



Report for:
City of Clayton, Missouri
Parks & Recreation



7811 Maryland Avenue

Park Property Master Plan Report

December 2019

ACKNOWLEDGEMENTS

CITY OF CLAYTON

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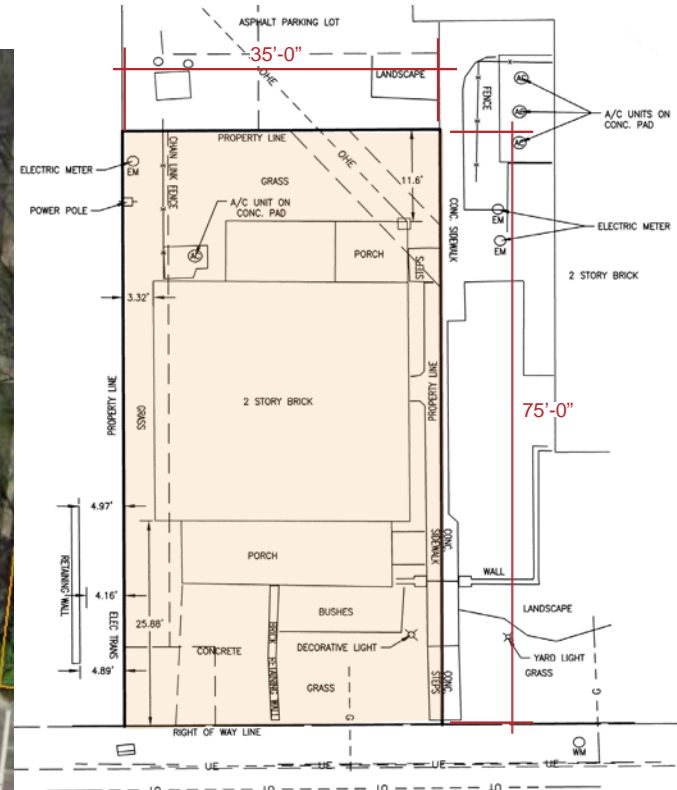


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• <i>PUBLIC PRESENTATION #3: OCTOBER 7, 2019</i>	

INTRODUCTION AND BACKGROUND

The City of Clayton engaged SWT Design in the summer of 2019 to create a preliminary concept design plan and report for the recently acquired property at 7811 Maryland Avenue. The report spelled out in the following pages is a product of a collaborative process involving the community, City Staff, Parks and Recreation Commission, and the design team. Included in this document is an introduction to the project, assessment of existing site conditions, design concepts, and the final plan with an opinion of probable construction cost.

The 7811 Maryland property is 2,625 square feet in size, or approximately 1/16 of an acre. It is a residential lot located between the St. Louis Library Mid-County Branch to the west and The Gathering church to the east and north. Currently the majority of the property is occupied by a residential building with a street-level garage. A number of above and below ground utilities run along the north side of the property. This edge is defined by a small asphalt parking lot for the Gathering church with access from N. Bemiston Avenue.



EXISTING CONDITIONS

Below are existing images of the existing park property. This inventory and discussions with Parks and Recreation Staff provided the foundation for the concept designs developed for the first public meeting.



PROGRAM AND CASE STUDIES

Site Inventory and Program Development

To understand the vision of the community for the 7811 Maryland Avenue pocket park, the design team met with the City of Clayton Parks and Recreation Staff to review initial design thoughts. A program was developed for the site to incorporate bicycle parking and repair, seating and tables for day use and program events, a water feature, shade, and low-maintenance planting. The team discussed the importance of accessibility throughout the site while keeping in mind the existing elevation difference of approximately six feet between the south and north ends of the property. During the planning process, the Maryland Avenue pavement marking plan that proposes a dedicated bike lane along the north side of Maryland Avenue was reviewed to better identify how safety and connectivity of this new trail amenity can be incorporated into the park.

Early in the design process, the team visited the project site to observe and note all existing features and utilities. At the time of this initial site visit, the property was primarily occupied by the brick structure that was most recently part of the operations of the previous occupant of The Gathering church facility. The team began thinking strategically about the opportunities and constraints the existing amenities and conditions will provide to the development of the new park.

The SWT Design team utilized the desired program, site inventory and analysis elements, and additional case study research to develop concept designs for the park.

Project Case Studies and Concept Development

Shown on the opposite page, three existing pocket park projects were identified as case study sites of similar programs and context. The three case study sites were Paley Park and Greenacre Park in New York City and John F. Collins Park in Philadelphia, Pennsylvania. While they vary in size, each of these urban parks incorporate flexible areas for seating and socializing, planting and shade, and a unique water feature element. The use of grade change and vertical elements such as trees and climbing vines help to give each of these spaces depth and visual enclosure.

The team also noted where these case studies were not fully successful in achieving all goals for this project, such as accessibility and balance of hardscape with planting.

Based on the input received and data collection, three concept plans were created for the park to explore program and site development. Due to the small footprint of the park, these concepts were developed as three-dimensional models, allowing the team and community to better understand the space when the concepts were presented at the engagement meetings. The three concepts explored various ways to integrate the key program items of; integrated seating, accessibility, water feature, balance of hardscape with planting, and the integration of bike trail amenities.

The three concepts are included on page 9 of this document.



PROJECT CASE STUDIES



PALEY PARK - NEW YORK CITY



GREENACRE PARK - NEW YORK CITY



JOHN F. COLLINS PARK - PHILADELPHIA

PUBLIC ENGAGEMENT

Public engagement was a critical component throughout the master planning process. At two strategic points during the planning process the design team engaged the community for their input on the creation of this new park. Additionally, regular coordination with city staff throughout the planning process was a key in the development of this plan.

Engagement Meeting #1 - Parks & Recreation Commission

An initial community meeting was held on August 5, 2019 at the Parks and Recreation Commission Meeting.

At this meeting SWT Design reviewed the existing site conditions and shared photos of the park site with the Commission and residents in attendance. Three case study examples were shown to provide the community with examples of how these small spaces can be activated for day use as well as programs or special events. Following review of the case studies three concept designs for the new park were presented. Commission members and residents provided input and feedback on the concepts. Overall there was support for the park development and each of the concepts presented.

Final direction received was a preference for the second concept (Central Water Feature) due to its open feeling, prominent water feature and multiple seating options. It was also desired to retain the green wall element and to minimize the amount of park area dedicated to stairs and ramps.

Engagement Meeting #2 - Board of Aldermen Meeting

A second public presentation was made at the Board of Alderman (BOA) meeting on September 24, 2019. At this meeting SWT Design presented an overview of the first meeting and feedback received at that meeting along with a revised concept based on feedback and follow-up discussion with parks staff.

This revised concept incorporated the feedback received from the Commission and community resulting in a simpler and cleaner design that still takes advantage of the elevation change on the park property and includes the key program elements desired by the community and city staff.

The BOA were supportive of this plan and asked that the plan be reviewed with Public Works prior to final design to ensure coordination with the proposed lane modifications to Maryland and that the design provides flexibility to remove the bumpout island if needed in the future.

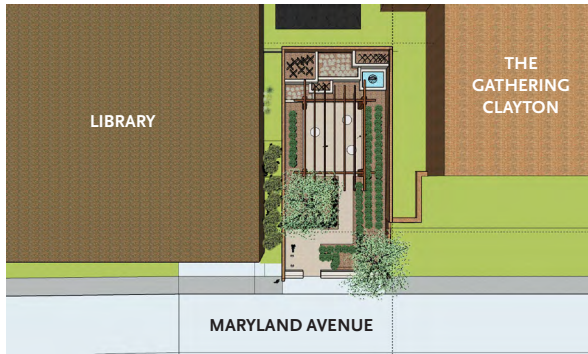
Engagement Meeting #3 - Parks & Recreation Commission

Following the BOA meeting on September 24th it was decided that a final presentation should be made to the Parks and Recreation Commission on October 7, 2019 to share with those in attendance a summary of engagement feedback and the revised master plan. At this meeting the Parks and Recreation Commission unanimously approved moving forward with the revised concept and master plan vision for the park.

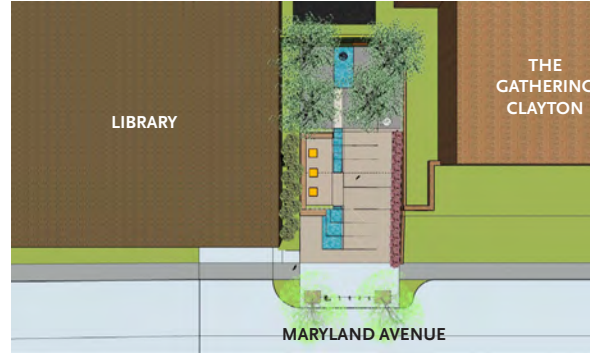
Copies of the public presentations are included in the report Appendix.



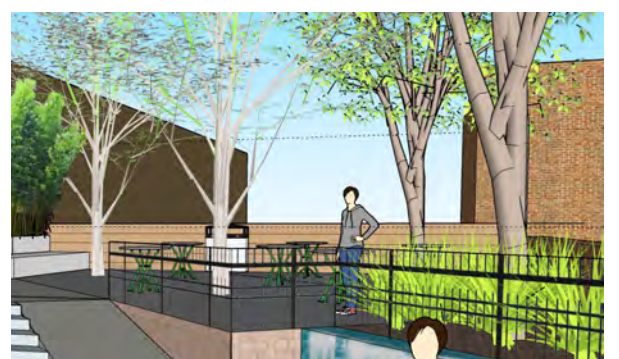
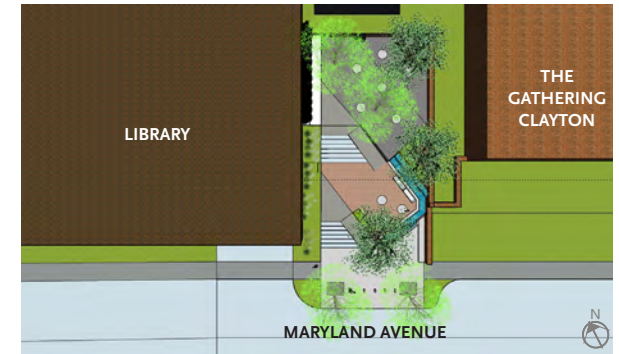
DESIGN CONCEPTS (ENGAGEMENT MEETING #1)



CONCEPT 1: ON-GRADE GARDEN



CONCEPT 2: CENTRAL WATER FEATURE



CONCEPT 3: STEPPED TERRACE

MASTER PLAN

7811 Maryland Avenue

Overall

The master plan for the 7811 Maryland Avenue property focuses on creating a space for passive day use and programmed events. The park is within an easy walk of many Clayton restaurants, businesses, and residential buildings and will become a destination for outdoor dining, gathering, and reading, especially for patrons of the neighboring St. Louis County Mid-County Branch Library. As part of the project scope, a cost opinion has been prepared for the final design.

Below is a summary of the 7811 Maryland Avenue Pocket Park Plan:

Bicycle Parking and Repair Station

The park's adjacency to the planned bike route provided an opportunity to create a space that could be used by cyclists as well as pedestrians. To accommodate this user group, bike parking was incorporated into the project. The parking is located to the south side of the bike lane in order to provide ample space for bicycles and allow for more usable park space on the relatively small property. A bike repair station near the bike parking area will provide a safe place for cyclists to make minor repairs or adjustments while en-route.

In order for the bicycle parking to be located south of the bike lane as shown in the site plan, a curbed landing is proposed within the parking lane. The proximity of this lane to the library parking garage entry would restrict parking in this lane so this conversion to bike parking, paving, and tree planting is a suitable program for the space.

Entry Ramp and Terraced Planting

The existing grade change of approximately six feet difference from the sidewalk to the north end of the property presented a challenge in accessibility while also offering the opportunity to create separation from the vehicular traffic on Maryland Avenue. The design incorporates a singular ADA compliant ramp from the sidewalk to the upper level of the site, which is approximately two feet higher in elevation than

the existing sidewalk. On either side of the ramp are terraced planting areas, which provide a sound and visual buffer between the street and the park interior. The lower level of the planters adjacent to the sidewalk provide opportunities for seat walls and park sign.

Upper Terrace Seating Area

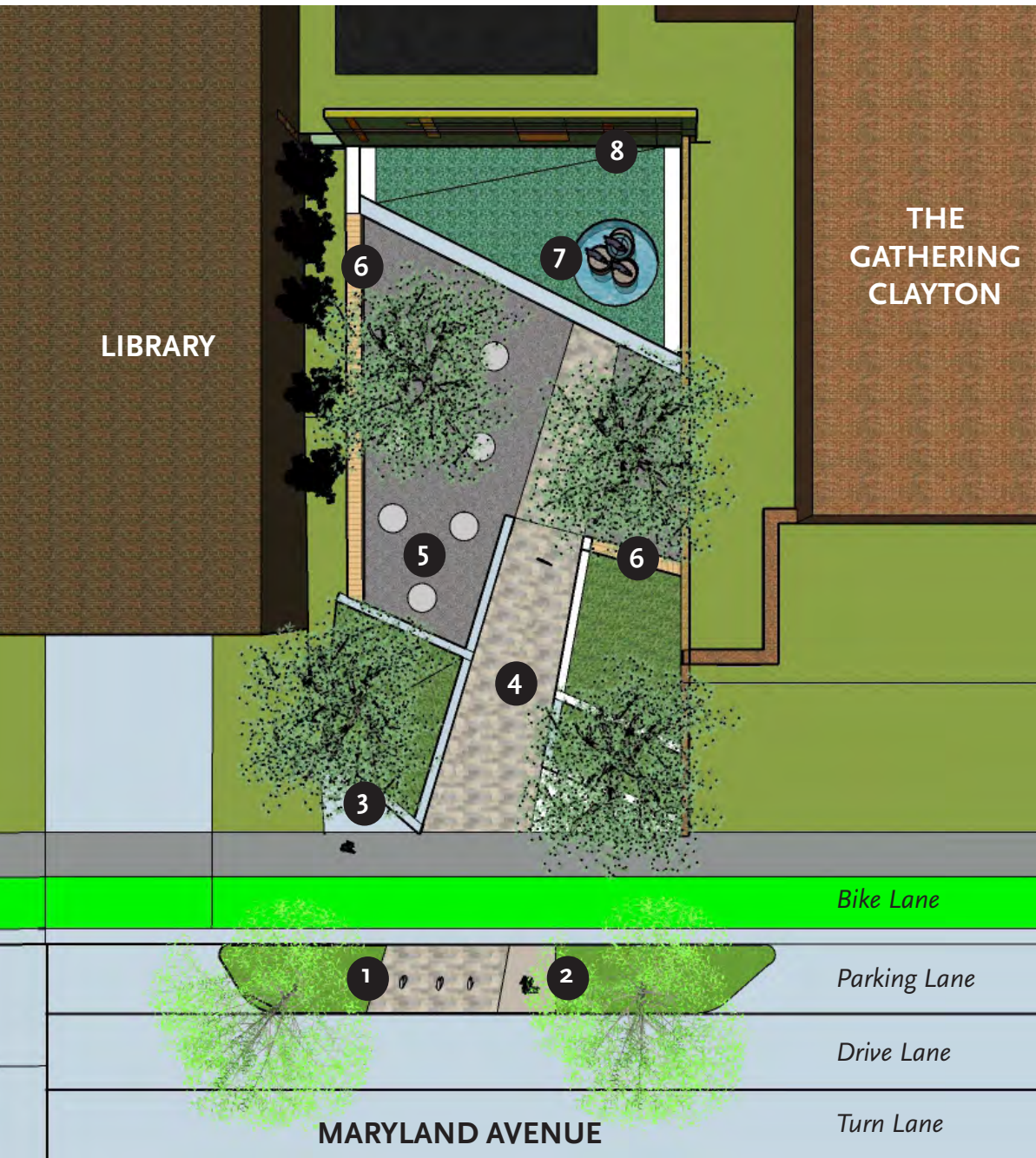
The upper terrace of the park provides a shaded and pleasant area for informal or programmed use. The seating opportunities vary from seat walls to tables and chairs and are integrated throughout the terrace area. The central entry walk continues through the site and terminates near a water feature element. This central walk is designed to be a different paving material than the table seating areas, which are shown as a fine chat to allow for tree planting. The canopy trees will provide shade and seasonal interest to the space, while smaller upright trees planted to the west side of this area will soften the space in comparison to the existing brick library wall.

This area is intended to be flexible to allow for events and programmed activities such as film viewing, public presentations, or library-related activities.

Water Feature and Green Wall

A water feature was identified as a program element early in the project process to provide white noise, aesthetic interest, and a potential microclimate effect on hot summer days. The details of this water feature will be refined in the next step of the project process, but the design shown in this master plan is intended to be a recirculating element that is artful and unique, possibly incorporating sculpture. This element will sit within a planting area that occupies the north side of the site and visually ties into a vertical green wall element along the property line. This green wall could also integrate art panels into its planting layout and will feature a living planted element that buffers the utilities and parking that occur in the lot to the north of the property.





Included below is the opinion of probable construction costs for the implementation of the master plan. The costs are based on available information obtained by the design team during the master plan phase of work. Costs are based on 2019 construction costs and are subject to fluctuation in the market place and refinement of the park design. This information is to be used in conjunction with the master plan to establish a framework for securing funding to implement the park plan.

MASTER PLAN COST OPINION

1. Demolition and Site Preparation	\$ 56,562.50
2. Hardscape	\$116,235.00
3. Landscape	\$ 19,893.83
4. Water Feature	\$ 30,000.00
5. Miscellaneous	\$ 45,050.00
6. Irrigation	\$ 12,500.00
7. General Conditions and Mobilization	\$ 47,641.02

Construction Total:	\$327,883.25
8. Fees and Contingency	\$ 61,653.09

Project Total: \$389,535.44

Legend

- | | |
|---------------------------|---------------------------|
| 1 Bicycle Parking | 5 Chat Paving with Tables |
| 2 Bicycle Repair Station | 6 Seat Wall |
| 3 Park Sign | 7 Sculpture in Planter |
| 4 Entry Ramp and Planters | 8 Green Wall |

Appendix



PUBLIC PRESENTATIONS

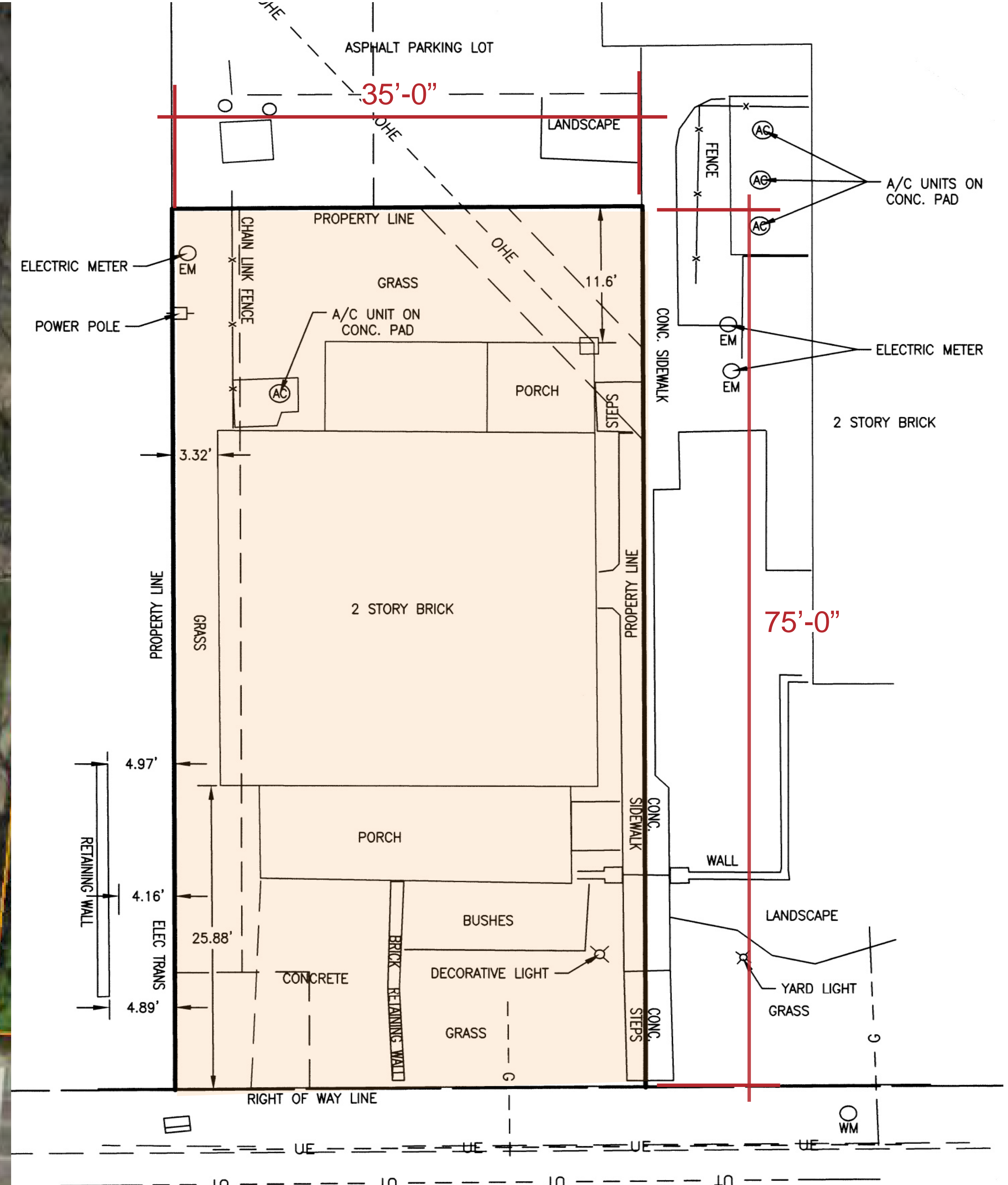
#1 - CITY OF CLAYTON PARKS AND RECREATION COMMISSION MEETING, AUGUST 5, 2019

#2 - BOARD OF ALDERMEN MEETING, SEPTEMBER 24, 2019

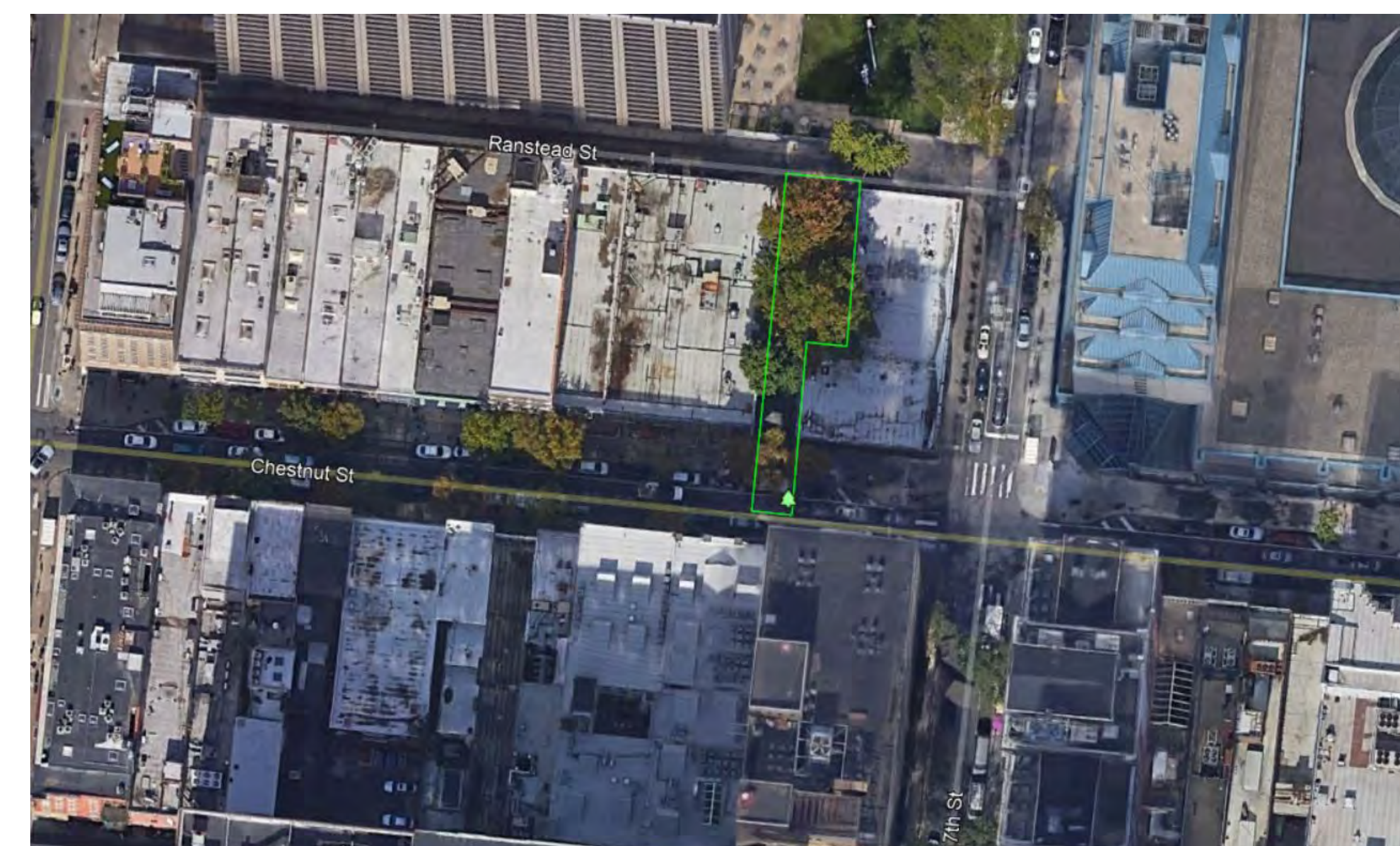
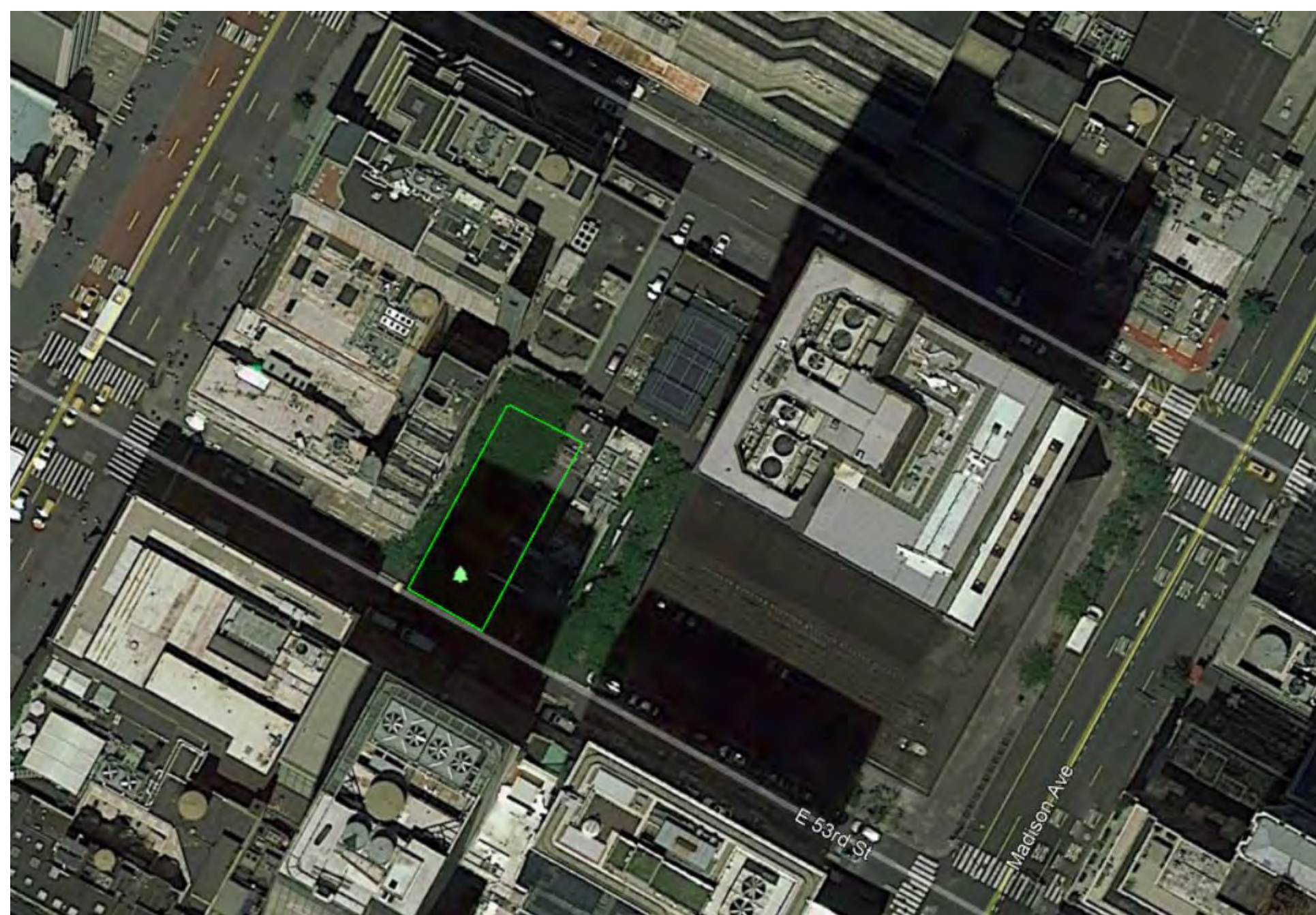
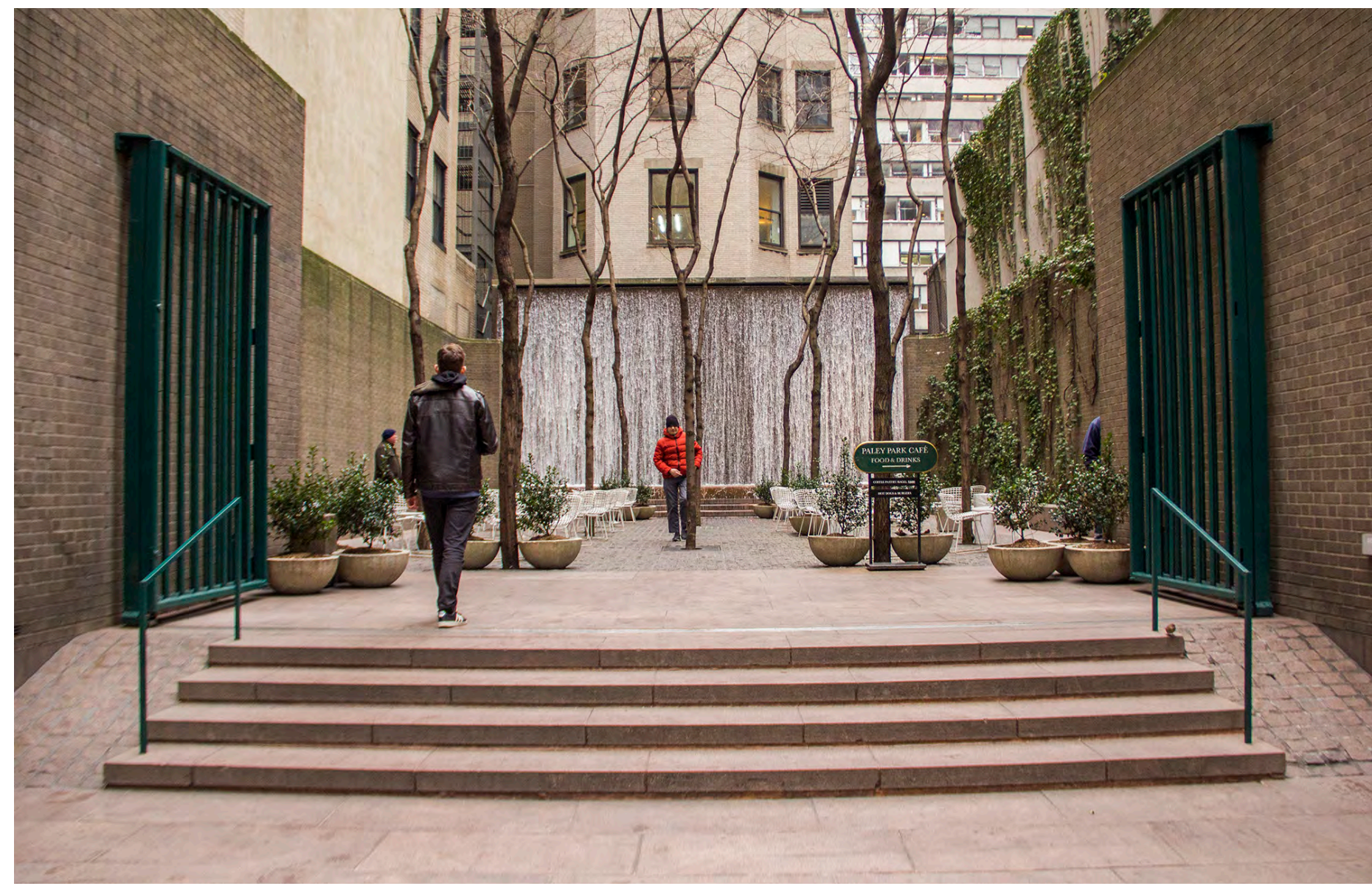
#3 - CITY OF CLAYTON PARKS AND RECREATION COMMISSION MEETING, OCTOBER 7, 2019

(SEE FOLLOWING PAGES FOR FULL PRESENTATIONS)

7811 MARYLAND PARK MASTER PLAN - PUBLIC MEETING #1



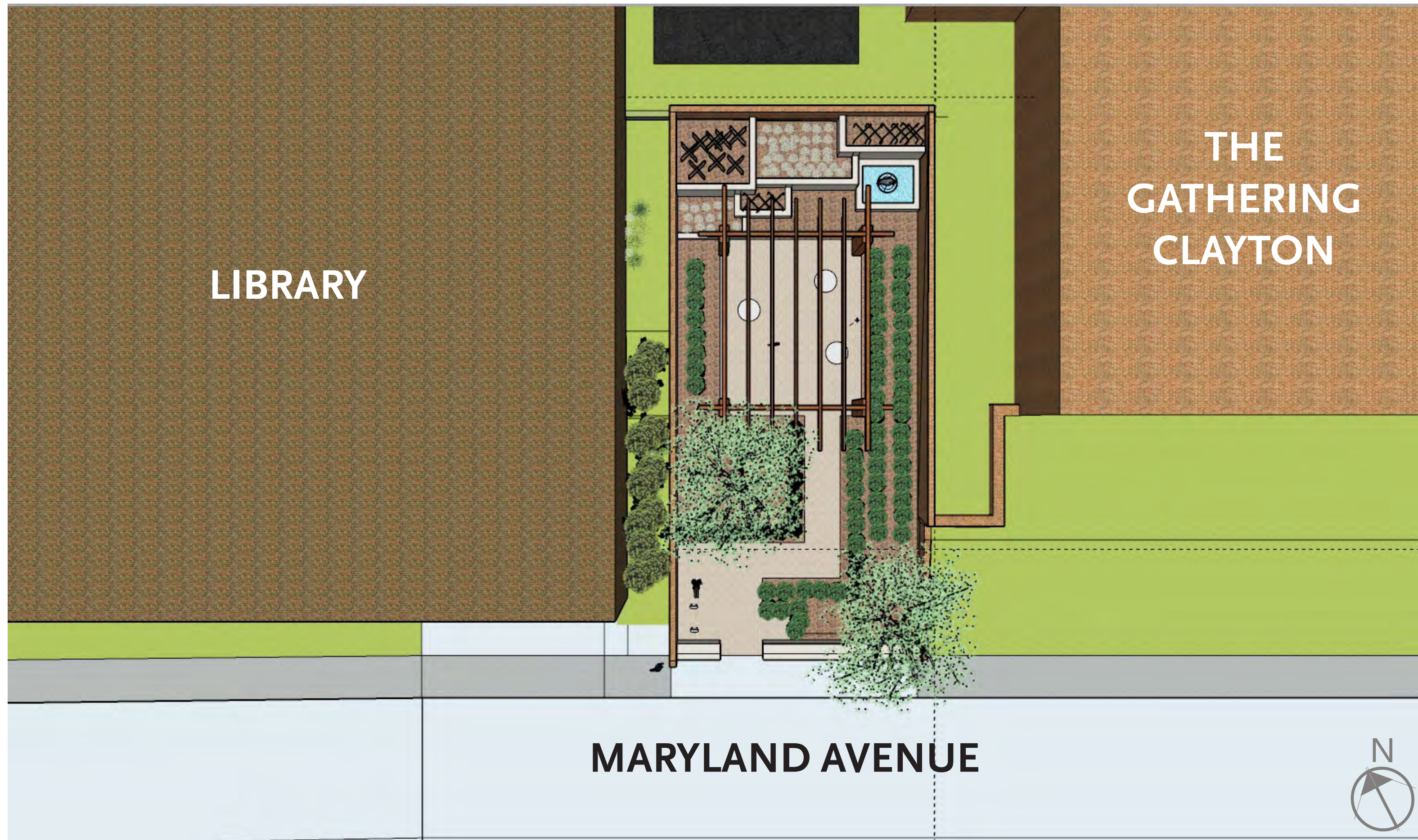


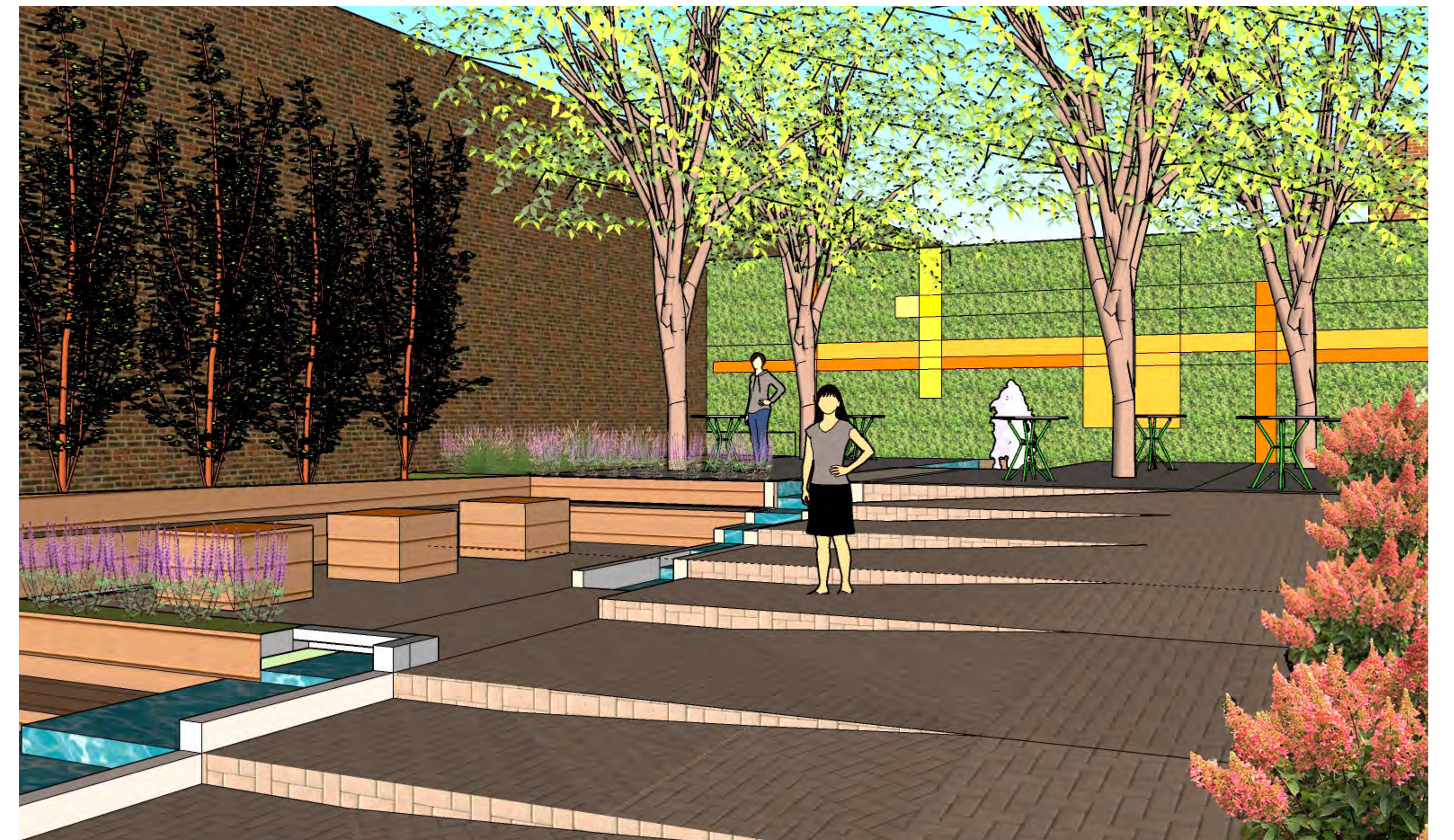
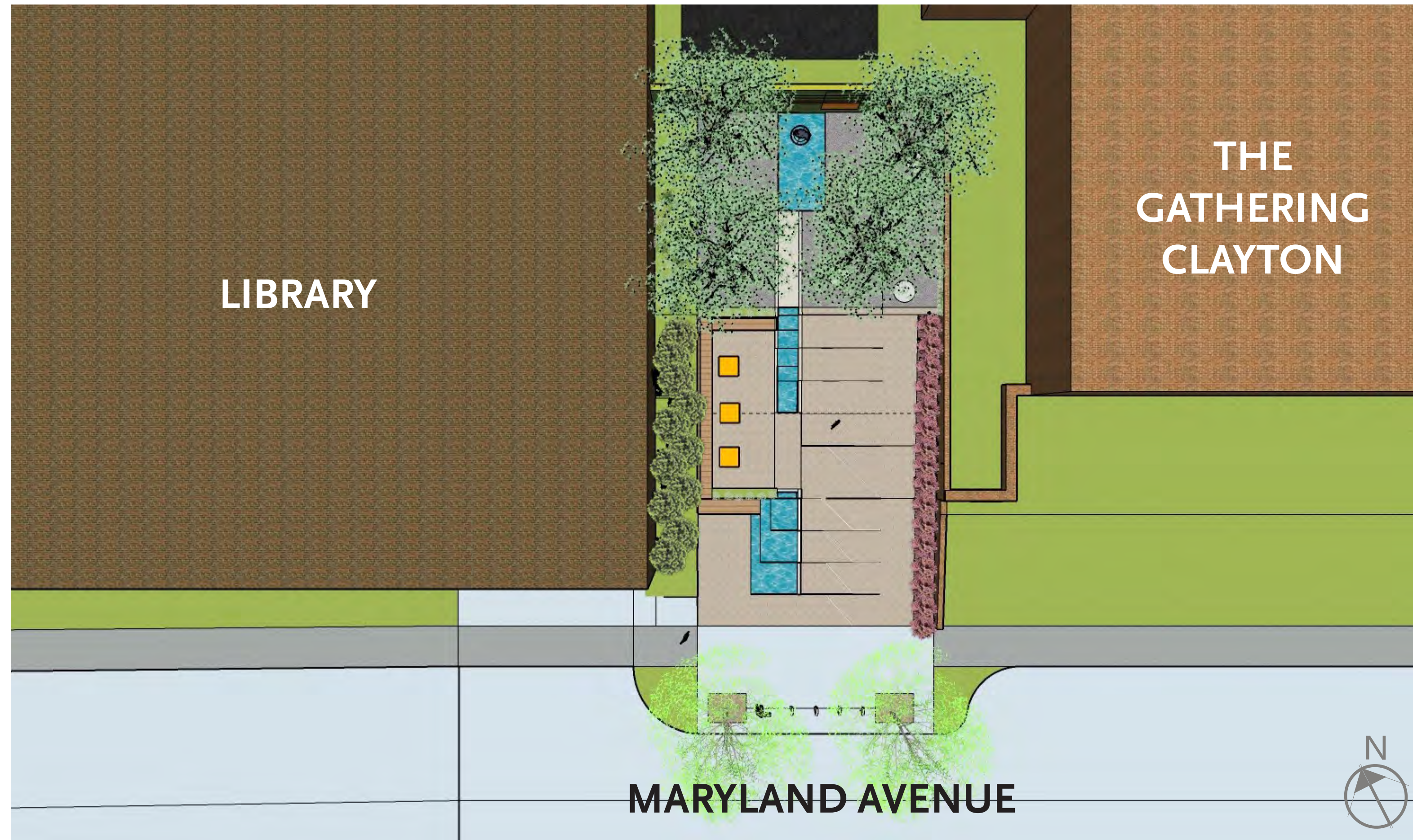


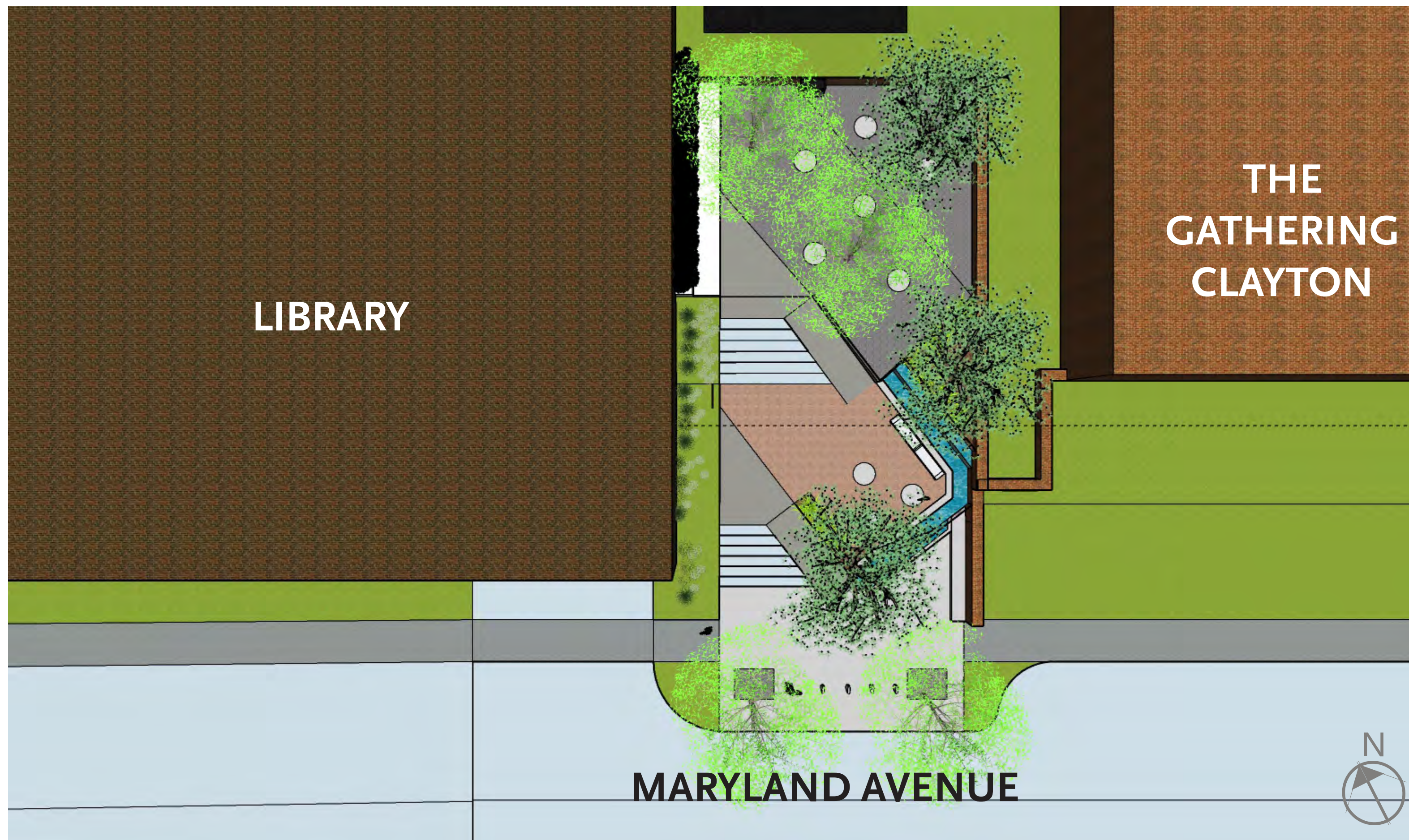
PALEY PARK - NEW YORK CITY

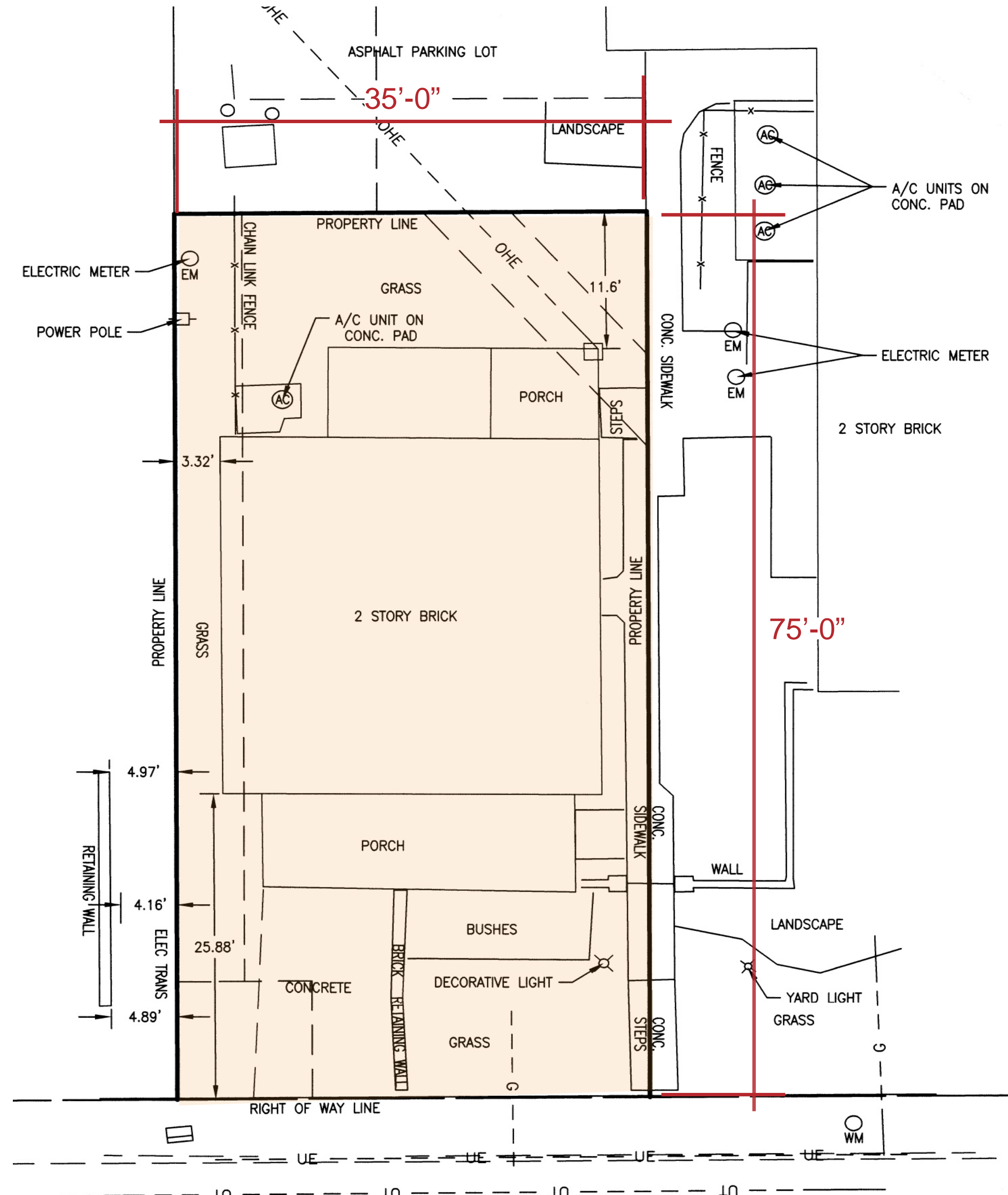
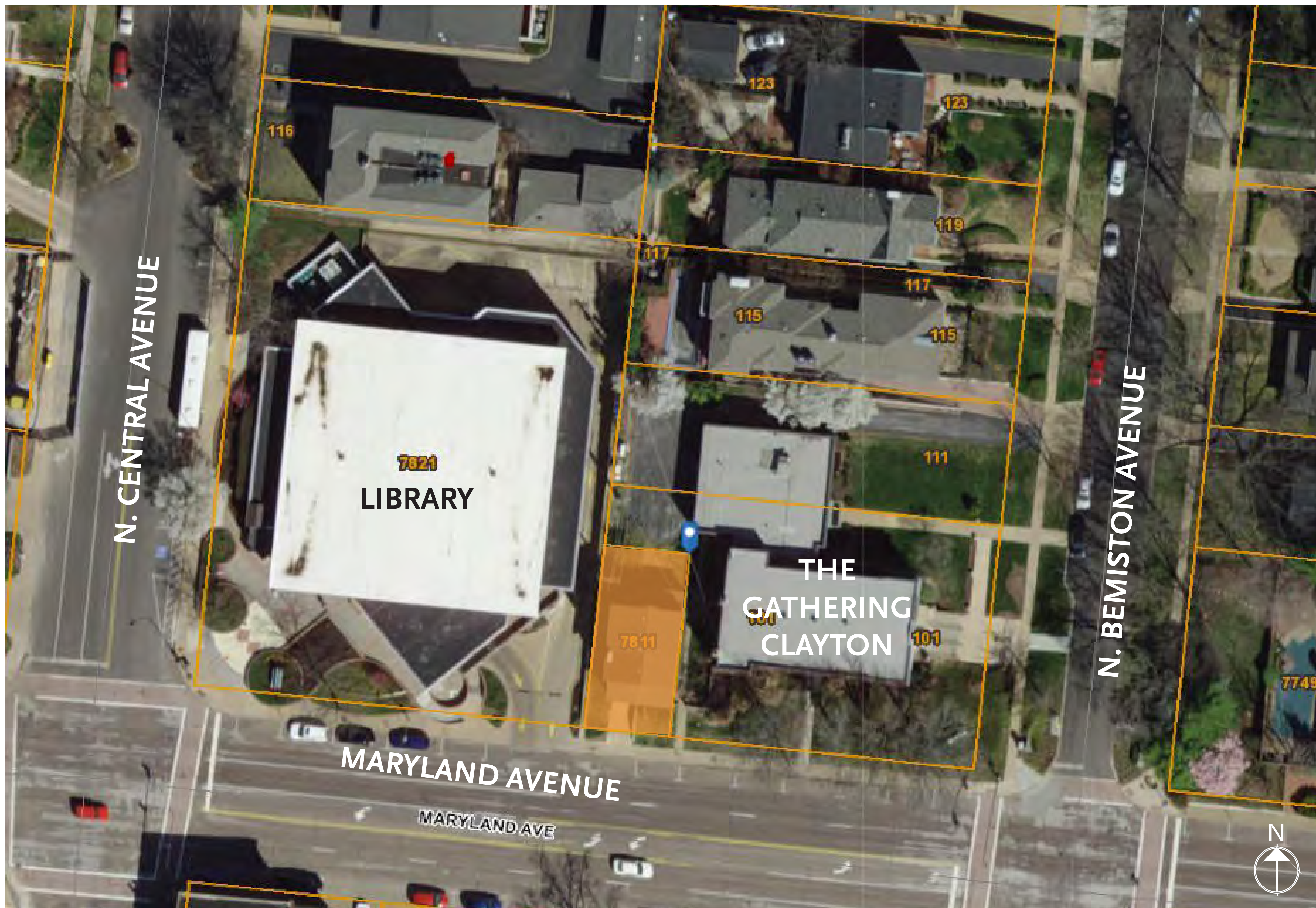
GREENACRE PARK - NEW YORK CITY

JOHN F. COLLINS PARK - PHILADELPHIA











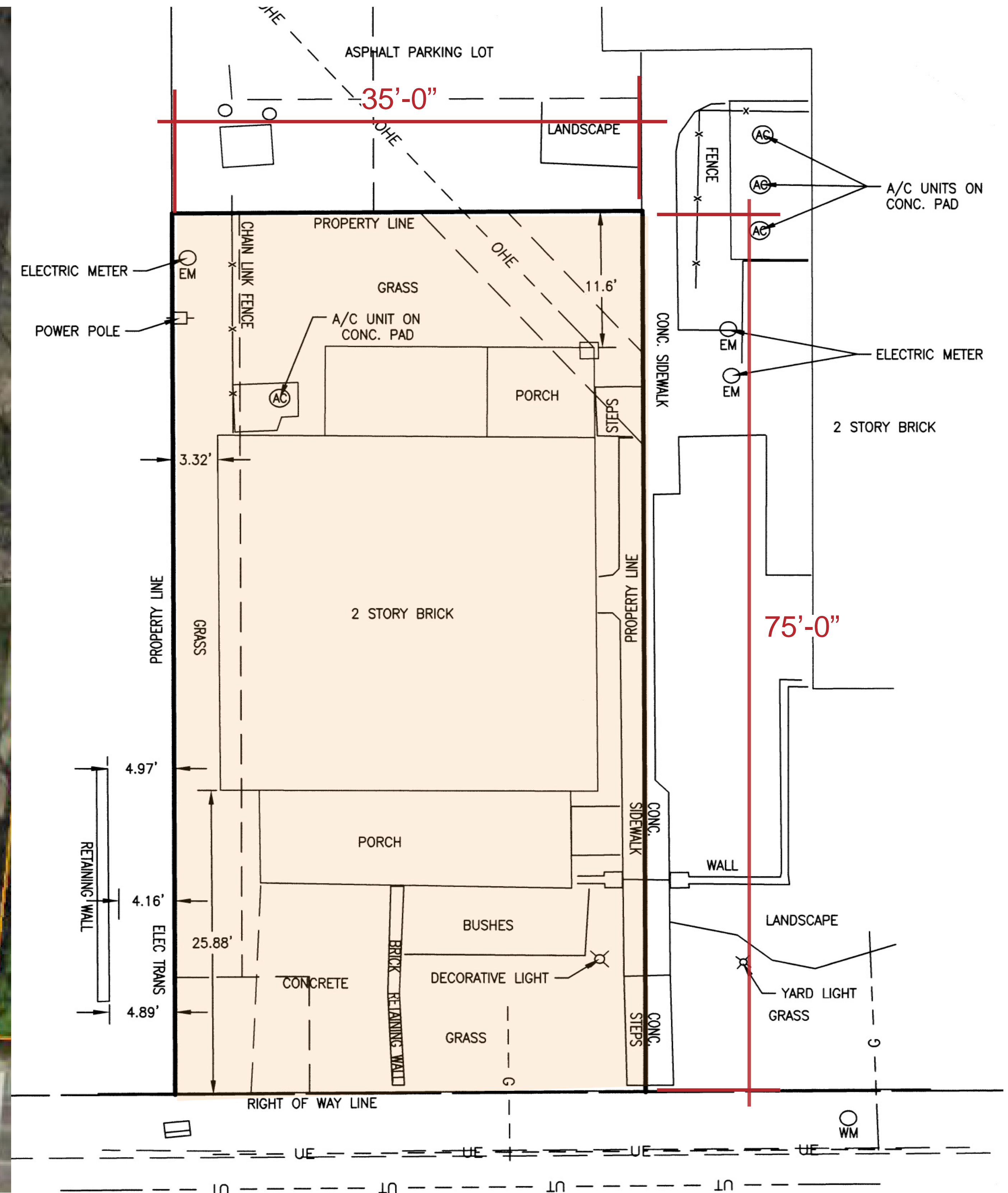
7811 Maryland Avenue
Park Property Master Plan
BoA Presentation

City of Clayton, Missouri

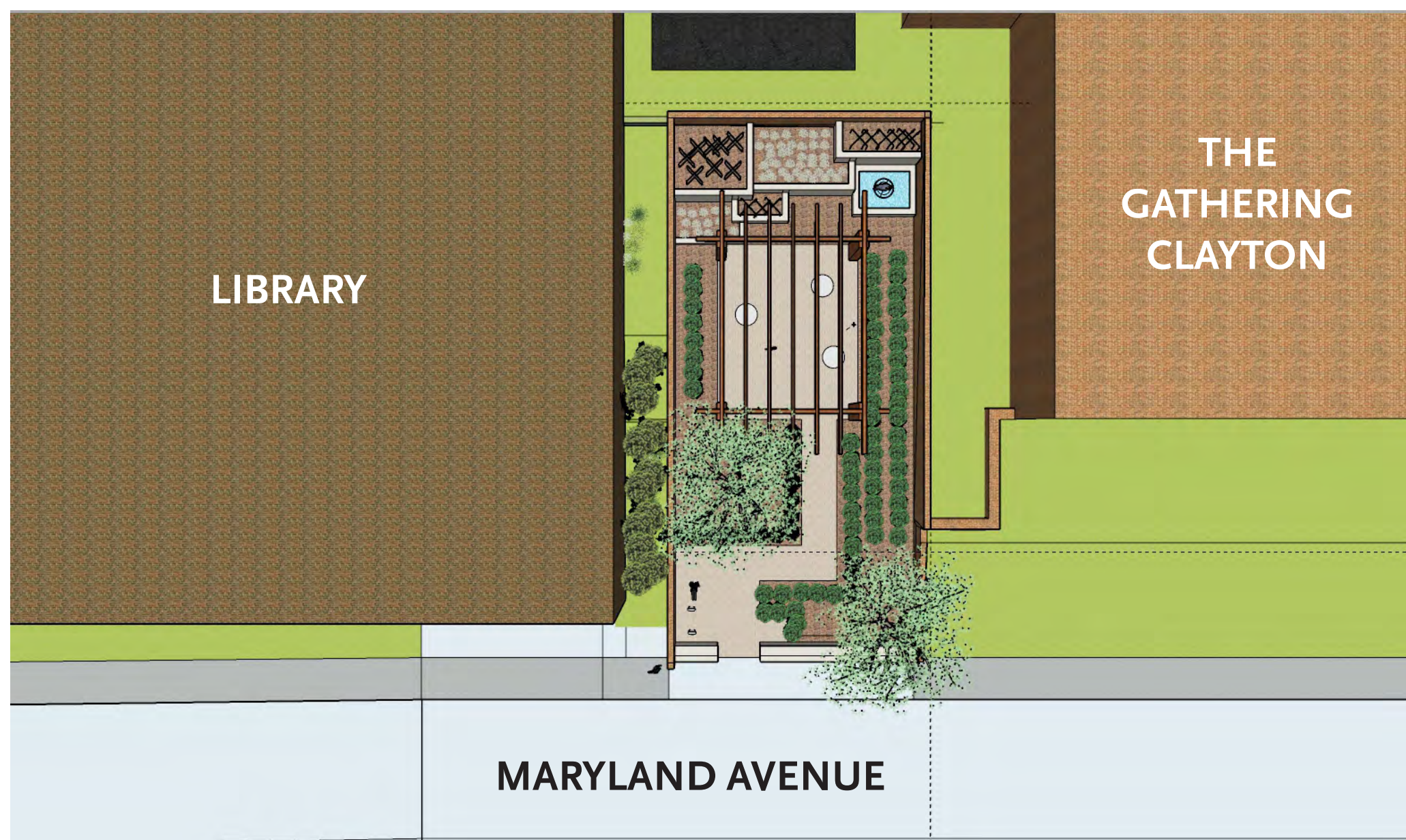
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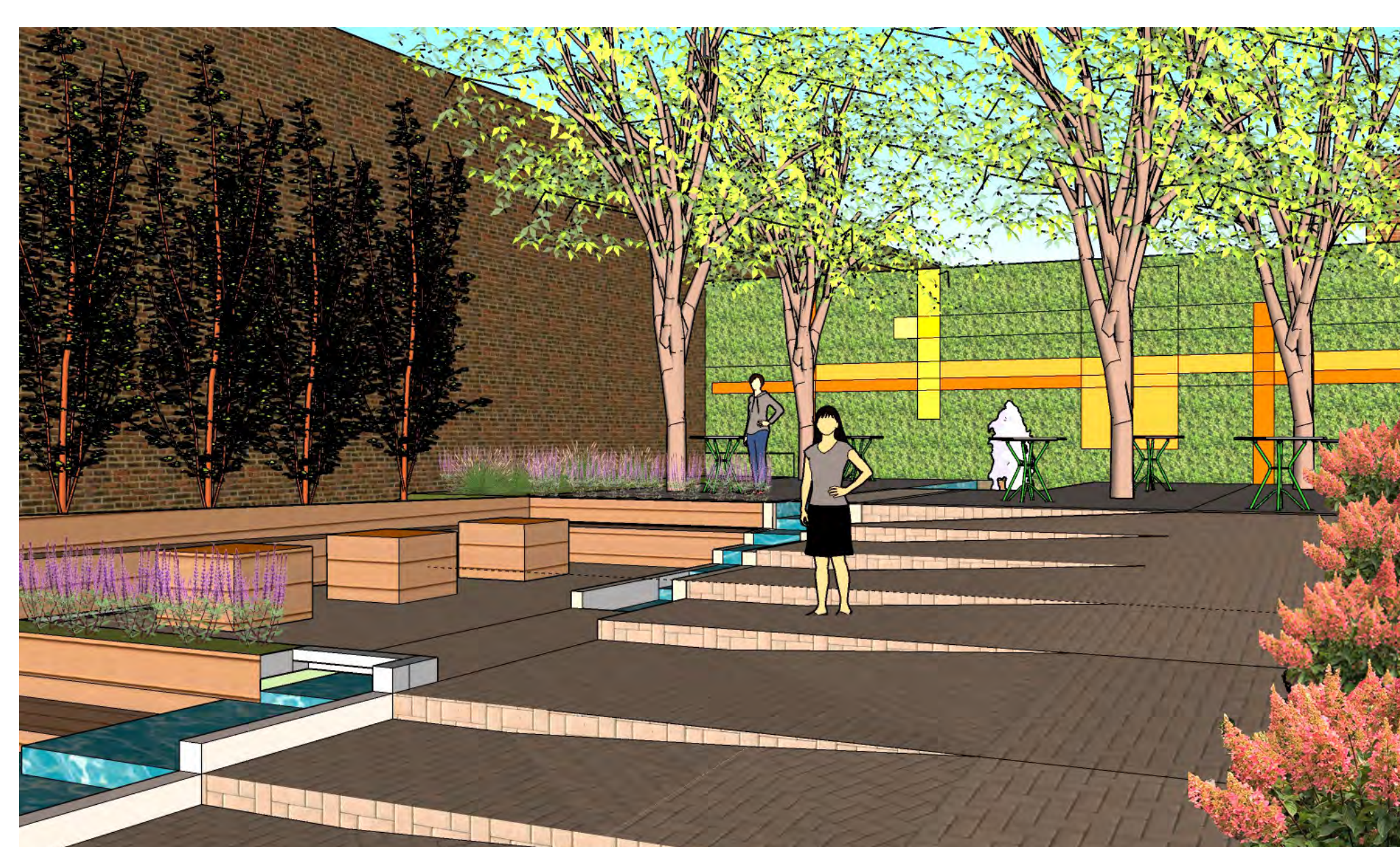
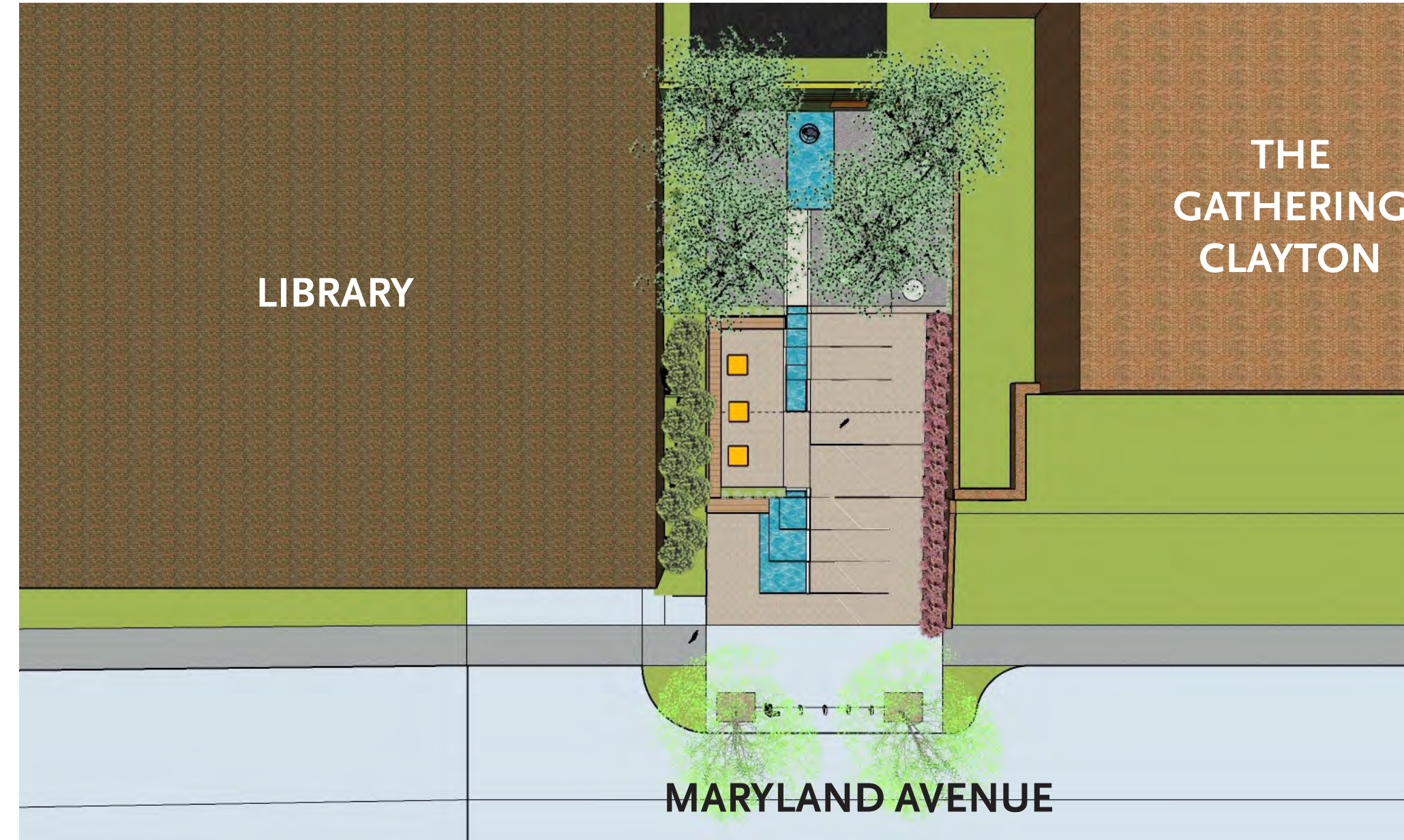
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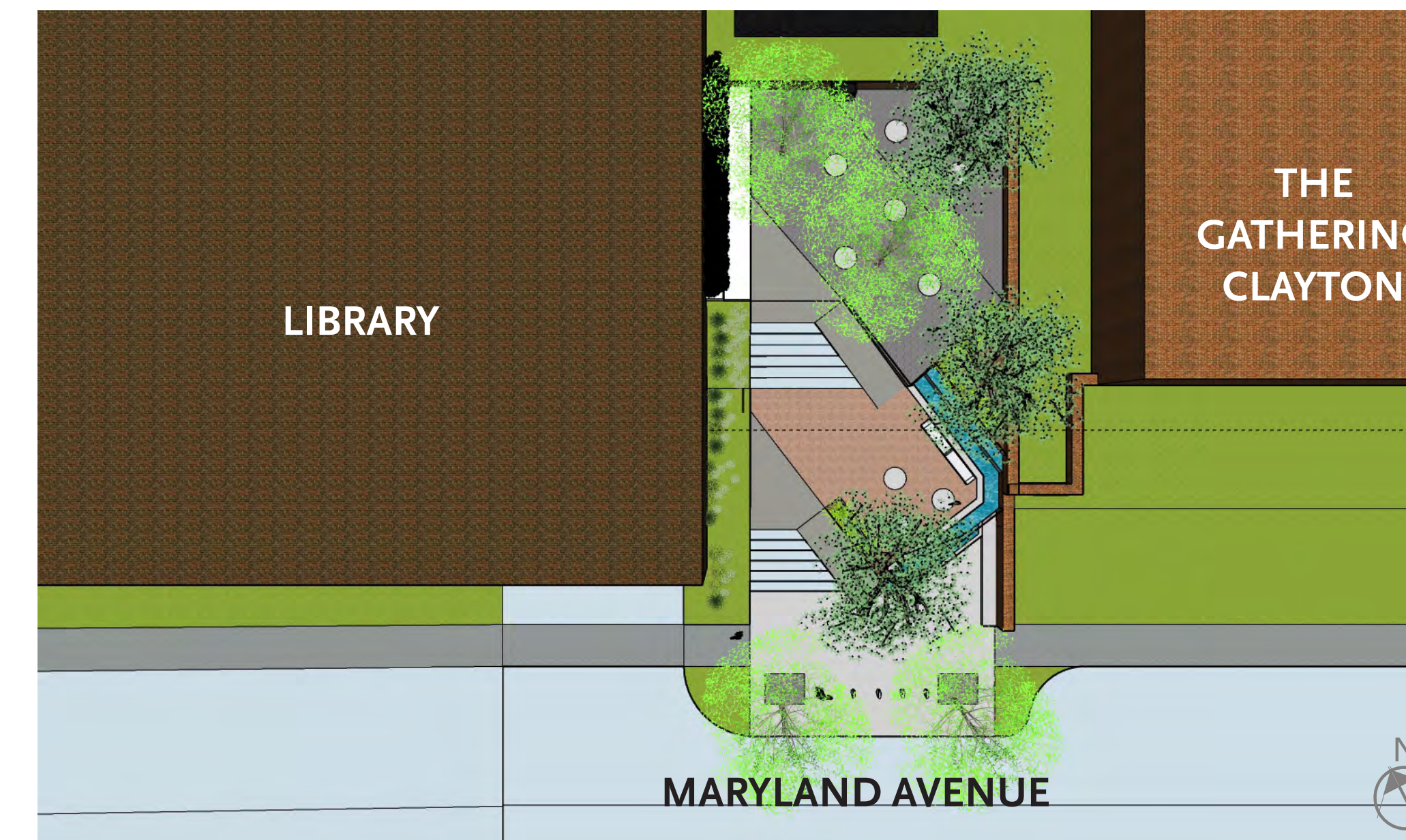




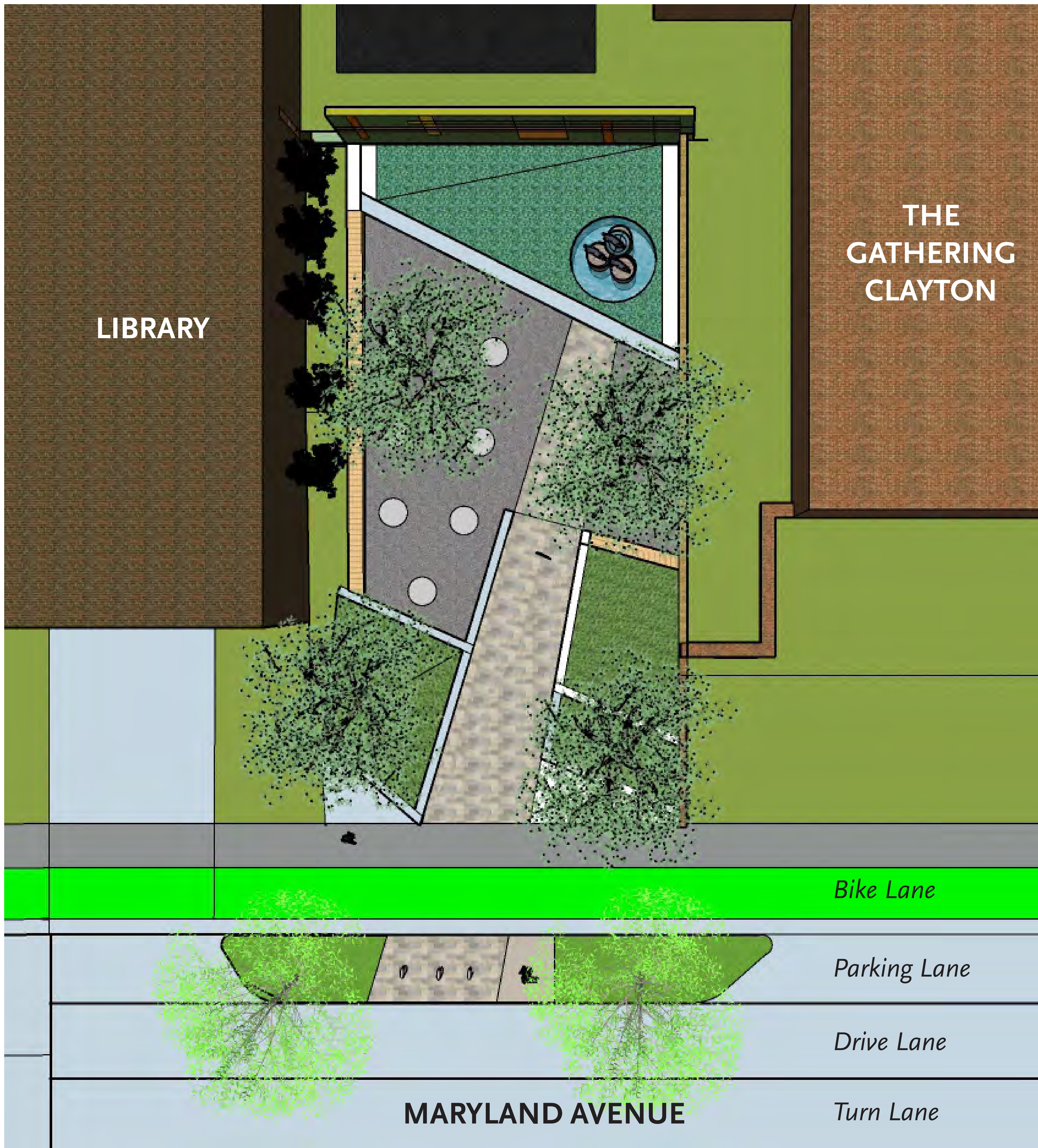
PRELIMINARY DESIGN CONCEPT #1

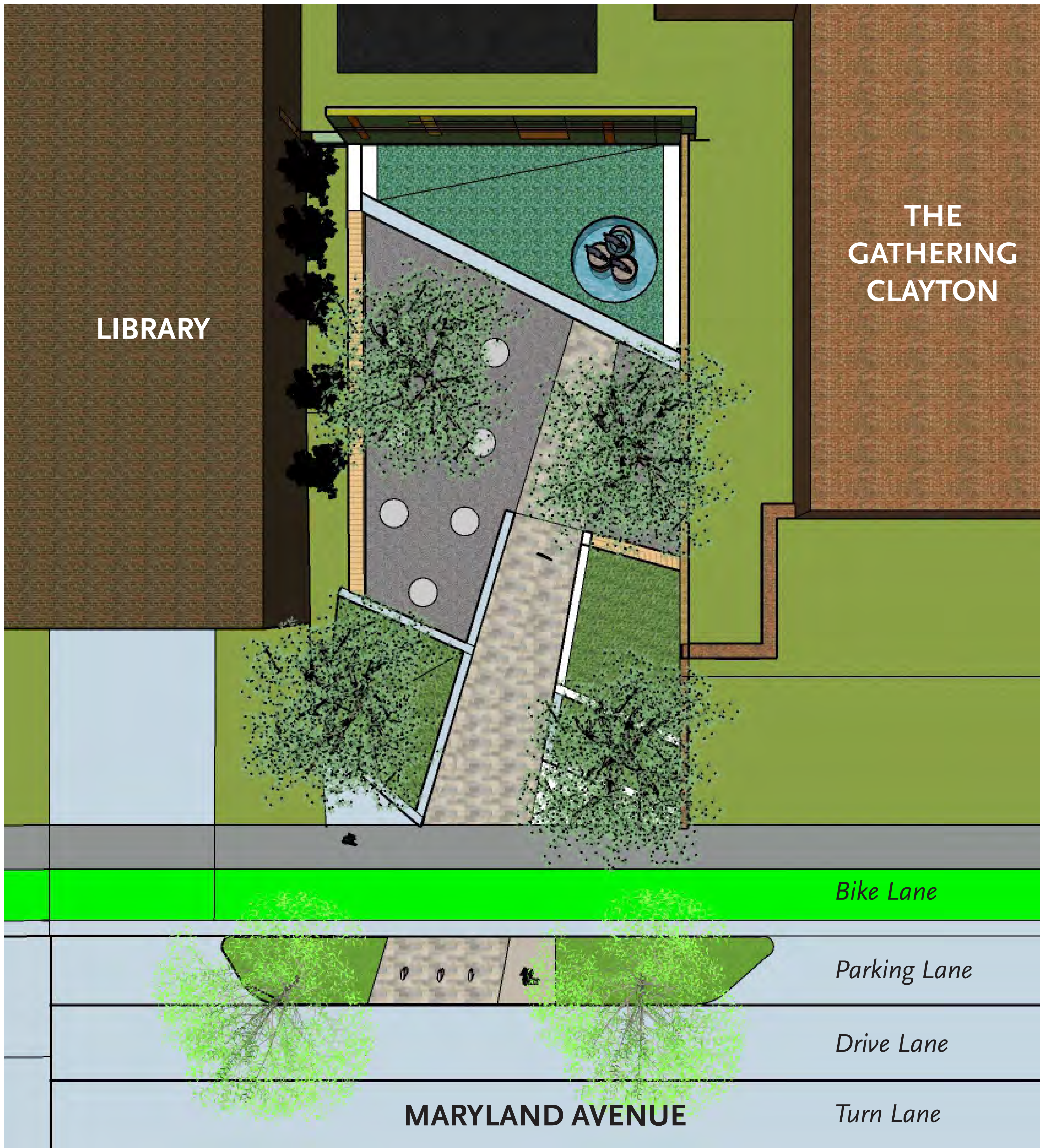


PRELIMINARY DESIGN CONCEPT #2



PRELIMINARY DESIGN CONCEPT #3





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- Provides Direction of Implementation
- Critical to Potential Grant Funding
- No Commitment to Immediate Implementation

- **Construction Budget and Funding Identification**

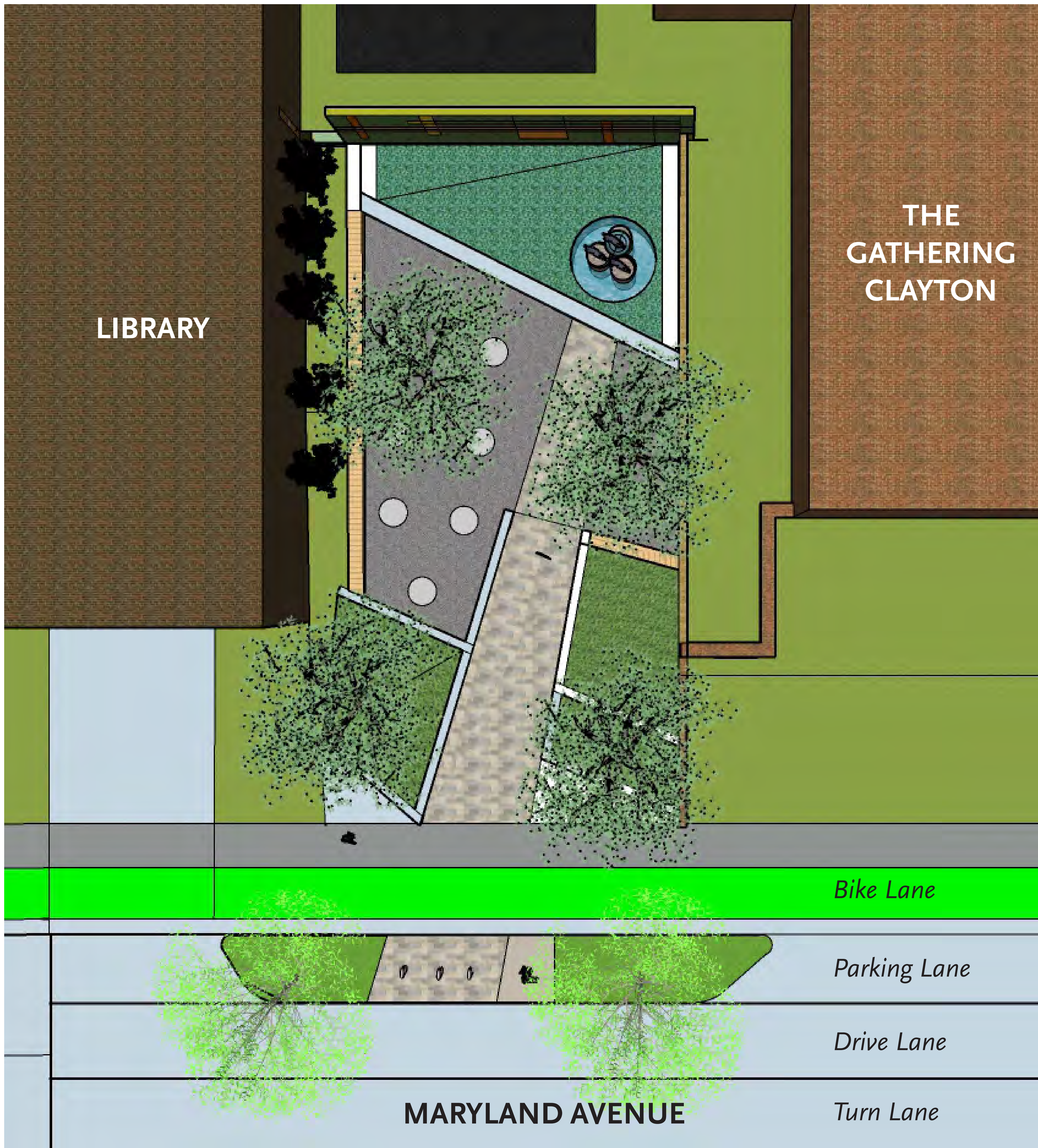
- Explore grants or donor opportunities for park development
- Budget based on cost opinion and funding

- **Design and Construction Documents**

- Prepare topographic survey of park property for design documents
- Refine design based on funding and budget
- Review design with City Staff and permitting agencies
- Finalize design details and bid documents

- **Bidding and Construction**

- Issue bid package for bidding or construction management services
- Construction phase services
- Funding coordination as needed





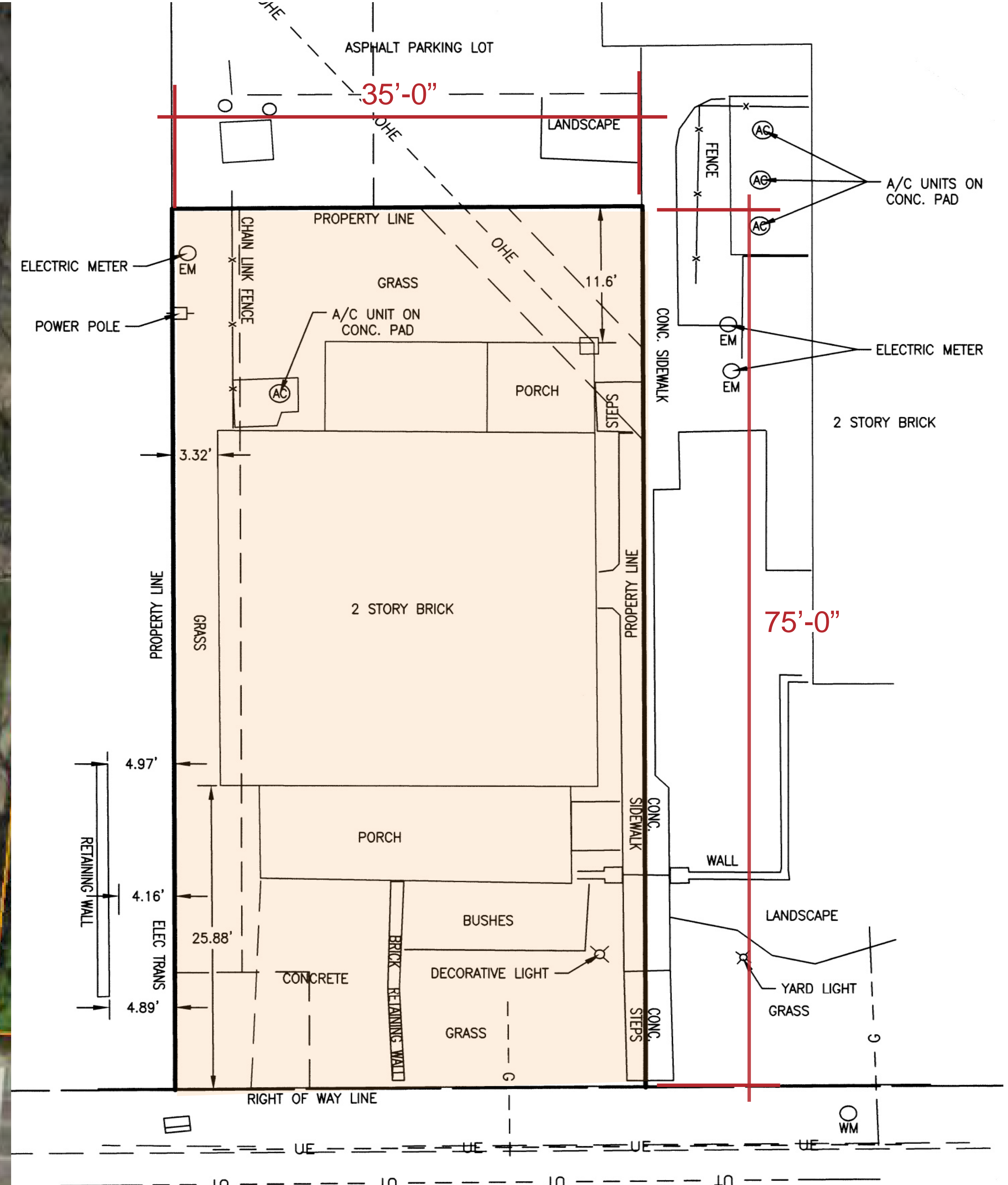
7811 Maryland Avenue
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Parks and Recreation Commission
Final Concept Presentation

City of Clayton, Missouri

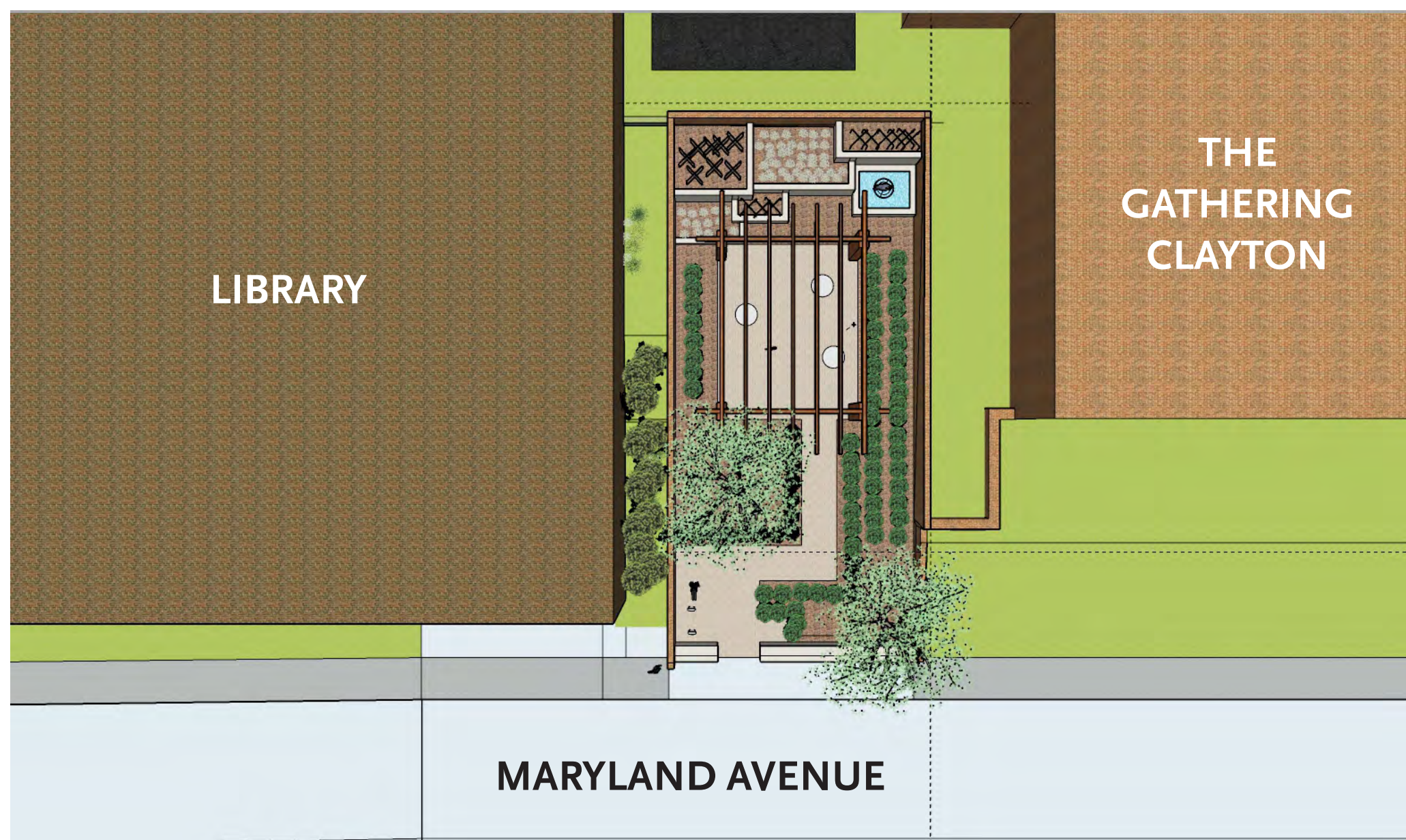
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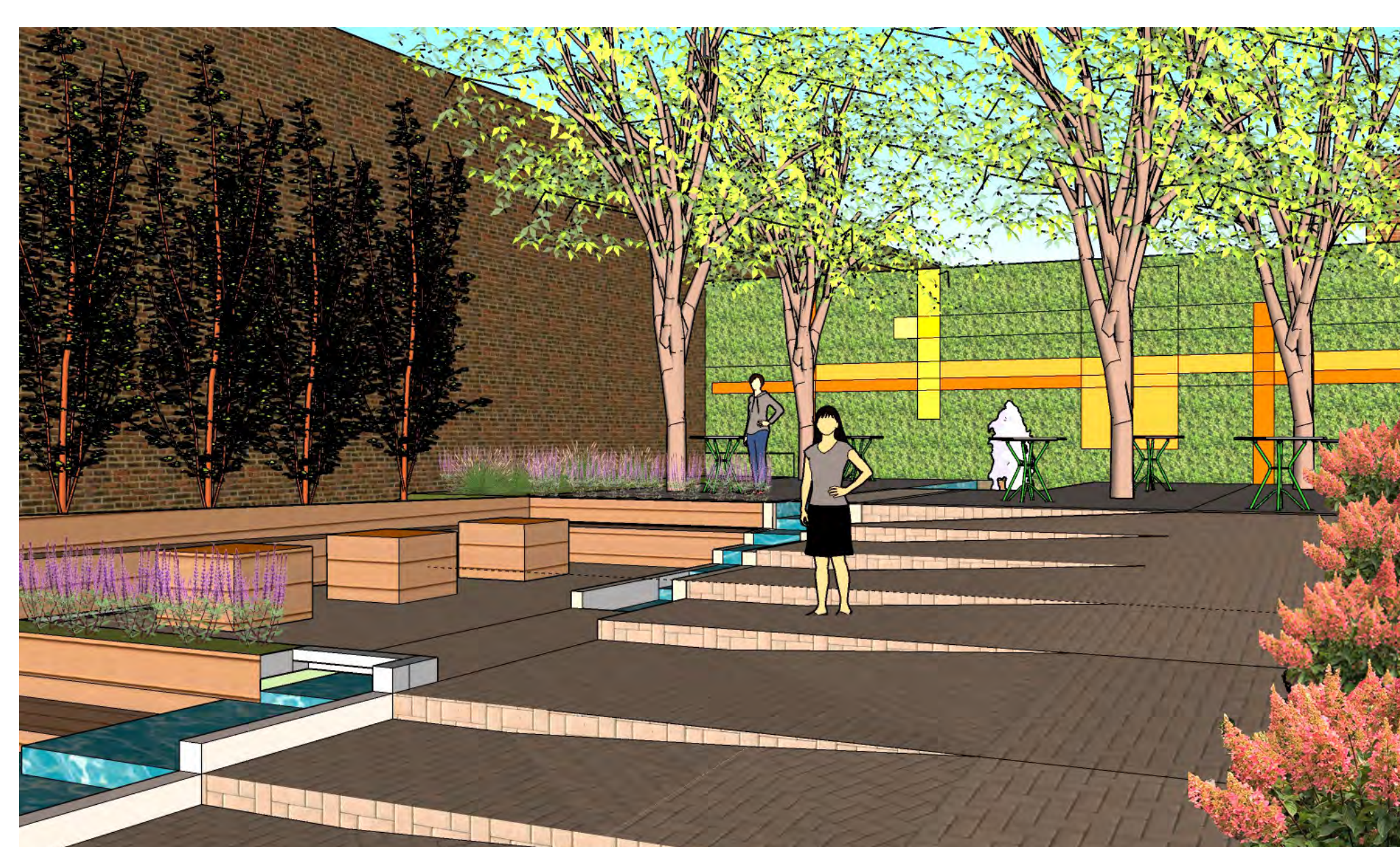
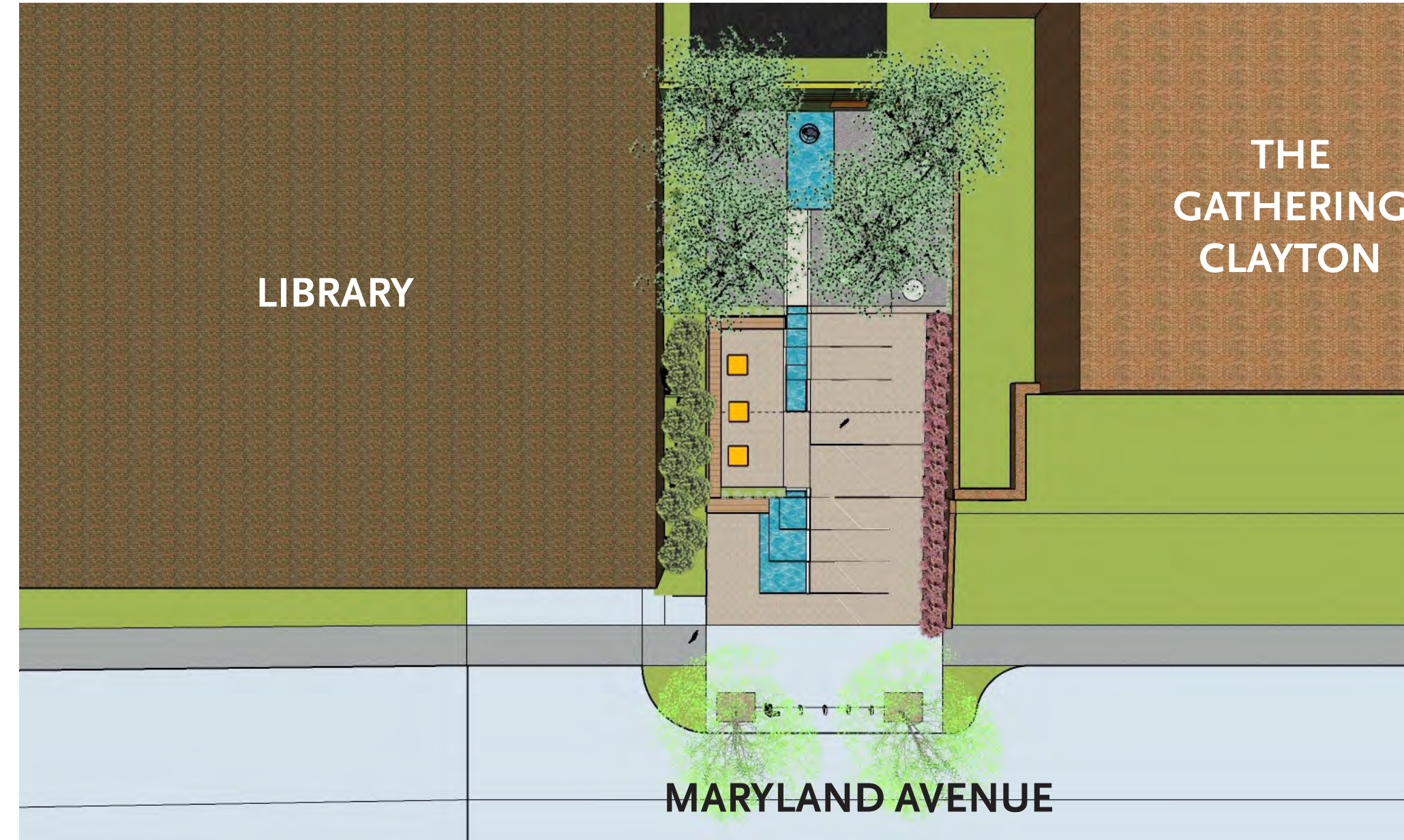
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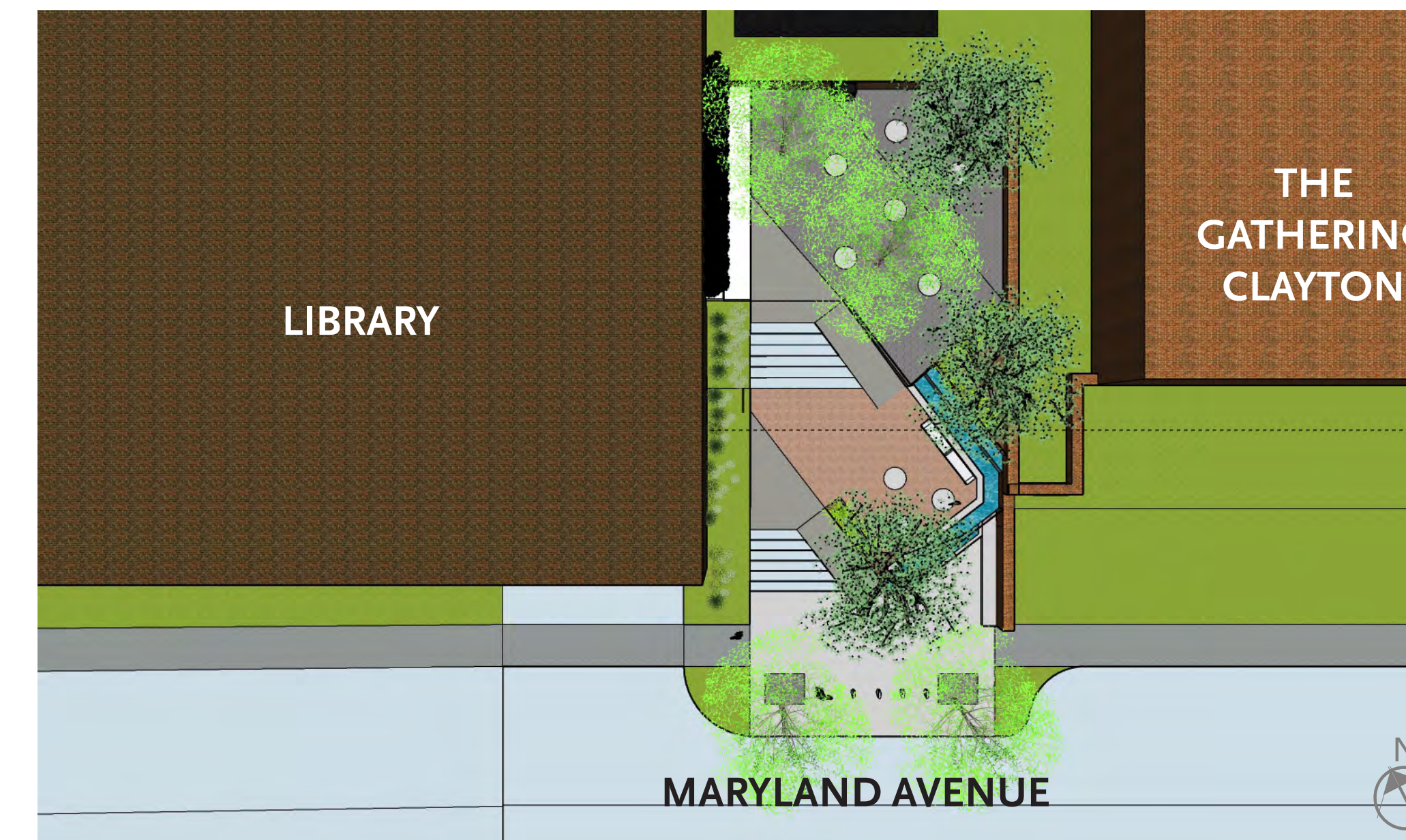




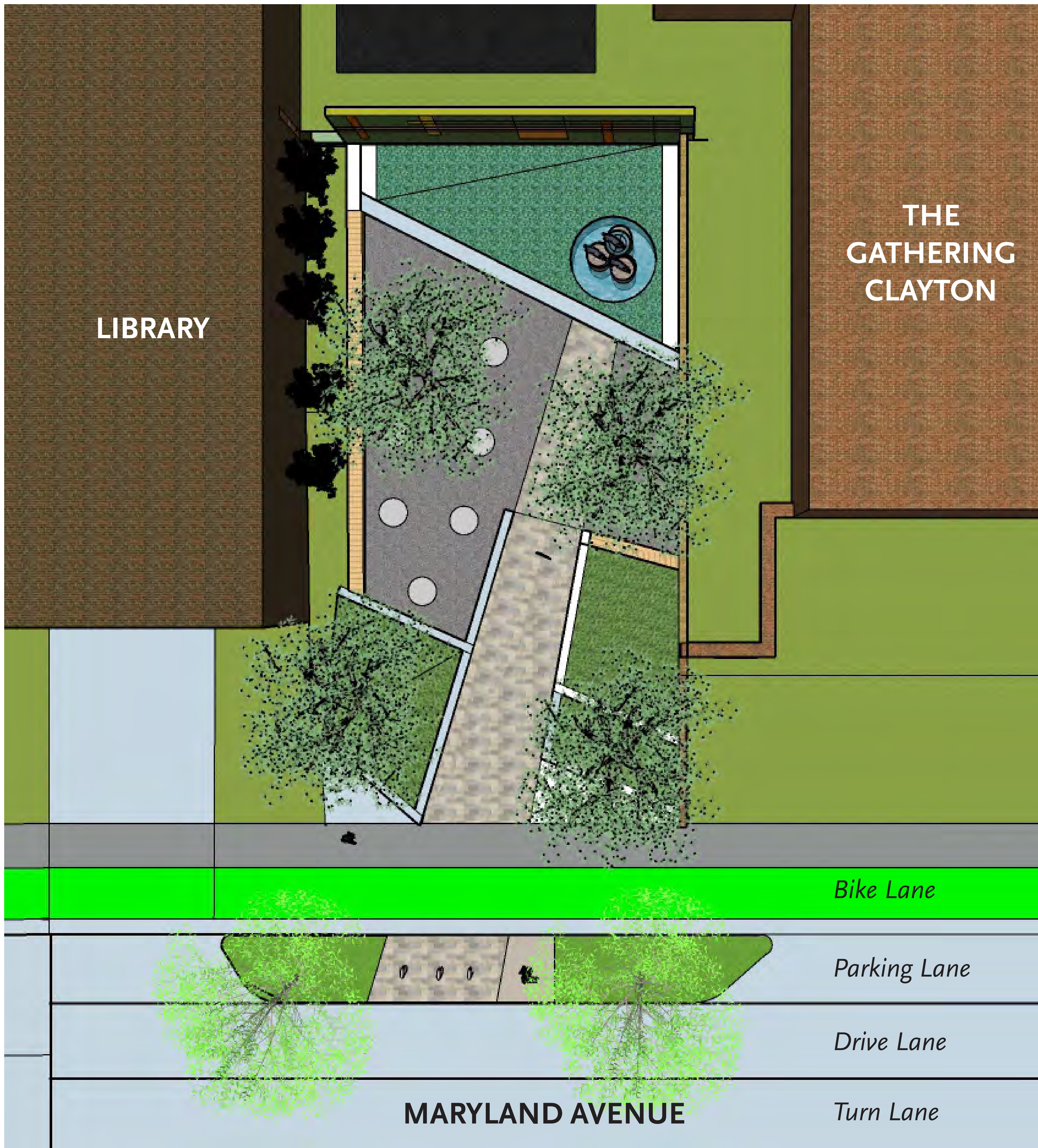
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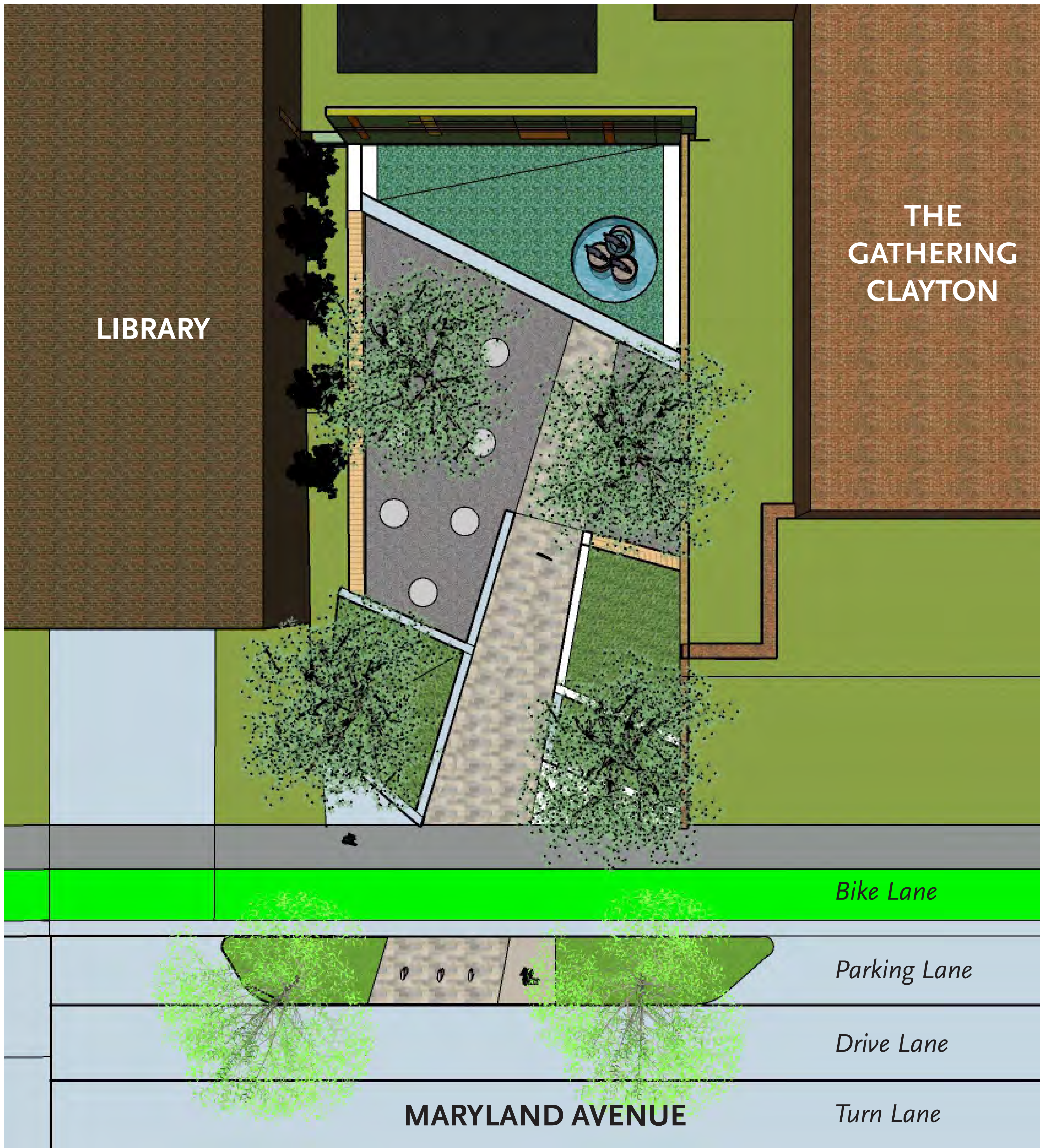


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