lighting
- Need for additional park land elsewhere for recreational purposes

# PROGRAMMING

At the conclusion of public engagement session 1, public input was evaluated along with current recreational programming and facility needs of the Mahomet Parks and Recreation Department. Future plans for other parks and recreation within the Village of Mahomet were also taken into consideration. The result of this analysis confirmed that 13 Acres Park shall remain an athletic-focused park space with the following recreational facilities and amenities:

- Baseball/Softball Diamond 4-plex
- 1 small Baseball Diamond
- Concessions/Restrooms/Press Box building
- Pickleball Courts
- Play/Fitness Area
- Walking Paths
- Fitness Stations
- Multi-use sports field
- 2 Pavilions with Restrooms and Drinking Fountain/Bottle Filler
- Open space
- Parking
- Detention
- Park Maintenance Building/Storage

The two sketches to the right are examples of several concepts initially explored to determine the best spatial layout for the program components we knew would take up the most acreage within the park site. Once the layout was agreed upon, a Conceptual Master Plan was developed to present at the Public Open House.



## PUBLIC OPEN HOUSE

As part of our layered public outreach approach, an evening Public Open House was hosted at the Mahomet Parks & Recreation's Multipurpose Room once the Conceptual Master Plan was complete. Attendees were encouraged to review the plan, ask questions, and leave comments for our consideration. Overall, the plan was well-received. While one individual was happy to see so many pickleball courts, another questioned the necessity of 8. One resident desired a 4-way stop at Dunbar St. and Turner St. intersection with flashing signs. Another resident, who lives adjacent to the park, urged us to consider shifting the maintenance building to maintain their open view and also have more direct access from the street. Finally, there was a comment that 5 batting cages within the 4-plex might not be needed.



# MASTER PLAN

## LEGEND

- A. (8) PICKLEBALL COURTS, LIGHTED
- B. PAVED PARKING LOTS WITH LIGHTING - 158 TOTAL SPACES & 5 ADA (NORTH LOT - 46 SPACES & 1 ADA, WEST LOT - 31 SPACES & 1 ADA, SOUTH LOT - 81 SPACES & 3 ADA); ALL PARKING LOT DESIGNS TO BE FURTHER ANALYZED AND FINALIZED DURING THE DESIGN DEVELOPMENT PHASE TO MEET VILLAGE REQUIREMENTS FOR STREET DESIGN AND DRAINAGE
- C. 30' X 44' PICNIC SHELTER/RESTROOM/DRINKING FOUNTAIN & BOTTLE FILLER/STORAGE - 2 TOTAL
- D. 8' WIDE MULTI-USE PERIMETER TRAIL, 1/2 MILE LOOP
- E. BASEBALL/SOFTBALL FIELD, ARTIFICIAL TURF INFIELD, 275' FENCE LINE, WITH DUGOUTS, BULLPENS, AND LIGHTING
- F. BASEBALL/SOFTBALL FIELD, ARTIFICIAL TURF INFIELD, 225' FENCE LINE WITH DUGOUTS, BULLPENS, AND LIGHTING
- G. BASEBALL/SOFTBALL FIELD, ARTIFICIAL TURF INFIELD, 200' FENCE LINE - WITH DUGOUTS, BULLPENS, AND LIGHTING
- H. BASEBALL/SOFTBALL FIELD, ARTIFICIAL TURF INFIELD, 200' FENCE LINE CLEARANCE, TEMPORARY OUTFIELD FENCE SYSTEM SO SPACE COULD ALSO BE USED FOR MULTI-USE RECTANGULAR SPORTS FIELD
- I. MULTI-USE RECTANGULAR SPORTS FIELD, ARTIFICIAL TURF - LACROSSE, SOCCER AND FOOTBALL
- J. BATTING CAGE-5 TOTAL
- K. 50 X 50' 2-STORY CONCESSIONS/RESTROOMS/PRESS BOX BUILDING
- L. SPORTS COMPLEX DROPOFF PLAZA
- M. DETENTION BASIN, DRY BOTTOM
- N. PLAY/FITNESS OBSTACLE COURSE
- O. 40' X 60' MAINTENANCE/STORAGE BUILDING AND FENCED YARD
- P. PARK IDENTIFICATION SIGN
- Q. FLEXIBLE OPEN SPACE
- R. PEDESTRIAN TRAIL CONNECTION TO MAIN STREET, ACCESS TO PRIVATE DRIVEWAYS WILL BE MAINTAINED, INSTALL (3) BOLLARDS TO PREVENT PUBLIC VEHICULAR ACCESS INTO PARK
- S. PEDESTRIAN SIDEWALK CONNECTIONS TO ADJACENT NEIGHBORHOODS
- T. BLEACHERS WITH CANTILEVER SHADE STRUCTURE - 8 TOTAL
- U. FITNESS STATION - 6 TOTAL





## CIRCULATION

### LEGEND

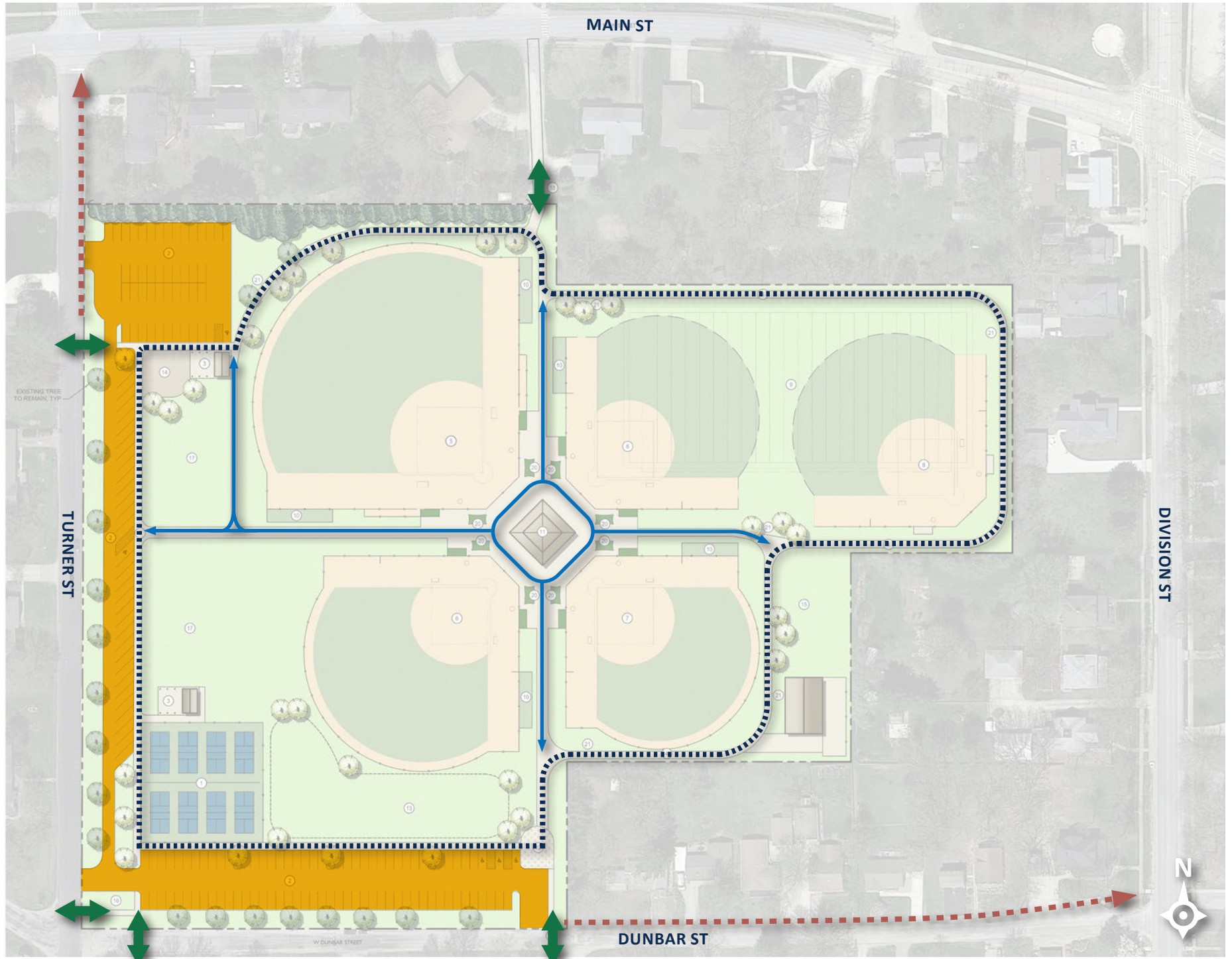
..... 1/2 MILE MULTI-USE TRAIL

← PEDESTRIAN PATHS

↔ NEIGHBORHOOD CONNECTION

■ VEHICULAR ZONE

◀- - FUTURE SIDEWALK CONNECTION



# CIRCULATION



# BASEBALL & SOFTBALL COMPLEX



# PICKLEBALL



# PLAY & FITNESS



## CONCEPTUAL COSTS

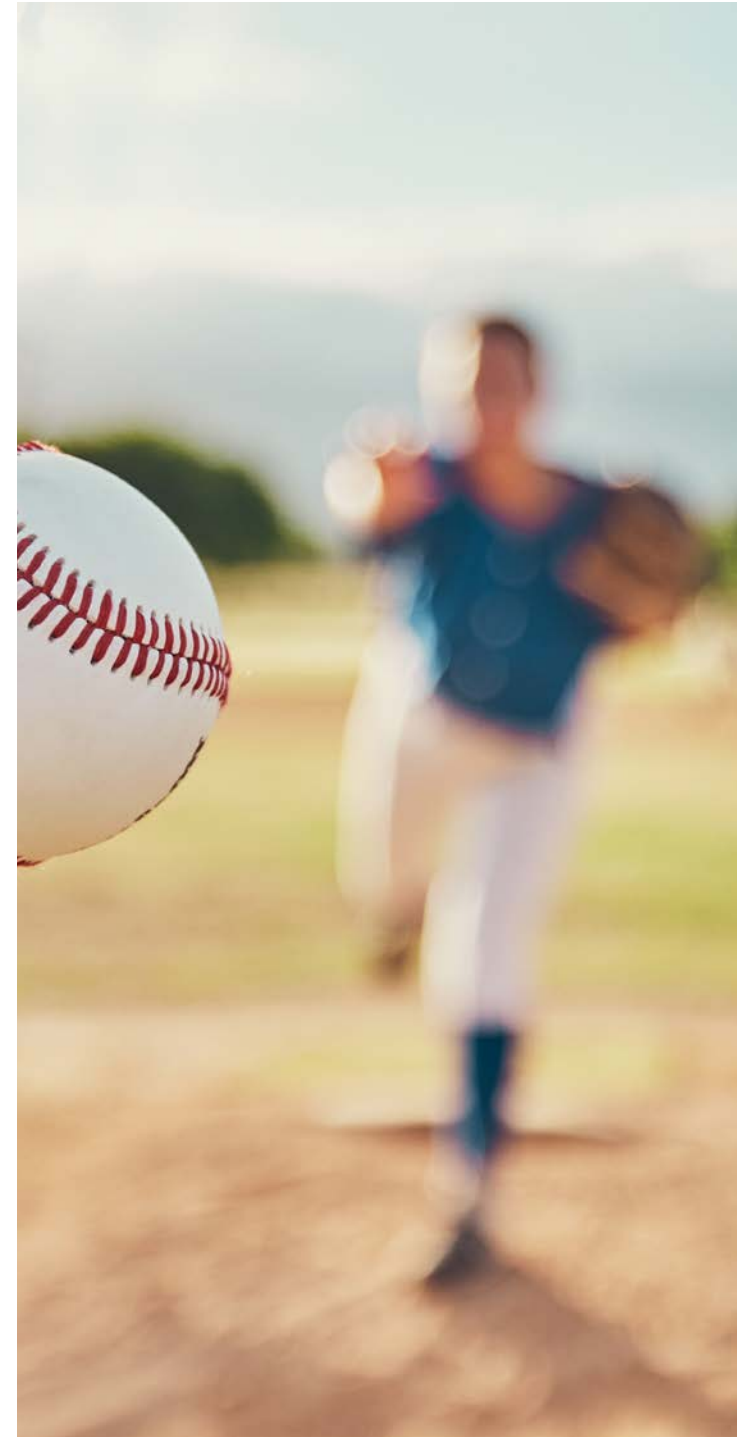
Implementing the vision of this Master Plan will not happen overnight, but over the course of many years. This Master Plan is meant to guide planning and design of 13 Acres Park over the next 5-10 years. Flexibility, including alterations to this Master Plan and phasing, may be necessary to align with funding and resources as they become available. The following is a summary of conceptual costs for suggested improvements. These conceptual costs are preliminary in nature and subject to change once more detailed plans are developed and finalized.

- Baseball/Softball Diamond 4-plex, Lighted **\$2,951,170**
- Concessions/Restrooms/Press Box Building **\$775,000**
- Small Baseball Diamond/Multi-Use Rectangular Sports Field **\$923,005**
- Parking and Lighting **\$793,000**
- Pickleball Courts, Lighted **\$516,050**
- Pavilion/Restrooms 1 **\$251,880**
- Pavilion/Restrooms 2 **\$251,880**
- Youth Play/Fitness Area **\$283,475**
- Adult Fitness Stations **\$70,400**
- Multi-use Trail & Sidewalks **\$593,700**
- Maintenance Building/Storage Area **\$328,300**
- Stormwater Infrastructure & Detention **\$281,750**
- Overall Park Grading & Earthwork **\$490,870**
- Sanitary Utilities **\$169,800**
- Water Utilities **\$706,000**
- Trees and Seeding **\$158,505**
- Site Furnishings **\$36,500**

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**Overall 13 Acres Park Master Plan Budget: \$11,497,542\***

*\*Total reflects a 20% design & construction contingency*





## FUNDING ALTERNATIVES

Funding, from a variety of different sources, will be required to implement the various phases of this Master Plan. This funding may come from state and federal grant assistance, Village of Mahomet general funds, bonding, and corporate / private donations. Listed below are various grant programs which could be utilized to implement various elements of the master plan.

Name	Source / Funding Agency	Potential for 13 Acres Park
Illinois Transportation Enhancement Program (ITEP)	Illinois Department of Transportation	Multi-Use Trails, Raised Pedestrian Crosswalk
Open Space Land Acquisition & Development (OSLAD)	Illinois Department of Natural Resources	Improvements Within Park
Illinois Safe Routes to School	Illinois Department of Transportation	Multi-Use Trails and Sidewalks
Illinois State Bike Grant Program	Illinois Department of Natural Resources	Multi-Use Paths (Off-Road Paths Only)
USA Pickleball Community Grant Program	USA Pickleball	Pickleball Courts



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