

A photograph of a park scene with a paved path, grass, trees, and a playground in the background. The text 'Oakhaven Park Master Plan' is overlaid in white.

Oakhaven Park Master Plan

ACKNOWLEDGEMENTS

Mayor:
Mr. Edward Mahan

Parks Director:
Mr. Al Hayden

City Administrator:
Ms. Jennifer Yackley

City Council Members:
Philip Scherry, Ward 1
Ed Johnson, Ward 1
James Killion IV, Ward 2
Sabrina Westfall, Ward 2
Mary Woffard, Ward 3
Robert Weider, Ward 3

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Jan Christiansen
Peggy Kachulis
Ron Milligan
Philip Scherry, Aldermanic Liaison

Residents of the City of Rock Hill

OAKHAVEN PARK MASTER PLAN

INTRODUCTION

In fall of 2015 the City of Rock Hill engaged the services of SWT Design, landscape architects and park planners, to work with city staff and the community in assessing the condition and future needs of Oakhaven Park. The design process included two public workshop meetings and a final presentation to determine the needs of the community and review future renovation concepts.

Oakhaven Park is located at the intersection of Gilbert Avenue and Oakhaven Avenue on the northwest side of the city. The park is approximately 3.4 Acres in size and is

bordered by single family residences. The “Oak Trail” nature trail is adjacent to Oakhaven Park and is used by city residents. Park uses include tennis, picnics, playground and swings, unprogrammed open lawn, and walking loop trail.



CHAPTER ONE

1

PROJECT UNDERSTANDING

EXISTING CONDITIONS

Oakhaven Park is comprised of two city-owned parcels, the east parcel of approximately 2.4 acres contains the existing developed park and the west parcel, approximately 1 acre in size, is undeveloped property to be added to the existing park in this master plan. The park includes one picnic shelter, four tennis courts, a playground with swings area, and a comfort station. The playground is primarily designed for children under the age of five. Parking for 15 vehicles is located along the north edge of the park on Oakhaven Avenue.

Three sides of the west parcel are heavily wooded and overgrown with invasive honeysuckle. In order for the woodland to become more of an amenity within the park, a honeysuckle remediation plan should be considered to clear out the thick understory and replaced with native Missouri woodland plants. This should be done with the utmost caution due to the approximately 25 feet of grade change that begins just inside the woodland and proceeds west to the creek.



CHAPTER TWO

2

CONCEPT DEVELOPMENT

PUBLIC PROCESS AND FORUM

The first public forum included a public input session held in the park on October 15, 2015. This session included discussion and review of concept bubble diagrams for general size and scale of potential components. A majority of input from those in attendance was focused on maintaining and improving existing park amenities and concerns about safety of an expanded park. Other feedback on October 15, and much of the online input, focused on enhancing and expanding the park amenities while keeping in mind the neighborhood scale and use of this park. Plans of the park program diagrams and a link to an online input form were posted on the city's website for the community to review and provide comments. A summary of the comments received from the community is provided in the appendix.

On November 19, 2015, SWT Design presented a refined concept plan for Oakhaven Park based on city staff and resident comments received at the first input meeting and online. The concept was generally met with approval from city staff, commission members, and city residents. This concept was posted on the city website and is included on page 8. Feedback received regarding this concept is included in the Appendix.

The final master plan was presented at public forum #3 on December 16, 2015.



DEVELOPMENT OF CONCEPT

A master plan was developed based on input from city staff and the community and presented on November 19, 2015. The concept plan takes into account accessibility, safety, maximizing and centralizing amenities unique to the park, enhancing the visibility of the park from Gilbert Avenue and Oakhaven Drive, improving and expanding the playground, and expanding community user groups in the park. The following is a listing of program items for the park:

1. Open Play Lawn
2. Exercise Stations (5)
3. Resurfaced/Renovated Tennis Courts
4. Small Picnic Shelter
5. Expanded Playground
6. Playground Transition Point
7. Boulder Retaining Wall
8. Large Shelter with Restrooms and Storage
9. Open Lawn Area/Potential Future Parking
10. Realigned Parking Area with Permeable Pavement
11. Vehicular Turn-around
12. Connection to Existing Nature Trail
13. Memorial Garden
14. Split Rail Fence



CHAPTER THREE

3

FINAL DESIGN

FINAL MASTER PLAN

A final plan was created based on feedback received at, and following the November 19, 2015 meeting and presented on December 16, 2015. An opinion of cost to construct the improvements was created and reviewed with city staff. Below is a list of program items for the park:

1. Open Play Lawn
2. Exercise Stations (5)
3. Renovated Tennis Courts
4. Small Picnic Shelter
5. Expanded Playground
6. Playground Transition Point
7. Boulder Retaining Wall
8. Shelter with Restrooms and Storage
9. Open Lawn/Potential Future Parking
10. Realigned Parking Area with Permeable Pavement
11. Vehicular Turn-around
12. Connection to Existing Nature Trail
13. Memorial Garden
14. Split Rail Fence
15. Multipurpose Court (Optional)

Optional Court Configuration





Paved Walking Trail



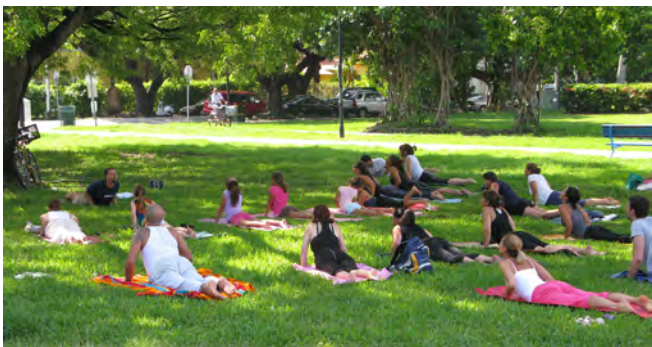
Tennis Courts with Updated Lighting



Playground



Fitness Station



Open Play Area



Open Play Lawn



Playground



Boulder Wall



Multi-purpose Court



Kiosk for Nature Trail



Shelter with Restroom and Storage Area



Water Play



Playground

PHASING OPPORTUNITIES DIAGRAM





Oak Haven Park

Rock Hill, MO
SWT Design Project # 20278.01

Revised: November 12, 2015

Landscape Design Cost Opinion

Numbers based upon Revised Site Plan dated November 12, 2015

1 Hardscape

Item	Quantity	Unit	Unit Cost	Subtotal
Standard Concrete Walks	21,175	sf	\$6.50	\$137,637.50
Resurface Tennis Courts	23,145	sf	\$6.50	\$150,442.50
Permeable Paving Parking Area	3,775	sf	\$25.00	\$94,375.00
Asphalt Paving & Striping	3,310	sf	\$5.50	\$18,205.00
Concrete Curb	550	lf	\$22.00	\$12,100.00
12" Concrete Band Separating Asphalt & Permeable Paving	210	lf	\$25.00	\$5,250.00
Boulder Retaining Wall	1,300	sf/f	\$45.00	\$58,500.00
			Subtotal	\$476,510.00

2 Landscape

Item	Quantity	Unit	Unit Cost	Subtotal
Canopy Trees	22	3" Cal.	\$600.00	\$13,200.00
Flowering Trees	20	2" Cal.	\$400.00	\$8,000.00
Planting Area (Shrubs, Perennials, Amended Topsoil, and Mulch)	6,000	sf	\$4.50	\$27,000.00
Turf (assumed some topsoil can be salvaged from site)	52,500	sf	\$0.65	\$34,125.00
			Subtotal	\$82,325.00

3 Demolition & Site Prep

Item	Quantity	Unit	Unit Cost	Subtotal
Demolition & Tree Removal	1	al	\$25,000.00	\$25,000.00
Grading & Earthwork	1	al	\$15,000.00	\$15,000.00
			Subtotal	\$40,000.00

4 Miscellaneous

Item	Quantity	Unit	Unit Cost	Subtotal
Shelter & Restroom Building	1	al	\$300,000.00	\$300,000.00
Shelter at Playground	1	al	\$40,000.00	\$40,000.00
Drinking Fountain	1	al	\$10,000.00	\$10,000.00
Playground Equipment	1	al	\$200,000.00	\$200,000.00
Resilient Surfacing with Concrete Base and storm connections	7,725	sf	\$25.00	\$193,125.00
Concrete Band at Playground Perimeter	365	lf	\$22.00	\$8,030.00
Tennis Court Fence	500	lf	\$43.65	\$21,825.00
Tennis Court Lighting	1	al	\$250,000.00	\$250,000.00
Perimeter Splitrail Fence	300	lf	\$20.00	\$6,000.00
			Subtotal	\$1,028,980.00

5 Irrigation

Item	Quantity	Unit	Unit Cost	Subtotal
Irrigation	6,000	sf	\$1.00	\$6,000.00
			Subtotal	\$6,000.00

8% Overhead & Profit	\$130,705.20
6% Mobilization	\$98,028.90
10% Construction Contingency	\$163,381.50
Construction Total:	\$2,025,930.60

9% Design & Bidding Fees	\$161,747.69
6% Construction Administration Fees	\$107,831.79
Grand Total:	\$2,295,510.08

* Cost Opinion does not include site lighting, site utilities, earthwork, or design fees.

KEY

ea. - each
lf. - linear foot
ls. - lump sum
sf. - square foot
al. - allowance

sf/f - square foot of wall face
cy. - cubic yard
sy. - square yard
N.L.C. - not in contract
Cal. - caliper
Ht. - height

CHAPTER FOUR

4

APPENDIX

1. October 15, 2015 Public Forum #1 (Pg. 16-27)
 - a. Notes
 - b. Feedback
2. November 19, 2015 Public Forum #2 (Pg. 28-40)
 - a. Presentation
 - b. Public Feedback Form
3. December 16, 2015 Final Plan Presentation (Pg. 41-46)
 - a. Presentation



1 Central Shelter



2 Expanded Playground - Nature Play



3 Splash Pad



4 Permeable Paving Parking Lot



CONCEPT PLAN A



5 Concrete Loop Trail



6 Game / Play Lawn



7 Permeable Paving Parking Lot



8 Trailhead with Signage and Bench

CONCEPT PLAN A

OAKHAVEN PARK AND OTT PROPERTY ROCK HILL, MO

OCTOBER 15, 2015

SWTDESIGN



1 Shelter with Restroom



2 Loop Trail Switchback



3 Small Picnic Shelter



4 Game Lawn



CONCEPT PLAN B



5 Expanded Playground



6 Trailhead



7 Permeable Paving Parking Lot



8 Fitness Station Along Loop Trail

CONCEPT PLAN B

OAKHAVEN PARK AND OTT PROPERTY ROCK HILL, MO

OCTOBER 15, 2015

SWTDESIGN

KEEP IN MIND TAXES



Central Shelter



Expanded Playground - Nature Play



Splash Pad



Game Lawn



CONCEPT PLAN A

CONCEPT PLAN A
OAKHAVEN PARK AND OTT PROPERTY ROCK HILL, MD

No additional parking.
No expansion of parking in back
if, adding a shelter place more in middle or front
Keep 4 courts since you are losing them at Rock Hill Park
No, or NOT ELIMINATE ANY MORE OF GREEN EXPENSE
IT IS A PARK
NOT A BACKWARD DEVELOPMENT
DESIGNED FOR ENTERTAINING



Concrete Loop Trail



Game / Play Lawn



Permeable Paving Parking Lot



Trailhead with Signage and Bench

October 15, 2015



Shelter with Restroom



Loop Trail Switchback



Small Picnic Shelter



Game Lawn



CONCEPT PLAN B

CONCEPT PLAN B
OAKHAVEN PARK AND OTT PROPERTY ROCK HILL, MD

A - not expanding parking so much, esp. in locations shown
like looping paths
Make sure that the OTT property is fenced in or Ditto



Expanded Playground



Trailhead



Permeable Paving Parking Lot



Fitness Station Along Loop Trail

October 15, 2015

Rock Hill Oakhaven Park and Ott Property Master Plan - Public Input

Q1 What amenities / activities within Oakhaven Park do you and your family currently enjoy? What about these amenities brings you back to this park?

Answered: 56 Skipped: 0

#	Responses	Date
1	The playground with lots of green space. The pavilion is great for birthday parties.	10/26/2015 9:22 AM
2	I like that it's so close and the nature trail is very unique to have. All the facilities are very outdated and for how large the park is it is hardly ever used. I'm often the only one there.	10/25/2015 7:17 PM
3	Green space, play ground, tennis courts, dog walking, nature trail	10/24/2015 8:30 AM
4	I take my grandchildren to the playground.	10/24/2015 8:18 AM
5	We really enjoy the woody area, creek and tennis courts! My boys love to explore and this gives them the ability to go into the "woods" and we like to ride our bikes on the tennis courts without worrying about traffic in the street.	10/22/2015 2:56 PM
6	Playground, covered picnic area, shade provided by surrounding trees.	10/22/2015 11:34 AM
7	Playground	10/22/2015 11:02 AM
8	Playground, Nature Trail, Pavilion	10/22/2015 10:56 AM
9	I enjoy those walking their dogs, tennis playing, and the children, as well as the benches and picnic tables (at their current location). When they had picnic tables at the back of the park, the kids would hang out there and do drugs, as well as run through our yard when the police came.	10/19/2015 3:49 PM
10	We visit the playground often.	10/19/2015 9:40 AM
11	tennis courts, free pavilion rental for gatherings	10/19/2015 8:36 AM
12	We like that is a quiet, small neighborhood park where usually everybody knows everybody else. It's a great place to just run into neighbors and catch up. We like the wide open green spaces to fly kites, toss a frisbee or just sit and watch the wild life. Oak Haven is a serene and beautiful park. We also use the tennis courts however they are sometimes full. Warson Woods and Ladue charge their residents to use the courts at their parks so they use Oak Haven's for free.	10/18/2015 6:36 PM
13	The woods and trail that make the Ott Property accessible from Berry Road are wonderful. Please don't change that, if possible. It's so nice to not have to walk around on Gilbert. We also love the tennis courts. Thanks!	10/18/2015 10:04 AM
14	Playground, riding bikes on the tennis courts	10/17/2015 5:03 PM
15	I like to go sit and enjoy the peace of Nothingness in the Ott area. It is a beautiful and quiet spot in the world of which there are very few. I would hate to lose that feature completely, but I do agree that the park is not being used to its best potential the way it is now. I do not want to see the park lose its private feel -like it's just for the Rock Hill residents, the general public doesn't really know about it! I'd really like to keep it that way!	10/17/2015 4:51 PM
16	The walking trail and tranquility of the park. Peaceful and green.	10/17/2015 4:07 PM
17	I used the tennis courts many years ago, but currently we do not use the park, the playground is for small kids, my granddaughter prefers Hudson Elementary.	10/17/2015 3:15 PM
18	we like the play equipment and the quiet seclusion of this park. I wish the upkeep of the nature trail was better. I am concerned about erosion of the hill leading down to the stream and hope that that is taken into serious consideration	10/16/2015 7:46 PM
19	playground/ picnic area tennis dog walking	10/16/2015 9:35 AM
20	Tennis courts, open space	10/15/2015 10:08 PM
21	We love that it's so quiet and close - I know the goal is to get more people there but one thing I like is being able to have my 3 little kids there and not worry they will get trampled by big kids or lost like they do at bigger parks like tilles	10/15/2015 9:55 PM
22	Pavilion and bathroom	10/15/2015 6:01 PM
23	We love the tennis courts, pavilion and the bike path!	10/15/2015 4:45 PM

Rock Hill Oakhaven Park and Ott Property Master Plan - Public Input

24	Tennis courts. Close to home.	10/15/2015 3:17 PM
25	We love the little path and park. It's nice that it's small and secluded so it keeps that neighborhood feel.	10/15/2015 2:12 PM
26	Playing tennis and walking our dog. The tennis courts, which need some maintenance and improvements, are always available and have lights so that you can play after dark.	10/15/2015 12:03 PM
27	Tennis courts, walking path	10/15/2015 10:51 AM
28	Playing on the playground equipment and playing catch in the grass (3 yr old daughter)	10/15/2015 8:03 AM
29	none	10/14/2015 12:03 PM
30	We walk dogs! Would love a dog park!	10/13/2015 8:57 AM
31	playground, green space, tennis courts, picnic shelter, restrooms Proximity, cleanliness, upkeep	10/9/2015 10:09 PM
32	Playground and tennis courts	10/9/2015 7:55 PM
33	Tennis courts, trees, walking trail	10/9/2015 7:53 PM
34	Playground Nature trail	10/9/2015 3:53 PM
35	The playground structure is small enough for 18mos old kids to use but still fun for older kids. We also enjoy all the green space and all the shade. (Very important in the summer!!) We like that the park is relatively unknown and we are often the only visitors.	10/8/2015 5:09 PM
36	Tennis, playground shelter.	10/8/2015 11:21 AM

Rock Hill Oakhaven Park and Ott Property Master Plan - Public Input

Q2 What would you like to see in Oakhaven Park? This could include existing park features that are important to remain, items to be removed, items to be added, and/or items to be mindful of when planning the future of Oakhaven Park.

Answered: 35 Skipped: 1

#	Responses	Date
1	A splash pad would be great! We don't need a dog park since there is so much green space already. An enhanced playground and additional pavilion space would be nice also.	10/26/2015 9:22 AM
2	Definitely redo playground, something with water would be fun. The tennis court lights are loud and shine in homes when trees are bare. I think Oakhaven needs to become a space that people with kids want to use to make it safer, more fun and bring the community together. I live right by it and don't use it much because it's run down and feels desolate and does not give the kids social interaction when we're the only ones there. The nature trails are cool but need to be used more to keep them safe and traffic will trample weed growth.	10/25/2015 7:17 PM
3	Basketball goals with hoops, the ones at Hudson school are often unavailable due to people using the black top for parking during games/events	10/24/2015 8:30 AM
4	Existing items to remain but a different set of swings.	10/24/2015 8:18 AM
5	I would like the woody area and tennis courts to remain. I do not feel like the playground is super safe for my children to play independently sometimes, I'd like to see playground equipment for younger children (1-4).	10/22/2015 2:56 PM
6	Please keep existing features (picnic, tennis courts, playground), and add: splash pad or playground for older kids (8-12).	10/22/2015 11:34 AM
7	Splash pad would be nice	10/22/2015 11:02 AM
8	Sports Court in place of Tennis Courts Rubber Surfaced Playground Bigger pavilion	10/22/2015 10:56 AM
9	The current amenities are great.	10/19/2015 3:49 PM
10	Rubberized floor on the playground, with a younger baby/toddler playground area. Larger pavilion area with more picnic tables. Double swing for baby and mother (like the new one in Tilles Park). New bathroom facilities. Doggie bag stations. Fewer tennis courts.	10/19/2015 9:40 AM
11	new playground, walking path, dog park, splash pad	10/19/2015 8:36 AM
12	Please don't reduce the number of tennis courts. They are already crowded. Handicap accessible playground.	10/18/2015 6:36 PM
13	Bathrooms.	10/18/2015 10:04 AM
14	Lights, get rid of the wood chips, poison ivy patrol!	10/17/2015 5:03 PM
15	Remove two of the tennis courts, add a bit more parking, add a walking path around the entire area, including Ott, keep bathrooms, keep and add more benches, definitely keep dog refuse supplies and trash area. Kids playground is awesome too!	10/17/2015 4:51 PM
16	Oak haven park is nice but never maintained. Instead of trying to expand or change the park, let's just improve the lighting and maintain what we have.	10/17/2015 4:07 PM
17	I would love to see a nature walk and a splash pad for kids. I think the tennis courts could go and updated playground equipment for a wider age range would improve traffic to the park.	10/17/2015 3:15 PM
18	a dog park! Maybe the empty lot that sits adjacent to the park on the west? Or, include Oakhaven Trail as part of dog park Be mindful of mulch/layering under equipment, this is very dangerous & is frequently under mulched for protection of falls from equipment.	10/16/2015 9:35 AM
19	Tennis court with lights, pavilion, playground, walking trail, maintain some forest, native plantings, restrooms, fence around park, maybe some benches near the tennis court.	10/15/2015 10:08 PM
20	Equipment upgrades, specifically things that are easier for the under 5 crowd	10/15/2015 9:55 PM

Rock Hill Oakhaven Park and Ott Property Master Plan - Public Input

21	i would like some,not all, of the tennis courts to become basketball courts	10/15/2015 6:01 PM
22	We really would love to see that the tennis courts remain and are maintained and usable. The bathrooms could use some TLC and regularly cleanings and regular restocking of supplies. A water feature sure would be nice!	10/15/2015 4:45 PM
23	Would LOVE to see an area dedicated to a dog park.	10/15/2015 3:17 PM
24	New playground equipment along with new place surface, no more mulch. The bathrooms rarely have to let paper and are in need of a face lift.	10/15/2015 2:12 PM
25	The tennis courts should remain. Extending the walking paths that already exist along the creek.	10/15/2015 12:03 PM
26	Green Space, natural landscape, swings	10/15/2015 10:51 AM
27	Need to have: upgraded playground equipment, a perimeter walking/biking path, nice restroom facilities. Like to have: fitness stations along the perimeter path, a children's water feature would be nice, a sand volleyball court would be awesome	10/15/2015 8:03 AM
28	removal of tennis courts, lighted walking and playing area	10/14/2015 12:03 PM
29	A dog park!	10/13/2015 8:57 AM
30	keep green space, tennis courts, picnic shelter perhaps larger picnic shelter with more tables additional swings add a fishing lake additional play equipment for older kids	10/9/2015 10:09 PM
31	Tennis courts must stay. A basketball court might be nice More swings (my kids)	10/9/2015 7:55 PM
32	A big part of this parks appeal is that it is a small neighborhood park. I think this has to stay like this to keep the park enjoyable.	10/9/2015 7:53 PM
33	Beter link to the nature trail	10/9/2015 3:53 PM
34	We really like the existing play structure. I also like how the play area is small and contained, making it easy to watch kids play. And we love that the structure is in the shade!	10/8/2015 5:09 PM
35	repair tennis courts, electricity for shelter.	10/8/2015 11:21 AM

Rock Hill Oakhaven Park and Ott Property Master Plan - Public Input

Q3 How would you like to see the park expanded with the addition of the Ott Property located west of the existing park?

Answered: 35 Skipped: 1

#	Responses	Date
1	A walking path around the entire space would be great. Paved would be even better!	10/26/2015 9:22 AM
2	Opening the tree line to make it connected, I like the full circle path. We would use exercise stations. I wish it could be a dog park. Maybe picnic tables with a bbq pit on the north end for parties.	10/25/2015 8:17 PM
3	Better trail, green space with native plants, keep parking to a minimum. We'd like this to remain a neighborhood park that we walk to from our homes which encourages healthy movement outdoors.	10/24/2015 8:30 AM
4	Maybe another shelter and picnic tables. Also the water feature would be great.	10/24/2015 8:18 AM
5	My family would be very sad to see the woods area to go. I hope that is able to stay.	10/22/2015 2:56 PM
6	add a splash pad or playground for older kids (8-12).	10/22/2015 11:34 AM
7	Please do not clear the trees included on the west part of the OTT Property... Rain Gardens to help curb flood water rushing down the hill into the creek below... a more prominent entrance/connection to the Oak Park trails to the north	10/22/2015 11:02 AM
8	Love a Dog park Maybe some of those workout stations like at Tilles Better bathrooms	10/22/2015 10:56 AM
9	Think that more walking trails would be good, not sure what else. But I have great concerns concerning the teens hanging out there, especially after dark !!! I feel that if the lower part of the park is isolated, it will attract teens, NOT GOOD There definitely should NOT be parking in the Ott location. Additional parking could be added in the area currently being used, as well as, perhaps, some more along Gilbert. I also feel strongly that a tall non-climbable fence should be added on the western edge of the Ott property, to keep the children from wandering further down into the woods to the vicinity of the creek. First of all, Rock Hill could be held liable for any injuries down there, it could drive those living on Oak Haven crazy. Also, we do have wild life living in the woods at least two foxes, and a number of deer. They seem to nest down in there! Not good having the children hanging out in that area, especially if the parents aren't keeping a sharp eye on them !!!	10/19/2015 3:49 PM
10	Fenced in dog park. Built in fire pit area. Walking path with exercise equipment.	10/19/2015 9:40 AM
11	a Rock Hill dog park would be amazing!!!!	10/19/2015 8:36 AM
12	Walking path added. Please do not convert the green space to a ball field. This would limit the activities, increase noise and traffic on an already busy street and detract from the natural beauty of the park.	10/18/2015 6:36 PM
13	Keep it wild.	10/18/2015 10:04 AM
14	Dog park? More area to ride bikes, a bonfire area?	10/17/2015 5:03 PM
15	PLEASE consider making a smallish or longish DOG PARK for residents only. We have NO enclosed place anywhere around here like this and there is a HUGE population of dog-owners in this area!!! OR make a BIG pond/lake with stocked fish and the walking trail around the perimeter!	10/17/2015 4:51 PM
16	More walking trails, basketball court.	10/17/2015 4:07 PM
17	Nature trails, well maintained, perhaps some benches along the trail. Keep it as natural as possible, be careful when culling trees.	10/17/2015 3:15 PM
18	See above,(Dog Park) this would definitely become an asset for this area. The fees that are collected could offset any maintenance costs.	10/16/2015 9:35 AM
19	Extended walking trails, open play space, maintain trees	10/15/2015 10:08 PM
20	Dog park would be amazing!	10/15/2015 9:55 PM
21	more playground equipment! Water play feature for the summer months	10/15/2015 6:01 PM
22	Perhaps a baseball or soccer field or an extended bike path?	10/15/2015 4:45 PM
23	Again. Dog park?	10/15/2015 3:17 PM

Rock Hill Oakhaven Park and Ott Property Master Plan - Public Input

24	Outdoor work put equipment, larger playground, additional rentable shelter.	10/15/2015 2:12 PM
25	A municipal swimming pool. An all sports court. A community bonfire area.	10/15/2015 12:03 PM
26	Green Space, natural landscape	10/15/2015 10:51 AM
27	Perimeter path should definitely encompass the entire park property. I'd have to see the Ott property to see if it was big enough/level enough for anyone kind of playing field.	10/15/2015 8:03 AM
28	lighted area for evening dog walking	10/14/2015 12:03 PM
29	Ott property would be ideal for a dog park!	10/13/2015 8:57 AM
30	walking trail dog park fishing lake	10/9/2015 10:09 PM
31	I would not like to see the park expanded into that lot! Living across the street we have enough problems with kids hanging around at inappropriate times doing inappropriate things!	10/9/2015 7:55 PM
32	The only expansion that makes sense is to move the tennis courts to the ott property and remove from where they are now.	10/9/2015 7:53 PM
33	Splashpad	10/9/2015 3:53 PM
34	The paved path could be expanded.	10/8/2015 5:09 PM
35	Walking area	10/8/2015 11:21 AM

Rock Hill Oakhaven Park and Ott Property Master Plan - Public Input

Q4 What other parks within Rock Hill or other communities do you and/or your family enjoy visiting? What amenities bring you to these parks?

Answered: 32 Skipped: 4

#	Responses	Date
1	Larson Park for the great playground and beautiful landscaping. Tilles Park for the splash pad and walking space. Des Peres Park for the split playgrounds and walking space also. Shaw Park for the playground.	10/26/2015 9:22 AM
2	I like Larson Park for the large climbers, rubber surface, easy parking, clean bathroom, open populated non-creepy atmosphere and the interaction with others that visit it. Southwest park has a neat water feature that is more science, creek like, not to get wet in.	10/25/2015 7:17 PM
3	Tillis primarily for the jogging/walking path and of course Forest Park for the zoo and museums	10/24/2015 8:30 AM
4	Tilles Park the water feature and playground.	10/24/2015 8:18 AM
5	We enjoy Tilles Park (safe for younger children, spray park), Kirkwood Park (sandbox, climbing wall and equipment that younger kids can play on).	10/22/2015 2:56 PM
6	Tilles Park (splash pad & playground equipment for various ages) Larson Park ((splash pad & playground equipment for various ages, walking paths, ample shade)	10/22/2015 11:34 AM
7	Larson park and Tilles Park	10/22/2015 11:02 AM
8	Royal Oaks Park in Warson Woods Larson Park in Webster Groves Blackburn Park in Webster Groves	10/22/2015 10:56 AM
9	Tilles and Des Peres Parks open areas and paths and playground	10/19/2015 3:49 PM
10	Tilles Park-splash pad and baby/toddler playground with rubberized floor, double swing for baby and mother, clean bathrooms with baby changing area. Warson Woods pool playground-rubberized floor, swing for baby, doggie bag stations, fire pit area for fall festival.	10/19/2015 9:40 AM
11	a high quality playground for the kids is the biggest draw to a park for us	10/19/2015 8:36 AM
12	Blackburn park for the trees and natural beauty. Stroup Park to fly kites but it is usually busy with sports activities. Memorial Park in Warson Woods for the trees.	10/18/2015 6:36 PM
13	We also like the park that is just past Oakhaven park. The wooded trails. Can't remember the name of the park.	10/18/2015 10:04 AM
14	Tilles, splash pad, shade at the Warson woods tennis/pool park Des Peres the climbing wall and walking trails	10/17/2015 5:03 PM
15	Maryland Heights Dog Park, the gorgeous and extensive walking paths at Des Peres park,	10/17/2015 4:51 PM
16	I like Stroup, but it is poorly maintained at best. Let's start maintaining that park and actually put in 3 baseball fields.	10/17/2015 4:07 PM
17	We live across from Hanley Park and often play over there. We live the gazebo and picnic area.	10/17/2015 3:15 PM
18	All of them, we love the park amenities & esp that they're free for us!	10/16/2015 9:35 AM
19	Rohan woods school playground - close and cool equipment Southwest park and Blackburn - Quiet and equipment for the little kids	10/15/2015 9:55 PM
20	tillis park-water and big play area Royal oaks-fire pit, play structure is fun	10/15/2015 6:01 PM
21	Larson Park was always a favorite when my kids were younger b/c it was away from the street and had a great playground/pavilion. We also have enjoyed Des Peres park b/c of the tennis courts and great bike path.	10/15/2015 4:45 PM
22	Tilles. Tennis courts. Running trail.	10/15/2015 3:17 PM
23	Warson Woods - their pool, tennis courts and bonfire area.	10/15/2015 12:03 PM
24	Tilles Park, water scape, playground, walking path, nature	10/15/2015 10:51 AM
25	Tilles Park for the playground and water feature. Warson Woods swim club for the playground. Deer Creek Park for the playground and volleyball court.	10/15/2015 8:03 AM

Rock Hill Oakhaven Park and Ott Property Master Plan - Public Input

26	none whatsoever - and I wish the police would go down Rockman Place between 4-5 pm each weekday to see all of the children playing in the streets and ignoring the park 1 block away!	10/14/2015 12:03 PM
27	Tilles Park; its so open and shady!	10/13/2015 8:57 AM
28	Tilles Park-fishing, water play area, play equipment that is designed for older children, walking path	10/9/2015 10:09 PM
29	We don't go to the other one.	10/9/2015 7:55 PM
30	Greensfelder, Queeny...cool playgrounds for older kids too.	10/9/2015 7:53 PM
31	Tilles Park - Splash Pad, Walking trails, Large fields	10/9/2015 3:53 PM
32	Larson Park - Webster Groves: small contained play space making it easy to supervise kids Beirnie Park - Creve Coeur: a little larger, lots of climbing stuff, easy to supervise kids We do not like Tilles Park because the playground is too spread out and it is easy for little kids to wander.	10/8/2015 5:09 PM

Rock Hill Oakhaven Park and Ott Property Master Plan - Public Input

Q5 Please provide any additional comments or suggestions for the Oakhaven Park and Ott Property master plan.

Answered: 21 Skipped: 15

#	Responses	Date
1	Please don't close off access from Twinbrook. I don't want to see kids forging own access thru private woods or having to walk in the street ALL the way around. Ideally open up that back corner where gate is locked and make nice ramp curve onto Twinbrook. There are A LOT of kids that live that direction and this would make a safe easy access for them.	10/25/2015 7:17 PM
2	We drive so many places. It's wonderful that our section of Rock Hill is very walkable and safe. Our kids run all over the place without worry. Let's use this opportunity to secure that benefit with a plan to better a park for the health of current residents not bring others in for sporting events.	10/24/2015 8:30 AM
3	Again, we would HATE to see the woods go.	10/22/2015 2:56 PM
4	Be sure to include more parking	10/22/2015 10:56 AM
5	Keep in mind, the kids tend to seek out isolated areas to do their drugs . . . and have sex Know this, as do most of us living in the area. WE HAVE, AND CONTINUE TO SEE THIS, SINCE OAKHAVEN PARK WAS CREATED !! At the current time, a car drives into the Ott area after dark and the kids get out of the car ALSO Would it be possible to post a sign stating that access to the park is not permitted after dusk? Except for those playing tennis? And the police could occasionally check this out ? ? ? ?	10/19/2015 3:49 PM
6	I feel the biggest improvement would be a rubberized floor for the playground instead of woodchips. A dog park in the ott property would be wonderful!	10/19/2015 9:40 AM
7	please make sure that plans do not eliminate the privacy that the woods surrounding the park currently provides for residents of the surrounding houses.	10/19/2015 8:36 AM
8	Rather than expanding I would like to see better maintenance of the things that are already there. Also better patrol of the area and enforcement of the dawn to dusk (which if the tennis courts close at dusk - why the lights?). Better enforcement of the dog leash laws, We are dog owners and twice have witnessed small children knocked down by large, off-leash dogs. I am not a fan of connecting bathrooms to a pavilion. Do you have a bathroom in your kitchen or dining room? Also makes it awkward if someone rents the pavilion. I think traffic along Gilbert needs to be a consideration. Drivers already blow off the stop sign at Gilbert and Oak Haven. Gilbert is already a busy street especially during drop off/pick up at Hudson and in the evening. Oak Haven is embedded in a neighborhood. It is not like Blackburn or Larson Parks that are just off busy, main thoroughfares. And as a neighborhood park, I don't think more parking needs to be added. I would like first preference for use of the tennis courts be given to Rock Hill residents. I also fear that, given the deterioration of the current equipment and inadequate policing of the area, enlarging the park and attracting more people from outside the neighborhood will only compound the existing problems making Oak Haven Park a nuisance for those living around it versus the beautiful, quiet natural respite that it is.	10/18/2015 6:36 PM
9	I. Used to love the nature trail, I'd like that to be more accessible again. More seating areas so if someone else is there you are not on top of them.	10/17/2015 5:03 PM
10	Dog Park, Fishing Lake, Perimeter Walking Path- all ADA accessible!	10/17/2015 4:51 PM
11	I do not think anything has changed from the 2008 survey or the 2011 greenway plan. Let's actually complete some of these initiatives instead of trying to come up with new ones. Every survey of the RESIDENTS of rock hill is the same...more walking trails, more parks, more green spaces. We have the perfect opportunity to actually give the residents what they have stated several times that they want, why are we even discussing doing anything else?!!	10/17/2015 4:07 PM
12	Thank you for asking for input.	10/17/2015 3:15 PM
13	It would be nice to update the bathrooms, they're kind of dated. Maybe a Capital Campaign? And, there are several people in nearby communities that use Oakhaven (ie Ladue, Brentwood, Warson wood, etc.) If a Dog Park were to develop, I think that they should have to pay an extra fee if they're not Rock Hill citizens. In addition, the landscaping is very outdated & needs improvements. Poison Ivy is rampant & needs constant vigilance to control.	10/16/2015 9:35 AM

Rock Hill Oakhaven Park and Ott Property Master Plan - Public Input

14	Appreciate the idea of upgrading the park with new tennis courts, maintaining all four, redoing the restroom and pavilion. Do not recommend adding another parking lot further into the park or a second pavilion. Do not recommend the water play feature. Fitness stations around the trail may be considered, suggest a few benches or seating be strategically located near the tennis court and play areas and along the trails. Strongly suggest fencing around the perimeter as currently exists and expanded to include the Ott property. The drawings looked nice but have concerns about adding parking further into the park and a second pavilion with after hours security.	10/15/2015 10:08 PM
15	an area to explore nature	10/15/2015 6:01 PM
16	The perimeter path could be left unshovelled in the winter and promoted as a snowshoe path.	10/15/2015 8:03 AM
17	parking spaces, biking paths - encourage children and dog walkers to safely utilize the community space	10/14/2015 12:03 PM
18	Please put in a dog park!	10/13/2015 8:57 AM
19	Please also remember the traffic situation! Parties at the park are already a difficult situation.	10/9/2015 7:55 PM
20	Traffic in the park is already very tight. There is little that could be done that would help this without destroying the beauty and appeal of this park.	10/9/2015 7:53 PM
21	We love Oak Haven. We walk to it all the time. We live having a small neighborhood park!	10/8/2015 5:09 PM

Oakhaven Park Master Plan

Concept Plan Review

November 19, 2015



Shannon Mahoney, ASLA
Project Manager

Jay Wohlschlaeger, ASLA, RLA
Principal-in-Charge

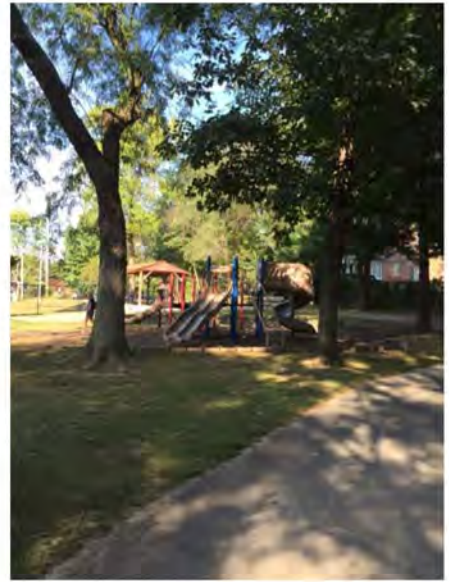


OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO



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- Project Initiation / Data Collection
 - Oct. 15, 2015 Public Meeting
 - Online Input – Survey Monkey
- **Concept Design**
- Final Master Plan
 - Dec. 2015



OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO




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ONLINE INPUT

- Open October 5 - October 30
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- 36 Responses
- Survey Included Five Questions:
 1. What amenities / activities within Oakhaven Park do you and your family currently enjoy? What about these amenities brings you back to this park?
 2. What would you like to see in Oakhaven Park?
 3. How would you like to see the park expanded with the addition of the Ott Property located west of the existing park?
 4. What other parks within Rock Hill or other communities do you and/or your family enjoy visiting? What amenities bring you to these parks?
 5. Please provide any additional comments or suggestions for the Oakhaven Park and Ott Property master plan.

OAKHAVEN PARK MASTER PLAN | Rock Hill, MO





QUESTION 1

What amenities / activities within Oakhaven Park do you and your family currently enjoy? What about these amenities brings you back to this park?


Pro:

- Tennis – availability and lighting
- Playground – good for small kids
- Shade – natural setting of the park
- Shelter – good space for gatherings
- Trails – proximity to nature trail
- Quiet – neighborhood park

Con:

- Outdated
- Under Utilized
- Erosion Issues on Hillside to Creek
- Lack of Upkeep

OAKHAVEN PARK MASTER PLAN | Rock Hill, MO



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QUESTION 2

What would you like to see in Oakhaven Park? This could include existing park features that are important to remain, items to be removed, items to be added, and/or items to be mindful of when planning the future of Oakhaven Park.

Pro:

- Splash Pad
- Dog Park
- Basketball Court
- Upgrade Play Area
- Upgrade Picnic Shelter
- More Picnic Tables
- Better Maintained Restrooms
- Green Space
- Expand Walking Trail
- Electricity at Picnic Shelter



Con:

- Current Playground Feels Unsafe
- Court Lights are Loud and Shine into Homes
- Poison Ivy
- Need Maintenance
- Tennis Courts Aren't Used

OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO

**QUESTION 3**

How would you like to see the park expanded with the addition of the Ott Property located west of the existing park?

Pro:

- Walking Trail
- Dog Park
- Fitness Stations
- Green Space
- Expanded Playground

Con:

- Isolated Areas Draw Teens
- Keep Parking Area Down to a Minimum
- Keep Wooded Area



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OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO

QUESTION 4

What other parks within Rock Hill or other communities do you and/or your family enjoy visiting? What amenities bring you to these parks?

- Tilles Park – Splash Pad, Trails, Playground, Open Area
- Larson Park – Playground, Landscape, Pavilion
- Des Peres Park – Playground, Trails, Tennis Courts
- Warson Woods Park – Pool, Tennis Courts, Playground
- Southwest Park – Water Play, Quiet, Playground
- Blackburn Park – Natural Beauty, Trails, Playground



QUESTION 5

Please provide any additional comments or suggestions for the Oakhaven Park and Off Property master plan.

Pro:

- Access from Twinbrook
- Soft Surface Playground
- Nature Trail / Seating
- Dog Park
- Perimeter Path
- Lake (Fishing)
- Update Restrooms
- Update Landscape
- Fitness Stations
- Keep Woodlands



Con:

- Outsiders
- Connected Restrooms to Shelter
- Consider Increased Traffic Along Gilbert
- Poison Ivy

OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO



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PUBLIC MEETING #1

OCTOBER 15, 2015 PROGRAM DIAGRAMS



CONCEPT A



CONCEPT B

OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO



PUBLIC MEETING #1- FEEDBACK ON PLANS

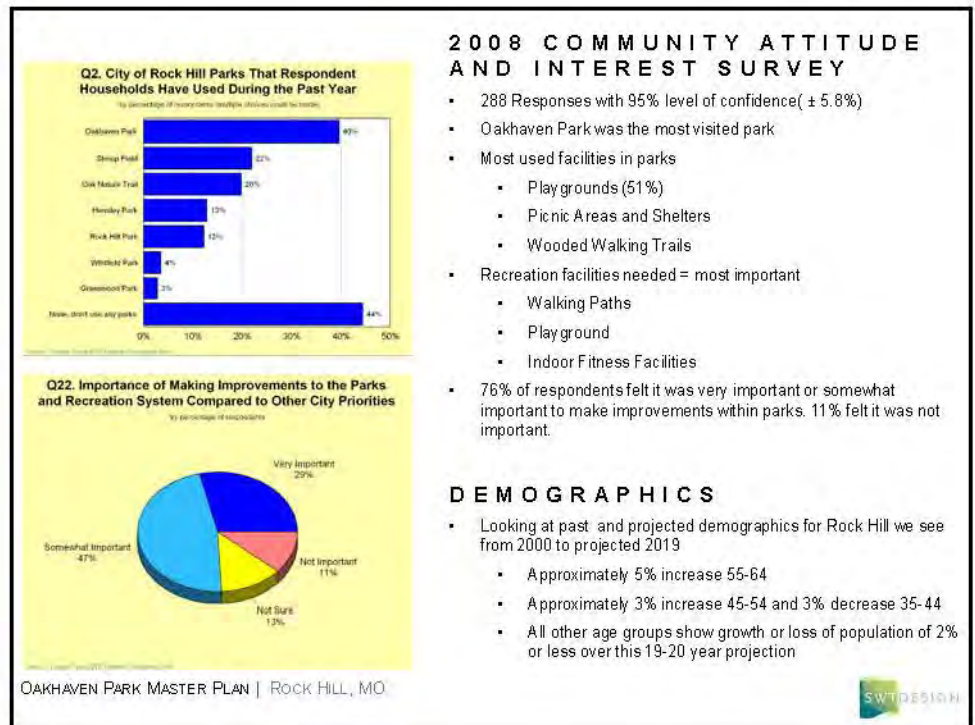
OCTOBER 15 2015 AT OAKHAVEN PARK



- Keep 4 courts since you are losing them at Rock Hill Park
- Rubber surface playground
- Do not eliminate any more of green expanse
- It is a park not a backyard or estate
- Like Looping Paths
- Fitness Stations are a good idea
- Would like to see expanded playground and open green space
- Keep in mind "taxes"

OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO







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INPUT AND DISCUSSION ITEMS - TONIGHT

- *Feedback on Concept Master Plan and Design Elements*
- *Priorities for Implementation*
- *Additional Thoughts on the Future of Oakhaven Park*



OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO



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Next Steps

- Final Master Plan Report – December 2015

OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO



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CITY OF ROCK HILL, MISSOURI

OAKHAVEN PARK MASTER PLAN

PUBLIC WORKSHOP #2 – Concept Master Plan

November 19, 2015

Your thoughts regarding the master plan for the park are very important in our effort to ensure the vision for the park meets the needs of the community. Please return this completed form on your way out this evening, or to Al Hayden, the Director of Parks and Recreation at City Hall no later than Friday December 4, 2015.

1. What do you like about the Concept Master Plan? What components of the concept would you like to see incorporated into the final master plan and why?

The walking trails extended to connect with the "ott" property and the walking trail. leaving 4 tennis courts. A few additional parking spaces along Oakhaven. Maintaining large trees & green spaces as buffer to surrounding homes. Some improved lighting is good.

2. What concerns do you have with the Concept Master Plan? What components of the concept would you not like to see incorporated into the final master plan and why?

I don't believe the parking off Gilbert is needed based on usage of the current spaces, adding that parking would eliminate green space. I would rather see that deferred to after the other improvements to see if actually needed. While not part of the plan, there was discussion about a skate board area. I oppose that concept based on noise & potential liability w injuries. Suggest adding easier access to tennis courts from closer to Gilbert.

3. What would be your priority for improvements to Oakhaven Park? Are there any items you did not see on the concept or that were not discussed that you would like to see in the master plan?

Looping trails including "ott" property
Upgrading tennis courts & lighting
Upgrading playground
Upgrading shelter & restrooms



Thank you for taking part in the master planning process.
Please return this form to City Hall no later than December 4, 2015

City of Rock Hill – Oakhaven Park Master Plan



CITY OF ROCK HILL, MISSOURI

OAKHAVEN PARK MASTER PLAN
PUBLIC WORKSHOP #2 – Concept Master Plan
November 19, 2015

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1. What do you like about the Concept Master Plan? What components of the concept would you like to see incorporated into the final master plan and why?

I like the concept of the continuous walking trail, and would like to see that implemented into the final plans.

2. What concerns do you have with the Concept Master Plan? What components of the concept would you not like to see incorporated into the final master plan and why?

No concerns, as parking spaces near Gilbert are to be removed.

3. What would be your priority for improvements to Oakhaven Park? Are there any items you did not see on the concept or that were not discussed that you would like to see in the master plan?

Just an idea to have more benches installed throughout the park. The current park only has 2 benches.



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City of Rock Hill – Oakhaven Park Master Plan



CITY OF ROCK HILL, MISSOURI

OAKHAVEN PARK MASTER PLAN

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1. What do you like about the Concept Master Plan? What components of the concept would you like to see incorporated into the final master plan and why?

Like loop trail & extra green space
Renovated tennis courts, keep four courts, maintain space between homes around the park and playgrounds
Keep existing woodland

2. What concerns do you have with the Concept Master Plan? What components of the concept would you not like to see incorporated into the final master plan and why?

Parking lot off Gilbert, would maybe add traffic and take away green space.
Don't think more parking is needed
Please keep as much open green space and trees as possible

Keep large portion fenced for kids and dogs

3. What would be your priority for improvements to Oakhaven Park? Are there any items you did not see on the concept or that were not discussed that you would like to see in the master plan?

Tennis Courts
loop trail
Added green space
restrooms & shelter
playground



Thank you for taking part in the master planning process.
Please return this form to City Hall no later than December 4, 2015

City of Rock Hill – Oakhaven Park Master Plan



Oakhaven Park Master Plan

Final Design Presentation

December 16, 2015



Shannon Mahoney, ASLA
Project Manager

Jay Wohlschlaeger, ASLA, RLA
Principal-in-Charge



OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO



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- **Project Initiation / Data Collection**
 - Oct. 15, 2015 Public Meeting
 - Online Input – Survey Monkey
- **Concept Design**
 - December 16, 2015
- **Final Master Plan**
 - December 16, 2015



OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO




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OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO


PUBLIC MEETING #1


OCTOBER 15, 2015 PROGRAM DIAGRAMS



CONCEPT A



CONCEPT B

OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO


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**PUBLIC MEETING #1 - FEEDBACK ON PLANS
OCTOBER 15, 2015 AT OAKHAVEN PARK**



- Keep 4 courts since you are losing them at Rock Hill Park
- Rubber surface playground
- Do not eliminate any more of green expanse
- It is a park not a backyard or estate
- Like Looping Paths
- Fitness Stations are a good idea
- Would like to see expanded playground and open green space
- Keep in mind "taxes"

OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO



**PUBLIC MEETING #2
NOVEMBER 19, 2015 REFINED CONCEPT**



OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO



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PUBLIC MEETING #2 - FEEDBACK ON PLANS MEETING AND SURVEY

CITY OF ROCK HILL, MISSOURI

OAKHAVEN PARK MASTER PLAN
PUBLIC WORKSHOP #2 - Concept Master Plan
November 19, 2015

Your thoughts regarding the master plan for the park are very important to our effort to ensure the vision for the park meets the needs of the community. Please return this completed form on your way out this evening, or to Al Haydon, the Director of Parks and Recreation at City Hall no later than Friday, December 4, 2015.

1. What do you like about the Concept Master Plan? What components of the concept would you like to see incorporated into the final master plan and why?

2. What concerns do you have with the Concept Master Plan? What components of the concept would you not like to see incorporated into the final master plan and why?

3. What would be your priority for improvements to Oakhaven Park? Are there any items you did not see on the concept or that were not discussed that you would like to see in the master plan?



Thank you for taking part in the master planning process.
Please return this form to City Hall no later than December 4, 2015.
City of Rock Hill - Oakhaven Park Master Plan

OAKHAVEN PARK MASTER PLAN | ROCK HILL, MO

INPUT

- Response Period: November 19 – December 4, 2015
- Advertised on City Website and Newsletter
- 3 Responses
- Survey Included Three Questions
- Results
 - Keep 4 tennis courts.
 - Remove parking area along Gilbert
 - Do not eliminate any more of green space
 - Consider changing one tennis court to multi-purpose court
 - Add benches along paths
 - Like looping paths



FINAL MASTER PLAN CONCEPT



KEY

1. Green Space
2. Exercise Stations, typical (5 stations)
3. Resurfaced/Renovated Tennis Courts
4. Small Picnic Shelter
5. Expanded Playground
6. Playground Transition Zone
7. Boulder Retaining Walls
8. Large Shelter with Restrooms and Storage
9. Open Lawn Area/Potential Parking Expansion Area
10. Realigned Parking Area with Permeable Pavement
11. Vehicular Turnaround
12. Connection to Existing Feature Trail
13. Memorial Garden
14. Light Rail Feltie



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