



### **“O'Fallon Feasibility Study and Phase I Implementation”**

The City of O'Fallon, Illinois has tasked the RC&D with analyzing the area known as the MidAmerica Commerce Center (MACC) for potential resource impacts should development occur. With the plan to create a new exit north of Scott Air Force Base, and the area north of I-64 between the new exit and the existing Exit #19, may become a desirable location for new development.

This analysis was done using Geographic Information Systems (GIS), with data provided by the City and data made available by the State. The overarching goal of this study was to reduce any future negative resource impacts from development of the MACC. A solid knowledgeable foundation of the area's resources will assist policymakers and developers in avoiding future problems that may be compounded should these resources be lost or degraded. The City of O'Fallon will benefit from incorporating the findings of this report into their future planning efforts. By identifying all vital resources and charting a course to mitigate, protect, enhance and preserve these resources, the resulting product will be enhanced—both environmentally and economically.

Mechanisms for preservation of these spaces while allowing desired development on the site include: cluster development, conservation easements, stream buffer ordinances, corridor parks, a conservation zoning overlay, Farm Bill Program (CRP, CREP, WRP, etc.), green infrastructure, such as rain gardens and bioswales, common ground with passive recreation amenities, such as trails & picnic tables, permeable pavement in parking lots or sidewalks, and roadways designed at 90 degree angles to streams and drainageways.