# Table of Contents

1. **Introduction**  
   Purpose and Background ............ 4

2. **Inventory**  
   Park Inventory Sheets ............... 5

3. **Community Involvement**  
   Process & Input ..................... 14

4. **Analysis**  
   Analysis ............................ 16

5. **Improvement Summary & Cost**  
   Recommendations .................... 21
Introduction
The Town of Clayton proclaims itself as “The Premier Community for Active Families.” This motto guides all planning efforts and services provided for residents and visitors. The Parks and Recreation Department contributes to this mission by providing recreation facilities and programs that promote active living for all ages. In 2013, the Department completed a Comprehensive Parks and Recreation Master plan as an effort to inventory existing facilities and programs, as well as identify needs of the growing community. The Recreation Advisory Committee initiated this process by defining a vision and goals. These elements served as checks and balances for analysis, input, and plan recommendations in 2013.

Purpose
The Town of Clayton has many parks, recreational facilities, and natural areas for active and passive recreation that help make it a desirable place to live. Over the past 10 years, millions of dollars have been invested to address the needs and expectations of our citizens.

The Town of Clayton staff, at the direction of Town Council, are working toward a list of needs, priorities and costs for the bond package we intend to have on the November 2019 ballot. Previous planning work has been done including a Parks and Recreation Master Plan, Comprehensive Bicycle Plan and various individual park plans.

The intent of this study is to further evaluate the Parks and Recreation Needs for the Town of Clayton. In 2019 many of the plan recommendations and immediate action items remain in place. The Parks and Recreation staff needs to prioritize and confirm immediate priorities that were presented in the 2013 plan.

In the 2013 plan the population was approximately 16,000 with a ten year projection of 30,000. The town has exceeded that growth rate and has a current population of approximately 21,400. The immediate needs identified in the 2013 plan were based upon that existing population, now these needs are in even greater demand.

It should also be noted The NRPA Park Metrics used for benchmarking and comparison breaks comparisons for populations over 20,000 and under 20,000. The number of people served per park/feature rises as the population of the town, city, county or region. The reason this is important to highlight is that expectations, demand, and services increase when a town transitions its parks and recreation service offerings from a smaller town to a larger town.
Inventory

Study Area

- Community Park
- East Clayton Park
- Legend Park
- Municipal Park
- Horne Plaza/Town Hall Plaza

Legend:
- A - Community Park
- B - East Clayton Park
- C - Legend Park
- D - Municipal Park
- E - Horne Plaza/Town Hall Plaza
### Community Park -

**1075 Amelia Church Road**

<table>
<thead>
<tr>
<th>Park Asset / Amenity</th>
<th>Quantity</th>
<th>Condition (N= Needs improvement; S= satisfactory, C= Commendable)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking (Qty &amp; Condition)</td>
<td>78 by tennis; 57 by baseball; 4 HC</td>
<td>N/S</td>
<td>Parking quantity and circulation needs improvement, overflow typically needed</td>
</tr>
<tr>
<td>Pedestrian Access/(internal and Connectivity)</td>
<td>Paved Park Trail</td>
<td>N</td>
<td>Internal trail great; could use trail markers, signage, additional benches, and link to community center &amp; school</td>
</tr>
<tr>
<td>Bicycle Access/Parking</td>
<td>none</td>
<td>N</td>
<td>Should add bike parking</td>
</tr>
<tr>
<td>Signage</td>
<td>Title; limited internal</td>
<td>N</td>
<td>Title sign good; Could use internal directional and ID markers</td>
</tr>
<tr>
<td>Restrooms</td>
<td>1</td>
<td>S</td>
<td>Good condition and centrally located</td>
</tr>
<tr>
<td>Picnic table/Benches/Picnic Shelter</td>
<td>Yes</td>
<td>S*</td>
<td>Existing structure nice, the park could use additional shade, shelters, and picnic space</td>
</tr>
<tr>
<td>Trash Receptacles</td>
<td>Yes</td>
<td>N</td>
<td>Roll-away carts</td>
</tr>
<tr>
<td>Playground</td>
<td>1 plus tot lot</td>
<td>N</td>
<td>It is located near the roadway and needs an accessible route to and from the playground</td>
</tr>
<tr>
<td>Baseball</td>
<td>3</td>
<td>S</td>
<td>Good condition, lighted, seating</td>
</tr>
<tr>
<td>Volleyball</td>
<td>1</td>
<td>S</td>
<td>Sand Volleyball in good condition</td>
</tr>
<tr>
<td>Lighting</td>
<td>Yes</td>
<td>S</td>
<td>Tennis, baseball, and area lighting</td>
</tr>
<tr>
<td>Tennis</td>
<td>6 Courts</td>
<td>S</td>
<td>Good condition with lighting and fence</td>
</tr>
<tr>
<td>Bocce</td>
<td>5</td>
<td>S</td>
<td>Would be better with closer proximity to support facilities and improved access</td>
</tr>
</tbody>
</table>

#### Strengths
- Centrally located and heavily used; Clayton residents favorite Park

#### Opportunities
- Opportunity to link this to Community Center and school via trail; Opportunity to place Bocce and Add shuffleboard to Community Center

#### Weakness
- Circulation and limited parking make adding additional park features a challenge; current location of playground adjacent to roadway
## East Clayton Park

1774 Glen Laurel Road

<table>
<thead>
<tr>
<th>Park Asset / Amenity</th>
<th>Quantity</th>
<th>Condition (N= Needs improvement; S= satisfactory, C= Commendable)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking (Qty &amp; Condition)</td>
<td></td>
<td>N</td>
<td>Gravel and undefined; could pave and improve parking and circulation</td>
</tr>
<tr>
<td>Pedestrian Access/(internal and Connectivity)</td>
<td>Partially paved loop trail</td>
<td>N</td>
<td>Partially Paved Park trail to be connected for fully paved internal park loop; signage needed and connectivity to and from park features</td>
</tr>
<tr>
<td>Bicycle Access/Parking</td>
<td>n/a</td>
<td>N</td>
<td>Need to add Bike Parking and connections to adjacent neighborhoods</td>
</tr>
<tr>
<td>Signage</td>
<td>title signage</td>
<td>N</td>
<td>Need to add internal vehicular and pedestrian signage</td>
</tr>
<tr>
<td>Sun/Shade</td>
<td>sun</td>
<td>N</td>
<td>Several comments from users additional shade is needed</td>
</tr>
<tr>
<td>Restrooms</td>
<td>1</td>
<td>N</td>
<td>More restrooms and winterization and expansion needed</td>
</tr>
<tr>
<td>Circulation</td>
<td>n/a</td>
<td>N</td>
<td>Vehicular and pedestrian circulation needed</td>
</tr>
<tr>
<td>Picnic table/Benches/Picnic Shelter</td>
<td>1</td>
<td>N</td>
<td>Additional shelters needed and the one adjacent to bathrooms to be part of bathroom expansion</td>
</tr>
<tr>
<td>Trash Receptacles</td>
<td>Yes</td>
<td>N</td>
<td>Roll-aways</td>
</tr>
<tr>
<td>Playground</td>
<td>n/a</td>
<td>N</td>
<td>Support for the ADA playground at this site</td>
</tr>
<tr>
<td>Baseball</td>
<td>1</td>
<td>N</td>
<td>Could convert to multi-use field</td>
</tr>
<tr>
<td>Disc Golf</td>
<td>1</td>
<td>S</td>
<td>Great course, could add easier tee boxes for beginner users</td>
</tr>
</tbody>
</table>

### Strengths
- New park with a lot of great amenities

### Opportunities
- Opportunity to convert fields to multi-use with artificial turf for greater use

### Weakness
- Vehicular and Pedestrian circulation need improvement, signage needed, bathrooms needed, shelters needed, playground
EAST CLAYTON PARK
Clayton, North Carolina
# Legend Park

**550 City Road**

<table>
<thead>
<tr>
<th>Park Asset / Amenity</th>
<th>Quantity</th>
<th>Condition (N= Needs improvement; S= satisfactory, C= Commendable)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking (Qty &amp; Condition)</td>
<td>35 no HC</td>
<td>N</td>
<td>Need to define and provide HC</td>
</tr>
<tr>
<td>Pedestrian Access/(internal and Connectivity)</td>
<td>n/a</td>
<td>N</td>
<td>Could add internal pedestrian connectivity and connection to Sams Branch and Municipal Park</td>
</tr>
<tr>
<td>Bicycle Access/Parking</td>
<td>n/a</td>
<td>N</td>
<td>None available, with MB trails should add support facilities and trail head</td>
</tr>
<tr>
<td>Signage</td>
<td>n/a</td>
<td>N</td>
<td>Many residents didn’t know this park is here; ID and internal signage needed</td>
</tr>
<tr>
<td>Restrooms</td>
<td>1</td>
<td>N</td>
<td>Either upgrade/convert existing restrooms into trailhead or provide new</td>
</tr>
<tr>
<td>Picnic table/Benches/Picnic Shelter</td>
<td>yes</td>
<td>N</td>
<td>A few picnic tables; site could use shelter and accessible picnic areas</td>
</tr>
<tr>
<td>Trash Receptacles</td>
<td>yes</td>
<td>N</td>
<td>Roll-aways</td>
</tr>
<tr>
<td>Playground</td>
<td>n/a</td>
<td>N</td>
<td>Great location for a nature based playground</td>
</tr>
<tr>
<td>Baseball</td>
<td>1</td>
<td>N</td>
<td>Convert to multi-use field and/or open space to expand use</td>
</tr>
<tr>
<td>Mountain Bike trails</td>
<td>yes</td>
<td>N</td>
<td>Trails will be impacted by brownfield remediation; signage and/or trail improvements will be needed</td>
</tr>
</tbody>
</table>

**Strengths**
- Support for existing Mountain biking; great link and location to connect trails and parks.

**Opportunities**
- Opportunity to convert field to multi-use; opportunity for a passive park space and Sams Branch Trailhead with bike repair, water fountain, bike parking

**Weakness**
- Many residents were not aware this park is here. Visibility, signage, and change in facilities offered could expand use. Park site a future location for Brownfield remediation which will impact current park features.
# Municipal Park

**325 McCullers Drive**

<table>
<thead>
<tr>
<th>Park Asset / Amenity</th>
<th>Quantity</th>
<th>Condition (N= Needs improvement; S= satisfactory, C= Commendable)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking (Qty &amp; Condition)</td>
<td>Near Baseball- 76</td>
<td>N</td>
<td>Site circulation and parking can be better distributed and connected to features</td>
</tr>
<tr>
<td></td>
<td>Near Lower area 104;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>HC 6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrian Access/(internal and Connectivity)</td>
<td>n/a</td>
<td>N</td>
<td>no internal connectivity</td>
</tr>
<tr>
<td>Bicycle Access/Parking</td>
<td>n/a</td>
<td>N</td>
<td>None exists</td>
</tr>
<tr>
<td>Signage</td>
<td>n/a</td>
<td>N</td>
<td>ID and internal park signage needed</td>
</tr>
<tr>
<td>Sun/Shade</td>
<td>n/a</td>
<td>N</td>
<td>users have identified a need for shade on this site</td>
</tr>
<tr>
<td>Restrooms</td>
<td>n/a</td>
<td>N</td>
<td>restrooms needed</td>
</tr>
<tr>
<td>Picnic table/Benches/Picnic Shelter</td>
<td>n/a</td>
<td>N</td>
<td>None</td>
</tr>
<tr>
<td>Trash Receptacles</td>
<td>yes</td>
<td>N</td>
<td>Rollaways</td>
</tr>
<tr>
<td>Playground</td>
<td>1</td>
<td>N</td>
<td>Does not meet ADA and current codes - needs replaced</td>
</tr>
<tr>
<td>Baseball</td>
<td>1</td>
<td>N</td>
<td>Could convert this to multi-use field for expanded use</td>
</tr>
<tr>
<td>Basketball</td>
<td>1</td>
<td>N</td>
<td>Needs improvement, resurfaced or replaced</td>
</tr>
<tr>
<td>Tennis</td>
<td>1</td>
<td>N</td>
<td>Needs resurfaced and/or replaced</td>
</tr>
</tbody>
</table>

**Strengths**

Fantastic location to town, Legend, Civitan and community

**Opportunities**

Opportunity to convert field to multi-use; opportunity to link This to Sams Branch, Legend, and downtown. Additional Community Center Space has been identified as a need, this is a great location and there is an opportunity to partner with Civitan on a gymnasium or indoor community center space.

**Weakness**

Many of the features are outdated and need upgraded or redone, as such there is an opportunity for a park redo.
Community Involvement

Process
Public involvement is imperative to the success of a park planning and evaluation process. It is important to not only hear from park users, residents and non-users, but also, the community involvement process is an opportunity for outreach and education regarding the park and recreation offerings in the Town. In order to review current user needs, several methods of input and evaluation were used during this process.

For this review, public input was gathered through:

• staff meetings
• Parks and Recreation Advisory Committee input and meeting(s)
• online and hard-copy public surveys
• public Open houses (2),
• stakeholder Open Houses

Public Survey
Online Survey Monkey and Hard copy Input

An online survey was presented to the community and available in hard copy format at the Community center. There were 560 responses to this survey. The majority of the respondents (59%) are either satisfied or very satisfied with Clayton’s Parks.

Survey respondents Favorite Parks in order are:

1. Clayton Community Park
2. Clayton Community Center
3. Greenways
4. East Clayton Park
5. Municipal Park
6. Legend Park
7. Dog Park @ East Clayton Park
8. All Star Park

Survey respondents were asked to prioritize how they would spend money improving parks:

Survey respondents were asked which amenities they currently visit/use:

There was an opportunity to present need in an open ended format on the survey. The following open ended facilities and features were mentioned the most with 491 respondents providing comment:

1. Swimming Pool
2. Multi-Purpose Fields
3. Splash Pads
4. Playgrounds
5. Trails
6. Community Center
7. Basketball (indoor and outdoor)
The consultant team along with Clayton Park Staff hosted a day long drop in and open house for stakeholders and park users. Those that attended were asked to participate in 3 activities:

- The survey (hard copy or online)
- A visual Activity Preference
- A park Charette identifying specific needs in the following parks:
  - Clayton Community Park
  - East Clayton Park
  - Legend Park
  - Municipal Park

Combing all of the input received the following Priorities were identified:

1. Multipurpose Fields
2. Playgrounds
3. Splash Pads
4. Trails
5. Community Center
6. Dog Park on other side of town
7. Fitness Stations
8. Basketball (outdoor)

In addition to these items there were several park specific recommendations made on each of the park maps.
Stakeholder Sessions and Open House
Clayton Community Center - Round #2

As a follow up to the information and in order to help prioritize and determine the best course of action, a second Public Open House was hosted at the Community Center. This Open House presented the findings from previous Public input, and offered diagrammatic sketches in four of the Town of Clayton Parks as a means to implement improvements identified by the public.

All of the Analysis findings were used to create Park Use Diagrams for staff and Public Input. Park Use Diagrams illustrate the program features identified during the input process. Input received helped to determine preferences for program feature location, connectivity, and identify features that may be desired and were not shown.

Community Park Priorities:
- Playground improvements to equipment, access, safety, fencing, and shade
- Trail Improvements: signage, education, fitness station, connection to community center
- More Parking and circulation improvements
- Move bocce to community center & add shuffleboard to CC –(removed from community park)
- Overflow Parking and gate off secondary entrance

Legend Park Priorities:
- In response to Brownfield remediation: Convert this park to passive/nature/trail head
- Mountain Biking to new Park, and or trail improvements post remediation
- Convert Ballfield to open space/multipurpose field
- Parking Improvements
- Add Bathroom/Trail Head
- Add nature based/themed playground/area
- Educational/interpretive signage
- Add shelter
- Dog Park

ECP Park Priorities:
- Playground
- Multi-Use fields (potentially artificial turf)
- Picnic Pavilions
- Bathrooms useable all year
- Shade
- Trail Improvements: Paved loop that is accessible, dog waste stations, signage, mile markers
- Benches and picnic areas
- Improved Parking and Park circulation

Municipal Park:
- Multi-purpose Field
- Perimeter Walking Trail
- Playground(s)
- Parking
- Basketball
- Tennis Court repairs
- Bathrooms, parking, shelter(s)
- Splash Pad Here
- Community Center Partnership

Downtown:
- Support for an artistic spray plaza in Horne Plaza or Town Square Park
Improvements Based on Input:

- Move Bocce to Community Center
- Playground Improvements
- Upgrade Parking and Circulation
- Paved Greenway Connection to the Community Center
- Future Tennis
- Relocate Volleyball
- Picnic Shelter
East Clayton Park

Improvements Based on Input:
- Multi-Use Fields
- Accessible Playground
- Improved Parking and Circulation
- Bathroom Improvements
- Picnic Shelters
- Shade Trees
- Paved Greenway Loop
Legend Park

Improvements Based on Input:
- Open Space
- Dog Park
- Picnic Shelter
- Nature Based Playground
- Bathroom/Sam’s Branch Trailhead
- Brownfield Remediation
- Paved Greenway Loop
- Picnic Areas

DRAFT Concept Diagram

LEGEND PARK
Clayton, North Carolina
Municipal Park

Improvements Based on Input:
- Open Space/Multi-Purpose Fields
- Parking Improvements
- Community Center
- Playground(s)
- Shelter/Performance
- Perimeter Walking Trail
- Splash Pad
- Gathering Space
- Basketball

MUNICIPAL PARK
Clayton, North Carolina

DRAFT Concept Diagram

20 - Clayton Parks and Recreation Review
Staff, Stakeholders, and Open House Participants had the opportunity to respond to the diagrams. We asked for participants to identify:

- What they liked?
- What would they Remove?
- What would they add?

The follow sketches are a reflection of that input.

### Improvement Summary

#### Updated Program Features

*Here's what we heard From you!*

- Splash Pads
- Multi-Purpose Fields
- Playgrounds (Variety of Types)
- Trails (with Support Facilities)
- More/Another Community Center
- Dog Park on Other side of Town
- Fitness Stations
- Basketball
- Interactive water features

The Program Features listed above, along with participant responses to the diagrams, have been incorporated into park sketches. This helps identify how the elements can be added to our parks and helps establish funding to meet demand. It is important to highlight some of the items in the sketches reflect immediate needs identified in the 2013 plan. These were items to be implemented in the (0-3) year time frame by 2016. Many of these still remain in high demand.

If a complete demand analysis were conducted, a much different service ratio of users served to facilities offered would be found due to an increase in population, and the continued growth in demand. Additionally, distribution of features is also key in the Town of Clayton. As the Town continues to move forward with implementation, it will be important to analyze service area ratio and park facility distribution to ensure users have continued access to Parks and Recreation facilities and programs.
East Clayton Park - Sketch

- Improved Parking
- Add Paved Greenway Connection for a Paved Accessible Loop
- Add Paved Greenway Connection for a Paved Accessible Loop
- Future Accessible Playground
- Convert to Artificial Turf Multi-Purpose Field
- Winterize and Expand Bathrooms
- Multi-Purpose Field Improvements
- Existing Field
- Disc Golf to Remain

DRAFT

EAST CLAYTON PARK
Clayton, North Carolina
Legend Park - Improvement Sketch

- Improved Parking
- Nature Based Playground
- Improved Parking
- Dog Park
- Greenway Connection to Municipal Park
- Open Space
- Shelter
- Area to Remain Forested
- Greenway Connection to Sam's Branch Greenway

DRAFT
Municipal Park - Improvement Sketch

- Connection to Legend Park and Sam’s Branch Greenway Trail
- Open Space/Multi-Purpose Fields
- Basketball Courts
- Future Community Center
- Shelter/Performance
- West Stallings Street
- McCullers Street
- Kilgo Street
- Playground
- Splash Pad
- Skate Plaza
- Basketball Courts
- Tennis
- Sidewalk and Trail Connection downtown

DRAFT
**Summary of Master Planning Level Development Costs**

The following outline is a Master Plan level Understanding of Development Costs (25%). Understanding of Cost is presented by Park. Understanding of cost should be updated throughout each stage of the Planning Process as material decisions, placement, and site discoveries are made for each area:

- Design Development (50%)
- Site Plan Development (70%)
- Construction Documents (90%)

In addition to that, contingency and inflation allocation should be made to these prices as time progresses through implementation. Recent bid pricing for Public Sector projects has increased at a high rate due to demands for labor. This, along with design fees, permitting, and environmental site analysis costs should be considered in the phasing and implementation for each of the projects.

<table>
<thead>
<tr>
<th>Park</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legend Park</td>
<td>$3 Million</td>
</tr>
<tr>
<td>Community Park</td>
<td>$2.3 Million</td>
</tr>
<tr>
<td>East Clayton Park</td>
<td>$5.9 Million</td>
</tr>
<tr>
<td>Municipal Park</td>
<td>$10.2 Million  (with Future Community Center)</td>
</tr>
<tr>
<td>Artistic Interactive Water Feature downtown</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

**Summary Total:** $21.9 Million

Costs presented are preliminary based upon Conceptual Sketches and shall be used for preliminary discussion and budget purposes only. Items are based upon Conceptual Level Drawings utilizing GIS data. Costs and quantities shall be refined as plans develop. Amounts are based upon recent bids and/or discussions with vendors and contractors based upon Master Plans, not design development drawings. Please note that geotechnical reports, imaging, water/sewer connection fees, regulatory permits or drawings, or transportation analysis fees are not included in the summary above.