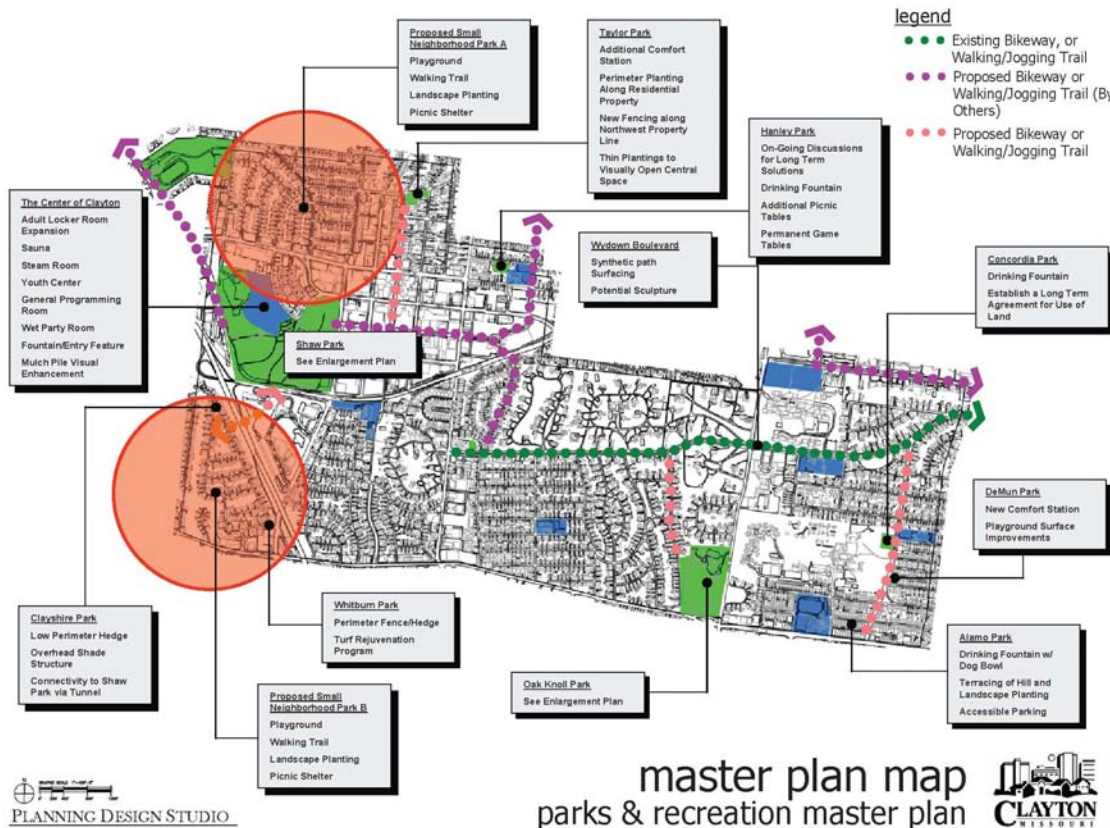


# Master Plan

## THE MASTER PLAN

The Master Plan consists of two component parts or topic areas: 1) New Park Land Acquisition, and 2) Maintenance and Improvements of Existing Facilities/Amenities. Programming and organizational improvements are addressed in Section 5-Implementation Strategies, of this document. Figure 4-1 Parks and Recreation Master Plan indicates these two components graphically within the City of Clayton. The order of the components is not intended to indicate any priority or preference for implementation. The next section, Implementation Strategies will outline a priority for implementation. This section will outline the proposals of the Master Plan. It is important to note that while this Master Plan is a long term vision of the Clayton Park and Recreation System; its focus is on outdoor land based facilities and amenities. See Appendix B for a full version of the Master Plan drawings.

FIGURE 4-1 – PARKS AND RECREATION MASTER PLAN



### NEW PARK LAND CONSIDERATIONS

An analysis of existing park conditions reveals a need for additional park land in the City of Clayton. When service area radii are plotted in association with each existing park, it becomes evident that the western portions of the City are not being served by Playlots, Mini Parks, and Neighborhood Parks to the same level as other areas of the City. This problem is made worse by I-170 and Forest Park Parkway/Metro which physically and psychologically isolates this portion of the City from nearby parks, including Shaw Park. As indicated earlier, Clayton's population is expected to increase 3.18% by the year 2009. While the park land needs analysis indicated a need of .29 acres of land, acquisition of additional park land over the stated .29 acres should be a long term goal for the following reasons:

- The current trend in Clayton of higher density development will put added demands on the current supply of park land.
- The overall indication that growth in the aging population will put additional demand on the existing supply of park land.

Suggested locations for future park land are shown on Figure 4-1 Parks and Recreation Master Plan. These recommended park sites were considered as generalized locations for proposed park land not specific sites. Two "small" neighborhood parks are proposed as a result for the master planning process. While a neighborhood park is typically a minimum size of five acres, the "small" neighborhood park proposed by this master plan should be thought of as a Mini Park with additional features and/or facilities typically found in neighborhood parks such as small open spaces which can be used as informal sports fields, multi purpose courts, and walking paths or trails.

Additionally, to help fund the purchase of park land, an impact fee on higher density development might be worth considering.

### MAINTENANCE AND IMPROVEMENT OF EXISTING FACILITIES/AMENITIES

The second component of this Master Plan is the maintenance and improvement of the existing facilities/amenities within the Clayton Park System. This component was the direct result of input not only from the recently completed Clayton Community Attitude and Interest Citizen Survey, but also from the various stakeholders interviewed during the data collection process, and the public meetings. Future recommendations for maintaining and improving the existing facilities and amenities within each park are discussed below.

#### Shaw Park

An analysis of the existing conditions at Shaw Park reveals the following points:

- Shaw Park is Clayton's "central" park.



**AS A RESULT OF HEAVY USE,** Shaw Park is showing signs of overuse.

It is heavily used and accommodates a wide variety of activities such as athletics, an outdoor ice rink, and an outdoor swimming pool. This park also is the location for Clayton’s many outdoor festivals and events. Simultaneously, it also serves as a neighborhood park to many residents. As a result of this multi-faceted and heavy use, the park is showing signs of overuse.

- In addition to offering a wide variety of recreational amenities and environments, Shaw Park’s central location makes it a centerpiece of the community, which further increases both its visibility and use.
- The large number of annual special events creates maintenance problems within the park. In particular, the overuse of sports fields in Shaw Park is compounded when athletic fields are used for special events. In addition to increasing the maintenance requirements of the fields, special event use occurs during times when lower activity levels usually allow for a period of recovery and rejuvenation. Open turf areas within the park exhibit the same phenomenon due to overuse, compounded by a lack of adequate irrigation.
- Currently the park’s internal road system functions as the primary pedestrian circulation system. As a result, no separate pathway system exists within the park. Additionally the roadway network can best be classified as a series of parallel roads, not a looping system which is more sympathetic to the needs of pedestrians.
- The visual quality of the roadway system in Shaw Park is not appropriate for a park environment.
- Minimal spatial definition due to a lack of shrub plantings is apparent throughout the park.
- There is a lack of adequate parking near the various activities nodes of the park, including the swimming pool, the tennis center, and the various athletic fields. There are also few direct routes to the parking areas which do exist along the perimeter of the park.



SHAW PARK, Existing roadway.



SHAW PARK, Minimal screening of trash collection area near Corporate Tent site.

- In addition to parking issues, there is a lack of adequate drop-off points to serve the facilities within the park.
- Shaw Park is slated as the trailhead and/or destination for a portion of the Centennial Greenway. The greenway will follow the MetroLink right-of-way and Ameren UE utility easement which runs parallel to the east edge of I-170. This greenway will need to link into the pathway system of the park.
- There is minimal visual screening for the trash staging and collection area located near the corporate tent site.
- Shaw Park does not have a coherent and consistent signage system throughout the park.
- The Outdoor Ice Rink facility and equipment is in need of significant repair and/or replacement. When not serving as an Ice Rink, the facility is unused during the majority of the year. A



Task Force is addressing this issue separately from this master plan.

- The Tennis Center Building does not control access to the courts, and lacks functional outdoor spaces which can accommodate associated activities. Equipment storage and access is difficult due to existing stairways.
- The Corporate Tent Site has the following liabilities:
  - Requires substantial setup/takedown/maintenance resources.
  - Lacks adjacent Comfort Station facilities.
  - Has a substantially shorter season than a permanent structure.



SHAW PARK, Corporate Tent

The proposed Master Plan for Shaw Park includes utilizing the program items listed in the previous section of this plan to address the liabilities mentioned above. Figure 4-2 illustrates the schematic master plan for Shaw Park. The specific components and recommendations of this plan include:

1. *Shaw Park Pool Improvements* – Additional shade will be provided by construction of a shade structure or trellis. Adding a cover to extend the swimming season could be addressed as operations issues in the future, although heating the pool has been investigated twice previously and determined to be cost prohibitive.
2. *Ice Rink Options*- An Ice Rink Task Force has been established to consider issues related to its operations including:
  - Current Conditions and Usage
  - Potential Partnerships
  - Future Options
3. *Tennis Center and Court Improvements* – Court surface improvements are currently scheduled for implementation. Additional court improvements called for by this master plan include the replacement of the existing lighting with new fixtures which are taller and reduce glare in the players eyes, and a walkway along the north side of the courts, connecting to the Brentwood Boulevard sidewalk. Improvements to the Tennis Center include the creation of an outdoor plaza space which can accommodate functions related to tennis such as eating, group presentations, and limited vendor set up.
4. *Permanent Corporate Pavilion* – The Corporate Tent will be renovated to include a permanent structure of similar size to the existing tent. Included within this structure will be a comfort station. The nearby service area will be reconfigured/reconstructed to screen views with walls and landscape planting. This will minimize the negative impacts of the service area to the surrounding area.
5. *Possible Structured Parking Location* – In order to reduce parking shortages associated with Shaw Park, this master plan proposes the construction of a one level, below grade parking structure in the open space surrounded by Mark Twain Circle near Clayton High School. The surface of the parking structure will be synthetic turf surrounded by landscape planting.



SHAW PARK, Improvements to the Tennis Center include the creation of an outdoor plaza space which can accommodate functions related to tennis such as eating, group presentations, and limited vendor set up.

6. *Existing Comfort Station/Pavilion* – The existing North Comfort Station/Pavilion will remain in place. On-going maintenance will include replacement of existing plumbing and installation new heaters when necessary.

**FIGURE 4-2 – SHAW PARK MASTER PLAN**

- ① Shaw Park Pool Improvements
    - A. Provide Additional Shade
  - ② Ice Rink Options
  - ③ Tennis Center and Court Improvements
  - ④ Permanent Corporate Pavilion
    - A. Comfort Station
    - B. Reconfiguration of Service Area
  - ⑤ Possible Structured Parking Location
  - ⑥ Existing Comfort Station/Pavilion to Remain
  - ⑦ Existing Comfort Station/Pavilion to Remain
  - ⑧ Amphitheatre
  - ⑨ Inclusion Playground
  - ⑩ Relocated Volleyball Courts
  - ⑪ Improve Park Service Roads
  - ⑫ Interior Turn Around/Drop-Off
  - ⑬ Connection to Centennial Greenway
  - ⑭ Lighting for Fields #1 and #2
  - ⑮ New Walking Trail with Signage System
  - ⑯ Park Entry Feature
- Other Items:
- A. New Pedestrian Park Lighting System
  - B. Understorey Vegetation Enhancement Plan
  - C. Screen Utility/Service Areas
  - D. Shaw Park Drive Landscape Enhancements



shaw park master plan  
parks and recreation master plan



7. *Existing Comfort Station/Pavilion* – The existing South Comfort Station/Pavilion will remain in place. On-going maintenance will include replacement of existing plumbing and installation of new heaters when necessary.
8. *Amphitheater* – The existing space which functions as an informal amphitheater will be the location of a new amphitheater which will include:
  - Terraced Seating Area.
  - Terraced Stage Area with a backdrop of landscape plantings.
  - Regrading to remove existing mounded area.
  - Additional power pedestals to accommodate small performing venues.
  - Miscellaneous site modifications to accommodate amphitheater functions.

Proposals have been made to locate an amphitheater in the northwest corner of Shaw Park in the past. While this location is topographically suited for this function, the high visibility of this

corner warrants preservation of this area as open space in the future, which is the recommendation of this master plan.

9. *Inclusion Playground* – Located in the area adjacent to the north Comfort Station/Pavilion, is a new Inclusion Playground. The existing playgrounds within this area will be removed and the new Inclusion Playground will offer play opportunities for children of all ages and abilities.
10. *Relocated Volleyball Courts* – The two existing volleyball courts will be relocated to provide an additional amount of separation from the existing parking lot to the north. These courts will also be reoriented to a north/south configuration.
11. *Improve Park Service Roads* – The park service roads within Shaw Park will be reconfigured as shown on the plan to improve circulation and reduce conflicts. When reconstruction is necessary due to deterioration conditions, the roadways will be reconstructed with materials appropriate for a park environment such as concrete pavers or stamped/colored asphalt. As a general rule, all park service roads should be reconstructed to a 15 foot width.
12. *Interior Turn Around/Drop Off* – An interior cul-de-sac which will function as a turn around and drop off is planned to be located immediately east of the Field Two outfield. The turn around will be accessed from Shaw Park Drive and the existing gate will be removed. Vehicular access past the cul-de-sac will be controlled by removable bollards.
13. *Connection to Centennial Greenway* – A trailhead and connection to the planned Centennial Greenway will occur west of the Shaw Park Drive parking lot turn around. This location is in close proximity to parking which could be shared between greenway and park users. In order to resolve the grade difference between Shaw Park and the proposed Centennial Greenway, access to the trail will be accomplished by a series of ramps and landings which meet ADA requirements. The existing compost station in this area will be relocated to the south side of the existing parking lot.
14. *Lighting for Fields One and Two* – New sports field lighting will be provided for Fields One and Two. This lighting will include accommodations to reduce glare onto the adjacent tennis courts.
15. *New Walking Trail w/ Signage System* – The new walking trail recommended by the Clayton Landscape Master Plan is included in this plan. It consists of a six foot wide asphalt path and a signage system which identifies trail length, trees, and other surrounding vegetation. ADA issues will need to be addressed during the final design phase.
16. *Park Entry Features* – At various locations throughout Shaw Park, formal entry features will be located to serve as entry nodes into the park. These features will include:
  - Small Paved Gathering Areas
  - Benches
  - Orientation Signage
  - Marquee signage at the intersection of Brentwood Blvd. and Shaw Park Drive



**SHAW PARK**, The two existing volleyball courts will be relocated and reoriented with a north/south configuration.



**SHAW PARK**, New sports field lighting will be provided for Fields One and Two.



These entry features will also control vehicular access into the park by the use of removable bollards.

17. Other items:



**SHAW PARK**, Electrical upgrades will include additional power pedestals to reduce supplemental equipment needs.

- *Pedestrian Park Lighting System/Electrical Upgrades* –Both the pedestrian park lighting and electrical power pedestals will be upgraded and enhanced. New light fixtures which are appropriate for a park environment will be utilized.
- *Understory Vegetation Enhancement Plan*- Additional shrubs and understory tree plantings will be added to the entire park to improve the spatial definition of various areas. The urban forest canopy of Shaw Park should be supplemented on an annual basis as part of this enhancement plan. Turf areas throughout the park will be renovated and new irrigation systems will be installed.
- *Screen Utility/Service Areas*- Service and utility areas visible from within Shaw Park will receive screening via landscape plantings and screen walls where necessary in order to improve the visual environment.
- *Shaw Park Drive Landscape Enhancements*- Landscape plantings are planned to improve the visual environment along Shaw Park Drive, reinforcing the visual image of this portion of the park.

**Oak Knoll Park**

A review of the existing conditions at Oak Knoll Park is summarized by the following points:

- Oak Knoll Park lacks an interpretive signage system which explains the previous history and use of the park.
- Temporary signage banners in the park at the intersection of Clayton and Big Bend Boulevards detract from the visual environment of the park. High traffic and visibility at this location presents an opportunity for a community information kiosk or sign which is in keeping with the quality of the surrounding visual environment.
- Additional screening should be added to limit views of and into the Maintenance Facility.
- Shredded tire playground mulch, while adequate, could be replaced with a poured in place type of surfacing, which requires less on-going maintenance.
- Oak Knoll Park’s environment provides outstanding opportunities for picnicking however it lacks a covered group picnic structure.
- While surrounded by sidewalks on three sides, Oak Knoll Park lacks a connection to the adjacent Claverach Park neighborhood to the west. Currently park users from this neighborhood walk to the pedestrian main entrance on Clayton Road.



**OAK KNOLL PARK**, Maintenance Facility Yard

A pedestrian connection internal to the neighborhood would create a safer alternative for younger users.

- Ongoing maintenance of both the Artist Guild Building and Clayton Day Care building and associated surrounding site improvements is long overdue and necessary.

- Oak Knoll Park currently serves as a venue for certain special events. It should continue in this capacity because of several factors. The first is the beautiful natural setting which includes a significant number of mature shade trees. Secondly, Oak Knoll Park has a small internal parking lot. While of limited size, it could serve a smaller size venue. Continuing to utilize this park as a venue for other special events will help reduce the level of use at Shaw Park. The lake and small stone structure, if improved, have the potential to further, enhance the outdoor venue experience.

This Master Plan calls for Oak Knoll to remain focused as a primarily passive and natural park. The following improvements will improve its ability to accommodate certain special events while maintaining its unique character.

1. *Pond Picnic Pavilion and Stage Area Expansion/Improvements* – The existing stage area will receive improvements including:
  - New Pond Picnic Pavilion
  - Electrical upgrades necessary to better serve small music venues.
  - Potential overhead structure which is incorporated into the existing stone columns.
  - Expansion of existing flagstone paved area.
2. *Alternate Picnic Pavilion Location* – An alternate picnic pavilion or gazebo location is proposed in the approximate location of the current open picnic hardstand. A pavilion in this location would provide convenient access to the existing parking lot.
3. *Renovate Existing Comfort Station* – The existing comfort station will receive plumbing, fixture, and interior finish/floor upgrades.
4. *Playground Surface Improvements* – A long term goal for this park should be the installation of new poured in place safety surfacing in the existing play area.
5. *Renovate Existing Paved Pathway System* – The existing perimeter pathway system should be widened to eight feet and resurfaced. No improvements are needed to the recently completed walking path on the north edge of the park.
6. *Claverach Park Neighborhood Pedestrian Connection* – The sidewalk along Ridgemoor Drive in Claverach Park will be extended and an opening in the existing metal fence will serve as a pedestrian connection to Oak Knoll Park. Decorative entry columns and landscape plantings will be added to reinforce this entry feature.
7. *Picnic Tables* – Additional picnic tables will be informally located on concrete pads in this general area of the park.
8. *Additional Perimeter Screening of Maintenance Area* – Additional plant material will be added to screen views into the existing Maintenance Facility. The new plantings should screen only the storage yard, and not obscure the actual building.
9. *Native Plant Garden* – The area immediately west of the parking lot will be converted into a native plant garden, showcasing native plants of merit suitable for use throughout the St. Louis region.



**OAK KNOLL PARK** has the potential to serve as a venue for certain special events with the pond area serving as the stage area.



**OAK KNOLL PARK**, Native Plant Garden location.



**FIGURE 4-3 – OAK KNOLL PARK MASTER PLAN**

- ① Pond Picnic Pavilion and Stage Area Expansion/Improvements
- ② Alternate Picnic Pavilion Location
- ③ Renovate Existing Comfort Station
- ④ Playground Surface Improvements
- ⑤ Renovate Existing Paved Pathway System
- ⑥ Claverach Park Neighborhood Pedestrian Connection
- ⑦ Picnic Tables
- ⑧ Additional Perimeter Screening of Maintenance Area
- ⑨ Native Plant Garden



**oak knoll park master plan**  
parks and recreation master plan



### **Taylor Park**

The analysis of existing conditions at Taylor Park includes the following items:

- The central green space is a distinctive and positive feature of the park. Improvements to this space would include relocation or removal of the existing mature trees located in its center, allowing the area to serve as functional open space.
- The park’s northern edge near the adjacent condominiums this poorly defined. The use of plant materials to establish is boundary and provide a suitable buffer is recommended.
- The chain link fence which separates Taylor Park’s other major open space from a second neighbor is in poor condition and does not provide adequate buffering. This fence should be removed and replaced with a fence which meets the functional requirements of both properties.
- Since Taylor Park is located in a residential neighborhood, the mulch surfacing of the playground should be replaced with poured in place surfacing to alleviate any health and safety issues.
- No comfort station exists on the park site.

Long term improvements for this park include the following:

1. *New Comfort Station* – A small comfort station should be added to Taylor Park. Potential locations include:
  - Adjacent to the existing gazebo as a complimentary structure.
  - Near the existing playground, with pathway access off the main circle.
2. *Perimeter Planting Along Adjacent Residential Property* – Add additional trees and shrubs to provide an adequate buffer. Plant materials should be a mix of both deciduous and evergreen.
3. *Replace Existing Chain Link Fence Along Northwest Property Line* – Replace existing chain link fence with an appropriate fence. Fence options include: black vinyl coated chain link, or board fence.
4. *Remove Trees at Main Circle* – Relocate if possible, or remove, existing trees within the center of the main walkway circle to create additional useable open space. Investigate the potential of removing the lower limbs on those trees located along the edge of the walkway, in lieu of tree removal or relocation.



**TAYLOR PARK**, A small comfort station could be added as a complimentary structure to the existing gazebo.

### Clayshire Park

The analysis of the Clayshire Park site includes the following:

- The site lacks adequate edge definition, which is made worse by the fact that it is surrounded on three sides by roadway pavement.
- While benches are provided, minimal overhead shade exists.
- The southern edge of the park includes a naturalized shrub border which does not portray an image appropriate to a public park.
- A below grade pedestrian connection to Shaw Park currently exists nearby. However the walkway is narrow, and contains unscreened views of the City Public Works yard.

Long term improvements for this park include the following:

1. *New Perimeter Hedge or Small Decorative Fence* – The installation of a new hedge or small decorative fence to define the boundary of the park will improve its visual character and spatial definition.
2. *New Shade Structure and Improved Seating Area* – The addition of a new shade structure over the existing seating area will create a more comfortable environment and will add visual interest to the park. New paving beneath the seating area should also be included in this upgrade.
3. *Shaw Park Connector Improvements* – The following improvements should be made to improve the pedestrian experience when using the Shaw Park connector:
  - New Signage
  - New Sidewalk with Decorative Paving
  - New Sidewalk Lighting
  - Decorative Fencing along Walk
  - Creation of a Landscape Planting Bed (Accomplished by offsetting new decorative fence 6-8'.)



A new shade structure and paving should be added to the seating area at **CLAYSHIRE PARK**.



**Whitburn Park**

The analysis of the Whitburn Park site included the following:

- Like Clayshire Park, Whitburn Park lacks adequate edge definition. The surrounding roadway pavement does little to improve the current condition.
- Views of adjacent portions of nearby buildings are unattractive and should be screened if possible.
- The existing turf is struggling due to foot traffic, lack water, and infrequent maintenance.



The installation of a new hedge or small decorative fence to define the boundary of **WHITBURN PARK** will improve its visual character and spatial definition.

Long term improvements for this park include the following:

1. *Turf Rejuvenation Program* – The implementation of a turf rejuvenation program will address the overall appearance of the turf. Creation of mulch or stone walking paths will help reduce compaction due to foot traffic.
2. *New Perimeter Hedge or Small Decorative Fence* – The installation of a new hedge or small decorative fence to define the boundary of the park will improve its visual character and spatial definition.
3. *Building Service Area Screening* – Entering into an agreement with nearby property owners to provide landscape screening to improve the surrounding visual quality of the park.

**Alamo Park**

The analysis of the Alamo Park site included the following:

- Lack of a drinking fountain.
- Visibility of the park from Alamo Drive is poor. This is a function of several factors including the adjacent residential buildings, and the configuration of the “front” sloping lawn.
- Accessible parking exists along the rear alley of the site; however the signage indicates it is to be used by “Residents Only”. Clearly signed adequate accessible parking should be provided.

Long term improvements for this park include the following:

1. *New Drinking Fountain* – Install a new ADA accessible drinking fountain.
2. *Accessible Parking Spaces* – Provide clearly signed adequate accessible parking spaces dedicated to park use.
3. *Terracing of Hill and Landscape Planting* – Create useable outdoor space by terracing the front hill of Alamo Park. Outdoor seating areas should be incorporated into this area.



Create useable outdoor space by terracing the front hill of **ALAMO PARK**. Outdoor seating areas should be incorporated into this area.

**DeMun Park**

An investigation of the existing conditions at DeMun Park reveals the following:

- No lighting within the park site, however spillover from adjacent street lighting provides a minimal amount of lighting.



- Lack of a Comfort Station.
- The current playground equipment is in good condition. However within the next 5-7 years, upgrades to this equipment or total replacement may be necessary.
- Since this park is located in a residential neighborhood, the mulch surfacing of the playground should be replaced with poured in place surfacing to alleviate any health and safety issues.

Long term improvements for this park include the following:

1. *New Comfort Station* – A small comfort station should be added to DeMun Park. A potential location is along the eastern property line, opposite the center planting area.
2. *Long Term Playground Equipment Upgrades or Replacement* – Long term play equipment upgrades should be planned for the future.
3. *Updated Safety Surface* – A long term goal for this park should be the installation of new poured in place safety surfacing in the existing play areas.



**DEMUN PARK**, Potential location of future comfort station. Existing trees should be preserved.

### Concordia Park

An investigation of the existing conditions at Concordia Park reveals the following:

- Lack of long term agreement for usage.
- Significant drainage problems during heavy rains.
- Lack of a Comfort Station.
- While Concordia Park provides outstanding opportunities for picnicking, it lacks a covered group picnic structure.
- Recently installed benches are located on open, exposed areas, creating awkward seating experiences.
- Lack of a drinking fountain.

Long term improvements for this park include the following:

1. *New Drinking Fountain* – Install a new ADA accessible drinking fountain.
2. *Long Term Usage Agreement* – Explore opportunities for establishing a long term use agreement with Concordia Seminary. Once established, investigate the potential for implementation of a trail or walking path.
3. *Investigate and Address Drainage Problems* – Develop a methodology of investigating the drainage problems which occur during heavy periods of rain. Based on the results for this investigation, develop a sustainable approach to solving or mitigating these problems.



**CONCORDIA PARK**, develop a sustainable approach to solving drainage problems in low areas of Concordia Park.

### Wydown Park

Wydown Park is Clayton's most recently developed park, which was completed in 2002. This Plan does not recommend any maintenance or facility improvements for this park.

### Hanley Park

During the completion of this master plan, the Hanley House embarked on a separate long-term master planning process. In order to avoid duplication and overlap, the recommendations of this master plan focused on the Hanley House site only, not the historic structure itself or the programs and activities associated with it.

Long term improvements for Hanley Park include the following:

1. *New Drinking Fountain* – Install a new ADA accessible drinking fountain.
2. *Additional Picnic/Game Tables* – Add two to three picnic or permanent game tables to be utilized within Hanley Park.



Add picnic/game tables to utilize areas above at **HANLEY PARK**.

### Wydown Boulevard

This master plan considers Wydown Boulevard a “linear” park because of its many unique attributes. These attributes include: generous roadway lanes which accommodate joggers and cyclists, a wide continuous median with mature trees which connects to Forest Park, and magnificent residential structures setback from the road. From an organizational perspective, this plan recommends that the responsibility for the operation and maintenance of this “linear” park be shared between the Departments of Public Works and Parks and Recreation.

Long term improvements for Wydown Boulevard include the following:

1. *Synthetic Path Surfacing* – Install a synthetic mulch surface over the existing path worn in the medians by walkers and joggers. This path can be incorporated into the existing vegetation and plantings.



Synthetic mulch product suggested for the **WYDOWN BOULEVARD** path.

### The Center of Clayton

Although the focus of this plan is outdoor land based facilities, several suggestions for improvements to both the interior and exterior of The Center of Clayton are the result of input received during the master planning process including:

- Adult Locker Room Expansion
- Sauna
- Steam Room
- Youth Fitness Center
- General Programming Room
- Wet Party Room

Of additional concern on the exterior of The Center is improving the visual quality of the arrival sequence to the building. Specific recommendations include:

- Reduce the impact of the mulch pile through screening with berms and plantings.
- Terminate the view at the bend in Gay Avenue with planting and a larger sign.

- With the addition of the larger sign mentioned above, emphasize The Center. This could be accomplished by accentuating “The Center” on the sign and placing any partners in a secondary location.
- Provide medium height shrubs along the parking lots leading to The Center to reduce impression of traveling through a parking lot to arrive at the facility. This will also contain views to the entry road.
- Establish a long term goal of relocating overhead electric lines along Gay Avenue below grade.
- Add light poles to both sides of Gay Avenue from the bend in the roadway to Maryland Avenue. Add banners to establish a visual rhythm along Gay Avenue.



Current conditions along the Gay Avenue approach to **THE CENTER**. Specific recommendations for improvements are listed to the left.

### Additional Long Term Goals

Several additional long-term goals have also been identified as part of this Master Plan. These are outlined below.

- *System Wide Connectivity* – Connecting all parks within the City of Clayton with walking/biking paths should be a high priority now and in the future. Figure 4-1 Parks and Recreation master Plan indicates proposed bikeways or walking/jogging trails proposed by this plan.
- *Address Mulch Pile Aesthetics and Environmental Concerns* – The current location and conditions at the mulch pile impact both The Center of Clayton and Shaw Park users. The visual aspects of the mulch pile are obvious. The environmental concerns include storm water run off, and significant odors to surround land uses. Addressing both the visual and environmental concerns will significantly benefit both properties, and should be a high priority for the City.
- *Provide Senior Leisure Activities in the Future*– As Clayton’s senior population continues to age and expand, providing activities, facilities, and amenities which accommodate seniors will continue to be an important issue. Examples of activities which the City should begin to investigate now for the current senior population include: Bocce Ball, Washers, and Walking/Nature Trails and associated programs.

### Public Workshop #2

A second Public Workshop was hosted November 16, 2006 from 7:00 to 9:00 pm in The Center of Clayton. The purpose of this workshop was to present the results of the Parks and Recreation Community Survey, and draft versions of the City-Wide Parks and Recreation Master Plan and the individual park master plan concepts for Shaw Park and Oak Knoll Park. The agenda included the following topics:

- *Open House Session*
- *Welcome*

### FUTURE PARK LAND PRIORITIES

- *Future park land acquisitions should focus on land for Playlots/Mini Parks, and “Smaller” Neighborhood parks in the western portions of Clayton.*
- *The City should closely monitor any opportunities for obtaining additional land for park use. This should include utilizing land acquisition policies outlined in the Implementation Strategies section of this plan.*



- *Project Overview and Approach and Events Summary*
- *Public Opinion Survey Summary*
- *Preliminary Program List*
- *Emerging Plan Overviews*
- *System Wide Plan*
- *Shaw Park*
- *Oak Knoll Park*
- *Questions*

**Ten Year Cost Projections**

The cost projections shown in Figure 4-4 represent implementation of the recommendations contained in the 10-Year Parks and Recreation Master Plan. Estimates for the individual components of the Master Plan are included in Appendix C. Although this plan recognizes the community’s high priority for the purchase of additional open space, the cost projections do not attempt to include funds or costs for unprogrammed land/open space acquisitions.

While it is impossible to predict the cost of land and facilities contained in a ten year forecast, it is important to note (in current year dollars) the order of magnitude the City should commit to developing the vision contained in this Master Plan. The next section of this plan will suggest priorities for implementing and funding the Master Plan.

**FIGURE 4-4: TEN YEAR COST PROJECTION**

| <u>Parks</u>                                       | <u>Total Cost</u>   |
|--|---------------------|
| Shaw Park  | \$10,020,000        |
| Oak Knoll Park                                     | \$855,000           |
| Taylor Park  | \$292,000           |
| Concordia Park                                     | \$8,000             |
| DeMun Park   | \$322,500           |
| Alamo Park   | \$36,000            |
| Whitburn Park                                      | \$72,500            |
| Clayshire Park                                     | \$366,000           |
| Hanley House                                       | \$16,000            |
| The Center of Clayton                              | \$1,414,000         |
| Clayton High School Athletic<br>Fields (Gay Field) | \$463,000           |
| Proposed Neighborhood Park "A"                     | \$3,027,000         |
| Proposed Neighborhood Park "B"                     | \$3,027,000         |
| Wydown Boulevard                                   | \$447,000           |
| <b>TOTAL</b>                                       | <b>\$19,919,000</b> |