



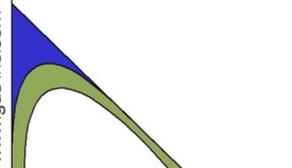
City of University City, Missouri

Lewis Park – Needs Assessment Study

Final Concept Master Plan

REVISED August 23, 2013

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**gateway
design
studio, inc**

planning
landscape architecture
environmental design

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Lewis Park

CONCEPT DESIGN MANUAL

INTRODUCTION

Lewis Park located at 7035 and 7059 Delmar Boulevard was in need of an inventory and assessment of the current facilities and a proposed plan to address the current and future needs of park for the residents of University City. This historic park dating back to 1925 generally consists of narrow broken asphalt walking paths, a playground, benches, tables, and an old cast iron drinking fountain. There is also a pond that is the focal point of the park with the “Fish on a Bike” sculpture located within the pond. The pond was last dredged in 1988.

The goal of the study was to create a needs assessment report and conceptual master plan which will serve as a guideline for future planned improvements to the overall park space as well as serve as a supportive document for applying for future grant applications. Some of the planned park improvements would be but are not limited to the following;

- Dredging of the existing pond for better water quality
- New wider walkway/trail system
- Rain gardens for better storm water management
- Improved site lighting
- Overall improved pedestrian and ADA access
- New site furniture including benches, picnic tables, etc.
- New water fountains
- New Playground area with full ADA accessibility
- Sustainable native landscaping
- Removal of invasive honeysuckle shrubs along the west property line and replaced with new native landscape buffer planting

All the above listed improvements were contingent upon public input from the residents and pending future grant funding.

Enclosed in this manual you will find comprehensive recommendations for the concept master plan design of this park which is approximately 4 acres in size. The following pages outline recommendations for the design features and elements as part of this plan. This phase of the project is the direct result of a study which provided in depth research, analysis and preparation of concept design documents necessary to achieve the highest level of cost effectiveness and creativity for the benefit to the City of University City.

As part of the design process, Gateway Design Studio, Inc. (GDS, Inc.) conducted systematic analysis of the existing conditions and provided suggestions and options

through evaluation of potential site improvements related to such factors as wider walkways & paths, safe access to the park, improved site lighting, new site furniture, preservation of open space recreational areas, mitigating storm water management, improving water quality of the existing pond, enhancement of the existing landscape and future playground improvements. The GDS Team assessed the existing and impending proposed conditions through the study of existing documents and plans, thorough site analysis, inventory and timely meetings with City staff, residents and other relevant stakeholders in order to chart a course of action for the successful re-development of this park.

DESIGN INTENT STATEMENT

We believe this park is unique in the sense that it truly defines a “neighborhood park”. Our approach for a park space is that it must be designed in the context of **“Community Identity and Sustainability Principles”** allowing for a clear appreciation by users while considering such design factors as protection of natural resources, clear and visible park identity and community pride, recognizing recreational use and value, accessibility and ongoing facility maintainability through the application of sustainable design principals related to site development.

Our goals were to fully understand the existing and potential uses for the site, to collectively recognize and utilize the maximum potential for the redeveloped park space with in-depth research and realistic design alternatives. Included in this manual are suggested recommendations that will propose unique and creative design solutions that still respect the character and feel of Lewis Park. We have considered the ramifications of each aspect of the project related to the City of University City’s goals and objectives, including but not limited to the location of park amenities such as the walking paths/trails, site furniture, quality of the existing pond, open space preservation, native landscaping, ADA access and a future new playground.

DESIGN ELEMENTS AND STANDARDS

PARK ENTRANCE & IMPROVEMENTS



This will park offers two primary entrances which are accessed from a new 6 ft. wide concrete stairway located at the southwest corner of the site along the Delmar Blvd. sidewalk and a 10 ft. wide asphalt drive/trail entrance off of Vassar Ave. to the north. The plan proposes two (2) monument park signs at each location. In addition, there will be LED site lighting, park information signs and bench seating off Delmar. In addition, a single Handicap parking stall will be offered along the street on Vassar Ave. for disabled park users. Both entrances will feature added new landscaping of native shrubs, perennials and ornamental trees.

EXISTING POND AND WATER QUALITY

The improvement of the water quality for the existing and historic pond is a primary objective of the City. This pond features sculptural elements and offers a great amenity to the existing park space and neighborhood. Recommended improvements include dredging the pond to an acceptable depth in order to remove undesirable soils and reduce the growth of algae and other vegetative growth which has adversely affected the water quality. Other additional improvements are to install aerator fountains to replace the two existing spray fountains that are there now.



PARK SIGNAGE AND INFORMATION



Park information signs are proposed in order to display park and recreation news, activities and map of the park. These signs will be clearly located at the entrances of the park. In addition, interpretive signs are planned for special areas of the park such as the nature playground and woodland garden. Other directional signs will be located throughout the park for orientation and information to park users. Signage should be readily visible and enhance the visual character of the site.

PLAYGROUND AREA

A new and updated playground area is proposed as part of Phase 2 improvements. The playground area will feature play structures for various ages from toddlers to big kids. In addition, a nature playground area is proposed which will feature elements of outdoor nature play and exercise. Activities will be linked together so that many children can use the play area as desired. A new "6 swing" swing set area is also provided. Safety is important both within and outside of the playground. Protective surfacing is recommended. The play structure should be approved by the USGB council with LEED certified materials. Age groups will be from 5-under years to 5-12 years.



OPEN SPACE RECREATION PRESERVATION



Preserving any available open space area for recreation is critical to the character and use of the existing park. Sledding down the existing slopes from Delmar has been a popular tradition within the community and remains an important pastime for residents of all ages. Therefore, preservation of the existing slopes along the south side of the site is recommended for this reason. The primary open space is located east of the park site which offers opportunities for unorganized games of soccer, Frisbee and softball. The

objective of the open field preservation for this park is to provide for popular enjoyment; therefore the area is to remain accessible to a wide range of use.

ADA ACCESSABILITY

Accessibility on the site is achieved at several locations. Primarily the north entrance will be the main ADA access to the park. Also, the walkway connection from University Heights will offer ADA access for users as well. All built features of the site including trail/walkways and the playground will be connected based on universal design guidelines to permit flexibility with greater accessibility. Any needed ADA ramps will be constructed of concrete pavement. Ramp entrances will have features for both visual and textural cueing. All access points will be clearly marked for orientation by users.



PARK TRAIL SYSTEM



WALKING & JOGGING TRAIL

All the existing deteriorating asphalt walkway will be removed in order to provide for a new and improved widened walkway/trail system throughout the park. The trail is proposed to be 6 feet wide and constructed of asphalt with a minimum 2.5 inch wearing course on a 9 inch crushed rock base. The trail will be an opportunity for walking/jogging use with interpretive signs for orientation and natural features. The trail shall be designed for 2-way movement with a minimum 1:50 slope factor and little or no cross slope. This will be most suitable for persons with disabilities. As an alternate pervious concrete will be considered.

TRAILHEADS

Two trailhead locations are proposed as part of the trail system which will be located at the Delmar Blvd. stairway and north entrance. Trailheads will allow for seating and rest for users of the park along with signage for orientation and interpretation of the park amenities. The main trailhead location will be at the location of the north entrance where many users will start from.

PICNIC AREAS



Two (2) picnic areas are provided as part of the park space. These areas are strategically located by the playground area for patrons to use during recreation activities. Picnic areas will be of simple design defined by a concrete pad with an anchored picnic bench made of poly coated material and a complimentary trash receptacle. Picnic areas should be clearly visible and ADA accessible.

STORM WATER MANAGEMENT

Traditionally, storm water management has involved the rapid conveyance of water via storm sewers to surface waters. The storm water management of this site will be controlled by rain gardens strategically located to mitigate on-site and off-site runoff. The design of the rain gardens will involve, among other things, regulating the hydrologic cycle, providing nonpoint pollutant treatment, resource conservation, and habitat creation. Beyond its use for storm water control and water quality, the rain gardens will provide encouragement of environmental stewardship and community pride.



NATURAL RESOURCE PRESERVATION AND ENHANCEMENT



A portion of the site will feature the preservation of the vegetative buffer along the west property and existing trees along Delmar and numerous large trees throughout the park. Some trees which are dead deemed in poor condition or undesirable will be removed as required. In addition, the City plans to have resident volunteers contribute to the removal of invasive Honeysuckle in the park. A naturalized woodland garden is planned along the walkway/trail located at the southwest section of the property which will feature an assortment of shade and native plants typically found in woodland conditions.

LANDSCAPE IMPROVEMENTS



Proposed landscape improvements include when possible, the use of native trees and shrubs suitable for the region and locally available. Special attention must be made to assure that the landscape materials be low maintenance and drought tolerant to conditions without the need for irrigation. It is important that the design of the landscape provide attractive seasonal color, shade opportunity and openness for security reasons.

Trees should have a raised branching habit and shrubs must be dwarf or compact in nature. Native perennial flowers and ornamental grasses will be featured for accent seasonal color along the west side of the park along the existing vegetative buffer and at the park entrances.

LIGHTING AND SECURITY

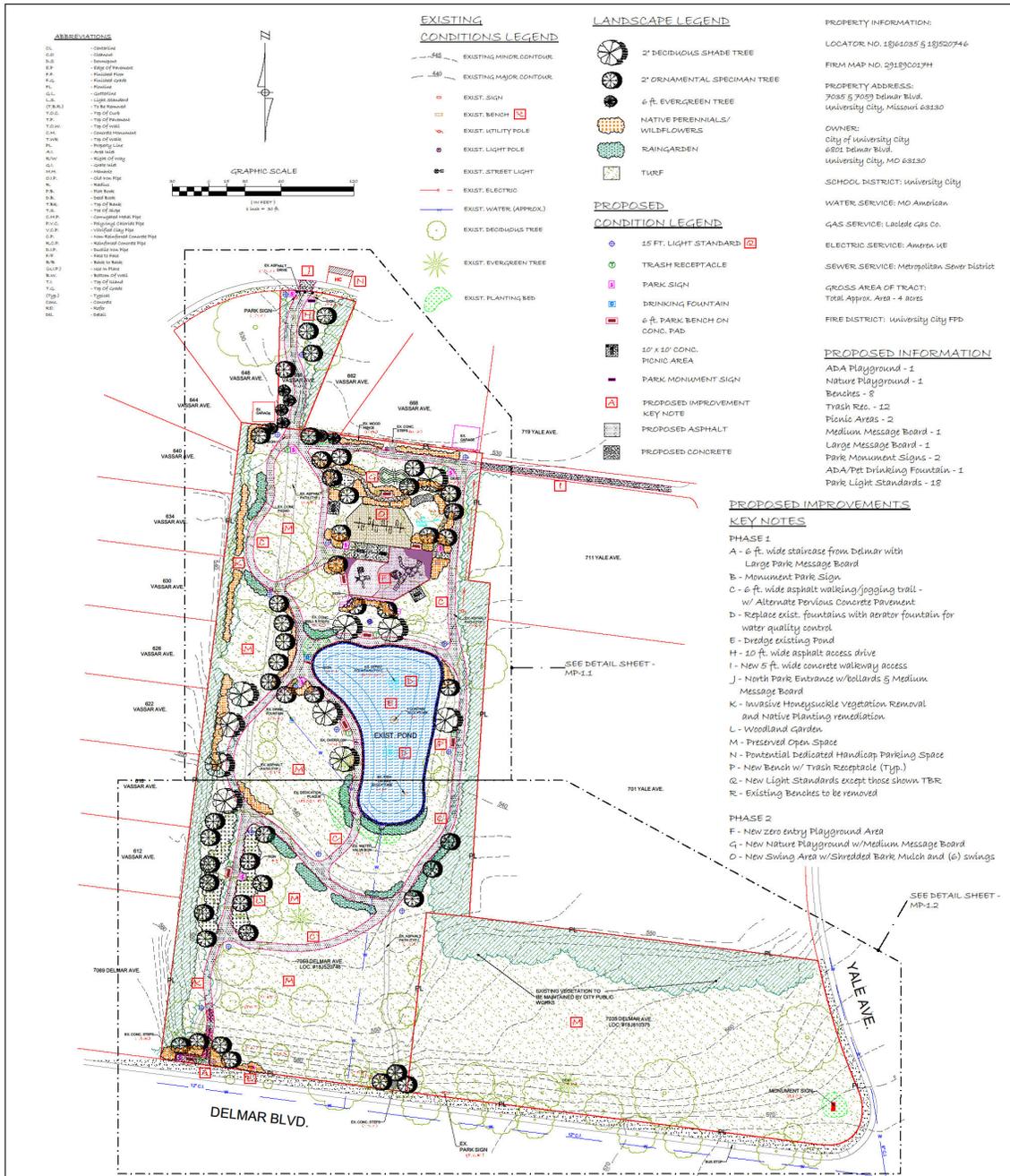


Outdoor lighting provides safety, security, aesthetics, and economic development opportunities. There are many valid reasons to light the outdoors. However, it is important to understand how much outdoor lighting is enough and how to balance the need for light while minimizing light pollution and increasing energy efficiency.

Operative outdoor lighting design and equipment will provide cost-effective energy improvements and minimize wasted light, light pollution, glare, and trespass. Many different types of lights are available. As part of the overall improvements to the park, new light standards and LED fixtures will replace the old lights on the site. These lights will combine the latest technology available to provide years of reliable, low maintenance operation.

APPENDIXES

LEWIS PARK – FINAL CONCEPT MASTER PLAN



**FINAL OVERALL
CONCEPT MASTER PLAN**
Scale: 1" = 30'-0"

- NOTES:**
1. Topographic information taken from 1988 field study #182, #183, #184, #185, #186, #187, #188, #189, #190, #191, #192, #193, #194, #195, #196, #197, #198, #199, #200, #201, #202, #203, #204, #205, #206, #207, #208, #209, #210, #211, #212, #213, #214, #215, #216, #217, #218, #219, #220, #221, #222, #223, #224, #225, #226, #227, #228, #229, #230, #231, #232, #233, #234, #235, #236, #237, #238, #239, #240, #241, #242, #243, #244, #245, #246, #247, #248, #249, #250, #251, #252, #253, #254, #255, #256, #257, #258, #259, #260, #261, #262, #263, #264, #265, #266, #267, #268, #269, #270, #271, #272, #273, #274, #275, #276, #277, #278, #279, #280, #281, #282, #283, #284, #285, #286, #287, #288, #289, #290, #291, #292, #293, #294, #295, #296, #297, #298, #299, #300, #301, #302, #303, #304, #305, #306, #307, #308, #309, #310, #311, #312, #313, #314, #315, #316, #317, #318, #319, #320, #321, #322, #323, #324, #325, #326, #327, #328, #329, #330, #331, #332, #333, #334, #335, #336, #337, #338, #339, #340, #341, #342, #343, #344, #345, #346, #347, #348, #349, #350, #351, #352, #353, #354, #355, #356, #357, #358, #359, #360, #361, #362, #363, #364, #365, #366, #367, #368, #369, #370, #371, #372, #373, #374, #375, #376, #377, #378, #379, #380, #381, #382, #383, #384, #385, #386, #387, #388, #389, #390, #391, #392, #393, #394, #395, #396, #397, #398, #399, #400, #401, #402, #403, #404, #405, #406, #407, #408, #409, #410, #411, #412, #413, #414, #415, #416, #417, #418, #419, #420, #421, #422, #423, #424, #425, #426, #427, #428, #429, #430, #431, #432, #433, #434, #435, #436, #437, #438, #439, #440, #441, #442, #443, #444, #445, #446, #447, #448, #449, #450, #451, #452, #453, #454, #455, #456, #457, #458, #459, #460, #461, #462, #463, #464, #465, #466, #467, #468, #469, #470, #471, #472, #473, #474, #475, #476, #477, #478, #479, #480, #481, #482, #483, #484, #485, #486, #487, #488, #489, #490, #491, #492, #493, #494, #495, #496, #497, #498, #499, #500, #501, #502, #503, #504, #505, #506, #507, #508, #509, #510, #511, #512, #513, #514, #515, #516, #517, #518, #519, #520, #521, #522, #523, #524, #525, #526, #527, #528, #529, #530, #531, #532, #533, #534, #535, #536, #537, #538, #539, #540, #541, #542, #543, #544, #545, #546, #547, #548, #549, #550, #551, #552, #553, #554, #555, #556, #557, #558, #559, #560, #561, #562, #563, #564, #565, #566, #567, #568, #569, #570, #571, #572, #573, #574, #575, #576, #577, #578, #579, #580, #581, #582, #583, #584, #585, #586, #587, #588, #589, #590, #591, #592, #593, #594, #595, #596, #597, #598, #599, #600, #601, #602, #603, #604, #605, #606, #607, #608, #609, #610, #611, #612, #613, #614, #615, #616, #617, #618, #619, #620, #621, #622, #623, #624, #625, #626, #627, #628, #629, #630, #631, #632, #633, #634, #635, #636, #637, #638, #639, #640, #641, #642, #643, #644, #645, #646, #647, #648, #649, #650, #651, #652, #653, #654, #655, #656, #657, #658, #659, #660, #661, #662, #663, #664, #665, #666, #667, #668, #669, #670, #671, #672, #673, #674, #675, #676, #677, #678, #679, #680, #681, #682, #683, #684, #685, #686, #687, #688, #689, #690, #691, #692, #693, #694, #695, #696, #697, #698, #699, #700, #701, #702, #703, #704, #705, #706, #707, #708, #709, #710, #711, #712, #713, #714, #715, #716, #717, #718, #719, #720, #721, #722, #723, #724, #725, #726, #727, #728, #729, #730, #731, #732, #733, #734, #735, #736, #737, #738, #739, #740, #741, #742, #743, #744, #745, #746, #747, #748, #749, #750, #751, #752, #753, #754, #755, #756, #757, #758, #759, #760, #761, #762, #763, #764, #765, #766, #767, #768, #769, #770, #771, #772, #773, #774, #775, #776, #777, #778, #779, #780, #781, #782, #783, #784, #785, #786, #787, #788, #789, #790, #791, #792, #793, #794, #795, #796, #797, #798, #799, #800, #801, #802, #803, #804, #805, #806, #807, #808, #809, #810, #811, #812, #813, #814, #815, #816, #817, #818, #819, #820, #821, #822, #823, #824, #825, #826, #827, #828, #829, #830, #831, #832, #833, #834, #835, #836, #837, #838, #839, #840, #841, #842, #843, #844, #845, #846, #847, #848, #849, #850, #851, #852, #853, #854, #855, #856, #857, #858, #859, #860, #861, #862, #863, #864, #865, #866, #867, #868, #869, #870, #871, #872, #873, #874, #875, #876, #877, #878, #879, #880, #881, #882, #883, #884, #885, #886, #887, #888, #889, #890, #891, #892, #893, #894, #895, #896, #897, #898, #899, #900, #901, #902, #903, #904, #905, #906, #907, #908, #909, #910, #911, #912, #913, #914, #915, #916, #917, #918, #919, #920, #921, #922, #923, #924, #925, #926, #927, #928, #929, #930, #931, #932, #933, #934, #935, #936, #937, #938, #939, #940, #941, #942, #943, #944, #945, #946, #947, #948, #949, #950, #951, #952, #953, #954, #955, #956, #957, #958, #959, #960, #961, #962, #963, #964, #965, #966, #967, #968, #969, #970, #971, #972, #973, #974, #975, #976, #977, #978, #979, #980, #981, #982, #983, #984, #985, #986, #987, #988, #989, #990, #991, #992, #993, #994, #995, #996, #997, #998, #999, #1000.
 2. Existing conditions, proposed and approximate may not be based on available survey data and public record information as well as other data conducted in May of 2013.
 3. Boundary information taken from St. Louis County Department of National Opened Information Division.
 4. Approximate utility poles, locations, sizes, and heights from current AND American water maps. Actual locations of poles or service lines to be confirmed by field survey (field notes).
 5. Actual park information taken from County Parks (maps) dated 4/7/2013 @ 8:30 AM.
 6. Refer to sheets MP-1.1 & MP-1.2 for other plan notes.

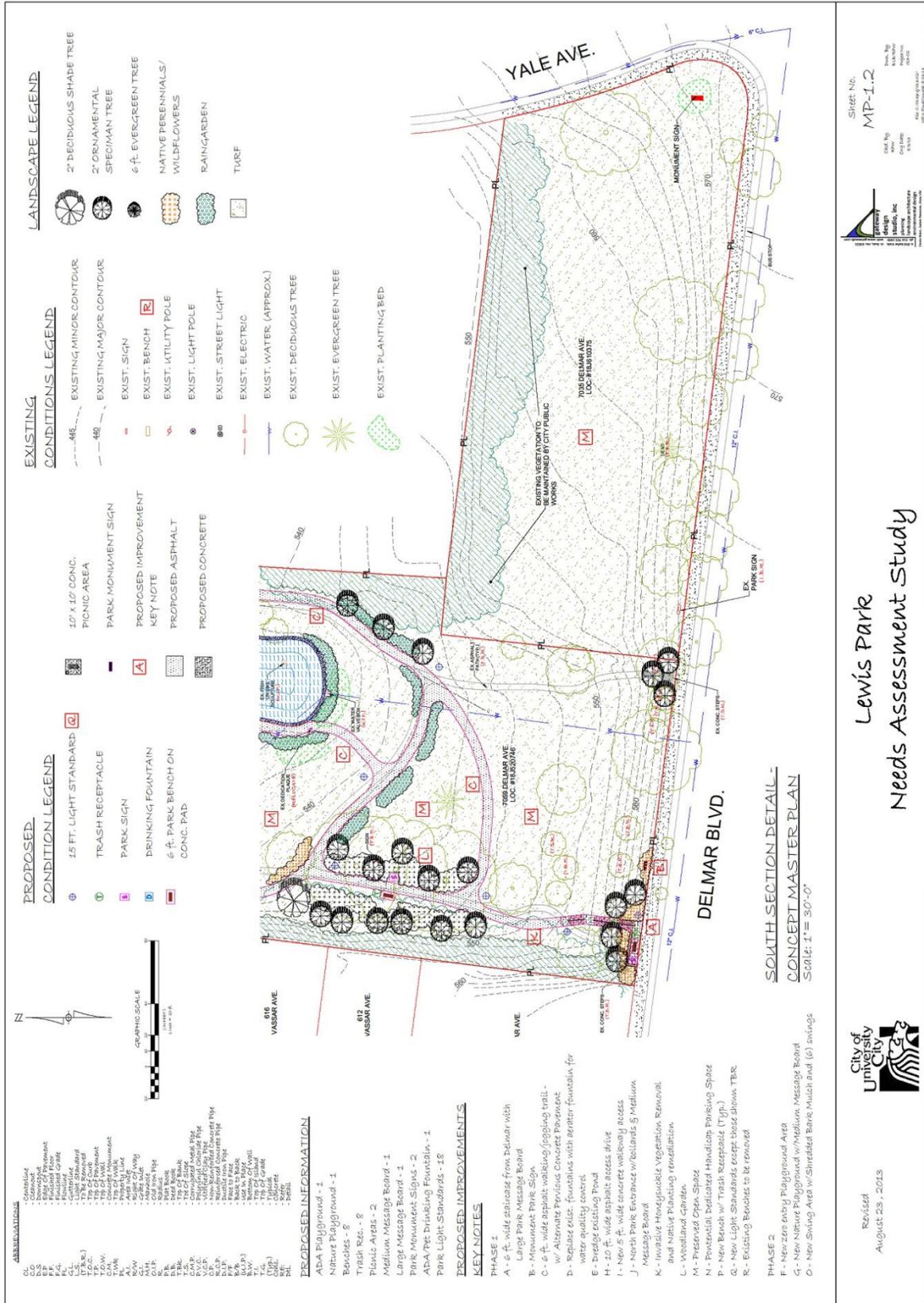
Revised
August 23, 2013

Lewis Park Needs Assessment Study



Sheet No.
MP-1

Created By: DWH, RJG, RPW
Date: 8/23/13
Project No: 013-02
File: C:\13\proj\013-02\MP-1-Final\Concept-8-23-13



Street No. MP-1.2
 Client: City of University City
 Project: Lewis Park
 Date: 8/23/2013

Lewis Park
 Needs Assessment Study



Revised August 23, 2013

LEWIS PARK – FINAL CONCEPT MASTER PLAN

PHASED PROPOSED IMPROVEMENTS - KEY NOTES (refer to plans)

PHASE 1

<u>Key Note</u>	<u>Description</u>
A -	6 ft. wide staircase from Delmar with Large Park Message Board
B -	Monument Park Sign
C -	6 ft. wide asphalt walking/jogging trail
D -	Replace exist. fountains with aerator fountain for water quality control
E -	Dredge existing Pond
H -	10 ft. wide asphalt access drive
I -	New 5 ft. wide concrete walkway access
J -	North Park Entrance w/bollards & Medium Message Board
K -	Invasive Honeysuckle Vegetation Removal and Native Planting remediation
L -	Woodland Garden
M -	Preserved Open Space
N -	Dedicated Handicap Parking Space
P -	New Bench w/ Trash Receptacle (Typ.)
Q -	New Light Standards accept those shown T&R
R -	Existing Benches to be removed

PHASE 2

F -	New zero entry Playground Area
G -	New Nature Playground w/Medium Message Board
O -	New Swing Area w/Shredded Bark Mulch and (6) swings

PHASE 1 - EXAMPLE CONCEPT DESIGN IMAGES



Park Bench



Bench Area w/Trash Receptacle - Berry Park



Picnic Area - Berry Park



Light Standard – LED



6 ft. wide asphalt walking/
jogging trail



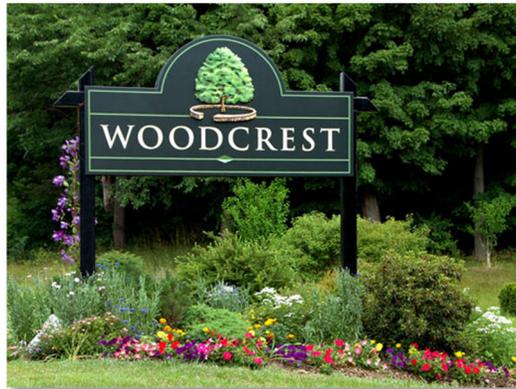
ADA Drinking Fountain w/Pet Bowl
– Berry Park



Trash Receptacle



Picnic Bench – coated



Park Monument Signs



Park Message Board



Interpretive Sign



Woodland Garden



Bollards - Berry Park Pipe



Retaining Wall Block -
Versalok Mosaic

PHASE 2 - DESIGN CONCEPT IMAGES



Zero entry Playground Area - Berry Park



6 Swing - Swing Set Area



Nature Playground



EXISTING CONDITIONS - June 2013









Gateway Design Studio, Inc.

CONSTRUCTION COST OPINION

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 web: www.gatewayds.com

Date: REVISED 8/23/2013
Job Number: 013-02
Client: City of University City

Project: Lewis Park - Final Concept Master Plan dated 8-23-13
 Phase 1 - Cost Estimate

MATERIALS & LABOR

QUANTITY	DESCRIPTION	PRICE	TOTAL
PHASE 1 - WORK			
1	Demolition - existing concrete (stairs, walks)	2,536.00	\$2,536.00
1	Selective Clearing & Grubbing - trees	2,253.00	\$2,253.00
1	Selective Demolition - site furniture	390.00	\$390.00
1	Dredge Ex. Pond - excav. & haul off (1,210 c.y.)	16,588.00	\$16,588.00
1	Concrete Stairway - Delmar	15,564.00	\$15,564.00
1	Segmental Retaining Wall - Delmar Stairs	1,673.00	\$1,673.00
1	6 ft. wide Asphalt Walk - 2.5"/9" agg. Base	31,325.00	\$31,325.00
1	5 ft. wide conc. Walkway access	4,181.00	\$4,181.00
1	(3) Steel Pipe Bollards - painted/removable	3,225.00	\$3,225.00
1	(18) LED Light fixtures - 12 ft pole	37,348.00	\$37,348.00
1	(4) Trash Receptables	2,400.00	\$2,400.00
1	(5) Benches & Trash Receptacles w/conc. Base	12,375.00	\$12,375.00
1	Signage - (2)message boards, (4)directional	5,700.00	\$5,700.00
1	(2) Monument Park Signs Allowance	10,000.00	\$10,000.00
1	(2) Picnic Areas - Table, Trash rec, conc pad	3,800.00	\$3,800.00
1	(1) 1/2 HP Aerator Fountain w/Light Kit	2,924.00	\$2,924.00
1	(1) Drinking Fountain - ped. ADA, Alum. Water supply	2,908.00	\$2,908.00
1	Landscape - Delmar Stairs/Mon. Sign Allowance	4,000.00	\$4,000.00
1	Landscape - Pond & Rain Gardens Allowance	36,500.00	\$36,500.00
1	Landscape - North Entrance Allowance	3,000.00	\$3,000.00
1	Honeysuckle Removal - volunteer/City	1,000.00	\$1,000.00
1	Landscape Allow. - Native Planting West	9,000.00	\$9,000.00
1	Landscape Allow. - Woodland Garden	12,000.00	\$12,000.00
	Sub-total		\$220,690.00
	General Contractor's Markup on Subs - 10%		\$18,408.70
	Sub-total		\$239,098.70
	General Conditions - 5%		\$11,954.94
	Sub-total		\$251,053.64
	General Contractor's Overhead & Profit - 15%		\$37,658.05
1	Phase 1 - 20% Conceptual Stage - Contingency Allow.	50,000.00	\$50,000.00
1	Phase 1 - Design/Engineering Fee	33,000.00	\$33,000.00
1	Topographic and Boundary Survey	25,000.00	\$25,000.00
	GRAND TOTAL		\$396,711.68

NOTE:

- * Cost information derived from RS Means Site Work & Landscape Online Data and local bid price results.
- * Costs reflected in this estimate are for informational purposes and should be considered for budgeting only.
- * Actual construction values will vary according to bid conditions, time of year and type of project.

Gateway Design Studio, Inc.

CONSTRUCTION COST OPINION

856 Kiefer Trails, St. Louis, Missouri 63021
 Ph. 314-703-1800
 web: www.gatewayds.com

Date: REVISED 8/23/2013
Job Number: 013-02
Client: City of University City

Project: Lewis Park - Final Concept Master Plan dated REVISED 8-23-13
 Phase 2 - Cost Estimate

MATERIALS & LABOR

QUANTITY	DESCRIPTION	PRICE	TOTAL
PHASE 2 - WORK			
1	Selective Demo.- playground equip	2,050.00	\$2,050.00
1	Playground Allowance - 2-5 year old	45,000.00	\$45,000.00
1	Playground Allowance - 5-12 year old	90,000.00	\$90,000.00
1	Swing Set Allow. - 6 seat w/rubber mulch	22,000.00	\$22,000.00
1	Nature Playground Allowance	60,000.00	\$60,000.00
1	(2) Signs - Interpretive	2,000.00	\$2,000.00
1	(2) 8 ft. Picnic Tables - coated	2,400.00	\$2,400.00
1	Landscape Allow. - playground	10,000.00	\$10,000.00
1	(3) Benches & Trash Recept. (playground)	7,425.00	\$7,425.00
	Sub-total		\$240,875.00
	General Contractor's Markup on Subs - 10%		\$24,087.50
	Sub-total		\$264,962.50
	General Conditions - 5%		\$13,248.13
	Sub-total		\$278,210.63
	General Contractor's Overhead & Profit - 15%		\$41,731.59
1	Phase 1 - 20% Conceptual Stage - Contingency Allow.	54,000.00	\$54,000.00
1	Phase 2 - Design/Engineering	19,000.00	\$19,000.00
	GRAND TOTAL		\$392,942.22

NOTE:

- * Cost information derived from RS Means Site Work & Landscape Online Data and local bid price results.
- * Costs reflected in this estimate are for informational purposes and should be considered for budgeting only.
- * Actual construction values will vary according to bid conditions, time of year and type of project.

C:/013proj/013-02/Lewis Park -REVISED- Prelim. Cost Estimate 9-23-13

MEETING MINUTES

Project: University City Lewis Park – Needs Assessment Study
Meeting Date: 7-23-13
Project No: #013-02
Participants:

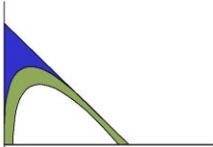
- University City Parks & Recreation Commission
- University City Dept. of Public Works – Rich Wilson, Director, Megan Fuhler, Project Manger
- General Public – Neighboring residents
- Gateway Design Studio – Patrick Worzer, Principal

Item #

As part of the Municipal Parks Grant application, the first of two public meetings was held in order to present and discuss a draft Preliminary Concept Master Plan of Lewis Park. The general public was invited to this meeting which was scheduled as part of the regular Parks & Recreation Commission calendar. A large turnout and interest was expected and realized. Many of the residents present were concerned regarding several planned improvements to the park.

The following is a summary of the items discussed and feedback which was received from the neighboring residents and the commission.

1. Mr. Rich Wilson, Director of Public Works and Parks began the meeting by explaining the design phase and process which is required as part of the master plan and grant application requirements. Mr. Wilson also made clear that this is the first of two public meetings which the residents may view and comment on. In addition, residents are encouraged to send their comments to City staff via email. The plan is subject to change pending the wants and needs of the community. Mr. Wilson then introduced Patrick with Gateway Design Studio, Inc. to present the plan.
2. Patrick introduced himself and confirmed Mr. Wilson’s comments regarding the fact that this is a very preliminary concept of the park which provides some potential elements which can be improved or added to the park. Patrick also reaffirmed that public feedback is critical to the design process and that he appreciated everyone’s feelings and the great turnout.
3. Some comments which were provided by the residents are as follows;
 - a. No staircase or ADA ramp from Delmar is desired.
 - b. More planting is good and encouraged.
 - c. Proposed 10 ft. wide walkway is too wide and should be reduced.
 - d. Any planned or future parking was strongly rejected by the residents.
 - e. It was suggested that ADA access be from the north entrance and from the east connecting walk from University Heights.

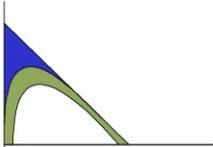


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- f. Any planned or future gazebo or shelter was strongly rejected.
 - g. Sledding on the hillside from Delmar is a long and a multi-generational tradition of the neighborhood. No improvements are to disrupt the ability for children and families to use the hill in the winter time for sledding.
 - h. Many residents stated that the park is a "walk to" park which it should remain pedestrian in nature.
 - i. The passive and contemplative nature of the park should not be disrupted. This is a quiet park which many of the residents really enjoy.
 - j. Open space is critical and in short supply. The open space area to the east should be preserved for unorganized activities such as soccer, Frisbee, softball, etc.
 - k. Storm water runoff is an issue and should be addressed by plantings and rain gardens. Specifically the area around the playground will get swamped. On some occasions during heavy rains, the pond has overflowed despite the fact it has an overflow structure.
 - l. The pond water quality is in poor condition and needs to be improved and better maintained. There was some concern regarding the depth of the pond and the potential for persons to fall in and drown. However, it was noted that the pond will be re-graded to allow for a ledge around the edge for safety reasons should someone fall in. Generally water level needs to be a minimum 4 ft. deep to prevent algae and plant growth to occur within the water feature.
 - m. More swings are desired for babies and older kids.
 - n. There was discussion regarding the importance of adding direction signage along Delmar to clearly designate where people can park along the street and enter the park.
 - o. The northeast corner entrance to the park from University Heights walkway needs to be improved.
 - p. A ramp from Delmar along the southwest property could be considered and studied.
4. Patrick provided a summary of the discussion and provided some thoughts regarding critical improvements that need to be addressed for the park;
- a. Pond water quality improved – dredging
 - b. Walkways widened and repaved
 - c. New Site Furniture – benches & trash receptacles
 - d. New Site Lighting – LED
 - e. Storm Water Management – use of landscaping
 - f. ADA access improvement and dedicated HC parking
 - g. New Playground in the future



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5. Patrick provided the following items which were mutually agreed upon that can be done to enhance the park;
 - a. More landscaping
 - b. Preserve open space
6. Further questions by the residents were answered by Patrick and Mr. Wilson.
7. The public meeting portion was concluded and the parks commission continued to meet as part of their regular schedule. Patrick was requested to stay in order for the commission to give him some direction in proceeding forward.

INFORMATION OR ACTION ITEMS REQUIRED:

8. The following are some directives which were given by the commission to Patrick as part of updating the concept plan for the next public meeting scheduled on August 13th;
 - a. GDS to remove any reference to a future parking lot and drive.
 - b. GDS to remove any structures such as gazebo, shelters or bathrooms.
 - c. GDS to provide a 5 ft. wide stair access to the park from Delmar at the southwest corner of the site.
 - d. GDS to provide (2) baby swings for the swing area within the playground.
 - e. GDS to look at Flynn Park as an example for a climbing structure as part of the playground area.
 - f. GDS to provide (2) aerator fountains on the plan replacing the older ones as part of improving the ongoing maintenance of the water quality.
 - g. GDS to reduce the walkways to 6 ft. maximum width.
 - h. GDS to depict on the plan a dedicated on street HC parking space by the north entrance. City is to confirm the ability to provide this parking space and signage in order to collaborate and gain approval with the residents in the neighborhood regarding this matter.
 - i. City is going to consult with the City Attorney regarding the liability of the pond and any safety issues that need to be considered if necessary.

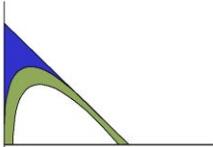
Any points of discussion that have been inadvertently omitted from or incorrectly recorded in these minutes should be brought to the attention of GATEWAY DESIGN STUDIO, Inc. within 7 days of receiving this document.

Respectfully submitted the day July 25, 2013,

R. Patrick Worzer

gateway design studio, inc.

R. Patrick Worzer, ASLA, CLARB - Principal



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MEETING MINUTES

Project: University City Lewis Park – Needs Assessment Study
Meeting Date: 8-13-13
Project No: #013-02
Participants:

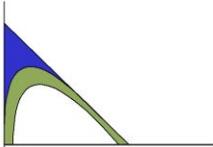
- University City Parks & Recreation Commission
- University City Dept. of Public Works – Rich Wilson, Director, Megan Fuhler, Project Manger
- General Public – Neighboring residents
- Gateway Design Studio – Patrick Worzer, Principal

Item #

As part of the Municipal Parks Grant application, this is the second and last of two public meetings which was held in order to present and discuss a updated draft Final Concept Master Plan of Lewis Park. The general public was invited to this meeting which was scheduled as part of a special meeting with the Parks & Recreation Commission. Many of the residents present attended the previous meeting in July and came to see the plan revisions and voice some other concerns regarding future planned playground improvements to the park.

The following is a summary of the items discussed and feedback which was received from the neighboring residents and the commission.

1. Mr. Rich Wilson, Director of Public Works and Parks began the meeting by explaining the revisions which were done to the concept design since the last public meeting and input gathered from the residents. This second meeting was called as part of what is required as part of the master plan and grant application requirements. Mr. Wilson also made clear that this will be the last of two public meetings which the residents may view and comment on. Of special concern and noted by Mr. Wilson is that the City will not use shredded tire mulch due to some controversial environmental issues related to the use of this material. The plan is still subject to approval by the parks commission and City council. Mr. Wilson then introduced Patrick with Gateway Design Studio, Inc. to present the plan.
2. Patrick welcomed the residents for coming and confirmed Mr. Wilson's comments regarding the fact that this will be the last opportunity for public comment.
3. Revisions to the plan were made according to previous comments provided by the residents and Patrick provided a presentation of those items as follows;
 - a. A 6 ft. wide staircase from Delmar Blvd. sidewalk is now located at the southwest corner of the site. No ADA ramp is planned.
 - b. Additional planting was incorporated where possible.

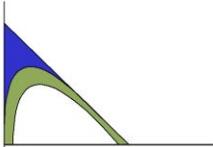


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- c. The proposed asphalt walkway was revised to 6 ft. width.
 - d. Any planned or future parking was eliminated from the plan.
 - e. ADA access will be from the north entrance and from the east connecting walk from University Heights.
 - f. Any planned or future gazebo or shelter was eliminated from the plan.
 - g. No improvements are planned to disrupt the ability for children and families to use the hill in the winter time for sledding.
 - h. Open space has been designed into the plan which is critical and in short supply. The open space area to the east will be preserved for unorganized activities such as soccer, Frisbee, softball, etc.
 - i. Storm water runoff has been addressed with rain gardens throughout the park.
 - j. The pond water quality will be improved by replacing existing sprays will aerator fountain sprays and dredging to an acceptable depth to prevent vegetative growth.
 - k. A swing set area of 6 swings has been proposed as part of the playground area.
 - l. A potential dedicated HC parking space was shown on the plan at Vassar Ave.
4. Further comments from the Residents were as follows;
- a. The dedicated HC parking space may be an issue and the City will have to discuss with the subdivision trustees for approval.
 - b. Pervious concrete as an alternate was suggested for the trail.
 - c. The use of rubber mulch was strongly rejected.
 - d. Every effort to minimize toxic contamination should be planned as part of the future development of the playground area.
 - e. Playground area should be flexible in size and uses.
 - f. A half circle amphitheater was suggested south of the playground area for gatherings.
 - g. Investigate alternatives to the rubber surfacing for playgrounds.
 - h. Lead contamination has been linked to tire mulch.
 - i. Exposure is higher to children 2 years and younger.
 - j. Two picnic areas shown on the plan are enough.
 - k. Desired playground equipment would be swings, slides, climbing walls, bridge, spider web ropes.
5. The public meeting portion was concluded and the parks commission continued to meet afterwards. Patrick was requested to stay in order for the commission to give him some direction in proceeding forward.



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INFORMATION OR ACTION ITEMS REQUIRED:

The following are some directives which were given by the commission to Patrick as part of finalizing the concept master plan for the submission to the City council for approval on September 8, 2013. The plan as such was approved unanimously by the Parks Commission based on the following changes;

- a. GDS to include on the plan the Woodland Garden as part of Phase 1 improvements.
- b. GDS to include the honeysuckle removal along the west property as part of Phase 1 improvements.
- c. Only items to remain as part of Phase 2 will be the playground improvements.
- d. Plans and cost estimates are to be revised accordingly.

Any points of discussion that have been inadvertently omitted from or incorrectly recorded in these minutes should be brought to the attention of GATEWAY DESIGN STUDIO, Inc. within 7 days of receiving this document.

Respectfully submitted the day August 26, 2013,

R. Patrick Worzer

gateway design studio, inc.

R. Patrick Worzer, ASLA, CLARB - Principal