

Existing Ash Trees -

Provide dramatic entrance from St. Clair Avenue. Protect existing Ash Trees.

Boundary of Ball Field -

Defines limit of play area extension.

Existing White Pine Grove -

Protect tree grove. Trees to be trimmed allowing views from St. Clair Avenue.

Existing Spruce Trees -

Trees need to be pruned to allow views from St. Clair Avenue. Explore opening up site lines into play area.

Existing Overstory Trees -

Provide shade to play area, but limits expansion of play area. Explore expansion of play area around existing trees.

Existing Play Area -

Violates current safety regulations. Need to replace with equipment that is handicap accessible with resilient surfacing. Remove sand and expand play area space to accommodate 2 - 5 play and 5 - 12 play space.

Existing Site Furnishings -

Replace with furnishings that compliment proposed play equipment and existing building. Locate benches and bicycle rack in appropriate locations.

Existing Concrete -

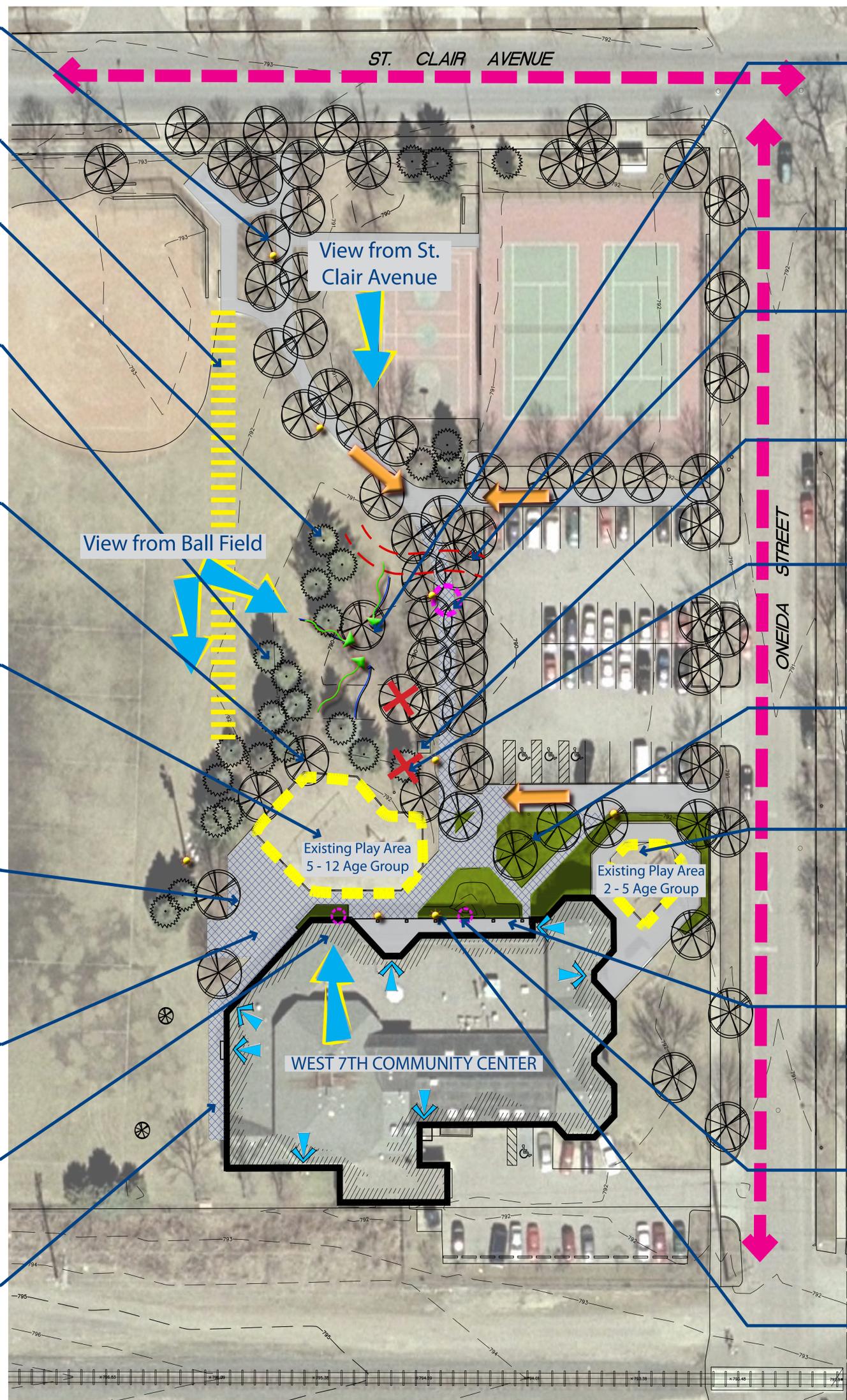
Convert concrete area into play area space. Inefficient use of space.

Visibility from Building -

Good views of play area from West 7th Library and building entrance. Maintain good site lines into play area.

Concrete Around Building -

Side doors no longer used for building access. Remove concrete walk around building and replace with shrub plantings to protect building edge, but maintain egress.



Existing Low Point -

Drainage from baseball field, existing play area and sidewalk directed to catch basin. Will need to protect existing drainage patterns. Explore raingarden opportunity.

Existing Dirt Path -

Worn from vehicular access to baseball fields. Maintain field access.

Existing Sidewalk -

In poor condition with tripping hazards and low points. Need to replace/design majority of sidewalk surrounding building.

Existing Transformer -

Located at entrance to building. Explore providing landscaping/screening around to "soften" appearance, but maintain access.

Existing Trees for Removal -

Existing Birch and Colorado Blue Spruce in poor condition. Explore removal options.

Existing Planting Areas -

Combine sidewalk access and create larger planting area.

Existing Tot Lot -

Violates existing safety standards and is uninviting with hard surfacing and chain link fencing. Designed for 2 - 5 year old. Explore providing one central play area. Redevelop as attractive entrance to site.

Existing Walk Pattern -

Interesting concrete walk at building entrance. Preserve existing walk and match future walkway construction with pattern.

Existing Roof Drains -

Drain into storm sewer at edge of building. Explore developing planting area to capture water and allow water to infiltrate prior to entering storm sewer.

Existing Lighting -

Limited site lighting from building and along sidewalk. Explore providing additional lighting within play area for increased visibility.

St. Clair Play Area Renovation

October 13, 2009

Site Analysis

