

clayton



November 16, 2015

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park land needs assessment

PLANNING DESIGN STUDIO

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Park Land Needs Assessment

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Park Land Needs Assessment

PURPOSE AND INTENT

Background

In May of 2007, the City of Clayton, Missouri completed a Parks and Recreation Master Plan. Its purpose was to establish a 10-year improvement plan that was supported by the public, the Park and Recreation Commission, and the Board of Alderman. Included in that plan, were recommendations for future park land and open space needs along with ideas for new recreation facilities. Since approval of the Master Plan, the City has worked tirelessly to accomplish a significant portion of the plans suggestions, with many more still in progress.

In October, 2010, the City, with the assistance of Sasaki Associates and AECOM embarked on the completion of a significant study of it Central Business District (CBD). This exhaustive study contained several far reaching recommendations which have an impact on the 2007 Parks and Recreation Master Plan. Additionally, 4.56 acres of new park land known as Anderson Park, was added in the southwestern portion of the City as recommended in the 2007 Master Plan. Because of these and other changes, the City has identified a need to reexamine the park land and open space recommendations of the 2007 Parks and Recreation Master Plan.

Purpose of the Park Land Needs Assessment

This Park Land Needs Assessment has been prepared in an effort to update the 2007 Master Plan recommendations to the current conditions of 2015. Its purpose is to identify gaps in the community's park and open space land needs and to propose solutions that will meet the community's needs for the next ten years.

Planning Process

The planning process included three primary tasks: Data Collection, Analysis and Summary of Needs, and Recommendations. As part of the data collection process an internet based Community Survey was conducted from May 20 through June 12, 2015. A series of Stakeholder Interviews were also completed over a one day period on June 1, 2015. Additionally staff input was provided on multiple occasions. The final recommendations were presented to the Parks and Recreation Commission on October 5, 2015, and public comments were received during that time. Any comments received were included in Appendix A of this document.

DATA COLLECTION

Contributing Report Information

As part of the data collection process, the following reports and studies were reviewed:

- Clayton Master Plan, amended 1989.
- Clayton Downtown Master Plan, October, 2010.
- Clayton Missouri Strategic Plan, October, 2012.
- Downtown Clayton Residential Analysis, Clayton, Missouri 2015

In summary, the following points from past reports which influenced the development of the Park Land Needs Assessment included:

Clayton Master Plan, amended 1989.

While the oldest plan at 26 years, this plan was reviewed for its recommendations relative to future park land and open space which may still be relevant. This plan included the following recommendations:

- Provide new parks and recreation facilities.
- Acquire additional Hanley House property. It should be noted the Future Land Use Plan in this document illustrated contiguous Public and Quasi Public land which included both the Hanley House and Maryland School. It recommended future property additions to make these two properties contiguous.
- A new neighborhood park in the southwest sector of Clayton, in the Clayshire and Clayshire Ridge area. This recommendation was consistent with the 2007 Parks and Recreation Master Plan and has been accomplished through the acquisition of the land on Haddington Court, which is now known as Anderson Park, and is the home of the City's Dog Park.
- A new neighborhood park in the south-central sector of Clayton, in the Moorlands Neighborhood. The Moorlands Neighborhood is bounded by Wydown Boulevard to the north, Audubon Dr. to the east, Clayton Road to the south, and Westwood Drive to the west. Wydown Park, fully developed in 2002, now serves a portion of this neighborhood.

Clayton Downtown Master Plan, October, 2010.

Completed by Sasaki and AECOM, this plan sets forth a framework for development, integrating and anticipating the actions of the public sector and the private sector within the Central Business District of Clayton. It included the following items relative to park land and open space:

- Within several of the districts identified in the CBD, the plan recommends the creation of small pocket parks and civic spaces that provide an identity appropriate to the district. Examples include:
 - A plaza at Forsyth Boulevard and Central Avenue which is a new key civic space and the symbolic heart of downtown.
 - A small park at the corner of Central Avenue and Bonhomme Avenue to allow pedestrians to step off the street for a moment and to provide a small civic space for the district.

- A small park at the corner of Forsyth Boulevard and Lyle Avenue to serve as an urban respite while providing small civic space for the Forsyth Village district.

Clayton Missouri Strategic Plan, October, 2012.

In March of 2012, the City of Clayton embarked on a strategic planning process, known as “C The Future”. This process was initiated by the Mayor and Board of Alderman, but was designed to be a community-based strategic plan. One of the strategic initiatives identified as part of this plan was titled: “Maintain and expand public and private green space”, and it included the following action steps:

- Assess current inventory; both public and private.
- Identify potential acquisition opportunities.
- Present concept to Sustainability Committee.
- Present concept to Parks & Recreation Commission.
- Meet with stakeholders to develop a plan.
- Develop Implementation Plan.
- Complete City-wide tree inventory.
- Develop Reforestation Plan.

Downtown Clayton Residential Demand Analysis; Clayton, Missouri, March 2015.

This residential demand analysis for downtown and surrounding areas of Clayton was prepared to assist Clayton in its effort to grow its downtown residential market. Per this report, population growth for the City of Clayton was projected to be minimal at best through 2020. However, if the City is successful in its efforts to promote additional multi-family housing, the population growth factor was anticipated to significantly alter growth estimates.

After reviewing the above contributing reports, the following conclusions related to park land and open space were identified:

- Throughout Clayton’s recent history, the need for park land and open space has been consistently identified as a priority for future consideration.
- The idea of maintaining some type of park servicing the neighborhood adjacent to the intersection of N. Hanley Road and Maryland Avenue was identified early and remains a goal.
- A need for smaller parks within the Central Business District (CBD) has been identified and supported in several recent planning studies.

Current Conditions

Over the past 8 years, Clayton, like every community has experienced changes. In order to effectively assess current and future need for park land and open space, the current conditions of the Clayton community need to be investigated and understood.

Community

The 2007 Parks and Recreation Master Plan identified the School District of Clayton's 2000 population as 17,644. The school district population was utilized in that plan to determine the demand for park land. This Park Land Needs Assessment will use the official Clayton population of 15,939. The previous Park and Recreation Master Plan, completed in 2007 did not anticipate a significant population change in the future but did note higher density redevelopment could place additional demands on park resources.

Population growth for the City of Clayton, and the surrounding areas, is projected to be minimal at best through 2020. This fact was also noted in the downtown Clayton Residential Analysis prepared in March of 2015. However, one additional item related to population will have an effect on the School District population used for this analysis. As a result of the City's effort to implement the Clayton Downtown Master Plan, an increase in the downtown residential population is anticipated. Currently, 500-1,000 residential units are expected to be added to the downtown area within the next three years. This is anticipated to impact the Park Land Needs Assessment in two ways. First, these new developments represent an increase in population. With these new developments featuring mainly studio and 1 bedroom dwelling units targeted to smaller families, an average family size of 1.5 people per unit was used for developing a future population projection. Using this assumption, these new 1,000 units would represent a projected population increase of 1,500 people.

Second, it is important to recognize this population increase will be concentrated in the downtown area, potentially increasing the need for park land located in downtown Clayton. This park land need is anticipated to be focused on smaller Pocket and Mini parks as defined in the 2007 Clayton Park and Recreation Master Plan.

For the purposes of this analysis, Clayton's current official *population* of 15,939 will be increased to 17,439 (additional 1,500 people) to accommodate a future population increase for the downtown residential development described above and anticipated over the next 5-10 years.

Park Land

There are currently eleven city parks that serve the recreational needs of Clayton residents. These parks include Anderson Park (City's Dog Park), Clayshire Park, Concordia Park, DeMun Park, Hanley Park (the Hanley House), Henry Wright Park, Oak Knoll Park, Shaw Park, Taylor Park, Whitburn Park, and Wydown Park. In addition, The Center of Clayton, the City's joint use community recreation center, is located adjacent to Shaw Park. Refer to Figure 1: Existing Community Park and Recreation Facilities/Amenities for a listing of recreation opportunities in and near the Clayton community.

FIGURE 1 – EXISTING COMMUNITY PARK AND RECREATION FACILITIES/AMENITIES

Clayton City Parks	Location	Recreation Facilities/Amenities
Anderson Park	8275 Clayton Road	Dog Park, Benches, Picnic Tables
Clayshire Park	Francis Place and Langton Drive	Benches, Drinking Fountain
Concordia Park	Concordia Seminary Campus	Open Space, Benches, Picnic Tables
DeMun Park	DeMun and Southwood Avenues	Playgrounds, Walking Path, and Drinking Fountain
Hanley Park	7699 Westmoreland Ave.	Historic Home, Picnic Tables, Pavilion
Henry Wright Park	6400 Block of Alamo Ave.	Benches, Shade Garden
Oak Knoll Park	Clayton Road and Big Bend Blvd.	Walking Path, Pond, St. Louis Community Foundation, Clayton Early Childhood Center, Playgrounds, Formal Garden, and Parking
Shaw Park	Brentwood and Forsyth Blvds	Aquatic Center, Ice Arena, Picnic Pavilions, Picnic Sites, Walking Trails, Athletic Fields, Tennis Courts, Playgrounds, Volleyball Courts, and Concession Stand
Taylor Park	Kingsbury and North Central Avenues	Picnic Tables, Playground, Gazebo, Walking Path, Soldier’s Memorial
Whitburn Park	300 Block of York Street	Picnic Table, Benches, and Shade Garden
Wydown Park	Wydown Business District	Central Open Space, Plants of Merit Garden, Cafe Tables, Pergola

Schools

As stated in the 2007 Parks and Recreation Master Plan, many of the schools in the City of Clayton serve as either park or open space land due to the recreational amenities which exist on the respective properties. While not directly maintained by the City, the loss or restriction of public access to outdoor recreation facilities of schools can be profound to an adjacent neighborhood. Because of this, any loss of schools which serve as park land or open space or the restriction of public access should be replaced with a corresponding amount of new park land or open space and facilities. Refer to Figure 2: Existing Clayton School Outdoor Recreation Facilities/Amenities for a listing of school related recreation opportunities in the Clayton community.

FIGURE 2 – EXISTING CLAYTON SCHOOL AREA OUTDOOR RECREATION FACILITIES/AMENITIES (PUBLIC & PRIVATE)

Clayton Area Schools	Location	Recreation Facilities
The Family Center	301 N. Gay Avenue	Athletic Fields, Playground, Track
Glenridge Elementary	7447 Wellington	Athletic Field, Playground, Basketball Courts,
Captain Elementary	6345 Northwood Ave.	Basketball Courts, Outdoor Classroom, Playground
Maryland School (Vacant)	7501 Maryland Avenue	Athletic Field, Community Garden (Playground Removed)
Meramec Elementary	400 S. Meramec Avenue	Basketball Courts, Outdoor Classroom, Playground
Wydown Middle School	6500 Wydown Blvd.	Athletic Fields
Clayton High School	#1 Mark Twain Circle	Athletic Fields
Washington University	Forsyth and Big Bend Blvds	Athletic Fields, Track

**Facilities at Central Christian School, Concordia Seminary, First Congregational Pre-School, Fontbonne College, Old CBC High School (Washington University), St. Michael School of Clayton, and The Wilson School, were reviewed as part of this study however, these facilities were not included in the listing above due to restricted public access.*

Other Facilities

As stated in the 2007 Parks and Recreation Master Plan, within a 2.5 mile radius of the heart of Clayton, there are a total of approximately 1600 acres of regional and municipal park land and a total of approximately 130 acres of public school property. Forest Park, St. Louis’ premier park asset, is located adjacent to Clayton’s eastern limits. While many of these assets are available primarily by automobile for use by Clayton residents, one priority of this assessment is understanding the need for park and open space land which is interconnected and accessible by all. This is especially critical to Clayton’s many neighborhoods which are compartmentalized by roadways and urbanized influences.

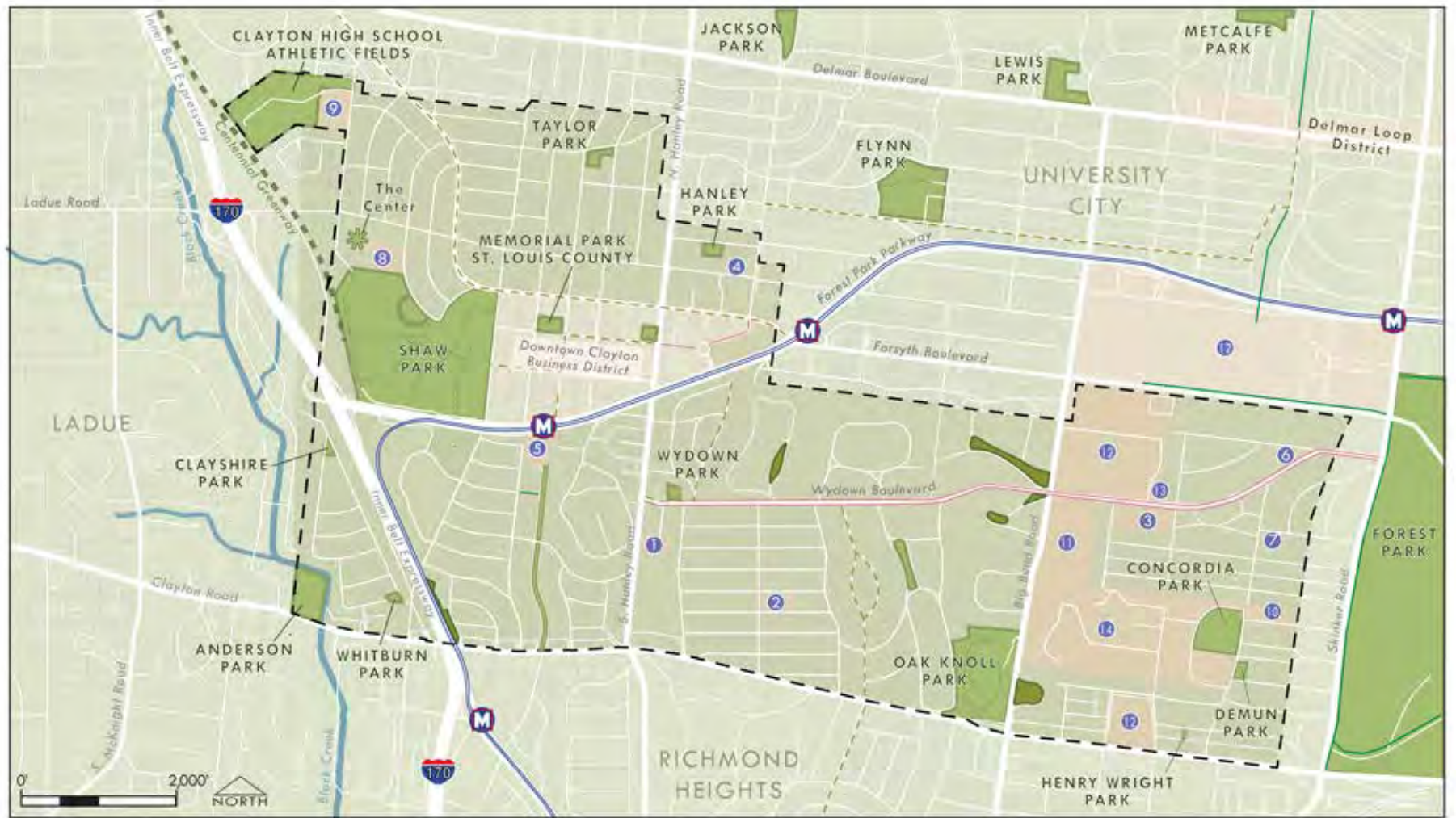
Other Factors

Regional Greenways. While difficult to quantify, the recent completion of connections to several regional greenways implemented by Great Rivers Greenway has placed additional demands on the current park and open space resources within Clayton. The Centennial Greenway trailhead in Shaw Park is the best example of this phenomenon and, as a result Shaw Park continues to be Clayton’s most heavily used park.

Clayton Century Foundation. The Clayton Century Foundation provides a civic mechanism for allocating private funds to achieve goals that are consistent with the City’s Mission and Master Plan through an independent 501(c)(3) organization. One of its four broad mission areas, parks and park land acquisition would fall within its overall mission.

Summary of Existing Park Facilities/Amenities

Below is a description of the existing park facilities and open space assets in Clayton. These are illustrated on Figure 3: Existing Community Conditions.



Legend

- Dedicated Trail/Path
- Bicycle Friendly Roads
- Dedicated Bike Lanes
- Centennial Greenway
- MetroLink Route
- MetroLink Station
- Interstate I-70
- Public Park/Open Space
- Private Open Space
- School Area
- Stream/Creek
- Municipal Boundary

Schools

- | | |
|-------------------------------------|---------------------------------------|
| 1 Central Christian School | 8 Clayton High School |
| 2 Glenridge Elementary School | 9 The Family Center |
| 3 Wydown Middle School | 10 Ralph M. Captain Elementary School |
| 4 Maryland School | 11 Fortbonne University |
| 5 Meramec Elementary School | 12 Washington University |
| 6 The St. Michael School of Clayton | 13 First Congressional Pre-School |
| 7 The Wilson School | 14 Concordia Seminary |

FIGURE 3: EXISTING COMMUNITY CONDITIONS

Anderson Park

Anderson Park (previously Haddington Court subdivision) is located off Clayton Road just west of Brentwood Boulevard. The park totals 4.56 acres and slightly less than 2 acres are devoted to the Clayton Dog Park. The park land was purchased through a FEMA flood management program with part of the land earmarked for MSD storm-water improvements.

Clayshire Park

Clayshire Park is located in the northwestern portion of the Clayshire Neighborhood. As Clayton's smallest park, it encompasses approximately .04 acres. With no parking, this is truly a park that serves the immediate neighborhood.

Concordia Park

Concordia Park is located in the DeMun Neighborhood on the grounds of Concordia Seminary. The City of Clayton has leased this passive 1.5-acre park from Concordia Seminary since 1972. While the leased land is small, it benefits from being part of the larger open space of the seminary. This larger open space while owned and maintained by Concordia Seminary, does serve to meet the recreation needs of the immediate, higher density Hi Pointe/DeMun neighborhood. On-street parking spaces along DeMun Avenue serve both the smaller 1.5 acre park and the surrounding larger space.

DeMun Park

Also located in the commercial hub of the DeMun neighborhood, at the corner of DeMun and Southwood Avenues, DeMun Park is the neighborhood play space and includes 2 playgrounds, one for toddler age children and a second one for older children. On-street public parking spaces shared with the immediate commercial area are available on DeMun Avenue. Together Concordia and DeMun Park provide a complete park experience for the Hi Pointe/DeMun neighborhood.

Hanley Park

Hanley Park, located on a 1 acre lot south of Westmoreland Avenue and east of Hanley Road, is the site of the Martin Franklin Hanley House. Built in 1855, it is one of the St. Louis area's few farm houses dating back to the Civil War. Purchased by the City of Clayton in 1968, the house is listed on the National Register of Historic Places. The site includes a small pavilion with a covered picnic area. Parking is accommodated via neighborhood on-street spaces on Westmoreland Avenue.

Henry Wright Park

Henry Wright Park is a .11 acre park located in the 6400 block of Alamo Avenue in the DeMun Neighborhood in the eastern portion of Clayton. Tucked between two residential buildings, this small park is used primarily by residents of the neighborhood. A set of steps leads to on-street parking which is available on Alamo Avenue. Accessible parking is available in the adjacent alley.

Oak Knoll Park

Oak Knoll Park is located north of Clayton Road and west of Big Bend Boulevard. Vehicular access to the site is from Big Bend Boulevard. Oak Knoll is the second largest park within the city limits of Clayton, comprising approximately 14.5 acres. It accommodates primarily passive activities such as picnicking, and dog walking, and includes a playground. The park environment comprises mostly canopy trees and lawn areas with gently rolling topography. Oak Knoll Park includes two stone mansions, the first of which houses the Clayton Early Childhood Center. The second houses the St. Louis Community Foundation. The outstanding feature of this park is its natural beauty.

Shaw Park

Shaw Park is located along Brentwood Blvd., just north of Shaw Park Drive, near the heart of Downtown Clayton. Shaw Park is the city's oldest and largest park. With a canopy of majestic trees and open grass areas, as well as ornamental gardens, Shaw Park offers a respite from the bustle of the city. Shaw Park's most recent additions include over a mile of new walking paths, a new adult fitness area and a large native plant area, the Moneta Garden, with a sculpture by Clayton native Ernest Trova.

Shaw Park is also home to the City's outdoor Aquatic Center, which includes a 50-meter competition pool, a diving pool, and a splash and play pool for young children. It also has one of the few remaining outdoor ice-skating rinks in the area. Other amenities include 10 tennis courts with a small tennis center building, 6 ball fields, 3 playgrounds, and 2 sand volleyball courts. The iconic Enterprise Holdings Pavilion serves as an outstanding addition to the park. Future plans for Shaw Park include improvements to different areas of the park as described in the 2014 Shaw Park Master Plan Overlay.

Taylor Park

Located in the Old Town Neighborhood, at the northern city limits of Clayton, Taylor Park was the original site of the Taylor Grade School, until acquired by the city in 1974. The park totals approximately 1.0 acre. Taylor Park is popular with residents and children of the surrounding area.

Whitburn Park

Whitburn Park is located in the Clayshire Neighborhood at the southwestern edge of Clayton. The park is approximately .11 acres in size and is passive in nature with mature trees and landscaping. The park also includes a table for picnicking in the shade, as well as benches. Two parking spaces are located on Whitburn Drive adjacent to the park.

Wydown Park

Wydown Park is located just east of Hanley Road on Wydown Boulevard, in the Wydown Business District. This park offers visitors a diversity of experiences including seasonal gardens, pergolas and an open patio area with tables and chairs. A sidewalk winds through the level .55 acre parcel. Patrons from the nearby commercial area often

enjoy the tranquil setting of the park. The park is served by parking scattered throughout the Wydown Business District.

Private Open Space

Several private open space areas of varying sizes exist in Clayton's large lot subdivisions primarily located in the eastern half of the City. While usually owned and maintained by the actual subdivisions, these spaces meet a portion of the open space needs of the areas in which they are located. Typically these areas include benches, trash receptacles or the occasional basketball goal. The existing private open space areas are shown on Figure 3.

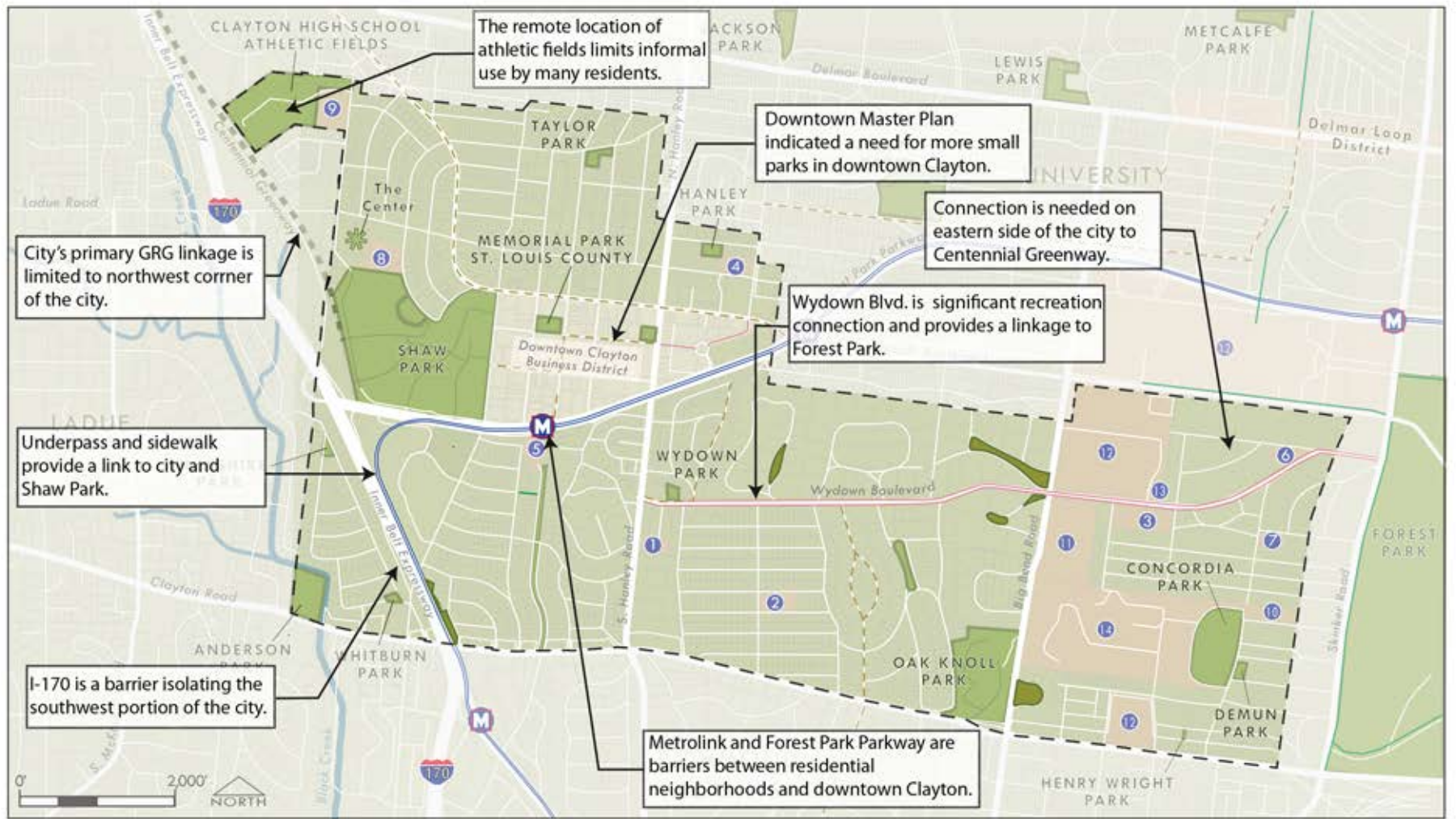
Public Open Space

Clayton also contains publically owned open space areas which are used informally by its residents for recreation. These include the Wydown Boulevard median, the Central Avenue median in the Davis Place Neighborhood and the Hillvale Drive median in the Claverach Park Neighborhood. These open spaces serve as passive recreational areas and often host informal field games. The existing public open space areas are shown on Figure 3.

Community Influencing Factors

Figure 4: Community Influencing Factors indicates several factors which directly influence park and open space in the Clayton community. These factors are summarized below

- I-170 is a major physical barrier in the City isolating the southeast corner of the City. With the recent addition of Anderson Park, this portion of the City now has closer park land. It should be noted that since Anderson Park's primary access is from Clayton Road, most users still arrive at the park by automobile.
- Related to this issue, a pedestrian connection to the eastern portion of the City is located below I-170 and serves as a critical link to Shaw Park.
- The City's major connection to Great River Greenways' Centennial Greenway is on the western side of the City. While a reach of the Centennial Greenway exists on the east in neighboring University City, there currently is no connection for City of Clayton residents to this connection in University City.
- The remote location of the City's athletic fields in the northwest corner of Clayton limits informal use to only those in the immediate vicinity.
- Metrolink and Forest Park Parkway create physical and visual barriers between Downtown Clayton and residential neighborhoods.
- Wydown Boulevard is a significant recreation corridor connecting a large portion of Clayton to Forest Park. Opportunities for providing additional links to Wydown Blvd. should be considered.
- As stated previously, the Downtown Master Plan has indicated a need for additional small parks in Downtown Clayton associated with the future residential development.



Legend

Dedicated Trail/Path		Interstate I-70	
Bicycle Friendly Roads		Public Park/Open Space	
Dedicated Bike Lanes		Private Open Space	
Centennial Greenway		School Area	
MetroLink Route		Stream/Creek	
MetroLink Station		Municipal Boundary	

Schools

1 Central Christian School	8 Clayton High School
2 Glenridge Elementary School	9 The Family Center
3 Wydown Middle School	10 Ralph M. Captain Elementary School
4 Maryland School	11 Fortbonne University
5 Meramec Elementary School	12 Washington University
6 The St. Michael School of Clayton	13 First Congressional Pre-School
7 The Wilson School	14 Concordia Seminary

FIGURE 4: COMMUNITY INFLUENCING FACTORS

Stakeholder Interviews

The planning team conducted approximately four (4) stakeholder group interviews on June 1, 2015. The interviews were arranged by the Parks and Recreation Manager and conducted at The Center of Clayton. The following categories of groups and organizations were interviewed during this process:

1. Parks and Recreation Staff
2. Liveable Communities/Century Foundation
3. Citizens-At-Large
4. Parks and Recreation Commission

Additionally, members of the City Administration were interviewed on June 26, 2015.

Approximately 30 individuals representing these groups participated in the interviews. Each session lasted approximately 40 minutes. Every group interviewed was given a brief overview of the planning process, and how important the interviews are to that process. The participants were told that while notes were being recorded, no quotes or statements would be linked to an individual and that the comments would be recorded in general not as a word for word record. All interviews were conducted "open door".

The interviews were generally based on the following questions:

1. What are your top priorities for future park land acquisition in the City of Clayton?
2. Do you think the existing supply of park land in Clayton is adequate, do you feel the City has too much park land or do you feel the City should add more park land?
3. What is the biggest change in Clayton over the past 5-10 years that has significantly impacted park and open space land?
4. What items related to park land in the 2007 Parks Master Plan would you like to see reexamined?
5. What could be done to better meet your recreational needs?

The responses were recorded via hand written notes, then typed and edited. Edits were made for clarification and deleting material not relevant to the planning process.

The responses from the stakeholder interviews are included in Appendix A and are summarized below.

What are your top priorities for future park land acquisitions in the City of Clayton?

- See Hanley Park expand - add more programming and parking.
- More park land but need more staff to maintain it.
- More definitive purpose of parks, specifically pocket parks.
- See more 'natural' areas in Clayton that can support wildlife.
- Keep parks safe and maintain them.
- City to acquire Maryland School (5 people strongly supported this); Concerned over loss of Maryland School -

loss of recreation space, community garden, neighborhood green space.

- Accessibility/Connectivity to parks.
- Like to see some focus on neighborhood parks.

Do you think the existing supply of park land in Clayton is adequate, do you feel the City has too much park land, or do you feel that the City should add more park land?

- Size of some parks are too small.
- Concern about expanding park land because staffing may not be adequate to maintain.
- Some open space assets used by citizens are not owned by the City which is a long term concern.
- More is better.
- Some people think City has enough park space - take care of what already have.
- Not enamored with smaller (pocket) parks that do not have facilities for children to use.
- (You can) never have too much park land.
- If Maryland School is developed, would reflect a loss of open space.
- Could always use more natural areas.

What is the biggest change in Clayton over the past 5-10 years that has significantly impacted park and open space land?

- Centennial Greenway - increased usage in Shaw Park.
- Connect city with trails is a long range goal.
- Ball fields are biggest demand.
- Economic downturn.
- Downtown residential development (500-1000 units) will expand the population within 1-2 years (Crossing, Vanguard, Opus, and Montgomery).
- Contribution from private development for parks.
- Reduction in open space.
- More pavement in parks (specifically Shaw Park).
- Loss of empty open spaces that are not public parks or school spaces.

What items related to park land in the 2007 Parks Master Plan would you like to see re-examined?

- Neighborhood preservation when considering park land.
- Recommendations for more neighborhood parks.
- City needs to be more aggressive to acquire property.
- Increase open space with increase in population.
- Establish successful destination playground spaces in neighborhoods.
- Re-examine the distribution of parks.
- Opportunities at Hanley Park.

What can be done to better meet your recreation needs?

- Hanley Park expansion/neighbor home.

- Want/need more neighborhood parks.
- East side of Clayton lacks neighborhood park space.
- Improve connection between Wydown Blvd. and Forest Park at Skinker Blvd.
- Bike lanes.
- Better places to cross busy streets to get to parks.
- Want better understanding of losing open spaces such as Concordia and Maryland School.
- Safe crossings at major roadways to improve access to parks.

Community Survey

An internet based Community Survey, placed on on-line at the City of Clayton's website was available from the May 20, 2015 to June 12, 2015 to gather additional public input on the project. Approximately 144 people responded. The survey included questions very similar to those asked during the Stakeholder Interviews. While not statistically valid, the results were reviewed and the salient points which were considered during the development of this analysis are summarized below. The complete results are included in Appendix A.

- When asked to rank the highest priority for park land in Clayton, the highest priority was maintenance of existing parks followed by acquisition of new land for parks.
- Responses were evenly split between "just right" and "not enough" with regard to people's opinion on the amount of existing parks in Clayton.
- The majority of the respondents do not think any changes have significantly impacted the availability of open space in the City of Clayton.
- Most people indicated they think the City should diligently strive to acquire park land when considering large scale redevelopment proposals in Clayton.
- Most respondents' indicted their needs for open space are also being satisfied outside the City of Clayton.

A comparison of the results of this internet based community survey to the statistically valid 2012 Community Survey results prepared by ETC Institute revealed the results between the two surveys were generally consistent. Of particular interest was the fact that maintenance of existing parks was indicated as a high priority in both surveys.

ANALYSIS AND SUMMARY OF NEEDS

Existing Supply and Classification

The existing supply of park land and open space within the City of Clayton has changed since the completion of the 2007 Parks and Recreation Master Plan. The current supply has been recalculated and is tabulated in Figure 5: Existing Park Land Totals. Each existing park within the Clayton park system was classified as to its park type based on the definitions included in Appendix A of the original 2007 Park and Recreation Master Plan. Anderson Park was the only park land added and was included in the list. While principally known as a Dog Park, it was classified as a Mini Park due to its size and lack of sport/game

facilities. Figure 5 also shows a total park land of 78.17 acres which is approximately 4.8% of the total city land area.

FIGURE 5: EXISTING PARK LAND TOTALS

<u>Existing City Park</u>	<u>Size (in acres)</u>	<u>Classification</u>
Anderson Park	4.56	Mini Park
Clayshire Park	0.04	Pocket Park
Concordia Park	1.50	Mini Park
DeMun Park	0.60	Playlot
Hanley Park	1.00	Historical Park
Henry Wright Park	0.11	Pocket Park
Oak Knoll Park	14.50	Neighborhood Park
Shaw Park	54.20 ¹	District Park
Taylor Park	1.00	Mini Park
Whitburn Park	0.11	Pocket Park
Wydown Park	0.55	Mini Park
TOTAL	78.17	

¹ Includes 6.6 acres for The Center of Clayton.

Park Land Standards

During the development of the 2007 Parks and Recreation Master Plan, various park land standards were evaluated and considered in the determination of what standards should be used for the City of Clayton. Standards from the National Recreation and Parks Association (NRPA), St. Louis County, and Missouri Department of Natural Resources (MoDNR) were compared against the standards utilized in previous recreation master plans prepared for the City of Clayton. For this park land needs assessment, updated standards from the same sources and new sources were investigated. After this investigation, it was determined that no changes were necessary to the standards used in the 2007 Plan. Figure 6: Park Land Standards illustrates the park land standards utilized for this park land needs assessment.

FIGURE 6: PARK LAND STANDARDS

<u>Classification</u>	<u>Standard*</u>	<u>Service Area Radius</u>
Pocket Park	.25 acre / 1000	1/10 mile
Playlot	.30 acre / 1000	1/4 mile
Mini Park	.25 acre / 1000	1/2 mile
Neighborhood Park	1.5 acre / 1000	1 mile
District Park	2.5 acres / 1000	3 miles

*Standards from 2007 Clayton Comprehensive Parks and Recreation Master Plan and utilized for this project.

Park Land Needs

Figure 7: Park Land Needs applies the standards shown in Figure 6: Park Land Standards to the official Clayton population projected year 2025 (ten year) population of 17,439 as previously described above.

FIGURE 7: PARK LAND NEEDS *(in acres)*

<u>Classification</u>	<u>Demand¹</u>	<u>Existing Acreage</u>	<u>Park Acreage (Need) or Surplus</u>
Pocket Park	4.36	0.26	(4.10)
Playlot	5.23	0.60	(4.63)
Mini Park	4.36	7.61	3.25
Neighborhood Park	26.16	14.50	(11.66)
District Park	43.60	54.20 ²	10.60
Historical Site	N/A	1.00	1.00
TOTAL	83.71	78.17	(5.54)

¹ Based on the standard (See Figure 3-1) multiplied by a population of 17,439.
² Includes 6.6 acres for The Center of Clayton.

Based on the comparative analysis above, the City of Clayton has an overall need of 5.54 acres of park land. This need is distributed between Pocket Parks, Playlots, and Neighborhood Parks. The park type with the largest need was Neighborhood Parks. The need for Neighborhood Parks was also frequently mentioned during the Stakeholder Interviews, and during the Community Survey.

Park Land Distribution

The distribution of park land and service area coverages are shown on Figure 8: Park Land Distribution. An analysis of the distribution and service area coverages indicates several important points:

1. Similar to the 2007 Park and Recreation Master Plan, the City’s greatest need for park land is still concentrated in pocket park, playlot and neighborhood park land. While the need for pocket park and playlot park land appears high, it should be noted that a significant amount of this need is still being met by the Clayton Public School facilities within the City.
2. An additional factor in the analysis of the city-wide park land needs is an investigation of park service area coverage. Each type of park has a geographically sized service area, which is usually circular in nature and defined by a radius. These service areas were plotted on a map and the coverages analyzed for overlap and gaps. While the park service area coverage appears adequate, especially when considered with the service areas of the schools which also partially function as parks, some gaps in the geographic distribution of park land are apparent. While initially identified in the 2007 Parks and Recreation Master Plan, park service area coverage gaps still remain an issue. Service area gaps are still apparent in the City’s western section particularly in the Clayton Gardens Neighborhood. The Clayton Gardens Neighborhood is near Shaw Park, which partially meets the needs of its residents. However, access to Shaw Park from this neighborhood does require crossing Maryland Avenue

which is a neighborhood barrier. Gay Avenue is also a barrier to playground facilities at the Family Center. North Meramec Avenue is also a barrier to Taylor Park.

3. The distribution of Playlots and Mini Park land throughout the City is uneven. However, schools, Oak Knoll Park, and to some extent Shaw Park, partially compensate for this uneven distribution.
4. Since the Clayton Downtown Master Plan recommends more downtown housing, and the market is responding with three separate current development proposals, the need for future park land in the downtown area is a logical conclusion.
5. If the Maryland School property is redeveloped without recreation facilities similar to those which exist today, a park service are gap will be created.



Legend

Park Service Area ■
 School Service Area ■

Schools

- ② Glenridge Elementary School
- ④ Maryland School
- ⑤ Meramec Elementary School
- ⑨ The Family Center
- ⑩ Ralph M. Captain Elementary School

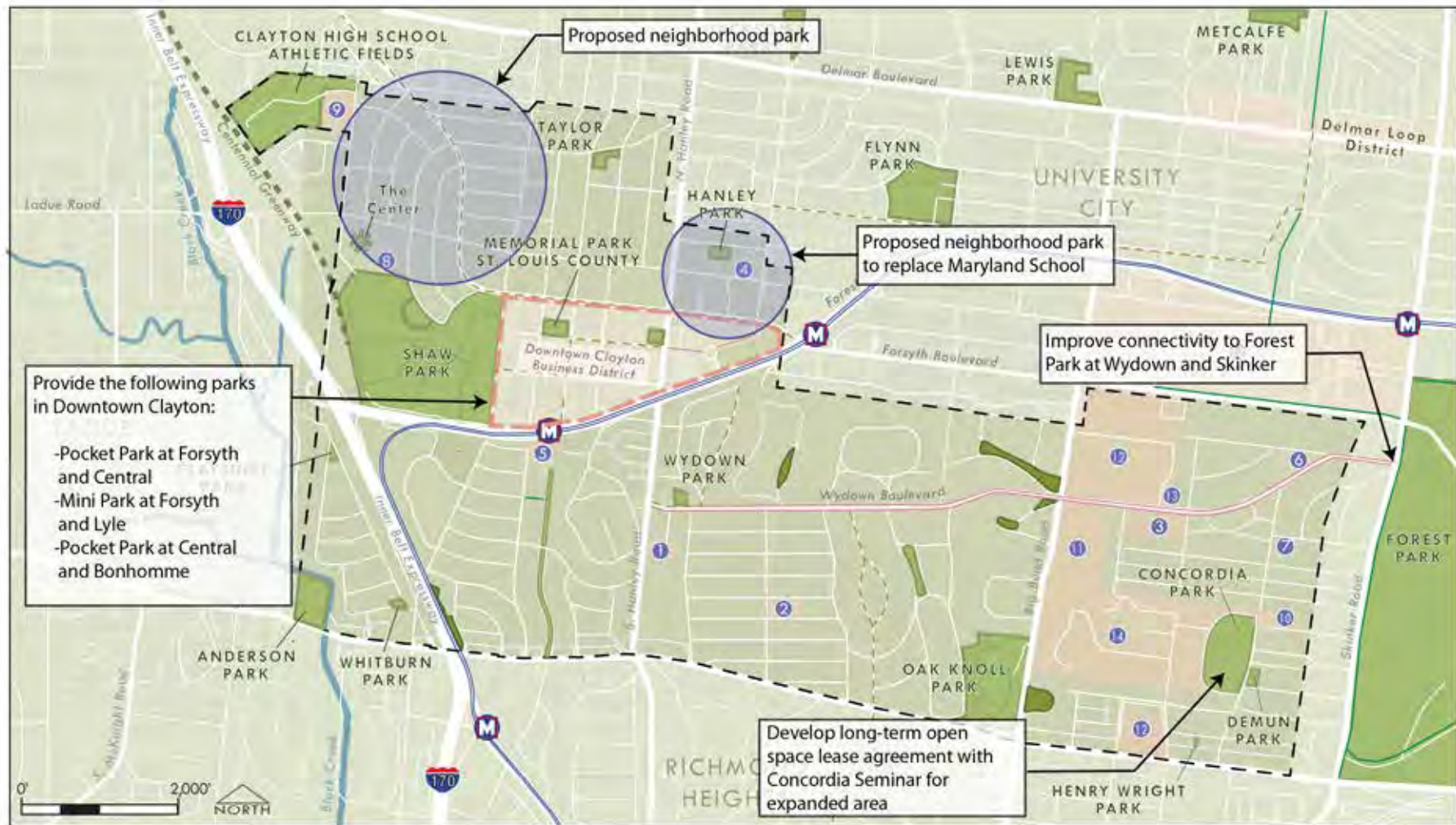
Note: Shaw Park service area is approximately 3 miles and has not been shown as it covers the entire map

FIGURE 8: PARK LAND DISTRIBUTION

Park Land Priorities

From the above analysis, the following items have been identified as park land priorities:

- Clayton’s greatest park land need is still in Neighborhood Parks. As stated in the 2007 Parks and Recreation Master Plan, acquiring a continuous parcel of land approximately 5-10 acres in size still remains difficult in Clayton, and is expected to remain difficult in the future. In order to meet this need in the future, a “smaller” type of Neighborhood Park may be a more realistic option. The City should continue to be vigilant in identifying future opportunities for smaller Neighborhood Parks.
- Future park land acquisitions should be considered in the northwest portion of Clayton in the Clayton Gardens Neighborhood.
- The City should continue to strive to acquire park land whenever considering large scale redevelopment within the City. Given the anticipated amount of proposed new development in Downtown Clayton, the City may want to consider requiring park land or open space set asides to provide needed land. Additional considerations should also be made to provide increased staff and resources in order to maintain any park land or open space provided by private developers, unless the land will remain under private ownership.
- The proposed redevelopment of the Maryland School property represents the potential loss of property which functioned as park land although owned by the School District of Clayton. While Hanley Park also serves the immediate neighborhood, it does not have adequate land or facilities to replace those similar features at Maryland School.
- The City should remain alert to the potential for loss of any non-City owned property which contributes to the open space needs of the City.



Legend

- Dedicated Trail/Path
- Bicycle Friendly Roads
- Dedicated Bike Lanes
- Centennial Greenway
- MetroLink Route
- MetroLink Station
- Interstate I-70
- Public Park/Open Space
- Private Open Space
- School Area
- Stream/Creek
- Municipal Boundary

Schools

- 1 Central Christian School
- 2 Glenridge Elementary School
- 3 Wydown Middle School
- 4 Maryland School
- 5 Meramec Elementary School
- 6 The St. Michael School of Clayton
- 7 The Wilson School
- 8 Clayton High School
- 9 The Family Center
- 10 Ralph M. Captain Elementary School
- 11 Fortbonne University
- 12 Washington University
- 13 First Congressional Pre-School
- 14 Concordia Seminary

FIGURE 9: FUTURE PARK LAND AND OPEN SPACE RECOMMENDATIONS

RECOMMENDATIONS

Recommendations

Based on the park land needs analysis and priorities identified above, recommendations for future park land are illustrated on Figure 9: Future Park Land Recommendations and include the following:

- Provide a new Neighborhood Park in the Clayton Gardens Neighborhood (northwestern portion of the City). When the service area radii for the existing parks and schools are plotted, a gap in park service coverage is evident in this neighborhood. Surrounding major roadways also isolate this neighborhood from nearby parks.
- Due to Wydown Boulevard's popularity, its heavy use as a linear park, and its direct access to Forest Park, connectivity improvements should be made at the Wydown/Skinker entrance to Forest Park to encourage more use of this regional asset. Specifically safety improvements to the ramp into the park and related connection to the Dual Path system is of critical importance and should be a high priority. With safe and convenient access to Forest Park, some demand on Clayton's existing parks can expect to be reduced.
- Develop a long-term lease agreement with Concordia Seminary for not only the one acre lease area known formally as Concordia Park, but also for long term use of an expanded area of the existing open space. The demand for open space in the higher density Hi-Point and DeMun Neighborhoods would benefit from long term access to this additional green space.
- If the Maryland School is redeveloped as multi-family residential, and the redevelopment project does not include replacement of the open space facilities currently available to the public, a new Neighborhood Park should be added to immediate area. While Flynn Park is one half mile away from Maryland School, its use is limited because pedestrian access would require crossing North Jackson Avenue, a busy collector street, and Pershing Avenue, a four lane divided arterial road.
 - One option for the replacement of the Maryland School might be the acquisition of residential property adjacent to Hanley Park in order to take advantage of facilities which currently exist in that park, creating a larger park serving a broader segment of the population.
- In order to meet the demand for additional park land anticipated due to an increase in the future residential population projected for Downtown Clayton, provide parks as indicated in the Downtown Master Plan.
- Consider establishing an impact fee on high density residential development in Downtown Clayton to help fund the purchase and long-term maintenance of park land in the future.
- Improvements to existing Public Open Space median areas used for recreation should consider the recreation needs of the immediate neighborhood. Neighborhood groups should be solicited for input to improvements in order to maximize their

benefit. For example, tree plantings should be arranged to create small open areas to accommodate informal sports play if desired by the neighborhood.

- With regard to the amount of new park land to acquire, five to six acres is recommended as a long range target. This goal should be periodically evaluated against influencing community factors.
- Because maintenance of existing parks has been identified consistently throughout the public input process, when considering any future park land acquisitions, complete an annual operations and maintenance estimate to ensure adequate staff and resources are available to provide needed long term maintenance associated with the land to be acquired.

Impacts on Current Master Plan

The Park Land Needs Assessment is intended to supplement and update the recommendations of the 2007 Park and Recreation Master Plan with regard to future park and open space land. Specifically, the following impacts or adjustments to the 2007 Master Plan have been identified and acknowledged.

- Suggestions for additional park land in the southwestern portions of the City should be considered accomplished with the acquisition and implementation of Anderson Park. Future land additions on the western edge of the City should focus on the Clayton Gardens Neighborhood.
- As stated in both the 2007 Parks and Recreation Master Plan and this Park Land Needs Assessment, a long term agreement for use of the open space at and surrounding Concordia Park should be actively pursued. Since this item has remained unaddressed since 2007, emphasis should be placed on accomplishing this as soon as possible to ensure the Hi-Ponte, DeMun and Hillcrest neighborhoods have continued access to open space in the future.
- If additional land adjacent and contiguous to Hanley Park is acquired, a master plan should be developed to insure the land will provide meaningful benefit to the neighborhood.

Next Steps

The 2007 Parks and Recreation Master Plan identified “Priority” and “Long Term” types of projects as recommendations for the next steps towards implementation. While the recommendations made as part of the Park Land Needs Assessment are varied and wide ranging, there are several steps the City of Clayton could start to address as part of accomplishing the recommendations suggest by this assessment. They include:

- Establish partnerships and begin dialogs with key participants for those items requiring multiple agency collaboration. Key partnership agencies and related projects include:
 - Wydown Blvd./Skinker Intersection: Forest Park Forever
 - Concordia Park Long Term Lease Agreement: Concordia Seminary

- With regard to implementation, acquiring new park land in Downtown Clayton was indicated by the public as a higher priority than acquiring new park land in the Clayton Gardens Neighborhood (northwest portion of the City). Therefore, it is important to begin the process of incorporating either an impact fee or park land dedication for high density residential development in Downtown Clayton into the appropriate zoning regulations to aid in park land acquisitions in the future.
- As previously stated, any potential for the acquisition of additional land for the purpose of parks or open space should be considered as a high priority which could pre-empt implementation of park related projects. Land resource opportunities for park use in Clayton still continue to be scarce. The City should continue to closely monitor any opportunities for obtaining land for park use.
- Continued dialog with home owners adjacent to Hanley Park for the purposes of obtaining first right of refusal for any future property sale.

Appendix A

PUBLIC INPUT SUMMARIES

PUBLIC INPUT EVENTS

<u>Event</u>	<u>Date</u>
Stakeholder Interviews	June 1, 2015
Community Survey	May 20 –June 12, 2015
Parks Commission Presentation	October 5, 2015

One component of the Park Land Needs Assessment planning process was public involvement and input. In addition to a Community Survey, Stakeholder Interviews were conducted along with a public presentation to the Parks and Recreation Commission. This Appendix includes summaries from the Stakeholder Interviews and Community Survey.

Comments received during the Public Presentation to the Parks and Recreation Commission are summarized as well.

Agenda

Park Land Needs Assessment Public Workshop #1: Clayton Parks and Rec. Staff

June 1, 2015

The Center of Clayton
50 Gay Ave.
Clayton, MO 63105

Sign In

Name

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Sarah Umlauf

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Wayne Dunker

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Valerie Egel

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Agenda

Park Land Needs Assessment *Public Workshop #1: Livable Community/CCF*

June 1, 2015

The Center of Clayton
50 Gay Ave.
Clayton, MO 63105

Sign In

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GARY KROSCHE

GARY.KROSCHE@U.S.TRUST.COM

Agenda

Park Land Needs Assessment Public Workshop #1: Citizens-at-Large

June 1, 2015

The Center of Clayton
50 Gay Ave.
Clayton, MO 63105

Sign In

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Becky Pate

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Gail Kottel

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Agenda

Park Land Needs Assessment *Public Workshop #1: Parks and Recreation Commission*

June 1, 2015

The Center of Clayton
50 Gay Ave.
Clayton, MO 63105

Sign In

Name

Email Address

✓ Eric Schneider

✓ David LaGosse

✓ Jeanne Most

✓ Becky Patel

✓ Mark Stapleton

~~Melanie Tandy~~

~~Jason Costello~~

~~Marissa Gatto~~

✓ Patty De Forest

~~Debbie Uraska~~

Clayton Park Land Needs Assessment

Stakeholder Interview Summary - General Summary

June 1, 2015

1 What are your top priorities for future park land acquisitions in the City of Clayton?

- See Hanley Park expand - add more programming and parking
- More park land but need more staff to maintain it
- More definitive purpose of parks, specifically pocket parks
- See more 'natural' areas in Clayton that can support wildlife
- Take care of what we have - highest priority
- Keep parks safe and maintain them
- City to acquire Maryland School (5 people strongly supported this); Concerned over loss of Maryland School - loss of recreation space, community garden, neighborhood green space
- Not enough room at Shaw Park to accommodate new downtown residential development
- Accessibility/Connectivity to parks
- Non-programmed open space
- Like to see some focus on neighborhood parks
- Lots of cross use (i.e. public use of school/institutional property)
- Encourage continued cooperation w/ Clayton School District
- Some parks feel more welcoming than others
- Concerned about Maryland School development - loss of green space

2 Do you think the existing supply of park land in Clayton is adequate, do you feel the City has too much park land, or do you feel that the City should add more park land?

- Size of some parks are too small
- Development of a dog park took pressure off other Clayton parks
- Concern about expanding park land because staffing may not be adequate to maintain
- Need for more naturalized areas (A portion of Anderson Park is natural which is unique to Clayton parks)
- Some open space assets used by citizens are not owned by the City which is a long term concern
- More is better
- Some people think City has enough park space - take care of what already have
- Not enamored with smaller (pocket) parks that do not have facilities for children to use
- Park land not be over developed, passive recreation is good also
- Never have too much park land
- Mostly content with current amount of park land (specifically Wydown area)
- Able to walk to parks/live close to open space is high priority
- Look at following Sustainable sites principles for park development and maintenance
- If Maryland School is developed, would reflect a loss of open space
- Satisfied with amount of existing park space
- Could always use more natural areas

3 What is the biggest change in Clayton over the past 5-10 years that has significantly impacted park and open space land?

Centennial Greenway - increased usage in Shaw Park
Relocation of events originally in Shaw Park to Downtown Clayton
Downtown Clayton developments - increase need for trails and connectivity
Connect city with trails is a long range goal.
Ball fields are biggest demand
Economic Downturn
Downtown residential development (500-1000 units) will expand the population within 1-2 years (Crossing, Vanguard, Opus, Montgomery)
Contribution from private development for parks
Reduction in open space
More pavement in parks (specifically Shaw Park)
Beer garden - was not popular; Consider returning to green space
Encroachment into open space (incremental)
Connectivity
Loss of empty open spaces that are not public parks or school spaces
High demand for ball fields
Economic issues
Open spaces used for informal play and removed for development
Increased usage in Shaw Park due to Centennial Greenway connection.

4 What items related to park land in the 2007 Parks Master Plan would you like to see re-examined?

Neighborhood preservation when considering park land
Recommendations for more neighborhood parks
City needs to be more aggressive to acquire property
Increase open space with increase in population
Establish successful destination playground spaces in neighborhoods
Re-examine the distribution of parks
Different uses for green space
Wydown functioning as a linear park - other similar opportunities in Clayton?
Opportunities at Hanley Park

5 What can be done to better meet your recreation needs?

Hanley Park expansion/neighborhood home
Want/need more neighborhood parks
East side of Clayton lacks neighborhood park space
Improve connection between Wydown Blvd. and Forest Park at Skinker Blvd.
Connectivity - between parks, trails and developments
Bike lanes
Better places to cross busy streets to get to parks
Identify areas in the City that need parks and what type of parks they need
Bad air quality on southside of Shaw Park - what type of landscape could be added to improve?
Want better understanding of losing open spaces such as Concordia and Maryland School
Stronger long term relationships between city and institutions
Identifying potential vacant open spaces, especially those owned by the City
Better accessibility across Brentwood Blvd. to Shaw Park
Safe crossings at major roadways to improve access to parks

Clayton Park Land Needs Assessment

Stakeholder Interview Summary - City of Clayton Staff

June 1, 2015

1 What are your top priorities for future park land acquisitions in the City of Clayton?

- See Hanley Park expand - add more programming and parking
- More park land but need more staff to maintain it
- More definitive purpose of parks, specifically pocket parks
- See more 'natural' areas in Clayton that can support wildlife

2 Do you think the existing supply of park land in Clayton is adequate, do you feel the City has too much park land, or do you feel that the City should add more park land?

- Size of some parks are too small
- Development of a dog park took pressure off other Clayton parks
- Concern about expanding park land because staffing may not be adequate to maintain
- Need for more naturalized areas (A portion of Anderson Park is natural which is unique to Clayton parks)
- Some open space assets used by citizens are not owned by the City which is a long term concern

3 What is the biggest change in Clayton over the past 5-10 years that has significantly impacted park and open space land?

- Centennial Greenway - increased usage in Shaw Park
- Relocation of events originally in Shaw Park to Downtown Clayton
- Downtown Clayton developments - increase need for trails and connectivity
- Connect city with trails is a long range goal.
- Ball fields are biggest demand

4 What items related to park land in the 2007 Parks Master Plan would you like to see re-examined?

- Neighborhood preservation when considering park land

5 What can be done to better meet your recreation needs?

- Hanley Park expansion/neighborhood home
- Want/need more neighborhood parks
- East side of Clayton lacks neighborhood park space
- Improve connection between Wydown Blvd. and Forest Park at Skinker Blvd.

Clayton Park Land Needs Assessment

Stakeholder Interview Summary - Livable Communities/Clayton Century Foundation

June 1, 2015

1 What are your top priorities for future park land acquisitions in the City of Clayton?

Take care of what we have - highest priority
Keep parks safe and maintain them

2 Do you think the existing supply of park land in Clayton is adequate, do you feel the City has too much park land, or do you feel that the City should add more park land?

More is better
Some people think City has enough park space - take care of what already have
Not enamored with smaller (pocket) parks that do not have facilities for children to use
Park land not be over developed, passive recreation is good also

3 What is the biggest change in Clayton over the past 5-10 years that has significantly impacted park and open space land?

Economic Downturn
Downtown residential development (500-1000 units) will expand the population within 1-2 years (Crossing, Vanguard, Opus, Montgomery)
Contribution from private development for parks

4 What items related to park land in the 2007 Parks Master Plan would you like to see re-examined?

Recommendations for more neighborhood parks

5 What can be done to better meet your recreation needs?

Connectivity - between parks, trails and developments
Bike lanes
Better places to cross busy streets to get to parks

Clayton Park Land Needs Assessment

Stakeholder Interview Summary - Citizens at Large

June 1, 2015

1 What are your top priorities for future park land acquisitions in the City of Clayton?

City to acquire Maryland School (5 people strongly supported this); Concerned over loss of Maryland School - loss of recreation space, community garden, neighborhood green space
Not enough room at Shaw Park to accommodate new downtown residential development
Accessibility/Connectivity to parks
Non-programmed open space

2 Do you think the existing supply of park land in Clayton is adequate, do you feel the City has too much park land, or do you feel that the City should add more park land?

Never have too much park land
Mostly content with current amount of park land (specifically Wydown area)
Able to walk to parks/live close to open space is high priority
Look at following Sustainable sites principles for park development and maintenance
If Maryland School is developed, would reflect a loss of open space

3 What is the biggest change in Clayton over the past 5-10 years that has significantly impacted park and open space land?

Reduction in open space
More pavement in parks (specifically Shaw Park)
Beer garden - was not popular; Consider returning to green space
Encroachment into open space (incremental)
Connectivity

4 What items related to park land in the 2007 Parks Master Plan would you like to see re-examined?

City needs to be more aggressive to acquire property
Increase open space with increase in population
Establish successful destination playground spaces in neighborhoods

5 What can be done to better meet your recreation needs?

Identify areas in the City that need parks and what type of parks they need
Bad air quality on southside of Shaw Park - what type of landscape could be added to improve?

Clayton Park Land Needs Assessment

Stakeholder Interview Summary - Parks and Recreation Commission

June 1, 2015

1 What are your top priorities for future park land acquisitions in the City of Clayton?

- Like to see some focus on neighborhood parks
- Lots of cross use (i.e. public use of school/institutional property)
- Encourage continued cooperation w/ Clayton School District
- Some parks feel more welcoming than others
- Concerned about Maryland School development - loss of green space

2 Do you think the existing supply of park land in Clayton is adequate, do you feel the City has too much park land, or do you feel that the City should add more park land?

- Satisfied with amount of existing park space
- Could always use more natural areas

3 What is the biggest change in Clayton over the past 5-10 years that has significantly impacted park and open space land?

- Loss of empty open spaces that are not public parks or school spaces
- High demand for ball fields
- Economic issues
- Open spaces used for informal play and removed for development
- Increased usage in Shaw Park due to Centennial Greenway connection.

4 What items related to park land in the 2007 Parks Master Plan would you like to see re-examined?

- Re-examine the distribution of parks
- Different uses for green space
- Wydown functioning as a linear park - other similar opportunities in Clayton?
- Opportunities at Hanley Park

5 What can be done to better meet your recreation needs?

- Want better understanding of losing open spaces such as Concordia and Maryland School
- Stronger long term relationships between city and institutions
- Identifying potential vacant open spaces, especially those owned by the City
- Better accessibility across Brentwood Blvd. to Shaw Park
- Safe crossings at major roadways to improve access to parks

Clayton Park Land Needs Assessment

Stakeholder Interview Summary - City Administration

June 26, 2015

1 What are your top priorities for future park land acquisitions in the City of Clayton?

Connecting people to parks by foot.

Need for sports fields (Softball/Baseball, Soccer).

Parks should not be over developed, but be balanced between active and passive recreation.

2 Do you think the existing supply of park land in Clayton is adequate, do you feel the City has too much park land, or do you feel that the City should add more park land?

Things don't change drastically in Clayton so large swings in park land are not typical.

Not enough ballfields.

3 What is the biggest change in Clayton over the past 5-10 years that has significantly impacted park and open space land?

Loss of Bonhomme Garage and access to parking for Shaw Park.

4 What items related to park land in the 2007 Parks Master Plan would you like to see re-examined?

Impacts of surrounding parks and how they also meet the needs of residents.

5 What can be done to better meet your recreation needs?

Better connectivity to Parks.

Look at use of linear spaces in subdivisions and how their use can be improved through improved tree planting.

Park Land Needs Assessment
Community Survey Results
May 20-June 12, 2015

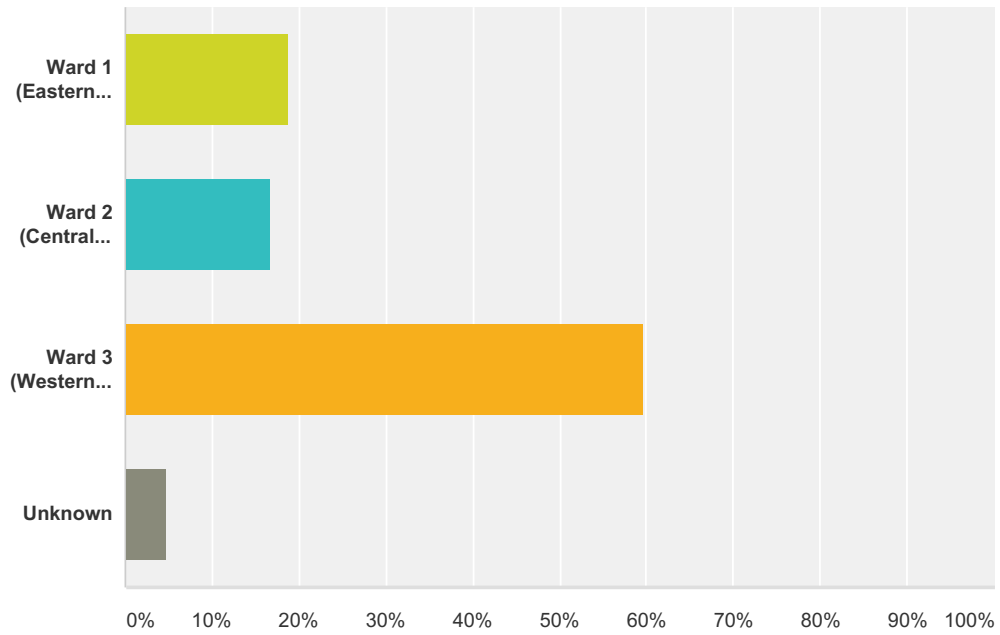
City of Clayton, Missouri

Full Response

Park Land Needs Assessment

Q1 Please indicate the Ward in which you reside.

Answered: 144 Skipped: 0

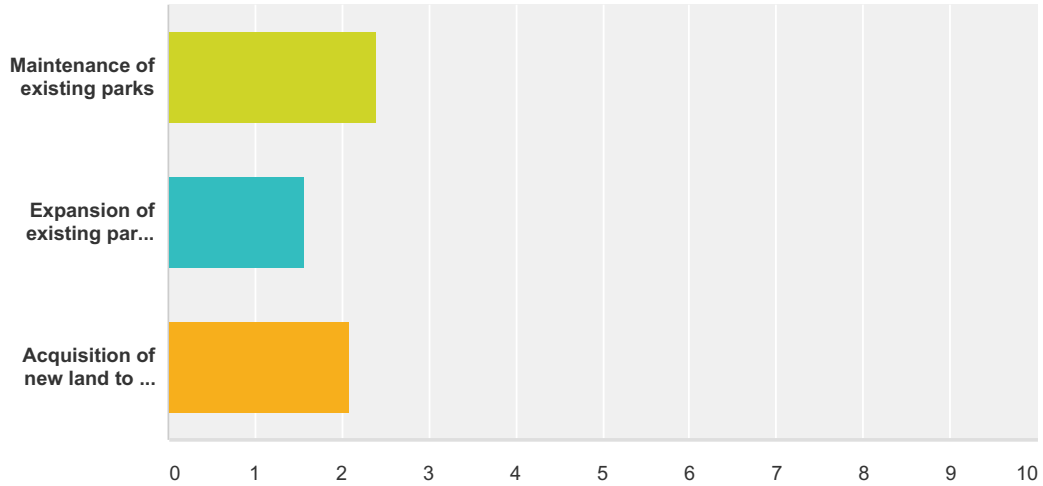


Answer Choices	Responses
Ward 1 (Eastern Clayton)	18.75% 27
Ward 2 (Central Clayton)	16.67% 24
Ward 3 (Western Clayton)	59.72% 86
Unknown	4.86% 7
Total	144

Park Land Needs Assessment

Q2 Please rank the following priorities for park land in Clayton with 1 as your top priority and 3 as your lowest.

Answered: 143 Skipped: 1

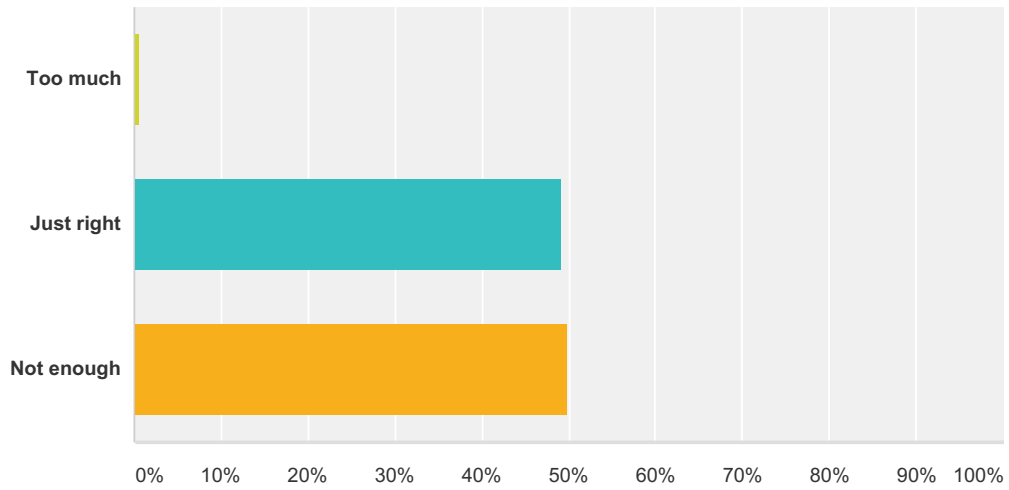


	1	2	3	Total	Score
Maintenance of existing parks	60.43% 84	20.14% 28	19.42% 27	139	2.41
Expansion of existing parks to adjacent property	3.76% 5	48.87% 65	47.37% 63	133	1.56
Acquisition of new land to be converted into open space	39.10% 52	29.32% 39	31.58% 42	133	2.08

Park Land Needs Assessment

Q3 What is your opinion about the amount of existing parks in Clayton?

Answered: 142 Skipped: 2

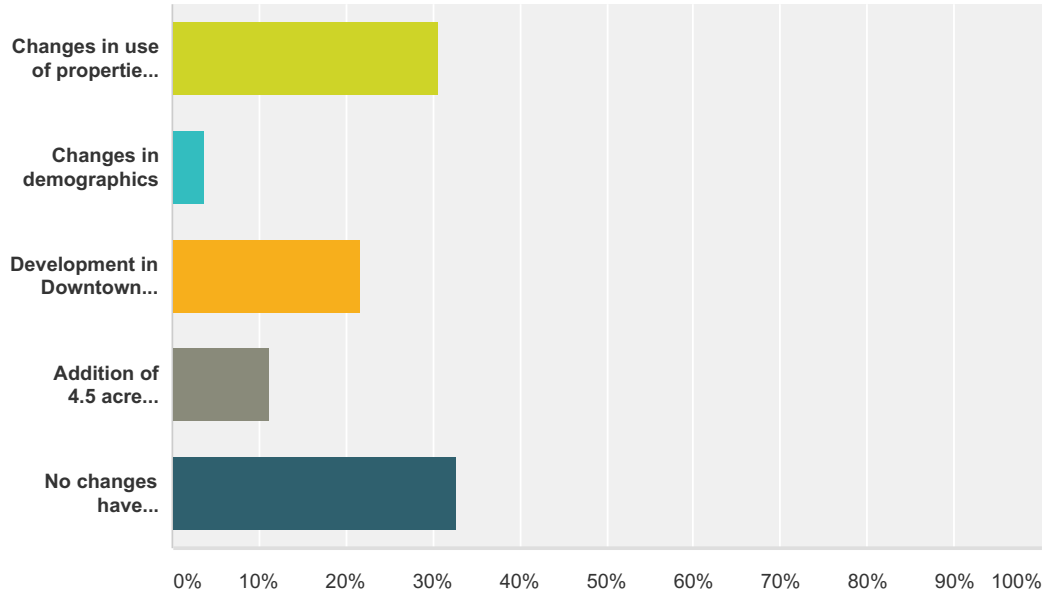


Answer Choices	Responses
Too much	0.70% 1
Just right	49.30% 70
Not enough	50.00% 71
Total	142

Park Land Needs Assessment

Q4 What do you believe to be the biggest factor that has changed the availability of open space in Clayton over the past 5-10 years?

Answered: 134 Skipped: 10

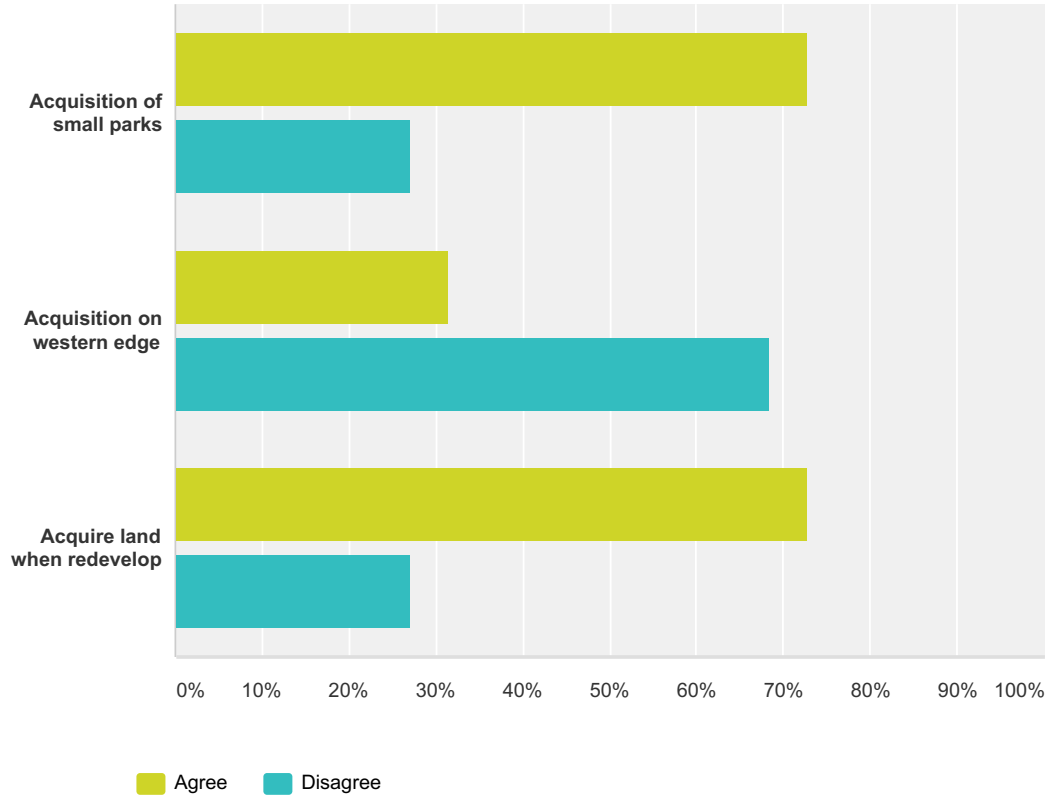


Answer Choices	Responses
Changes in use of properties owned by local schools and universities	30.60% 41
Changes in demographics	3.73% 5
Development in Downtown Clayton	21.64% 29
Addition of 4.5 acre Anderson Park	11.19% 15
No changes have significantly changed the availability of open space.	32.84% 44
Total	134

Park Land Needs Assessment

Q5 Do you agree or disagree with the following statements related to park land acquisition from the 2007 Parks Master Plan?

Answered: 143 Skipped: 1

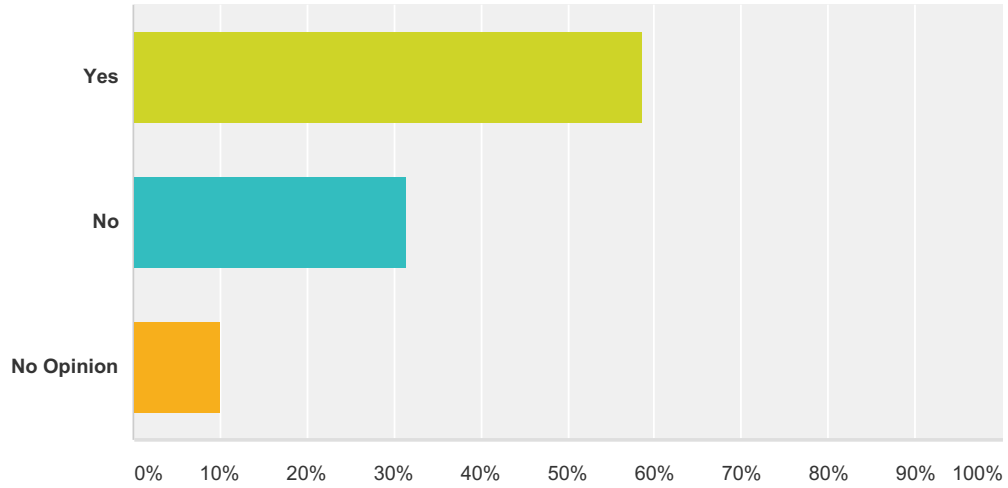


	Agree	Disagree	Total
Acquisition of small parks	72.79% 99	27.21% 37	136
Acquisition on western edge	31.54% 41	68.46% 89	130
Acquire land when redevelop	72.86% 102	27.14% 38	140

Park Land Needs Assessment

Q6 Do any parks outside of the City of Clayton satisfy your need for open space? (i.e. Forest Park)

Answered: 140 Skipped: 4



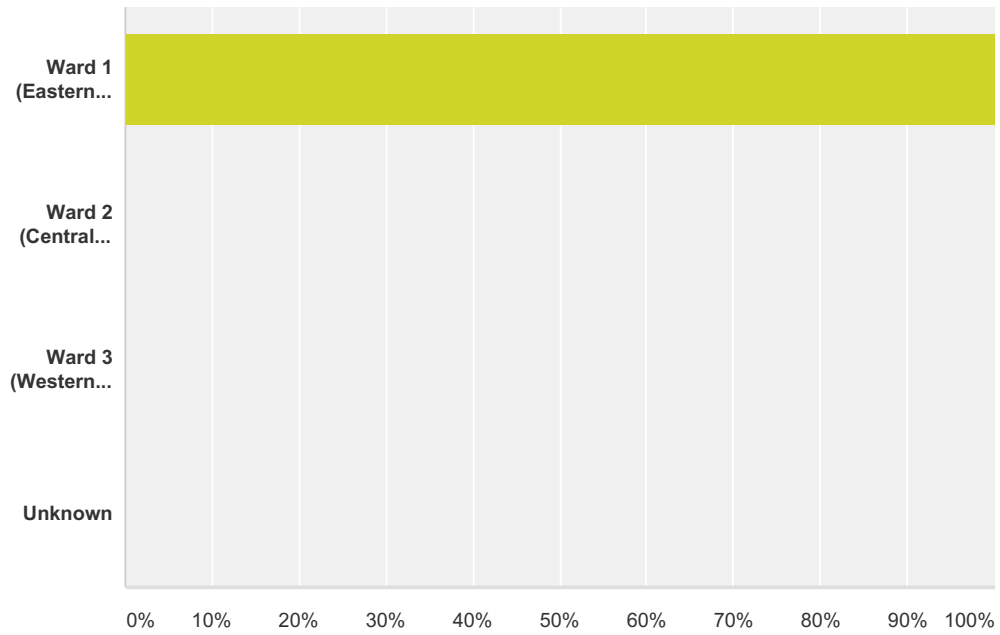
Answer Choices	Responses
Yes	58.57% 82
No	31.43% 44
No Opinion	10.00% 14
Total	140

Ward 1

Park Land Needs Assessment

Q1 Please indicate the Ward in which you reside.

Answered: 27 Skipped: 0

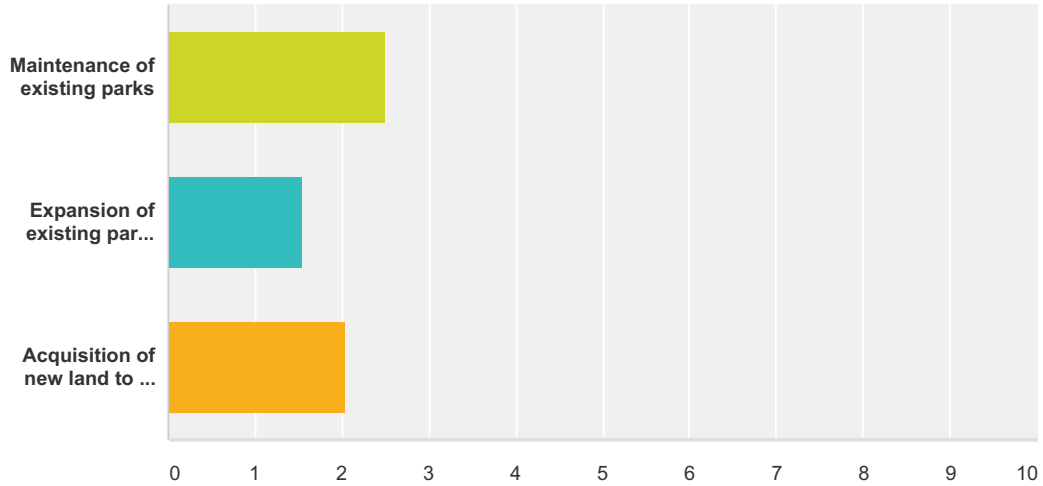


Answer Choices	Responses	
Ward 1 (Eastern Clayton)	100.00%	27
Ward 2 (Central Clayton)	0.00%	0
Ward 3 (Western Clayton)	0.00%	0
Unknown	0.00%	0
Total		27

Park Land Needs Assessment

Q2 Please rank the following priorities for park land in Clayton with 1 as your top priority and 3 as your lowest.

Answered: 27 Skipped: 0

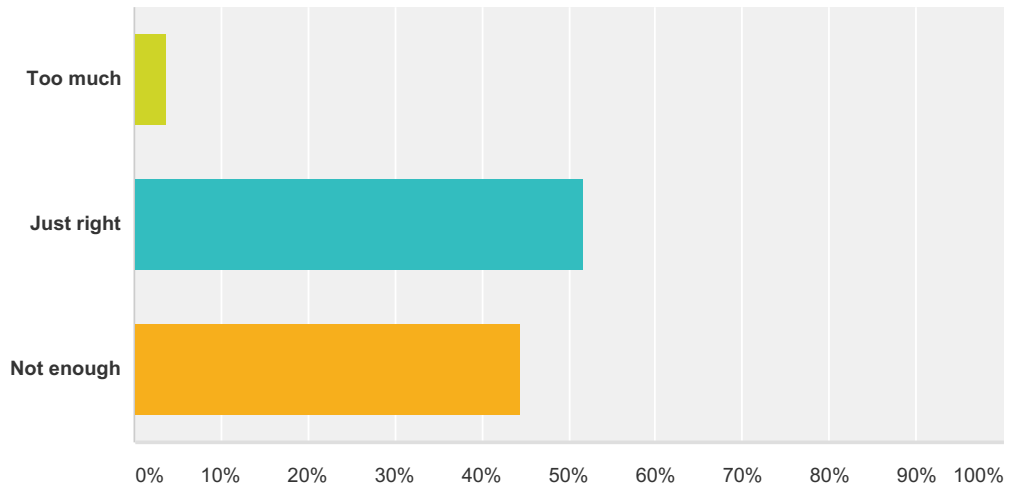


	1	2	3	Total	Score
Maintenance of existing parks	69.23% 18	11.54% 3	19.23% 5	26	2.50
Expansion of existing parks to adjacent property	4.17% 1	45.83% 11	50.00% 12	24	1.54
Acquisition of new land to be converted into open space	30.43% 7	43.48% 10	26.09% 6	23	2.04

Park Land Needs Assessment

Q3 What is your opinion about the amount of existing parks in Clayton?

Answered: 27 Skipped: 0

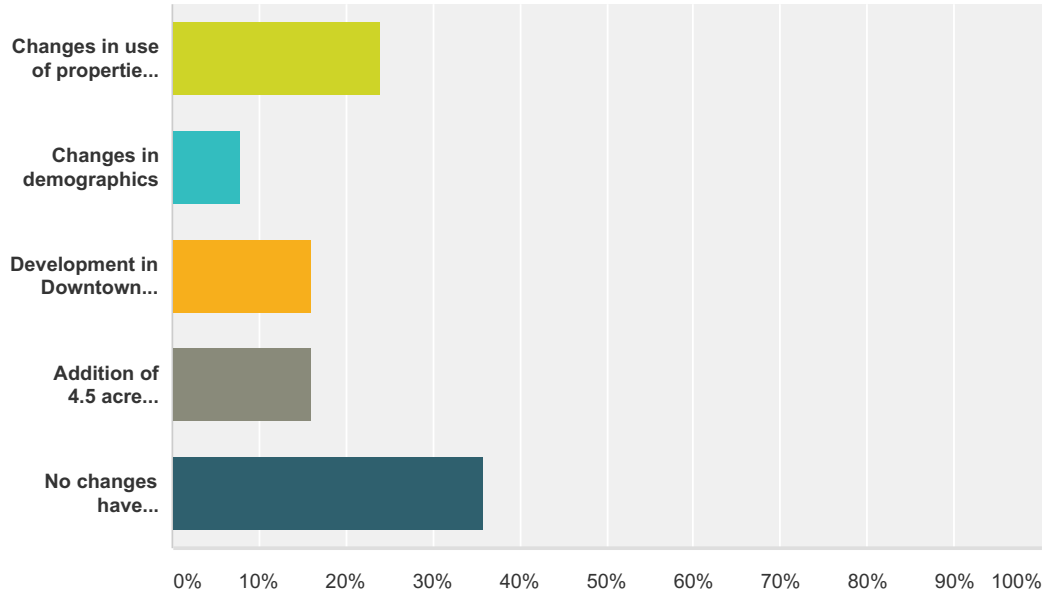


Answer Choices	Responses
Too much	3.70% 1
Just right	51.85% 14
Not enough	44.44% 12
Total	27

Park Land Needs Assessment

Q4 What do you believe to be the biggest factor that has changed the availability of open space in Clayton over the past 5-10 years?

Answered: 25 Skipped: 2

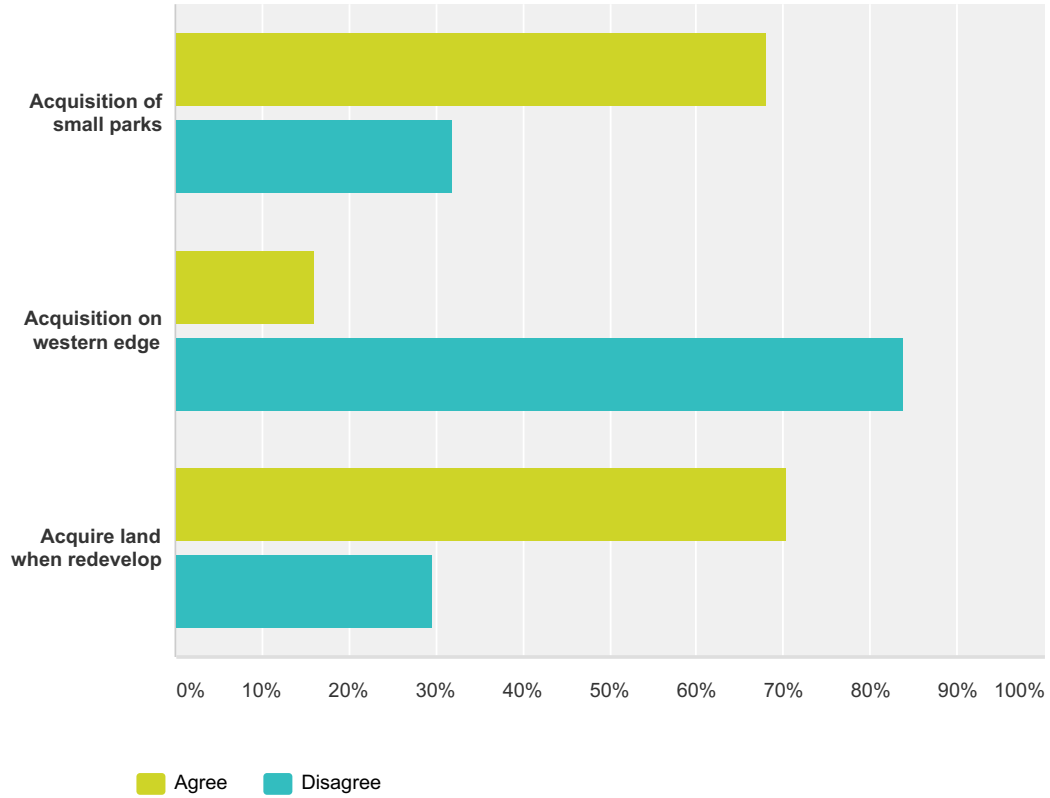


Answer Choices	Responses
Changes in use of properties owned by local schools and universities	24.00% 6
Changes in demographics	8.00% 2
Development in Downtown Clayton	16.00% 4
Addition of 4.5 acre Anderson Park	16.00% 4
No changes have significantly changed the availability of open space.	36.00% 9
Total	25

Park Land Needs Assessment

Q5 Do you agree or disagree with the following statements related to park land acquisition from the 2007 Parks Master Plan?

Answered: 27 Skipped: 0

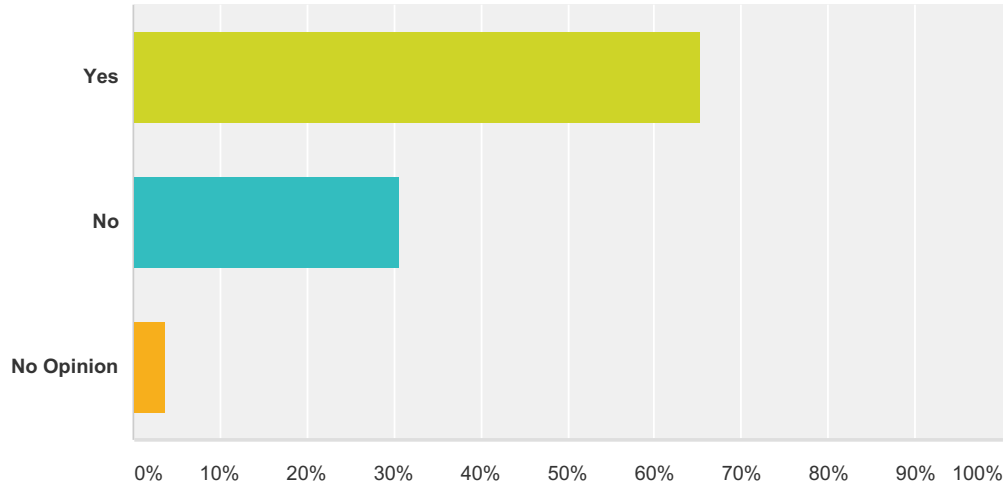


	Agree	Disagree	Total
Acquisition of small parks	68.00% 17	32.00% 8	25
Acquisition on western edge	16.00% 4	84.00% 21	25
Acquire land when redevelop	70.37% 19	29.63% 8	27

Park Land Needs Assessment

Q6 Do any parks outside of the City of Clayton satisfy your need for open space? (i.e. Forest Park)

Answered: 26 Skipped: 1



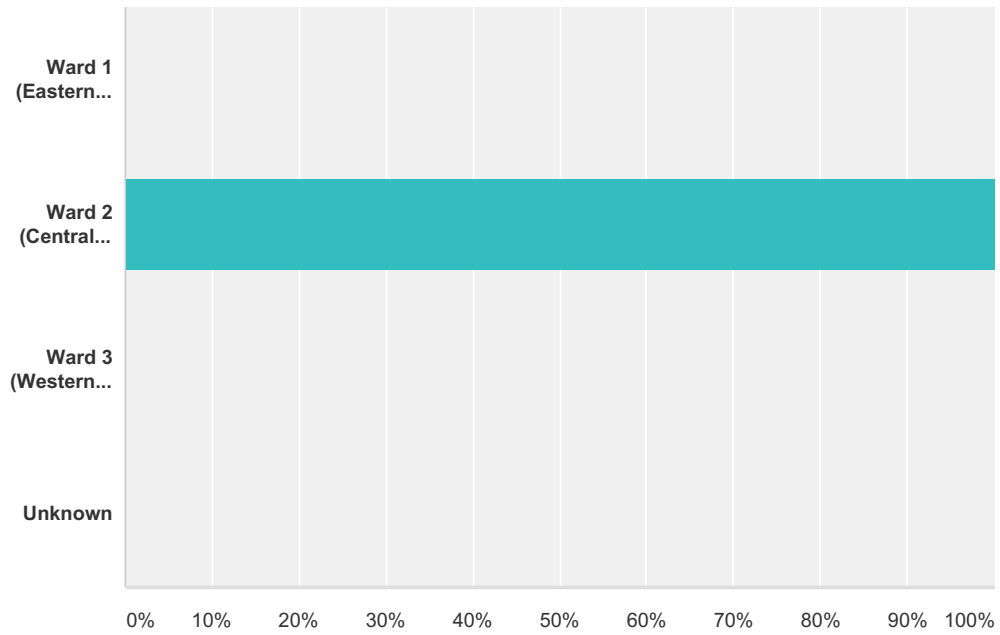
Answer Choices	Responses
Yes	65.38% 17
No	30.77% 8
No Opinion	3.85% 1
Total	26

Ward 2

Park Land Needs Assessment

Q1 Please indicate the Ward in which you reside.

Answered: 24 Skipped: 0

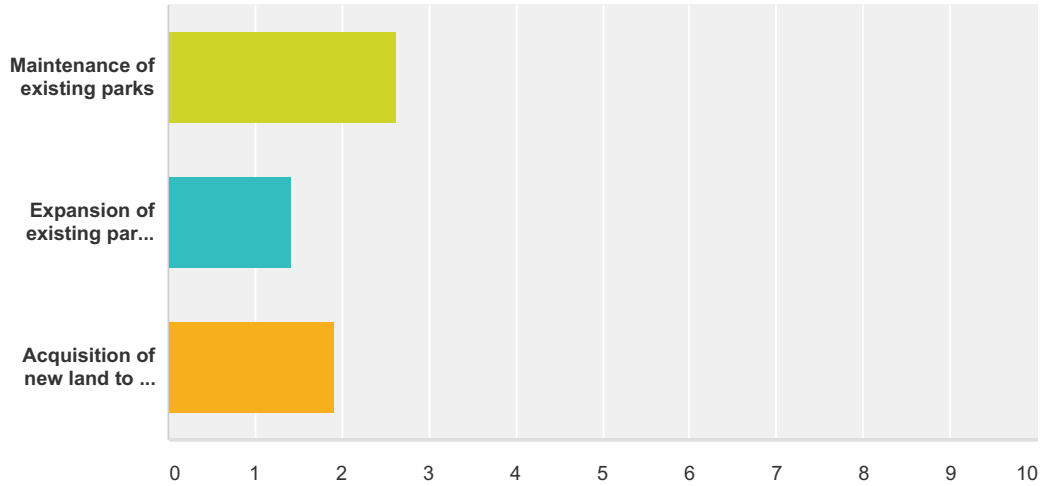


Answer Choices	Responses	Count
Ward 1 (Eastern Clayton)	0.00%	0
Ward 2 (Central Clayton)	100.00%	24
Ward 3 (Western Clayton)	0.00%	0
Unknown	0.00%	0
Total		24

Park Land Needs Assessment

Q2 Please rank the following priorities for park land in Clayton with 1 as your top priority and 3 as your lowest.

Answered: 24 Skipped: 0

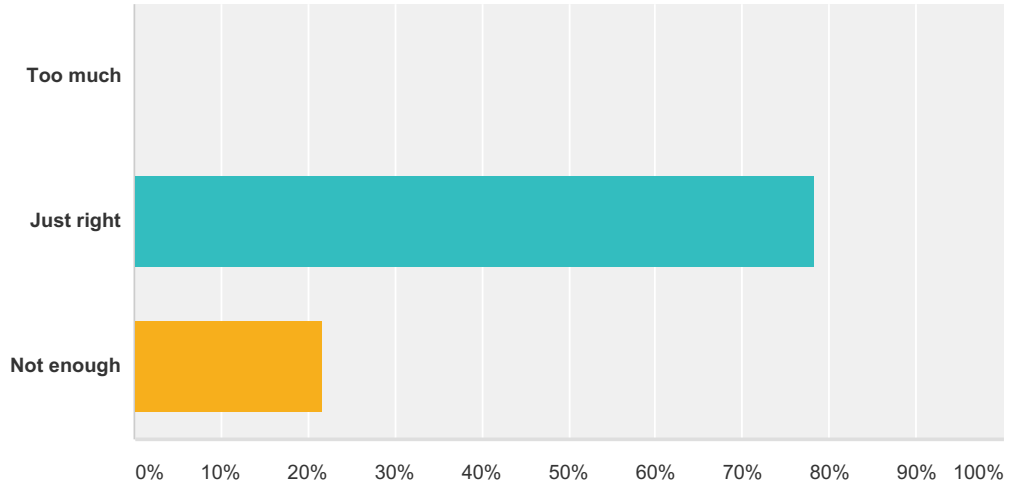


	1	2	3	Total	Score
Maintenance of existing parks	70.83% 17	20.83% 5	8.33% 2	24	2.63
Expansion of existing parks to adjacent property	4.35% 1	34.78% 8	60.87% 14	23	1.43
Acquisition of new land to be converted into open space	25.00% 6	41.67% 10	33.33% 8	24	1.92

Park Land Needs Assessment

Q3 What is your opinion about the amount of existing parks in Clayton?

Answered: 23 Skipped: 1

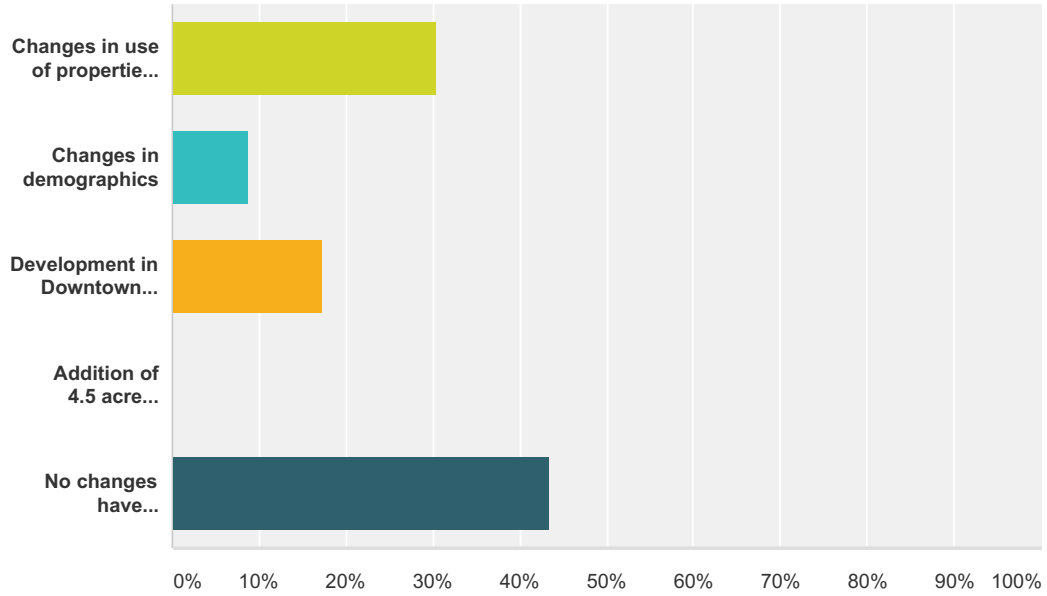


Answer Choices	Responses
Too much	0.00% 0
Just right	78.26% 18
Not enough	21.74% 5
Total	23

Park Land Needs Assessment

Q4 What do you believe to be the biggest factor that has changed the availability of open space in Clayton over the past 5-10 years?

Answered: 23 Skipped: 1

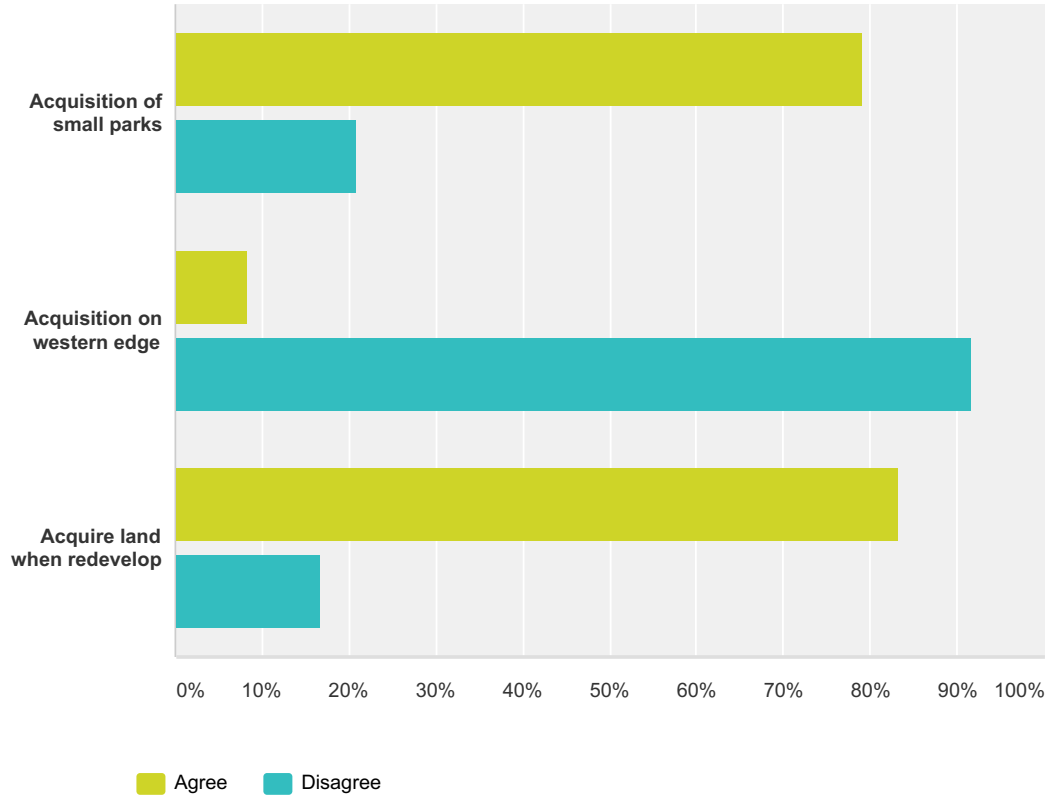


Answer Choices	Responses
Changes in use of properties owned by local schools and universities	30.43% 7
Changes in demographics	8.70% 2
Development in Downtown Clayton	17.39% 4
Addition of 4.5 acre Anderson Park	0.00% 0
No changes have significantly changed the availability of open space.	43.48% 10
Total	23

Park Land Needs Assessment

Q5 Do you agree or disagree with the following statements related to park land acquisition from the 2007 Parks Master Plan?

Answered: 24 Skipped: 0

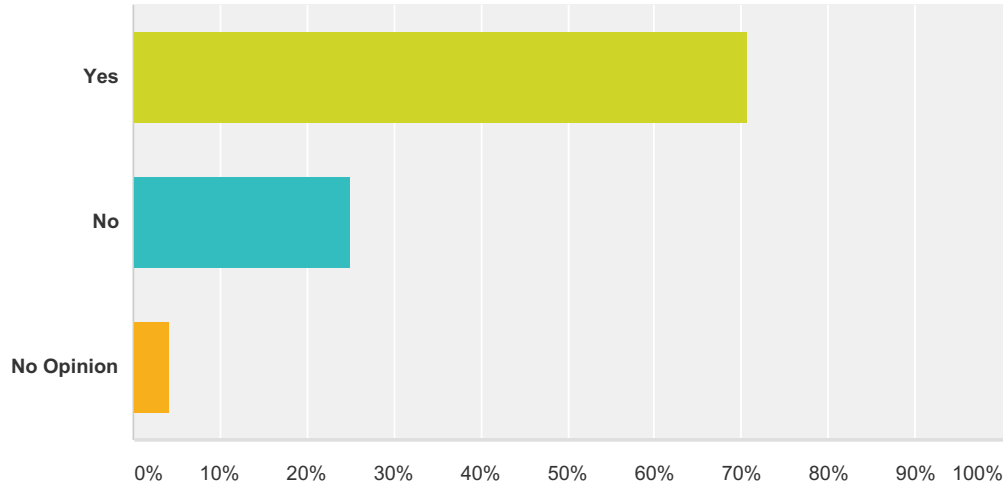


	Agree	Disagree	Total
Acquisition of small parks	79.17% 19	20.83% 5	24
Acquisition on western edge	8.33% 2	91.67% 22	24
Acquire land when redevelop	83.33% 20	16.67% 4	24

Park Land Needs Assessment

Q6 Do any parks outside of the City of Clayton satisfy your need for open space? (i.e. Forest Park)

Answered: 24 Skipped: 0



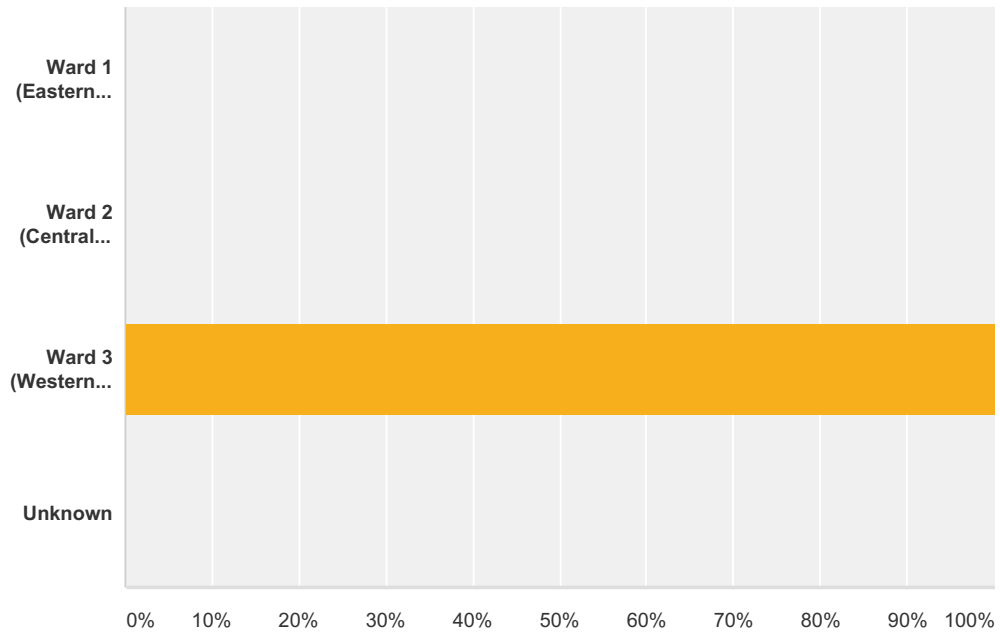
Answer Choices	Responses
Yes	70.83% 17
No	25.00% 6
No Opinion	4.17% 1
Total	24

Ward 3

Park Land Needs Assessment

Q1 Please indicate the Ward in which you reside.

Answered: 86 Skipped: 0

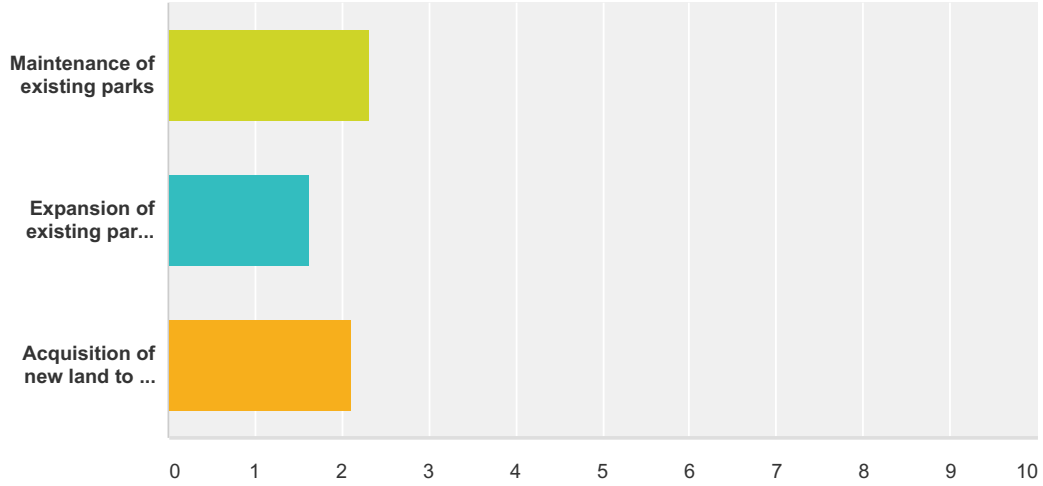


Answer Choices	Responses	Count
Ward 1 (Eastern Clayton)	0.00%	0
Ward 2 (Central Clayton)	0.00%	0
Ward 3 (Western Clayton)	100.00%	86
Unknown	0.00%	0
Total		86

Park Land Needs Assessment

Q2 Please rank the following priorities for park land in Clayton with 1 as your top priority and 3 as your lowest.

Answered: 85 Skipped: 1

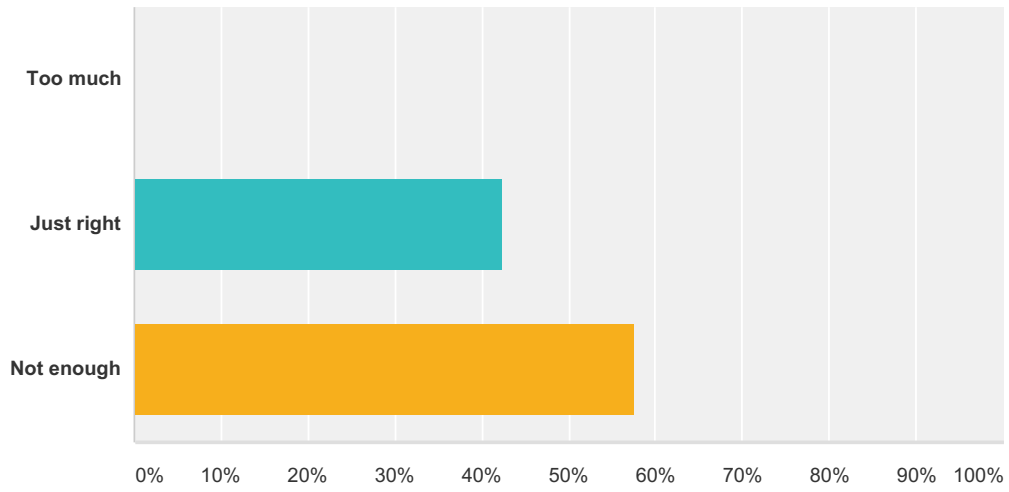


	1	2	3	Total	Score
Maintenance of existing parks	54.88% 45	21.95% 18	23.17% 19	82	2.32
Expansion of existing parks to adjacent property	3.70% 3	54.32% 44	41.98% 34	81	1.62
Acquisition of new land to be converted into open space	44.44% 36	22.22% 18	33.33% 27	81	2.11

Park Land Needs Assessment

Q3 What is your opinion about the amount of existing parks in Clayton?

Answered: 85 Skipped: 1

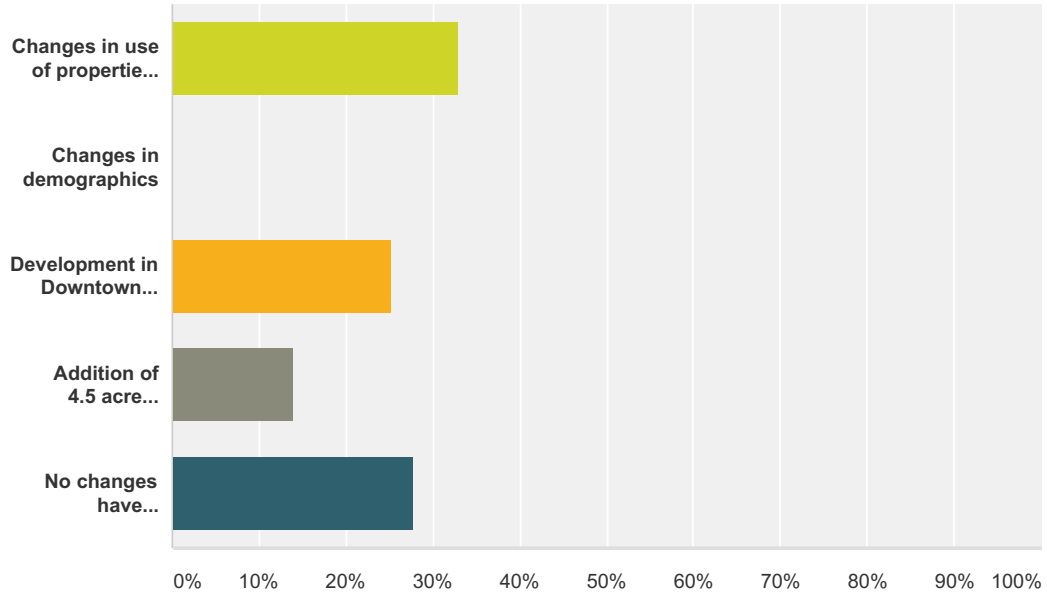


Answer Choices	Responses
Too much	0.00% 0
Just right	42.35% 36
Not enough	57.65% 49
Total	85

Park Land Needs Assessment

Q4 What do you believe to be the biggest factor that has changed the availability of open space in Clayton over the past 5-10 years?

Answered: 79 Skipped: 7

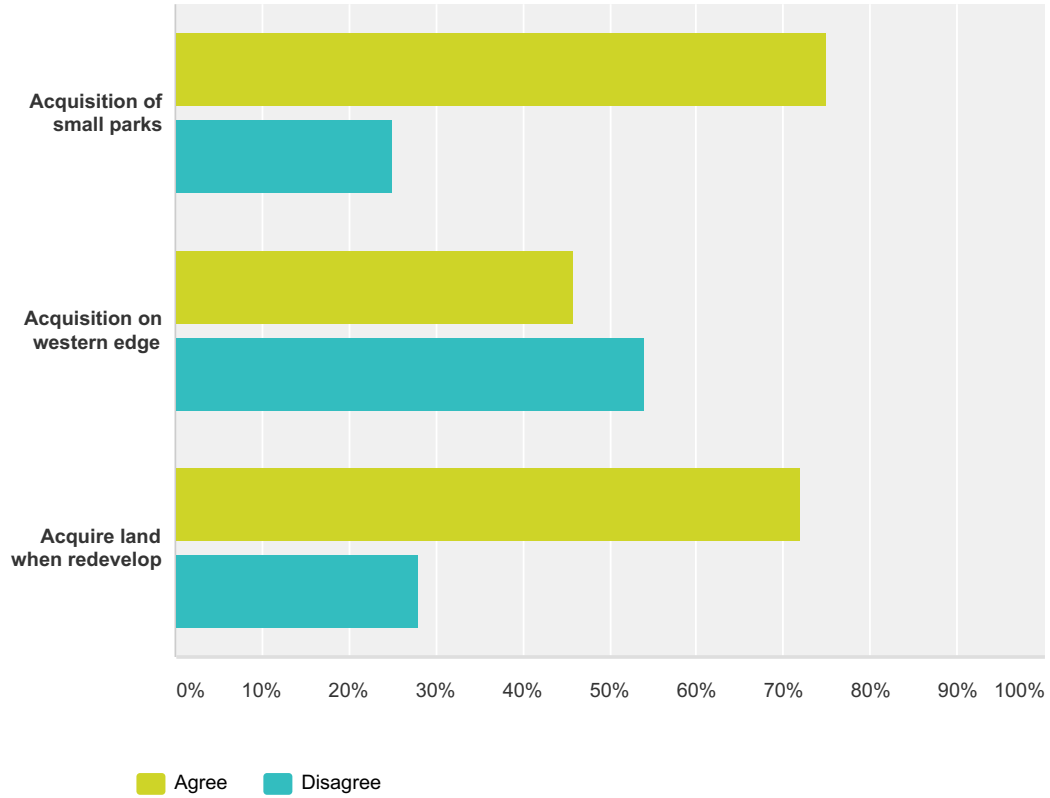


Answer Choices	Responses
Changes in use of properties owned by local schools and universities	32.91% 26
Changes in demographics	0.00% 0
Development in Downtown Clayton	25.32% 20
Addition of 4.5 acre Anderson Park	13.92% 11
No changes have significantly changed the availability of open space.	27.85% 22
Total	79

Park Land Needs Assessment

Q5 Do you agree or disagree with the following statements related to park land acquisition from the 2007 Parks Master Plan?

Answered: 85 Skipped: 1

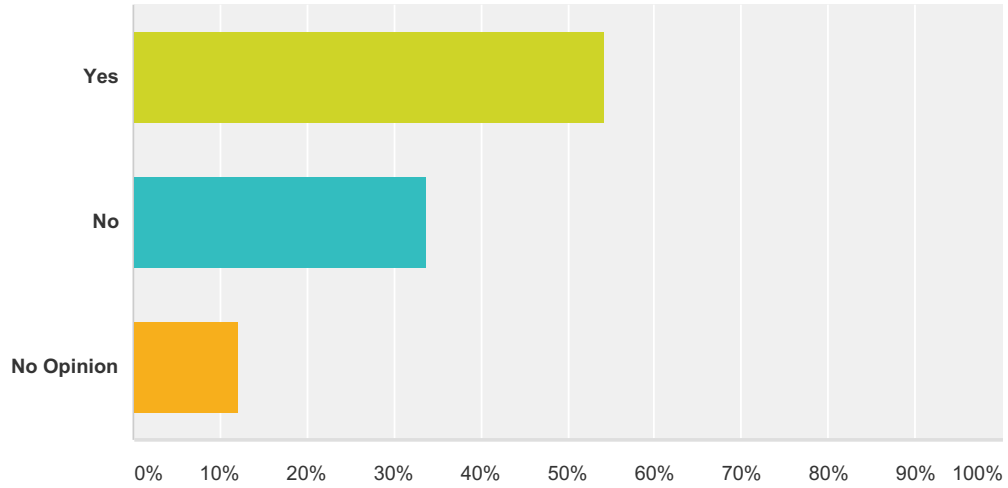


	Agree	Disagree	Total
Acquisition of small parks	75.00% 60	25.00% 20	80
Acquisition on western edge	45.95% 34	54.05% 40	74
Acquire land when redevelop	71.95% 59	28.05% 23	82

Park Land Needs Assessment

Q6 Do any parks outside of the City of Clayton satisfy your need for open space? (i.e. Forest Park)

Answered: 83 Skipped: 3



Answer Choices	Responses
Yes	54.22% 45
No	33.73% 28
No Opinion	12.05% 10
Total	83

Consolidated Comments Responses

Park Land Needs Assessment 2015

Consolidated Responses

Do not make Changes	Response Total
Parks threatened of being overdeveloped	14
Already beautiful and no need to change	9
Do not satisfy need for open space/Losing space to overdevelopment	7
Focus on maintaining what we already have cannot add more	6
Do not use Maryland School for park	3
Make Changes	
Obtain as much park space as available	14
Like to have park that avoids crossing major Streets/Install Greenways	11
Maryland School should be used for park space	8
Park upgrades to accommodate young kids and children	3
Need more playing fields/basketball courts	2
Obtain more parks that resemble Taylor, Anderson, and DeMun Parks	2
Increase park space in Old Town/Northwestern Clayton	2
Limit signage in parks due to commercial appearance	1
Turn old Haddington Court Area to Wet Lands	1
More dog parks	1
Focus on fixing skating rink	1
Factor in school properties into the park inventory	1
City should not take tax producing properties from tax rolls	1
Parking is an issue at Shaw Park	1
Put in park space adjacent to the decided location of the County Library	1