

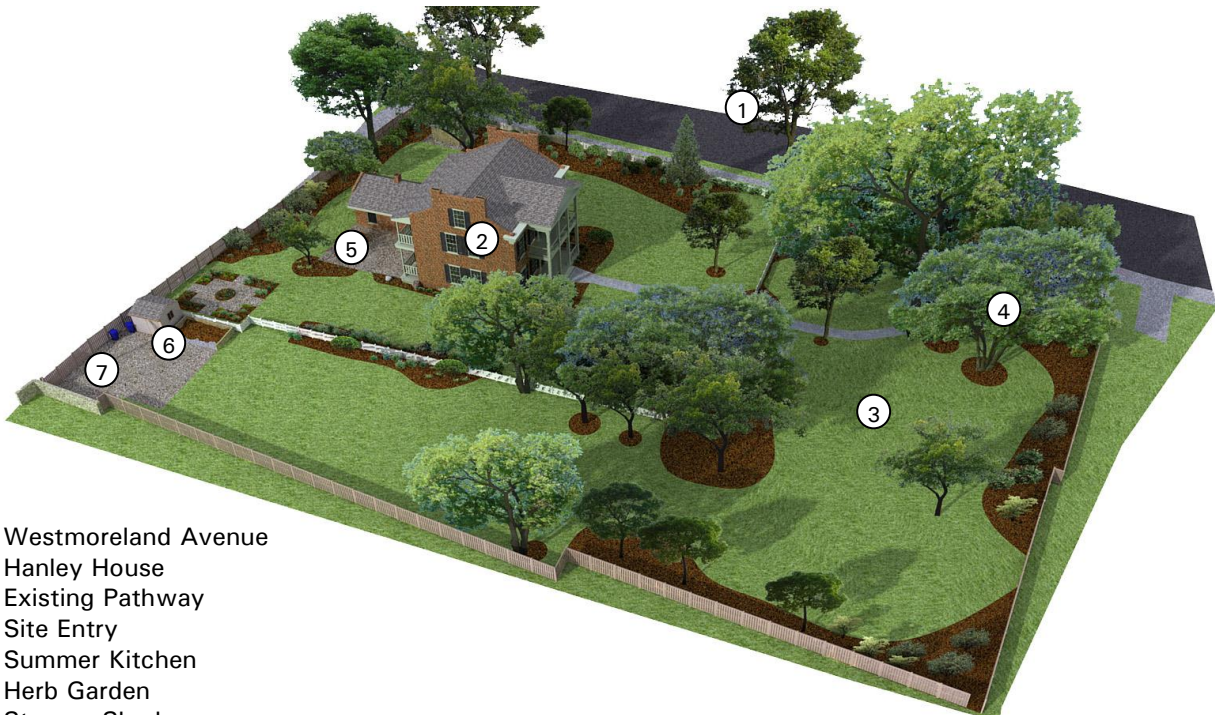
# Appendix G

## HANLEY PARK MASTER PLAN UPDATE

### BACKGROUND/MASTER PLAN UPDATE PROCESS

Issued in May of 2007, the Clayton Parks and Recreation Master Plan was prepared to provide the City of Clayton with a valuable aid for assessing park and recreational needs and developing goals for the future. The Hanley Park site, though analyzed within the Master Plan, had embarked on a long-term master planning process and as such the Clayton Parks and Recreation Master Plan focused solely on long-term site improvements. Also, given the historical significance of the structure and the site, a more detailed analysis was necessary to explore options for future improvement. The Hanley Park Master Plan Update has been prepared to provide further inventory, analysis and recommendations for the Hanley Park site. The Master Plan Update consists of three component parts: 1) Data Collection, 2) Master Plan Refinements, and 3) Final Recommendations. Figure G-1, Hanley Park Existing Conditions, illustrates the current site conditions (Note that the Master Plan Update was completed before construction of the proposed ADA-accessible ramp system, which was designed by the Hanley House renovation architect, The Lawrence Group). The first component, Data Collection,

**FIGURE G-1 – HANLEY PARK EXISTING CONDITIONS**



- 1. Westmoreland Avenue
- 2. Hanley House
- 3. Existing Pathway
- 4. Site Entry
- 5. Summer Kitchen
- 6. Herb Garden
- 7. Storage Shed

involved meeting with City staff, elected officials, and various stakeholders to solicit input, along with visiting the site and preparing a site analysis. The public engagement process consisted of stakeholder interviews, a Park Board meeting and a public meeting. This first public meeting included a brief overview of the project and a “Blue Sky” brainstorming session.

The second component, Master Plan Refinement, involved developing a set of refinements to the current Hanley Park Master Plan. These refinements were presented at a public meeting to solicit additional input. Input from the second meeting was incorporated into the final recommendations.

### **STAKEHOLDER INTERVIEW/PARK BOARD SUMMARY**

The first phase of data collection involved meeting with Hanley Park stakeholders (City staff, elected officials, commissioners, members of the Hanley House Council, members of the Clayton Century Foundation, and neighborhood residents) to solicit information and input with regard to the results of the recently completed Hanley House building assessment and other proposals related to future development at Hanley Park. The following is a summary of their comments:

- Top priorities for improving Hanley Park, included:
  - Acquire more park land (neighboring parcels)
  - Lack of gathering space outside of Hanley House
  - Park needs ADA-accessible public restrooms
  - Parking is an issue, needs to be addressed
- Possible events and activities at Hanley Park, included:
  - Expand on community garden/farming for education
  - Use history as a tool for the site
  - Educational group activities (scouts, school-age children (K-5, 6-8, 9-12), and general public)
  - Add activity-focused space for neighborhood
  - Business retreats/events, tea parties, historical events
  - Expand on four in-place seasonal events
- Development options, included:
  - Acquire Maryland School property – big picture idea
  - Construct underground center – small picture idea
  - Construct pavilion with comfort station – step towards achieving long-term goals
- Miscellaneous, included:
  - Acquire other adjacent property
  - Activity at Hanley Park limited to walking dogs
  - Don’t sacrifice park design for neighbors
  - Green space a plus – limited in Clayton
  - Site is ‘bedrock’ of Clayton culture – cannot be replaced
  - Hanley Park is an underutilized asset
  - Consider property acquisition in incremental steps
  - Programming needs to come before the product
  - Balance expansion/enhancement with urban residential factors
  - Reinforce history connections – vistas to steamboats on Mississippi River, Jackson Avenue named for Hanley’s favorite General, and Hanley Road named for the Family



**FIGURE G-2,** Hanley House exterior

**PUBLIC MEETING #1 SUMMARY**

The second phase of data collection involved meeting with general public and presenting a brief overview of the project and conducting a “Blue Sky” brain-storming session. The following is a summary of their comments:

- Top priorities for improving Hanley Park, included:
  - Acquire more park land (neighboring parcels)
  - Noise pollution/visual pollution/lighting pollution
  - Privacy for neighboring properties
  - Acquire Maryland School
  - Preserve green space
  - Preserve historic architecture
- Possible events and activities, some of which already exist at Hanley Park, include:
  - Educational activities and Historical Re-enactments
  - Ice Cream Social
  - Halloween Tour
  - Holiday Candlelight Tour
  - Beer Festival
  - Herb Sale
  - Neighborhood Block Party
- Development options, included:
  - Below-grade interpretive center
  - Open pavilion with comfort station

**SITE ANALYSIS**

A site analysis was prepared to illustrate the opportunities and constraints within the Site. Figure G-3, Hanley Park Site Analysis, indicates that two potential Development Envelopes exist within the southeast and southwest corners of the site. The northwest corner of the site had been previously considered as a Development Envelope however the front yard zoning setback eliminated this potential space. Other items of note are as follows:

- Singular entry to the site from Westmoreland Avenue – the option of a drop-off via the alley would prove problematic due to the narrow width and one-way access of the alley.
- Buffer plantings around the perimeter of the site create an enclosed space or ‘island’ within an urban area.
- Three notable exterior site features:
  - Large Oak tree
  - Hanley Quince
  - Herb Garden
- Potential access point to Maryland School property via small ‘peninsula’ land easement.
- ADA access ramp on rear of Hanley House (need to provide ADA-accessible path from existing path to rear access ramp).
- Open/Gathering Space provides large, open space for events, activities and spill-over activities associated with a potential comfort station pavilion.
- 44’ front yard setback eliminated locating a new structure on the northwest corner of the site. If a zoning variance was obtained, this location could be considered in the future.



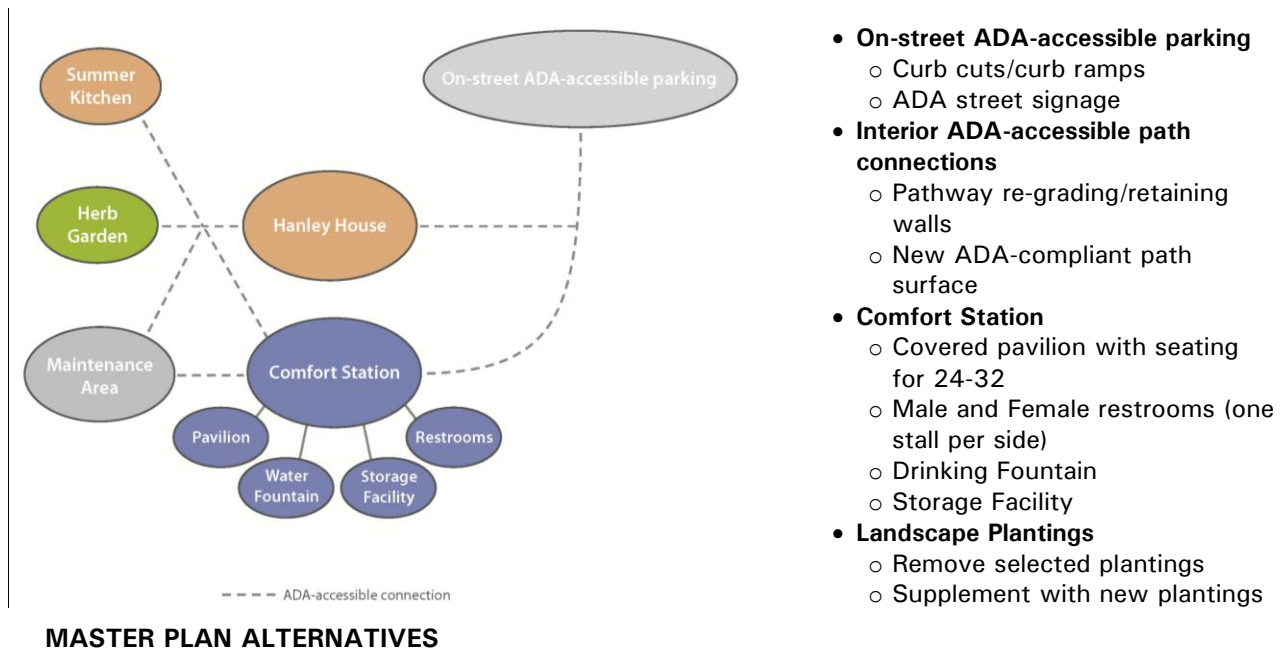
**FIGURE G-3 – HANLEY PARK SITE ANALYSIS**



**PARK PROGRAM**

Based on data collection, the facility needs previously identified in the comprehensive park master plan and public input, a list of Program Elements was prepared and is illustrated in Figure G-4.

**FIGURE G-4 – HANLEY PARK PROGRAM ELEMENTS**



Based on the Hanley Park Site Analysis, two design concepts were prepared to illustrate the development with the two previously identified development envelopes. Figure G-5, Design Concept One Plan and Figure G-6, Design Concept One Aerial, illustrate the first concept located in the southwest corner of the site.

**FIGURE G-5 – DESIGN CONCEPT ONE PLAN | FIGURE G-6 – DESIGN CONCEPT ONE AERIAL**



1. ADA ramp w/ retaining walls
2. ADA rear access path
3. ADA ramp system
4. Comfort Station with Open Pavilion
5. Hanley House
6. Summer Kitchen
7. Herb Garden
8. Hanley Quince
9. Large Oak Tree

**Other Items:**

- A. New landscape plantings
- B. Screen utility/service area

PLAN



AERIAL



Figure G-7, Design Concept Two Plan and Figure G-8, Design Concept Two Aerial, illustrate the second concept located in the southeast corner of the site.

**FIGURE G-7 – DESIGN CONCEPT TWO PLAN | FIGURE G-8 – DESIGN CONCEPT TWO AERIAL**



1. ADA ramp w/ retaining walls
2. ADA rear access path
3. ADA ramp system
4. ADA access path
5. Comfort Station with Open Pavilion
6. Hanley House
7. Summer Kitchen
8. Herb Garden
9. Hanley Quince
10. Large Oak Tree

**Other Items:**

- A. New landscape plantings
- B. Screen utility/service area

PLAN

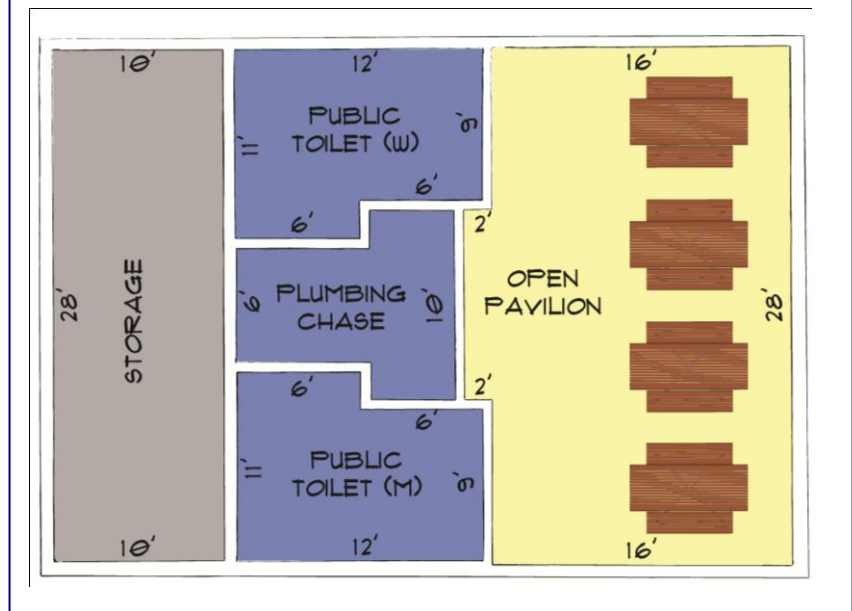


AERIAL

Design Concept One utilizes the Program Elements to address the needs of the site, and the site analysis to address the opportunities and constraints of the site. The specific components of this plan include:

- *ADA ramp with retaining walls* – To provide access per the ADA guidelines, the existing path surface will be removed and the path will be re-graded via the addition of retaining walls to meet ADA guideline criteria for accessible paths. A new ADA compliant surface will be installed.
- *ADA rear access path* – To provide access per the ADA guidelines, a new path will be constructed from the existing path which will connect to the future ramp system behind the Hanley House.
- *Comfort station with open pavilion* – Included within the structure will be separate male and female restrooms (one stall per side), accessible plumbing chase and storage facility. The pavilion space will include four picnic tables with seating for 24-32 persons and a drinking fountain. A 10’ wide maintenance access is provided along the south side of the building from the alley access point.

**FIGURE G-8 – COMFORT STATION CONCEPT**



- *Other items:*
  - *Landscape Plantings* – Landscape plantings are planned to supplement new site improvements and plantings selectively removed.
  - *Screen Utility/Service Area* – The service and utility area behind the Comfort Station visible from the rear of the Hanley House will receive screening via landscape plantings in order to improve the visual environment.

Design Concept Two utilizes the Program Elements to address the needs of the site, and the site analysis to address the opportunities and constraints of the site. The specific components of this plan include:

- *ADA ramp with retaining walls* – To provide access per the ADA guidelines, the existing path surface will be removed and the surface will be re-graded via the addition of retaining walls to meet ADA guideline criteria for accessible paths. A new ADA compliant surface will be installed.
- *ADA rear access path* – To provide access per the ADA guidelines, a new path will be constructed from the existing path which will connect to the future ramp system behind the Hanley House.
- *ADA access path* – To provide access per the ADA guidelines, a path will be constructed from the existing path and connect to the Comfort Station.
- *Comfort station with open pavilion* – Included within the structure will be separate male and female restrooms (one stall per side), accessible plumbing chase and storage facility. The pavilion space will include four picnic tables with seating for 24-32 persons and a drinking fountain. See Figure G-8 above.
- *Other items:*
  - *Landscape Plantings* – Landscape plantings are planned to supplement new site improvements and plantings selectively removed.
  - *Screen Utility/Service Area* – The service and utility area behind the Comfort Station visible from the front of the Hanley House will receive screening via landscape plantings in order to improve the visual environment.

A breakdown of the order of magnitude cost item per Design Concept is listed as follows:

**FIGURE G-9: COST ITEMS**

	<u>Design Concept One</u>	<u>Design Concept Two</u>
Site Demolition/Preparation	\$28,315	\$21,975
Site Utility/Infrastructure Improvement	\$64,045	\$56,500
Site Improvements	\$205,585	\$155,200
<b>Sub-Total Estimate</b>	<b>\$297,945</b>	<b>\$233,675</b>

Notes: 1. Based on August 2010 costs  
 2. Costs include 10% contingency and 10% construction contingency (no design fees included)

**PUBLIC MEETING #2 SUMMARY**

The design concepts were presented at a second public meeting to further solicit public input. The following is a summary of the comments received:

- Comfort Station and Pavilion building too big.
- Utilize architectural wood trim detail on the Pavilion overhang to more closely resemble the front/rear porch of the Hanley House.



- Make Comfort Station and Pavilion building slimmer by reducing the width of the restroom and plumbing chase.
- Sequence the construction of the Comfort Station in phases with the first phase to be only the restrooms. Future phases might include the covered seating area, and storage area.
- Make the Storage Facility space smaller.
- Design Concept One was preferred by some since it did not block access to a potential land easement access and future expansion potential at the Maryland School.

**CLAYTON PARKS COMMISSION MEETING #2 SUMMARY**

The revised design concepts were presented at a Clayton Parks Commission Meeting on October 4 to further solicit public input. Immediately prior to that meeting, the revised design concepts were staked in the field at Hanley Park and reviewed by the Park Commission and interested public. The following is a summary of the comments received during both the on-site meeting and the Parks Commission Meeting:

- Reduce the height of the structure from 16 feet to 14 feet which is the height of the current Summer Kitchen structure.
- Consider storage functions of the building as an option that can be added or phased in at a later date.
- Continue to work toward making the building as efficient and small as possible.

**FINAL RECOMMENDATIONS**

The Final Design Recommendation of the Master Plan Update is to select Design Concept Two as the preferred solution and with the following changes:

- Decrease the size of the Comfort Station and Pavilion building by reducing the depth of the Storage space (from ten feet to five feet), decreasing the width of the Plumbing Chase (from six feet to four feet), and decreasing the size of the restrooms (from twelve feet by nine feet to ten feet by eight feet).
- Reduce the height of the structure from 16 feet to 14 feet which is the height of the current Summer Kitchen structure.
- Add architectural wood trim detail (similar to the Hanley House porches) to the overhang of the Comfort Station.

The next steps for implementation include:

- Identify funding source and secure funding.
- Finalize architectural design based on input received.
- Complete a bid ready construction documentation package including both the comfort station building design and associated site improvements.