

WELDON SPRING PARK MASTER PLAN

Prepared by
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Prepared for
City of Weldon Spring

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The PDS Planning Team gratefully acknowledges and thanks the following individuals for their participation and support during the preparation of the Weldon Spring Park Master Plan.

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Administration Staff, Community Development Staff, and Parks & Recreation Staff

I. Introduction

The Parks and Recreation Master Plan has been prepared to provide the City of Weldon Spring with guidance in continuing efforts to meet recreation needs for its citizens. The Master Plan is organized into the following sections which are outlined below:

- *Data Collection* - an understanding of the community's resources, facilities, and existing conditions that influence the type, size and location of park land and facilities.
- *Plan Analysis* - the development of a program statement for the city's future needs for park land and park facilities.
- *Master Plan* - the synthesis of existing conditions and future opportunities with the identified recreation needs of the community, graphically illustrated to provide the city with general guidance to communicate and implement the Plan.
- *Implementation Strategies* - a description of the existing opportunities that will aid in accomplishing the goals of the Master Plan including the generalized impacts of achieving these goals.

This Master Plan illustrates the design concepts for Weldon Spring City Park. These illustrations present the vision of the plan and the quality of planning and design that will be required to meet the expectations of the community.

Goals of the Master Plan

The goals of the Master Plan are numerous and varied. Several key goals include:

1. Develop a plan that will maximize the utilization, use, and enjoyment of the parks system, thus enriching the quality of life for the citizens of Weldon Spring.
2. The Master Plan development should be based on a consensus which is supported by a broad based section of the community.
3. The Master Plan should be focused on providing a firm direction, and its recommendations are based on the opportunities and dynamics of the community.
4. The Master Plan should have some amount of flexibility that allows for choices and changes to be made over time while preserving the overall vision of the plan.
5. Maintain a balance between active, passive, and open space recreation within the Weldon Spring Parks System.
6. Seek to preserve and enhance the existing tree canopy.
7. Plan for park buildings and amenities that are architecturally compatible, functional, and sustainable while enhancing the visitor's park experience.
8. Recognize that utility systems, while essential, should not diminish the visitor's park experience.
9. Develop a Master Plan that is environmentally sound and sustainable.

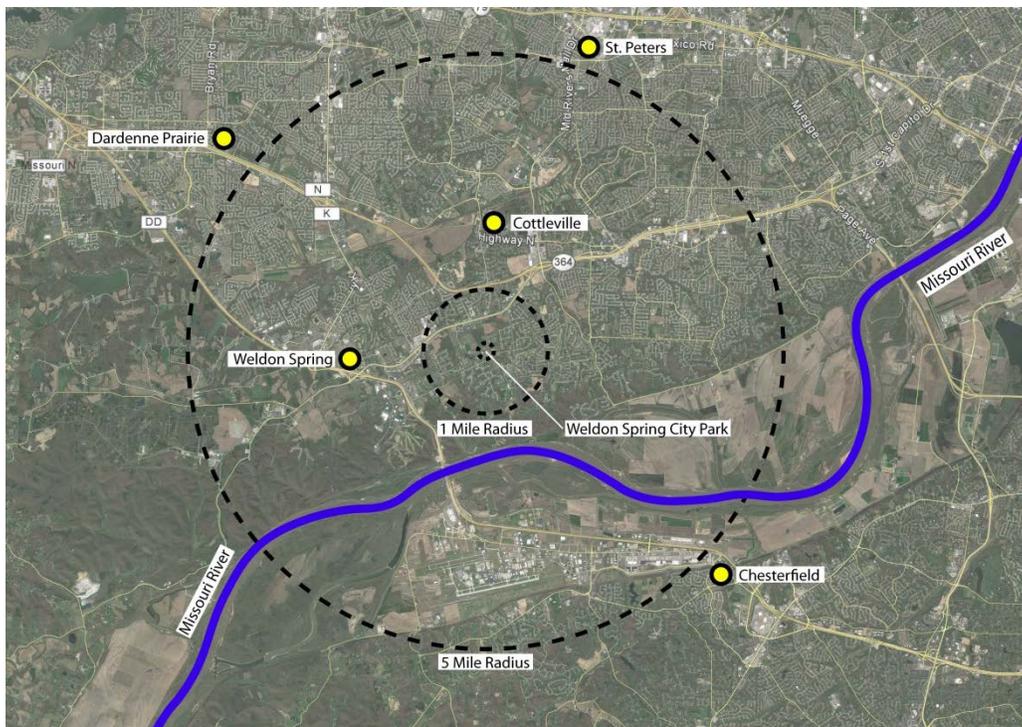
Weldon Spring Park Master Plan Initial Assessment

The first step in the master planning process was the execution of an Initial Assessment. Its purpose was to quickly identify gaps or needs in the current park perceived by the community and craft preliminary solutions with community input. The completed Initial Assessment then became the beginning point for this document, the completed Parks Master Plan.

II. Data Collection

The Weldon Spring City Park Master Plan was completed using information from a variety of sources. Among those sources were a previously completed Parks & Recreation Survey, working committee meetings, public forums, meetings with city officials and staff, citizen input, and various contributing reports. The information from these sources was compiled and reviewed to determine the recreational needs and desires of the people in Weldon Spring. The Data Collection section presents the information gathered and sets the framework for the analysis of the needs and desires identified in the Plan Analysis section of this document.

Community Profile, Image, and Character



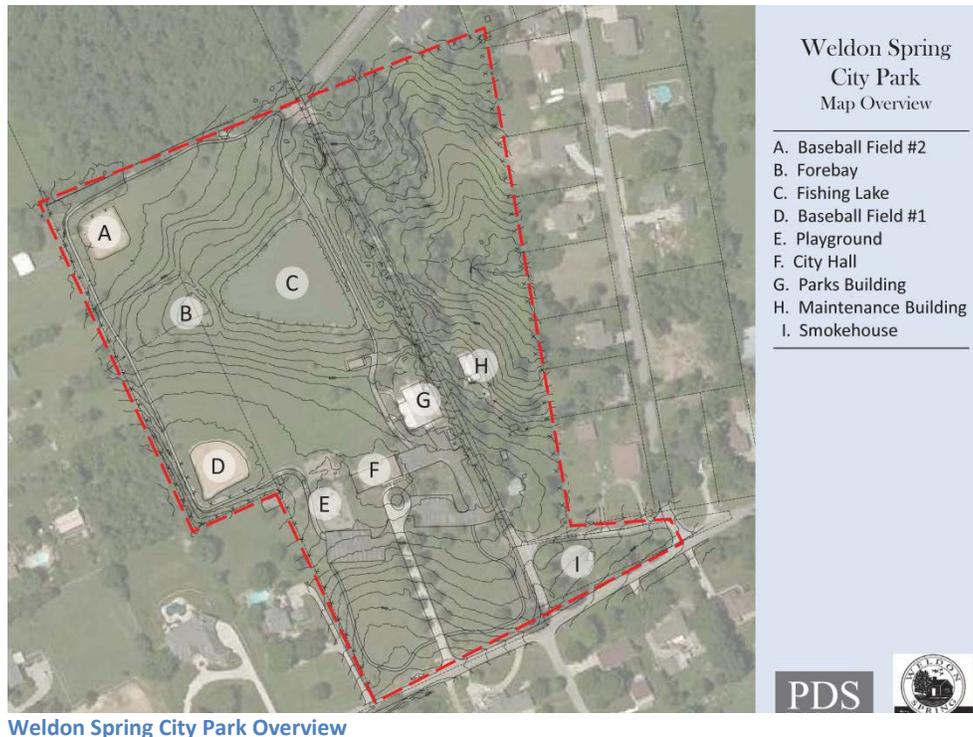
Weldon Spring City Park Vicinity Map

Weldon Spring, Missouri is located in St. Charles County, about 45 minutes west of Downtown St. Louis via Interstate 64. The City of Weldon Spring was officially incorporated in 1984, and in 2010 had a population of 5,443 residents.

Weldon Spring is a unique community, and as such, needs to be addressed in a manner specific to its own personality. The following information presents a snapshot in time of Weldon Spring City Park and examines the traits that contribute to the character of the park. It also illustrates demands being placed upon Weldon Spring by those wishing to become a part of the community.

There are many recreational opportunities in Weldon Spring. The Katy Trail State Park and Biking Trail runs through the city along the Missouri River. Two private golf courses are available for the community and surrounding area. The Persimmon Woods Golf Club is an 18-hole course, and the Whitmoor Country

Club has two 18-hole courses. Weldon Spring City Park, an 18 acre community park, features City Hall, a playground, a fishing lake, picnic pavilions, walking trail, and ball fields.



Weldon Spring City Park Overview

Weldon Spring City Park primarily functions as a gathering place for neighborhood residents. The park provides passive recreation such as walking trails and fishing, along with a playground for kids. The park will also connect to walking trails leading out into the city after current road improvements are completed along Independence Road.

Citizen and Community Input

2015 Community Survey: In June of 2015, a survey was mailed out to every household and business in the city limits requesting citizen input and opinions of Weldon Spring City Park. The survey results were compiled into data charts and represent how the community responded to the Parks and Recreation survey.

The completed community survey included the following questions and general responses:

How important are events and activities in the park to you? Park events and activities are generally viewed as important among the community. Majority of the respondents indicated that events and activities in the park were important to them, with some even indicating that events and activities were very important to them. A considerable about of respondents felt neutral on the issue, while only a few felt events and activities were less important or not important at all.

How satisfied are you with the current events/activities in the park? Current park events and activities are viewed favorably. Majority of the respondents are satisfied with current events and activities, with others saying there are very satisfied. One-third of the respondents feel the current events and

activities are adequate, with a small amount feeling less satisfied or dissatisfied about current events and activities.

Should additional events/activities be planned to take place in the park? Additional events and activities would be favorable in the park. Majority of the respondents indicated that there should be additional events and activities, while some thought there should not be any more planned.

How important are walking/biking trails to you? Walking/biking trails are a big part of the park. Over half the respondents indicated that they were very important, with some saying there were either important or neutral on the issue. Few responded by saying walking trails were less important or not important at all.

Should additional walking and biking trails be added to the park? Additional walking/biking trails should be included in the park, according to the respondents. An overwhelming majority think additional trails should be added, while a few think they should not be added.

How often do you or your family members use the playground equipment? The playground is used fairly regularly. Majority of the respondents indicated that they sometimes use the playground equipment, with some indicating that they use it often or frequently. A notable amount said they rarely use it, while only a few said they never use it.

How satisfied are you with the City's current playground facilities? The playground facilities are viewed favorably by the community with majority of the respondents saying they are satisfied. Some indicated that the playground facilities were adequate, with only a few saying they were very satisfied. A couple respondents did say they were less satisfied or dissatisfied with the current playground facilities.

Should the city add additional playground equipment and facilities? The community would like to see new playground equipment and facilities. Two-thirds of the respondents indicated that they would like to see additional playground equipment and facilities, while the others responded they would not like to see new playground equipment or facilities.

How important are sporting/practice facilities to you and your family? The sport facilities are not viewed as necessary by the respondents. Majority of them indicated a neutral stand on the sport facilities, with some saying the sport facilities were less important or not important. A few did indicate that the sport facilities were either important or very important.

How satisfied are you with the current baseball fields? The current baseball fields are viewed to be in good condition by the community. An overwhelming amount of respondents indicated that the baseball fields were adequate, with some saying they were satisfied or very satisfied. A small amount indicated that they were not satisfied with the current baseball fields.

What type of amenities and/or facilities would you like added to the park? The top three facilities people would like to see added to the park include extending the walking/bike paths, establishing a farmer's market, and more picnic shelters. Some other facilities include an amphitheater, second playground, workout stations, an indoor event venue, and expanding the lake. Facilities that got the least support were sport fields and constructing the second log cabin.

Would you support a tax to fund parks and recreation activities/improvements? A tax to help fund park and recreation activities would be viewed favorably by the community. Over half the respondents indicated they would support the tax.

Community Survey Summary

The research shows that people are content with the current status of the park, but would like to see improvements in the near future. The top amenities people wanted to see developed in the park were walking trails, picnic pavilions, a farmer's market, and the playground updated and expanded. With the Brock Property acquisition, merging the two sides of the park into one serves as a major factor into the park programming, and provides an excellent opportunity to provide a variety of new features. Additional passive recreation, active recreation, and park sponsored events are the most desired amenities for future development.

Master Plan Initial Assessment: In order to jump start the master planning process, Planning Design Studio completed an Initial Assessment of Weldon Spring City Park. Its purpose was to identify gaps or needs in the park, and propose initial solutions that were to be the basis for this master plan. A site assessment and kickoff meeting were held on September 19, 2016 with the administrative staff, maintenance personnel, and elected city officials to help understand the current conditions of the park. The ideas shared at that meeting helped build the foundation for the Master Plan. Those ideas and assessments are covered in the "Data Analysis" sections of this report.

Meeting #1-Visioning: A component of the planning process also involved soliciting input through community meetings. As part of the data collection process, the first event took place on October 11, 2016 from 5:30pm-7:00pm in the Parks Building. Approximately 15 people attended. The agenda included the following topics:

1. Welcome/Introductions
2. Purpose and Goals of Community Meeting
3. Planning Process
4. Schedule
5. Overview of Weldon Spring City Park
6. Community Input (Blue Sky Workshop)
7. Initial Assessment Summary
8. Meeting Adjournment

After a brief overview of Weldon Spring City Park, a "Blue Sky" session was conducted which included grouping the audience into teams of 4-5 people. One person was elected leader/scribe, and the group was given a series of questions to answer. The questions covered the same topics as the stakeholder interviews. After 40 minutes, each team leader presented the groups findings to the larger audience. The responses were very similar to the 2015 Community Survey. The final activity included requesting each participant rank what they felt were the three most important ideas discussed during the workshop session. The survey results were summarized, and represent how the participants responded to the questions regarding the future uses of the park.

The completed Blue Sky session included the following questions and general responses:

What is your favorite activity in the park? The community indicated that their favorite activity, by far, is using the walking trails. Playing on the playground, fishing, and programmed activities were also popular. Using the baseball fields and picnicking were the least supported activities.

What is your least favorite part of the park? The playground is not appropriate for all ages, and is considered the least favorite part of the park. Other parts that are viewed unfavorably include people

not cleaning up after their dogs, the underused front lawn, park cleanup and maintenance, parking, and mosquitoes.

What five improvements should be considered in the park? The top five improvements the community wanted to see in the park include a music stage, more walking trails, sand volleyball courts, a storybook walk, and more parking. Other notable improvements that should be considered are Frisbee golf and more pavilions. Less supported improvements include horseshoe pits, wifi access, multiple access points, pond aeration, soccer fields, a second playground, exercise stations, and basketball courts.

What uses should be eliminated from the park? The two components that the community thinks should be eliminated from the park are excess landscape debris and Nancy Lane. Each of these had equal support to be eliminated.

What problems need to be fixed in the park? Promoting park events is the number one issue that needs to be fixed. Parking is also an issue that people would like to see fixed, along with cleaning the fence, repairing/removing Nancy Lane, mosquito management, and putting a catch limit on fish.

What are the top priorities for the park? The top priorities for the park should be more organized activities and sports, and conservation of green space. Other priorities include family oriented activities, draw more users to the park, and expand current park activities.

Blue Sky Session Summary

Most of the people at the meeting expressed their desire for passive recreation. The most popular form of passive recreation in the park is the use of the walking trails. Creating new walking trails was the top voted feature people would like to see in the park. By expanding the trails into the Brock addition, the mature trees and ground cover will enhance the natural aspect of the park. Additionally, some kind of interactive component with the walking trail, such as a storybook walk, was mentioned and would help promote educational growth within the park. Another popular form of passive recreation is fishing. The condition of the lake was a concern for some people, and adding an aeration fountain may help clear up the water. Also, the lake edge could be reinforced to minimize erosion along with providing a dock for people to stand or sit while fishing.

Active recreational activities were not as desirable as passive activities, but they were still a popular discussion topic. The baseball fields are used regularly, but people would like to see different types of sports implemented in the park. Sand volleyball and Frisbee golf sparked the most interest, with soccer and horseshoes pits being discussed as well. The playground is also an area of interest. People want to see updated equipment, as well as more play equipment for a variety of age groups. Relocating or expanding the play area will be needed, so the new playground needs to be located in an area that allows parents to have full view of their children at all times.

Along with the Independence Day Celebration, Senior Appreciation Day, Kid's Fishing Day, and Christmas Celebration, people would like to see more park sponsored events. These events should be fun for all ages and vary in scale throughout the year. Small scale events such as movie nights, concerts in the park, and farmer's markets can be held on a regular basis, while large scale events should be unique to Weldon Spring and celebrate its cultural and historical aspects a couple times throughout the year. People would also like to see a multipurpose stage for music and use the natural grade of the lawn for seating. Adding another pavilion or two would be useful to accommodate larger crowds and provide picnic areas in the Brock addition. The park should provide adequate parking for the smaller events,

along with overflow parking for the larger events. Also, better promotion for park events is needed to ensure the community is aware of all the changes and opportunities in the park.

Meeting #2-Plan Review: The final meeting of the planning process involved presenting three Master Plan concepts to the elected officials, administrative staff, and local residents. The three Master Plan concepts were created using the information gathered during previous meetings. This event took place on November 15, 2016 from 5:30pm-7:00pm in City Hall. Approximately 12 people attended. The agenda included the following topics:

1. Welcome/Introductions
2. Purpose and Goals of Community Meeting
3. Overview of Weldon Spring Park
4. Overview of Previous Meetings
5. Presentation of three Master Plan Concepts
6. Questions & Answers
7. Meeting Adjournment

After a brief overview of Weldon Spring City Park and the previous meetings, the three master plan concepts were presented. Throughout the presentation, each concept was openly discussed amongst the attendants and constructive feedback was provided. That feedback was then compiled into a new Master Plan concept and presented to City Officials to review. After some minor adjustments, the final Master Plan was developed and outlined in the following report.

III. Data Analysis

The developed area of Weldon Spring City Park covers approximately 13 acres, and consists of City Hall, a playground, two pavilions, two multi-purpose practice fields, a fishing lake, and a walking trail. It is the only public park in Weldon Spring, and is regularly used by the community. The park provides recreational activities for the community, along with large, seasonal events throughout the year.

Analysis of the existing conditions at Weldon Spring City Park reveals the following points:



Parking-Existing Conditions

Parking-Existing Conditions: The existing parking lot configuration has 44 parking stalls and is adequate for everyday use, but during large events held at the park, overflow parking is needed to accommodate the larger crowds. The front lawns are used for overflow parking, but can become unsuitable for parking during rainy conditions. The parking lots also impede on the walking path and present a hazard to pedestrians. In order to complete the walking trail circuit, pedestrians must cross three parking lots and walk along a portion of the entry drive.

Parking-Proposed Improvements: The parking lots will need to be reconfigured to limit the pedestrian/vehicular interactions.

Additional permanent parking stalls would be ideal, but not necessary, with specific areas design for overflow parking.

Lake-Existing Conditions: The existing lake is approximately one acre in size and is approximately twelve feet deep. The lake edge offers no transitional zone between the surrounding lawn and water and is showing signs of erosion. The water quality of the lake is poor from the lack of filtration from the water before entering the lake. The lake depth has also been steadily rising over the years due to erosion. The lake is surrounded by six benches and one trash receptacle, along with two bird houses, two “Lake Rules” signs, and various trees. The walking trail runs along the East side of the lake, while the forebay is located on the West side of the lake. This lake is a favorite for locals to catch and release fish.



Lake-Existing Conditions

Lake-Proposed Improvements: The lake needs to be dredged, and the shoreline needs to be stabilized with appropriate aquatic plantings, boulders, and rip rap where necessary. The addition of a fishing dock would give the fisherman a solid place to stand, along with bringing people, especially those who are handicapped, closer to the water.



Baseball Field 1-Existing Conditions

Baseball Field 1-Existing Conditions: The existing baseball field known as “Field 1” is used as a practice field for kids between the ages of 9-12 years old. The field has two benches that act as dugouts, but no other seating is available for spectators. For the people that bring lawn chairs, the only space available to sit is on the walking trail and that impedes the path of those using the trail.

Baseball Field 1-Proposed Improvements: An overall update for the baseball field will be needed to ensure ADA compliance, and to be able to ensure the safety of the players and spectators. Updated fencing and dugouts, along with designated spectator seating should be considered.

Baseball Field 2-Existing Conditions: The existing baseball field known as “Field 2” is used as a practice field for kids between the ages of 4-8 years old. The field has two benches that act as dugouts, but no other significant seating is available for spectators. However, a picnic table and bench are available for spectators, and there is room for lawn chairs to be placed around the field without crowding the walking trail.



Baseball Field 2-Existing Conditions

Baseball Field 2-Proposed Improvements: An overall update for the baseball field will be needed to ensure ADA compliance, and to be able to ensure the safety of the players and spectators. Updated fencing and dugouts, along with designated spectator seating should be considered.



Open Pavilion-Existing Conditions

Open Pavilion-Existing Conditions: The open pavilion is approximately 30’ by 15’ with a wooden frame and shingle roof. The pavilion holds four picnic tables with two charcoal grills and access to electricity. The structure and picnic tables are in fair condition.

Open Pavilion-Proposed Improvements: This pavilion is adequate for small gatherings, and provides a nice, intimate space. If the pavilion is kept, minor repairs may be needed, along with the addition of overhead lights.

Lean-to Pavilion-Existing Condition: The lean-to pavilion is attached to the North side of the Parks Building. This pavilion has a wooden frame and a metal roof. The Pavilion currently holds four picnic tables, but has room for a total of eight tables, along with a charcoal grill. The lean-to pavilion has access to electricity and overhead lights. The structure and picnic tables are in great condition.



Lean-to Pavilion-Existing Conditions

Lean-to Pavilion-Proposed Improvements: This pavilion can be used for medium sized gatherings with the option to

open the Parks Buildings doors to accommodate large gatherings. No major improvements are necessary.

Playground-Existing Conditions: The playground covers approximately 8,000 sq. ft. with a hardwood mulch base, and consists of two large play structures, various individual play components, and a six person swing set plus two toddler swings. The mulch base is deteriorating, and the play structures are outdated and in poor condition. They also only cater to the 5-12 year old age range, making the playground ill-suited for families with children spanning multiple age ranges.



Playground-Existing Conditions

Playground-Proposed Improvements: The playground needs to be rebuilt from the ground up. A new rubber base needs to be installed, along with age appropriate play structures. The play structures should also follow the general “rustic” theme of the park. Locating the playground in a different area of the park could prove to be beneficial.



Forebay-Existing Conditions

Forebay-Existing Conditions: The forebay is currently a large swale that blends into the surrounding turf with an earthen dam against the lake. The forebay collects water from the properties to the west, but it does not retain water for long periods of time. A PVC overflow pipe sticks out of the ground about two feet at the base of the dam and empties into the lake.

Forebay-Proposed Improvements: Planting native vegetation within the limits of the forebay will help filter the water and slow erosion. The natural plantings will also attract pollinating insects and promote wildlife in the park. Boulders

and riprap can be used in areas along the edges of the forebay for added stability. Maintaining the drainage pipes into the lake will be a priority to ensure the forebay functions properly.

Walking Trail-Existing Conditions: The walking trail spans the perimeter of the developed park, and is interrupted multiple times by the parking lot. The trail is approximately six feet wide and provides approximate .6 miles of an asphalt paved, walkable surface. The asphalt is showing signs of wear, but is still in good condition for everyday use.



Walking Trail-Existing Conditions

Walking Trail-Proposed Improvements: The layout of the walking trail will need to be reconfigured to reduce the number of interactions with the road and parking lots, along with creating new paths around the park that coincide with the Master Plan. These new trails may include a ring around the lake, a pass across the front lawn, and extending the trails into the Brock Property.



Nancy Lane-Existing Conditions

Nancy Lane-Existing Conditions: Nancy Lane is a part asphalt/part gravel road that currently runs north and south bisecting the park and the newly acquired Brock Property. The road is open to traffic, but is in very poor condition and rarely used by the public. This acts as both a visual and physical barrier between the existing City Park and the Brock property.

Nancy Lane-Proposed Improvements: This road needs to be cut off to through traffic, and be integrated back into park land or used as a pedestrian trail.

Brock Property-Existing Conditions: The Brock Property addition adds 5 acres of park land to the existing Weldon Spring City Park. The property consists mostly of grassland to the south with some dense patches of trees towards the north. The property also has the park’s maintenance shed, a water well, and a historical smokehouse. The topography of the property is fairly drastic, with the most of the change happening around the maintenance shed.



Brock Property-Existing Conditions

Brock Property-Proposed Improvements: The Brock Property will need a lot of work in order to be integrated into the existing park. Grading and earthwork will need to be done to around the Maintenance shed, along with the addition of walking trails, pavilions, parking areas.

IV. Concept Development

Concept #1 utilizes the existing facility location whenever possible, while also enhancing their overall appeal and condition. The parking lot has been expanded, but kept in the same location. The playground has also been condensed, but kept in the same general location. The vehicular and pedestrian interactions are limited, the walking trail is extended, and accesses to the facilities have been improved to allow ADA access.



Concept #2 takes a fresh look at the park amenities, and their locations, to enhance the overall park experience. The playground has been relocated in front of the Parks Building, and the parking lot has been extended along the side of City Hall. The vehicular and pedestrian interactions are limited, the walking trail is extended, and accesses to the facilities have been improved to allow ADA access.



Concept #3 incorporates existing amenities with new amenities. The parking lot is kept in the same location in front of City Hall, but now also extends towards the Parks Building. The playground has been condensed, but left in the same location. The vehicular and pedestrian interactions are limited, the walking trail is extended, and accesses to the facilities have been improved to allow ADA access.



V. Master Plan

Using the information gathered during the data collection phase of the master plan, along with the material examined during the plan analysis phase, the Weldon Spring City Park was examined in detail for current liabilities and future opportunities. Recommendations for maintaining and improving the existing facilities and amenities within each park were compiled in the summary below.



- | | | |
|-------------------|-------------------------|---------------------------|
| 1. City Hall | 7. Lake | 10. Smokehouse |
| 2. Parks Building | 7a. Pier | 11. Event Pavilion |
| 3. Parking | 7b. Walk | 12. Family Pavilion |
| 4. Playground | 7c. Stage | 13. Restroom |
| 5. Ball Field #1 | 8. Ball Field #2 | 14. Trail |
| 6. Forebay | 9. Maintenance Building | 15. Drainage Improvements |

1. **City Hall:** City Hall will be utilized in its existing function and location. Proposed improvements consists of removing the existing gables added to the east and west ends of the building, ADA improvements to the front entry, relocation of the existing council chambers with construction of vestibule, as well as a construction of the pedestrian plaza in front of City Hall. The proposed entry plaza will function as a gathering space, and allow extra space for vendors and entertainment during park events. Key elements will include shaded seating areas, decorative paving, and landscape areas. An entry plaza will help promote City Hall as a government building.
2. **Parks Building:** The existing Parks Building will be utilized in its existing function and location. Proposed improvements consist of the possible conversion of the part-time maintenance storage in the core part of the building into a community center only function. The existing maintenance storage on the west end of the building will be retained; however, access to this portion of the building will be achieved through the construction of a new entry door on the west elevation directly adjacent to the new maintenance storage yard.
3. **Parking:** The existing parking lot is to be reconfigured to provide greater capacity for park users, provide greater separation from City Hall, to provide better internal vehicular circulation and to retain existing overflow capacities for large events. The new parking lot layout will keep the round-about drop off feature; however, it will be relocated to provide greater separation from City Hall and the radius will be increased to allow greater use. Parking capacity has been increased from approximately 44 cars to 55 parking stalls within the main parking area to the south and west of the existing City Hall. A new parking lot is proposed at the north end of the park, along Nancy Lane, to improve accessibility to the newly proposed family pavilions and restroom facilities outlined in the master plan. The proposed parking lot will consist of conventional asphalt aisles with permeable paving parking stalls. Cast concrete curbs and gutters will surround parking locations and major traffic throughways to control water runoff.
4. **Playground:** The existing playground will be removed, and a new playground will be constructed in its place. The playground will feature a range of equipment for a variety of age groups, along with improved safety surfacing. The playground equipment design should follow the general aesthetics of the park.
5. **Ball Field #1:** The existing ball field will be utilized in its existing function and location. Proposed improvements include upgrading and expand the existing galvanized chain link fence and backstop to new black vinyl coated fence and backstop, construction of dugouts with shade canopies, drainage improvements to both the infield and outfield areas, and replacement of the existing asphalt walk with new 6' concrete walk. Concrete walks will be expanded near the backstop to allow pedestrians to viewing areas off the main circulation routes.
6. **Forebay:** The existing forebay will be utilized in its existing function and location. Proposed improvements consist of reshaping to accommodate the newly aligned walking trail, removal and replacement of existing bottom soil with improved bio-retention soil to facilitate nutrient removal and improve water quality of adjacent lake, installation of boulder outcroppings to provide improved aesthetics, and the installation of native plants to increase bio-diversity within the park and improve water quality.

- 7. Lake:** The existing lake will be utilized in its existing function and location. Proposed improvements outlined in the master plan consist of the installation of boulders along the lake edge to reduce erosion and create spaces for fishing, the installation of water plants along the lake edge to improve water quality, reduce erosion and improve fish habitat, dredging the lake to re-establish the design depth and improve fish habitat, and the installation of boulders along the weir between the forebay and lake to improve overall lake aesthetics.

 - a. Pier (Boardwalk)** - A new fishing pier and/or boardwalk constructed with low, short spans will be added along the lake. The exposed surfaces should be free of defects that may be hazardous to the public health, or contribute to premature failure. Some rational should be made to provide safety while also maximizing the experience of the environment.
 - b. Gravel Trail** – A gravel trail will be used to make a loop around the lake. The surface will be firm and stable. The goal is to provide access to natural settings without adding pavement. Landings or wider portions of the trail are provided for resting and passing other trail users. Native soil and rock are the most commonly used surface material. Hand or guard railings and boardwalks may be added if necessary.
 - c. Stage – Music Stage:** A circular or semicircular structure designed to accommodate musical bands or theater performances. The stage should be curved with a hard surface designed to reflect sound towards an audience. The stage should be approximately 24’ wide by 20’ deep to accommodate a 10 piece band. The stage should include a wood frame, metal roof, surveillance lighting, and electrical duplex receptacles.
- 8. Ball Field #2:** The existing ball field will be utilized in its existing function and location. Proposed improvements include upgrading and expanding the existing galvanized chain link fence and backstop to new black vinyl coated fence and backstop, construction of dugouts with shade canopies, drainage improvements to both the infield and outfield areas, and the replacement of the existing asphalt walk with new 6’ concrete walk. Concrete walks will be expanded near the backstop to allow pedestrians to viewing areas off the main circulation routes.
- 9. Maintenance Building:** The existing maintenance building will be utilized in its existing function and location. Proposed improvements include installation of perimeter fencing around the maintenance yard to obscure views into the maintenance yard.
- 10. Smokehouse:** The existing smokehouse building will be utilized in its existing function and location; no improvements are planned as part of this master plan effort.
- 11. Event Pavilion:** A new open-air pavilion will be added to the park to serve as a gathering space for approximately 50-75 users. The pavilions should include a wood frame, metal roof, surveillance lighting, and electrical duplex receptacles. The pavilion design should follow the general aesthetics of the park.
- 12. Family Pavilion:** Two new open-air pavilions will be added to the park to serve as a gathering space for approximately 10-20 users. Two (2) pavilions will be located along the northern park boundary serviced by the newly proposed north parking lot, the existing family pavilion located south of the lake will remain, and future consideration for upgrading this facility to match the newly proposed pavilions should be considered. The pavilions should include a wood frame,

metal roof, surveillance lighting, and electrical duplex receptacles. The pavilion design should follow the general aesthetics of the park.

- 13. Restroom:** A newly proposed restroom facility has been located on the north boundary of the park along Nancy Lane. The proposed building will consist of two (2) family style restrooms each containing a toilet and sink as well as a small maintenance/storage area. The restroom should be constructed of decorative CMU walls with a metal roof, surveillance lighting, and electrical duplex receptacles. The restroom design should follow the general aesthetics of the park.
- 14. Trail:** The existing walking trail will be completely reconstructed to fully comply with current accessibility guidelines as well as to improve the overall walkability and user experience. The trail will be constructed as such that the longitudinal slope will not exceed 5% and the cross slope will not exceed 2%. Trail width is based on projected use with a minimum expectation that two adults can walk side-by-side, or one user can pass another. Additional width is provided where the walking trail is also used for maintenance access. Trail finish will depend on the location, but asphalt will be utilized on the majority of the trail surface, however concrete will be utilized at high vehicular areas, crosswalks, and where heavy pedestrian and trail users will interact, such as playground area, event pavilions and parking areas.

 - a. Fitness Stations:** New fitness stations are planned to be provided in various locations along the trails. The fitness area should include outdoor gym-style equipment with hydraulic or gravity resistance components.
 - b. Storybook Walk:** Kiosks will be placed along the walking trail with book pages or short stories at each location. This will allow families and friends to enjoy a story as they walk the path and take in the scenery. Stories will be handpicked by library staff and community members with a child's enjoyment in mind.
 - c. Benches:** Benches will be placed at key locations along the trail to not only provide spaces for resting, but places for reflection and nature viewing.
- 15. Drainage Improvements:** Improvements to the newly acquired Brock Property include improvements to the drainage channel that currently bisects the property. Native plants should be used to increase the area's biodiversity, along with boulders to stabilize the swale's edge. The most effective bio retention systems consist of vegetation with dense root systems and many erect stems which persist through fall and spring rains.
- 16. Other Improvements:**

 - a. Landscaping:** Improvements to the landscaping include: adding annual/perennial planting beds and flowering trees to enhance visual character and seasonal interest, planting large canopy trees to shade areas such as seating areas or the playground area, and adding dense planting areas in key locations to screen views from the surrounding residential areas.
 - b. Woodlands:** Clearing the underbrush of overgrown or weedy plants (such as bush honeysuckle), removing unsightly or unhealthy trees, and cleaning-up debris should be a priority when starting to establish the northern half of the Brock Property addition as part of the park. This area should be maintained as open woodland.
 - c. Grasslands:** Clearing overgrown or weedy plants, removing unsightly or unhealthy trees, and cleaning-up debris should be a priority when establishing the northern half of the Brock Property addition as part of the park. This area should be maintained as an open prairie.

- d. **Log Cabin:** The deconstructed log cabin should be rebuilt and renovated to house a restroom to serve the event pavilion.

Cost Projections

The cost projections shown in following Implementation Chapter represent the estimate cost to implement the features contained in the Parks and Recreation Master Plan.

While it is impossible to predict the cost of land and facilities contained in a future forecast, it is important to note (in current year dollars) the order of magnitude the city should commit to develop the vision contained in this Master Plan.

VI. Implementation

Introduction

The Weldon Spring City Park Master Plan provides a framework for meeting recreation needs for the City of Weldon Springs. Implementation of the plan is a process and will require updates as facilities are built and population demands change. It is recommended that the plan be reviewed for minor revisions after five years in order to maintain significant progress towards meeting the recommendations made in this document. A determination will be made by the parks department whether the update warrants external assistance from a park planning consultant or whether the update can be completed internally by city personnel. The following chapter details costs associated with each feature of the proposed master plan. The information that follows will assist the parks department effort to implement and fund the changes that are recommended in the Master Plan.

Cost Opinions:

South Parking Lot and City Hall Plaza

South Parking and Plaza Improvements					
Remove Parking Surface	SF	24570	\$	1.00	\$ 24,570
Remove Concrete	SF	5300	\$	1.25	\$ 6,625
Remove Landscaping	EA	7	\$	2,500.00	\$ 17,500
Install Concrete	SF	12075	\$	8.50	\$ 102,638
Install Parking Surface	SF	26650	\$	12.00	\$ 319,800
Install Permeable Paver Parking Stall	SF	8260	\$	20.00	\$ 165,200
Installation of Landscaping	AL	1	\$	35,000.00	\$ 35,000
Installation of Sod	SY	960	\$	6.50	\$ 6,240
Subtotal					\$ 677,573

Playground Improvements

Playground Improvements					
Demo and Remove Existing Playground Equip. and Surface	LS	1	\$	18,000.00	\$ 18,000
Playground Equipment	AL	1	\$	225,000.00	\$ 225,000
Playground Installation	LS	1	\$	67,500.00	\$ 67,500
Installation of Artificial Safety Surfacing	SF	5570	\$	22.00	\$ 122,540
Installation of 6" Concrete Border for Playground	LF	200	\$	17.00	\$ 3,400
Installation of 5" Concrete Walk (W.W.F., 4" Agg. Base)	SF	3220	\$	8.50	\$ 27,370
Installation of Sod	SY	1600	\$	6.50	\$ 10,400
Subtotal					\$ 474,210

Field #1

Field #1					
Removal of Chain Link Fence	LF	220	\$	5.00	\$ 1,100
Removal of Dugout Bench	EA	2	\$	250.00	\$ 500
Installation of Chain Link Fence	LF	300	\$	45.00	\$ 13,500
Installation of Dugout Bench	EA	2	\$	1,500.00	\$ 3,000
Installation of Backstop	EA	1	\$	14,000.00	\$ 14,000
Installation of Concrete	SF	5,050	\$	8.50	\$ 42,925
Sod	SY	1,200	\$	6.50	\$ 7,800
Subtotal					\$ 82,825

Field #2

Field #2					
Removal of Chain Link Fence	LF	220	\$ 5.00	\$ 1,100	
Removal of Dugout Bench	EA	2	\$ 250.00	\$ 500	
Installation of Chain Link Fence	LF	300	\$ 45.00	\$ 13,500	
Installation of Dugout Bench	EA	2	\$ 1,500.00	\$ 3,000	
Installation of Backstop	EA	1	\$ 14,000.00	\$ 14,000	
Installation of Concrete	SF	1,860	\$ 8.50	\$ 15,810	
Sod	SY	1,200	\$ 6.50	\$ 7,800	
Subtotal				\$ 55,710	

Lake Improvements and Drainage Improvements

Lake Improvements					
Installation of Boulders	TON	46	\$ 300.00	\$ 13,800	
Installation of Landscape	AL	3850	\$ 10.00	\$ 38,500	
Installation of Boardwalk	SF	540	\$ 45.00	\$ 24,300	
Installation of Gravel Trail	SF	4000	\$ 3.50	\$ 14,000	
Benches	EA	5	\$ 1,800.00	\$ 9,000	
Dredging of the Lake (Not Included)				\$ -	
Forebay Improvements					
Installation of Boulders	TON	52	\$ 300.00	\$ 15,600	
Installation of Filter Media	CY	100	\$ 100.00	\$ 10,000	
Installation of Landscape	SF	8070	\$ 10.00	\$ 80,700	
Installation of Rip Rap	SF	8070	\$ 2.25	\$ 18,158	
Drainage Improvements					
Installation of Boulders	TON	40	\$ 300.00	\$ 12,000	
Installation of Landscape	SF	10690	\$ 5.00	\$ 53,450	
Subtotal				\$ 289,508	

Event Stage

Event Stage					
Installation of Stage	AL	1	\$ 75,000.00	\$ 75,000	
Installation of Concrete	SF	370	\$ 8.50	\$ 3,145	
Subtotal				\$ 78,145	

North Parking Lot/Restroom and Open Pavilions

North Parking Lot/Restroom/Open Pavilions					
Remove Storage Shed	LS	1	\$ 500.00	\$ 500	
Remove Portion of Vinyl Fence	LF	120	\$ 1.00	\$ 120	
Remove Portion of Nancy Lane	SF	2250	\$ 2.50	\$ 5,625	
Installation of 20' x 30' West Family Pavilion	LS	1	\$ 45,000.00	\$ 45,000	
Installation of West Family Pavilion Concrete	SF	1450	\$ 8.50	\$ 12,325	
Installation of 20' x 30' East Family Pavilion	LS	1	\$ 45,000.00	\$ 45,000	
Installation of East Family Pavilion Concrete	SF	1680	\$ 8.50	\$ 14,280	
Installation of Remaining Concrete Paths	SF	2670	\$ 8.50	\$ 22,695	
Installation of Permeable Paver Parking Stalls	SF	2,675	\$ 20.00	\$ 53,500	
Installation of Parking Lane	SF	4860	\$ 12.00	\$ 58,320	
Installation of Restroom Facility	LS	1	\$ 135,000.00	\$ 135,000	
Installation of Sanitary Sewer	LF	800	\$ 20.00	\$ 16,000	
Installation of Water Service	LF	800	\$ 35.00	\$ 28,000	
Subtotal				\$ 436,365	

Trail Improvements

Walking Trail Improvements					
	Remove Walking Trail	LF	2990	\$ 6.00	\$ 17,940
	Installation of Walking Trail	LF	3980	\$ 45.00	\$ 179,100
	Benches	EA	10	\$ 1,800.00	\$ 18,000
	Exercise Pods	LS	1	\$ 60,000.00	\$ 60,000
Subtotal					\$ 275,040

Maintenance Area Improvements

Maintenance\Nancy Lane Improvements					
	Remove the Paved Portion of Nancy Lane	SF	9000	\$ 1.50	\$ 13,500
	Installation of Asphalt Surface	SF	5090	\$ 5.50	\$ 27,995
	Installation of Concrete Walk	SF	3122	\$ 8.50	\$ 26,537
Subtotal					\$ 68,032

MASTER PLAN TOTAL – ROUGH ORDER OF MAGNITUDE

MASTER PLAN SUBTOTAL				\$ 2,527,232
	Contingency		20%	\$ 505,446.40
	Design and Construction Observations Services		12%	\$ 303,267.84
MASTER PLAN TOTAL				\$ 3,335,946