

# Parks and Recreation Master Plan



August 2011

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## **INTRODUCTION**

The adoption of a Parks and Recreation Master Plan serves many purposes for the City of Clayton. For the community it is a document which can be relied upon for the next several years as a guideline of recreational goals and objectives. In addition, the plan solidifies the eligibility of the city for state and federal grant opportunities. The acquisition of grants will enable significant improvements to the city's recreational resources.

The format of the Recreation Master Plan is in accord with the protocol of the National Recreation and Parks Association. As a consequence, the Master Plan contains the following sections:

- A. Administrative Structure
- B. Description of Planning Process
- C. Community Description
- D. Recreation Inventory
- E. Evaluation of Facilities and Parks
- F. Action Plan

Each of the sections is described in detail in the text of the document. The document should be revisited on a regular basis to assure that the day-to-day and year-to-year decisions are connected to the goals and additionally, that the goals accurately reflect the wishes of the community.

## **EXECUTIVE SUMMARY**

### **A. Administrative Structure**

This section of the plan provides detail as to the organization of the City Government and includes facts and figures from the current operating budget.

### **B. Description of Planning Process**

This section documents the process by which the recreation needs of the community have been inventoried, evaluated and addressed. It also contains a Recreation Resource Inventory which was conducted in the Fall of 2010.

### **C. Community Description**

This section of the report gives a brief description of the social and physical aspects of the City of Clayton which are relevant to its recreational needs. The description provides information on population, age distribution, income and zoning currently affecting the city and provides forecasts of future trends.

### **D. Recreation Inventory**

The Recreation Inventory serves several purposes. It identifies areas in need of improvement and sets the recreation resources of the community up for examination as a whole. From this, problems have been identified and development strategies have been formulated and serve as recreational goals.

The information provided is based on a visual inspection by the city staff. The inventory contains parks and playgrounds as well as buildings and structures.

### **E. Evaluation of Facilities and Parks**

An evaluation of parks and facilities was developed by the city staff through an analysis of the Recreation Inventory. Community involvement was obtained through use of a survey instrument and via the public hearing process.

### **F. Action Plan**

The improvements noted in the plan are intended as a general guideline for planning and development purposes. The specific improvements will be defined at the time of implementation. The funding for recreational improvements will be undertaken through a variety of sources i.e. City of Clayton General Fund, Federal and State grant funds, donations and or other forms of public endowment.

**City of Clayton, Ohio**

***Principal Officials***

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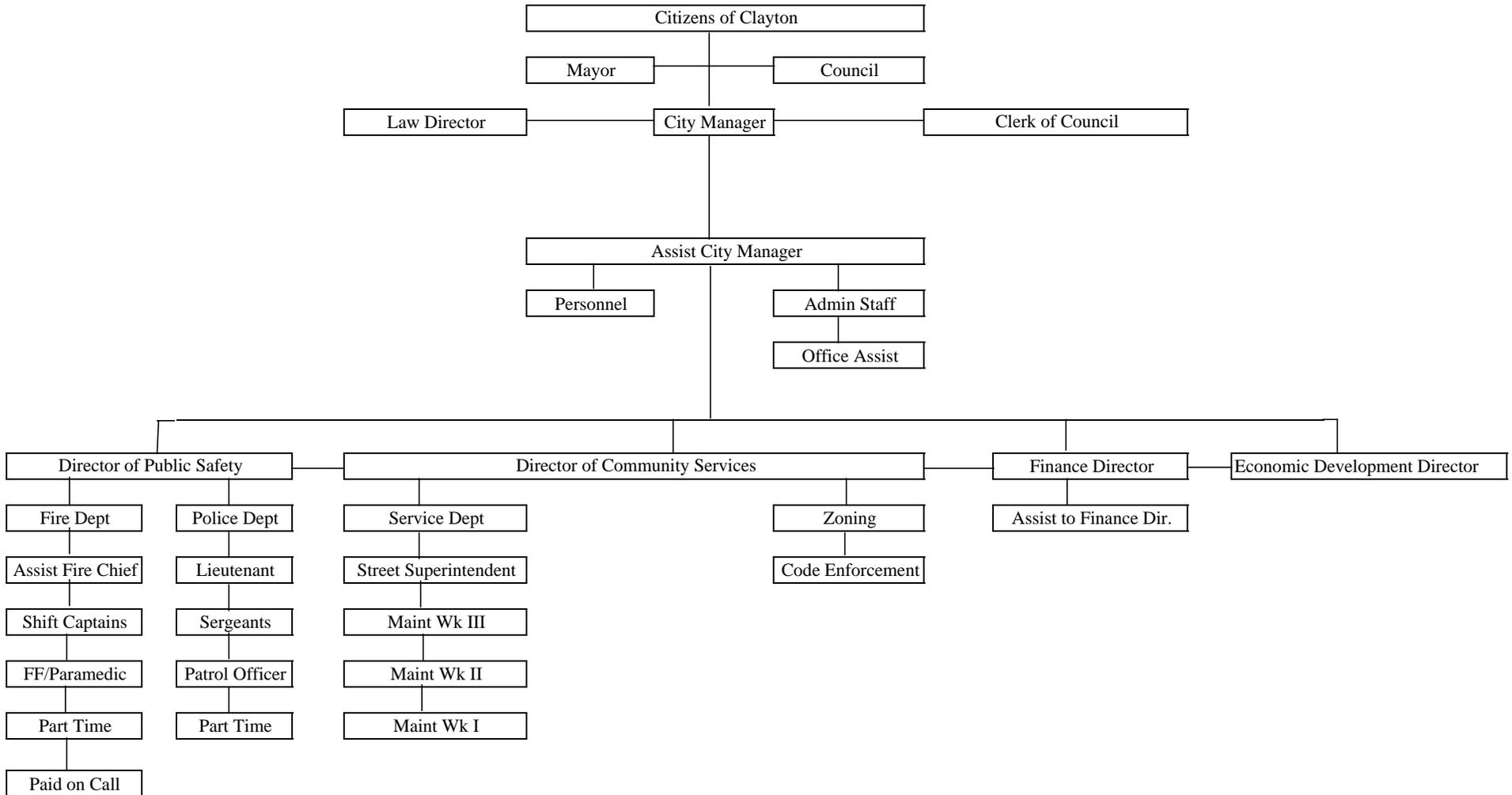
**Elected**

Mayor ..... Joyce Deitering  
Vice-Mayor ..... James T. Gorman  
Council Member ..... Robert Peters  
Council Member ..... Open  
Council Member ..... G. Malcolm Treon  
Council Member ..... Greg Merkle  
Council Member ..... Beverly Smith

**Appointed**

City Manager ..... David W. Rowlands  
Assistant City Manager..... Debbie L. Manns  
Finance Director..... Kevin A. Schweitzer, CPA  
Director of Economic Development ..... Gwen Eberly  
Director of Community Services ..... Joe Klosterman  
Director of Public Safety ..... Richard C. Rose  
Police Department ..... Lieutenant Matt Hamlin  
Fire Department ..... Assistant Fire Chief Brian Garver  
Law Director ..... Robert B. Portune  
Clerk of Council ..... Barbara Seim

# CITY OF CLAYTON - ORGANIZATIONAL CHART



All Funds Budget Summary

Fund	Fund Name	10 Beginning		10 Revenue		10 Admndments		10 Resources		10 Expenses		10 Admndments		2010 Ending		11 Revenue		11 Resources		11 Expenses		Estimated 2011		
		Balance	(A)	(B)	(A)	(B)	(A)	(B)	(A)	(B)	(A)	(B)	(A)	(B)	Balance	(B)	(B)	(B)	(B)	(B)	(B)	(B)	Ending Balance	
101	General	\$53,673.65		\$3,403,249.00	\$13,300.00	\$3,949,222.65	\$3,677,355.00	\$13,300.00	\$3,949,222.65	\$3,677,355.00	\$13,300.00	\$238,587.65	\$3,410,600.00	\$3,669,187.65	\$3,011,119.00	\$3,410,600.00	\$3,669,187.65	\$3,011,119.00	\$3,669,187.65	\$3,011,119.00	\$3,669,187.65	\$3,011,119.00	\$658,068.65	
150	CIP	772,137.75		649,500.00	7,296,958.00	\$8,718,595.75	1,226,599.00	7,285,006.00	\$8,718,595.75	1,226,599.00	7,285,006.00	\$206,990.75	850,449.00	1,057,439.75	994,017.88	850,449.00	1,057,439.75	994,017.88	1,057,439.75	994,017.88	1,057,439.75	994,017.88	63,421.87	
175	Emergency	205,116.75		-	-	\$205,116.75	25,000.00	-	\$205,116.75	25,000.00	-	\$180,116.75	-	180,116.75	-	-	180,116.75	-	180,116.75	-	180,116.75	-	180,116.75	
201	Police	117,237.58		1,794,000.00	31,390.00	\$1,942,627.58	1,807,145.00	31,390.00	\$1,942,627.58	1,807,145.00	31,390.00	\$104,092.58	1,762,500.00	1,866,592.58	1,849,962.00	1,762,500.00	1,866,592.58	1,849,962.00	1,866,592.58	1,849,962.00	1,866,592.58	1,849,962.00	16,630.58	
225	COPS	31,390.32		-	-	\$31,390.32	-	31,390.00	\$31,390.32	-	31,390.00	\$0.32	-	0.32	-	-	0.32	-	0.32	-	0.32	-	0.32	
226	Drug Law Enforcement	10,110.39		-	-	\$10,110.39	-	-	\$10,110.39	-	-	\$10,110.39	-	10,110.39	-	-	10,110.39	-	10,110.39	-	10,110.39	-	10,110.39	
227	Law Enforcement Trust	17,422.04		-	-	\$17,422.04	-	-	\$17,422.04	-	-	\$17,422.04	-	17,422.04	-	-	17,422.04	-	17,422.04	-	17,422.04	-	17,422.04	
301	Fire	114,044.60		816,700.00	-	\$930,744.60	800,366.50	-	\$930,744.60	800,366.50	-	\$130,378.10	957,350.00	1,087,728.10	857,489.50	957,350.00	1,087,728.10	857,489.50	1,087,728.10	857,489.50	1,087,728.10	857,489.50	230,238.60	
325	EMS	155,420.87		550,600.00	-	\$706,020.87	621,335.50	-	\$706,020.87	621,335.50	-	\$84,685.37	565,000.00	649,685.37	583,192.50	565,000.00	649,685.37	583,192.50	649,685.37	583,192.50	649,685.37	583,192.50	66,492.87	
330	Expendable Trust	-		-	-	\$0.00	-	-	\$0.00	-	-	\$0.00	-	-	-	-	-	-	-	-	-	-	-	
350	Janice Paulus Fire Victim Trust	10,415.67		200.00	-	\$10,615.67	466.00	-	\$10,615.67	466.00	-	\$10,149.67	200.00	10,349.67	700.00	200.00	10,349.67	700.00	10,349.67	700.00	10,349.67	700.00	9,649.67	
401	Service	163,551.97		902,825.00	19,900.00	\$1,086,276.97	912,113.00	19,900.00	\$1,086,276.97	912,113.00	19,900.00	\$154,263.97	697,725.00	851,988.97	835,478.00	697,725.00	851,988.97	835,478.00	851,988.97	835,478.00	851,988.97	835,478.00	16,510.97	
402	State Highway	209,148.20		36,700.00	-	\$245,848.20	70,250.00	-	\$245,848.20	70,250.00	-	\$175,598.20	42,200.00	217,798.20	45,500.00	42,200.00	217,798.20	45,500.00	217,798.20	45,500.00	217,798.20	45,500.00	172,298.20	
403	PMVLT	226,896.07		95,500.00	-	\$322,396.07	214,165.00	-	\$322,396.07	214,165.00	-	\$108,231.07	100,500.00	208,731.07	199,159.00	100,500.00	208,731.07	199,159.00	208,731.07	199,159.00	208,731.07	199,159.00	9,572.07	
501	Street Lights	651.41		52,000.00	14,980.00	\$67,631.41	51,500.00	14,980.00	\$67,631.41	51,500.00	14,980.00	\$1,151.41	62,000.00	63,151.41	58,500.00	62,000.00	63,151.41	58,500.00	63,151.41	58,500.00	63,151.41	58,500.00	4,651.41	
601	Cemetery	19,863.01		1,200.00	-	\$21,063.01	2,800.00	-	\$21,063.01	2,800.00	-	\$18,263.01	1,450.00	19,713.01	2,800.00	1,450.00	19,713.01	2,800.00	19,713.01	2,800.00	19,713.01	2,800.00	16,913.01	
701	SR 48 Improvements	-		-	-	\$0.00	-	-	\$0.00	-	-	\$0.00	-	-	-	-	-	-	-	-	-	-	-	
702	TIF	293,208.00		100,000.00	-	\$393,208.00	164,538.00	-	\$393,208.00	164,538.00	-	\$228,670.00	110,000.00	338,670.00	153,762.50	110,000.00	338,670.00	153,762.50	338,670.00	153,762.50	338,670.00	153,762.50	184,907.50	
703	JEDD	46,459.68		40,010.00	-	\$86,469.68	18,845.00	-	\$86,469.68	18,845.00	-	\$67,624.68	40,000.00	107,624.68	28,000.00	40,000.00	107,624.68	28,000.00	107,624.68	28,000.00	107,624.68	28,000.00	79,624.68	
704	Hoke Road Phase II	-		250,000.00	-	\$250,000.00	250,000.00	-	\$250,000.00	250,000.00	-	\$0.00	-	-	-	-	-	-	-	-	-	-	-	
705	FEMA Fund	0.10		-	3,197.00	\$3,197.10	3,333.00	(136.00)	\$3,197.10	3,333.00	(136.00)	\$0.10	-	0.10	-	-	0.10	-	0.10	-	0.10	-	0.10	
706	Federal Stimulus Fund	-		312,985.00	-	\$312,985.00	312,985.00	-	\$312,985.00	312,985.00	-	\$0.00	-	-	-	-	-	-	-	-	-	-	-	
901	Water Enterprise	126,224.70		65,500.00	-	\$191,724.70	86,218.00	-	\$191,724.70	86,218.00	-	\$105,506.70	55,250.00	160,756.70	88,535.00	55,250.00	160,756.70	88,535.00	160,756.70	88,535.00	160,756.70	88,535.00	72,221.70	
902	Water Construction	-		-	-	\$0.00	-	-	\$0.00	-	-	\$0.00	-	-	-	-	-	-	-	-	-	-	-	
903	Sewer	3,109.00		-	-	\$3,109.00	-	-	\$3,109.00	-	-	\$3,109.00	-	3,109.00	-	-	3,109.00	-	3,109.00	-	3,109.00	-	3,109.00	
904	Sewer Construction	56,187.74		-	-	\$56,187.74	-	-	\$56,187.74	-	-	\$56,187.74	-	56,187.74	-	-	56,187.74	-	56,187.74	-	56,187.74	-	56,187.74	
933	Debt Service	15,463.53		400,000.00	-	\$415,463.53	398,684.00	-	\$415,463.53	398,684.00	-	\$16,779.53	385,000.00	401,779.53	399,668.18	385,000.00	401,779.53	399,668.18	401,779.53	399,668.18	401,779.53	399,668.18	2,111.35	
950	Impact Fees	209,672.98		15,000.00	-	\$224,672.98	56,010.00	-	\$224,672.98	56,010.00	-	\$168,662.98	8,000.00	176,662.98	8,000.00	8,000.00	176,662.98	8,000.00	176,662.98	8,000.00	176,662.98	8,000.00	168,662.98	
951	TIF Towne Center	39,778.33		15,000.00	-	\$54,778.33	10,600.00	-	\$54,778.33	10,600.00	-	\$44,178.33	90,000.00	134,178.33	21,500.00	90,000.00	134,178.33	21,500.00	134,178.33	21,500.00	134,178.33	21,500.00	112,678.33	
952	Development Fees	-		-	-	\$0.00	-	-	\$0.00	-	-	\$0.00	-	-	-	-	-	-	-	-	-	-	-	
953	JEDD Tax Fund	12,546.64		120,020.00	-	\$132,566.64	120,020.00	-	\$132,566.64	120,020.00	-	\$12,546.64	125,020.00	137,566.64	125,000.00	125,020.00	137,566.64	125,000.00	137,566.64	125,000.00	137,566.64	125,000.00	12,566.64	
954	Agency	-		-	25,950.00	\$25,950.00	-	25,950.00	\$25,950.00	-	25,950.00	\$0.00	25,950.00	25,950.00	25,950.00	25,950.00	25,950.00	25,950.00	25,950.00	25,950.00	25,950.00	25,950.00	-	
977	Asset Replacement	100,000.00		-	-	\$100,000.00	-	-	\$100,000.00	-	-	\$100,000.00	-	100,000.00	-	-	100,000.00	-	100,000.00	-	100,000.00	-	100,000.00	
		\$3,488,730.98		\$9,620,989.00	\$7,405,675.00	\$20,515,394.98	\$10,830,308.00	\$7,421,780.00	\$20,515,394.98	\$10,830,308.00	\$7,421,780.00	\$2,263,306.98	\$9,289,194.00	\$11,552,500.98	\$9,288,333.56	\$9,289,194.00	\$11,552,500.98	\$9,288,333.56	\$11,552,500.98	\$9,288,333.56	\$11,552,500.98	\$9,288,333.56	\$11,552,500.98	\$2,264,167.42

(A) - Actual  
(B) - Estimated

## 2011 Fund Summaries

Fund	Beginning Balance 1/1/2011	Total Revenues	Total Expenditures	Ending Balance 12/31/2011
<b>General Funds</b>				
General	\$258,587.65	\$3,410,600.00	\$3,011,119.00	\$658,068.65
Emergency	180,116.75	-	-	180,116.75
<b>Total General Funds</b>	<b>438,704.40</b>	<b>3,410,600.00</b>	<b>3,011,119.00</b>	<b>838,185.40</b>
<b>Special Revenue Funds</b>				
Police	104,092.58	1,762,500.00	1,849,962.00	\$16,630.58
COPS	0.32	-	-	\$0.32
Drug Law Enforcement	10,110.39	-	-	\$10,110.39
Law Enforcement Trust	17,422.04	-	-	\$17,422.04
Fire	130,378.10	957,350.00	857,489.50	\$230,238.60
EMS	84,685.37	565,000.00	583,192.50	\$66,492.87
Service	154,263.97	697,725.00	835,478.00	\$16,510.97
State Highway	175,598.20	42,200.00	45,500.00	\$172,298.20
Permissive Motor Vehicle License Tax	108,231.07	100,500.00	199,159.00	\$9,572.07
Street Lights	1,151.41	62,000.00	58,500.00	\$4,651.41
Cemetery	18,263.01	1,450.00	2,800.00	\$16,913.01
Tax Increment Financing	228,670.00	110,000.00	153,762.50	\$184,907.50
Hoke Road Phase II	-	-	-	\$0.00
FEMA	0.10	-	-	\$0.10
Federal Stimulus	-	-	-	\$0.00
Tax Increment Financing Towne Center	44,178.33	90,000.00	21,500.00	\$112,678.33
JEDD	67,624.68	40,000.00	28,000.00	79,624.68
<b>Total Special Revenue Funds</b>	<b>1,144,669.57</b>	<b>4,428,725.00</b>	<b>4,635,343.50</b>	<b>938,051.07</b>
<b>Debt Service Fund</b>				
Bond Retirement	16,779.53	385,000.00	399,668.18	\$2,111.35
<b>Capital Projects Funds</b>				
Capital Improvements	206,990.75	850,449.00	994,017.88	\$63,421.87
SR 48 Improvements	-	-	-	\$0.00
Asset Replacement	100,000.00	-	-	100,000.00
<b>Total Capital Projects Funds</b>	<b>306,990.75</b>	<b>850,449.00</b>	<b>994,017.88</b>	<b>163,421.87</b>
<b>Enterprise Funds</b>				
Water	105,506.70	55,250.00	88,535.00	\$72,221.70
Sewer	56,187.74	-	-	56,187.74
Sewer Construction	3,109.00	-	-	3,109.00
<b>Total Enterprise Funds</b>	<b>164,803.44</b>	<b>55,250.00</b>	<b>88,535.00</b>	<b>131,518.44</b>
<b>Trust &amp; Agency Funds</b>				
Janice Paulus Fire Victim Trust	10,149.67	200.00	700.00	\$9,649.67
Impact Fees	168,662.98	8,000.00	8,000.00	168,662.98
JEDD Tax	12,546.64	125,020.00	125,000.00	12,566.64
Agency	-	25,950.00	25,950.00	-
<b>Total Trust &amp; Agency Funds</b>	<b>191,359.29</b>	<b>159,170.00</b>	<b>159,650.00</b>	<b>190,879.29</b>
<b>Grand Total</b>	<b>\$2,263,306.98</b>	<b>\$9,289,194.00</b>	<b>\$9,288,333.56</b>	<b>\$2,264,167.42</b>

**2011 OPERATING AND CAPITAL BUDGETS**

	General Fund	Special Revenue		Debt Service		Capital Project		Enterprise		Agency		2011 Budget		2010 Budget		2009 Actual		2008 Actual		2007 Actual	
		Funds	Funds	Funds	Funds	Funds	Funds	Funds	Funds	Funds	Funds	Funds	Total for All Funds	Total for All Funds	Total for All Funds	Total for All Funds	Total for All Funds	Total for All Funds	Total for All Funds	Total for All Funds	Total for All Funds
<b>REVENUES:</b>																					
Property and Other Local Taxes	506,000	2,463,750	-	-	-	-	-	-	-	-	-	2,969,750	2,779,600	2,892,645	2,331,593	2,390,960					
Municipal Income Taxes	1,474,500	40,000	-	727,000	-	125,000	-	-	-	-	-	2,366,500	2,103,000	2,129,355	2,082,805	1,919,200					
Intergovernmental	681,900	1,043,750	-	20,000	-	-	-	-	-	-	-	1,745,650	2,612,367	2,131,439	1,966,050	1,806,720					
Charges for Services	720,750	351,675	-	-	-	55,250	-	-	-	-	-	1,153,625	1,031,875	720,319	490,766	511,939					
Licenses and Permits	2,500	400	-	-	-	8,000	-	-	-	-	-	10,900	17,900	11,433	83,066	160,277					
Fines and Forfeitures	-	15,000	-	-	-	-	-	-	-	-	-	15,000	10,000	16,866	391	886					
Investment Income	5,500	1,100	-	-	-	220	-	-	-	-	-	6,820	18,430	27,819	96,697	246,821					
Other	19,450	13,050	-	250	-	-	-	-	-	-	-	32,750	72,180	91,524	148,547	74,963					
Debt Proceeds	-	-	-	28,199	-	-	-	-	-	-	-	28,199	6,303,473	-	-	313,577					
Advances-In	-	-	-	-	-	-	-	-	-	-	-	-	820,649	65,000	768,649	-					
Transfers-In	-	500,000	385,000	75,000	-	-	-	-	-	-	-	960,000	1,257,190	911,705	1,365,729	1,723,038					
<b>TOTAL REVENUES</b>	<b>3,410,600</b>	<b>4,428,725</b>	<b>385,000</b>	<b>850,449</b>	<b>55,250</b>	<b>159,170</b>	<b>9,289,194</b>	<b>17,026,664</b>	<b>8,998,105</b>	<b>9,334,292</b>	<b>9,148,381</b>										
<b>EXPENDITURES:</b>																					
Personal Services	896,673	3,604,979	-	-	-	32,335	-	-	-	-	-	4,533,987	4,542,701	3,988,597	4,160,947	3,825,482					
Contractual Services	1,107,244	544,502	-	435,000	-	1,200	159,650	-	-	-	-	2,247,596	7,124,937	1,730,330	2,326,015	2,198,528					
Material and Supplies	20,752	251,950	-	-	-	55,000	-	-	-	-	-	327,702	389,550	266,222	327,253	290,875					
Capital Outlay	4,750	2,950	-	264,000	-	-	-	-	-	-	-	271,700	866,781	384,860	347,238	418,209					
Other Expenditures	21,700	121,000	-	-	-	-	-	-	-	-	-	142,700	171,300	288,040	239,239	209,163					
Debt Service	-	109,963	399,668	295,018	-	-	-	-	-	-	-	804,649	3,071,480	716,611	810,417	772,411					
Advances-Out	-	-	-	-	-	-	-	-	-	-	-	-	820,649	25,000	768,649	6,816					
Transfers-Out	960,000	-	-	-	-	-	-	-	-	-	-	960,000	1,264,690	971,205	1,365,729	1,716,222					
<b>TOTAL EXPENDITURES</b>	<b>3,011,119</b>	<b>4,635,344</b>	<b>399,668</b>	<b>994,018</b>	<b>88,535</b>	<b>159,650</b>	<b>9,288,334</b>	<b>18,252,088</b>	<b>8,370,865</b>	<b>10,345,487</b>	<b>9,437,706</b>										
<b>NET CHANGE IN FUND BALANCE</b>	<b>399,481</b>	<b>(206,619)</b>	<b>(14,668)</b>	<b>(143,569)</b>	<b>(33,285)</b>	<b>(480)</b>	<b>860</b>	<b>(1,225,424)</b>	<b>627,240</b>	<b>(1,011,195)</b>	<b>(289,325)</b>										
<b>BEGINNING UNENCUMBERED FUND BALANCES, JANUARY 1</b>	<b>438,703</b>	<b>1,144,664</b>	<b>16,780</b>	<b>306,989</b>	<b>164,802</b>	<b>191,360</b>	<b>2,263,303</b>	<b>3,488,727</b>	<b>2,861,487</b>	<b>3,872,682</b>	<b>4,162,007</b>										
<b>ENDING FUND BALANCES, DECEMBER 31</b>	<b>838,184</b>	<b>938,045</b>	<b>2,112</b>	<b>163,420</b>	<b>131,517</b>	<b>190,880</b>	<b>2,264,163</b>	<b>2,263,303</b>	<b>3,488,727</b>	<b>2,861,487</b>	<b>3,872,682</b>										

## **Planning Process and Public Input**

The purpose of the development of a Parks and Recreation Master Plan is to assess the use and condition of the existing parks and to develop a guide for future planning and development purposes. It also serves as a record of the growth and priorities of the city through the next decade. In addition, the Plan augments the City's anticipated future efforts to secure grant funds from the Ohio Department of Natural Resources. The acquisition of grants from the ODNR will allow for significant improvements to Clayton's recreational resources.

The Plan identifies specific goals in regard to existing and future parks and recreation property, programming and facility development. The goals also include consideration of the following administrative areas: policy, operations, and maintenance and capital improvements.

The Recreation Master Plan is drafted in conformance with the suggested standards of the National Recreation and Park Association and includes several sections which are designed to establish the general characteristics of the city itself, provide a basis to justify the need for parks, recreational programming and open space as well as to detail the proposed improvements.

This Plan was prepared in a collaborative manner and involved input from various focus groups, the Clayton Planning Commission and the Clayton City Council. (See Exhibit B-3 and Exhibit B-4) The Clayton administrators involved in the development of the Plan were: David W. Rowlands, City Manager, Debbie Manns, Assistant City Manager, Jim Percival, Director of Economic Development and Public Services, Gwen Eberly, Economic Development Director, Brian Elkins, Director of Zoning, Kevin Schweitzer, Director of Finance, Jeff Sexton, Road Superintendent, and David Cecil, Maintenance Worker III. In order to accurately reflect the condition of the existing parks a Recreation Inventory was conducted. (See Exhibit B-1)

Public hearings were conducted at several stages of the planning process to solicit public input. Notice of the public hearings and request for citizen input in the development of a plan was featured in the local newspaper. As a result of this request, phone calls and letters containing suggestions were

received. In aggregate, the communications were requests for improvements to the existing parks.

Additionally, in order to invoke public comment a survey instrument was established and distributed in compliance with the following collection methods (See Exhibit B-2):

- Cluster Sampling – those property owners living within a reasonable walking distance of an existing park received the survey by mail.
- Stratified Sampling - the survey document was mailed to community organizations involved in providing recreational programming.
- Simple Random Sampling – information about the survey was noted in an issue of the city newsletter and an online version was provided on the city’s website for submission.

The purpose of these efforts was to obtain statistically valid data from a representative range of respondents. Specifically, the survey was drafted in such a manner as to identify issues of concern to residents, determine the level of satisfaction with the parks, identify usage patterns and perceived benefits and suggest improvements.

At the conclusion of the public input stage, a tentative list of projects, recreation recommendations, and various goals and objectives were identified and evaluated. The projects were then considered in deference to the standards set forth by the National Parks and Recreation Association. Once a final list of projects was selected, an action plan was developed and a draft document of the Plan was developed by the City Administration. The draft document was distributed to the remaining members of the City Administration, the Planning Commission and the City Council for review. The draft document was modified to then become the final Plan and was adopted by the City Council on August 4, 2011. The final Plan has been reviewed and is on file with the Miami Valley Regional Planning Commission whom serves as the regional planning authority to the City of Clayton.

## **COMMUNITY DESCRIPTION**

### **I. Introduction**

The City of Clayton is located in the southwest portion of the State of Ohio. (See Exhibits C-1 and C-2) The city is 18.4 square miles in size. Approximately 70% of the land mass is undeveloped and provides a noticeable rural character to the area. There are 5,193 housing units and the city boasts a population of 13,347. (See Exhibits C-3) The largest commercial presence exists on Main Street and runs parallel to the most eastern boundary of the city. There is a minimum amount of property zoned for industrial use in the city. The city prides itself in high principles of land management and a commitment to rural preservation. Clayton lays 10 miles northwest of the City of Dayton and is located half way between Indianapolis, Indiana and Columbus, Ohio.

Westbrook Road forms the southern boundary of the city, County Line Road the Northern Boundary, Diamond Mill Road the western boundary and the eastern boundary is provided by the Stillwater River. The city is bisected by Interstate 70, which spans east to west in orientation and stretches across the United States. U.S. Highway 40 and State Route 49 also serve as major thoroughfares within the city. Interstate 75 is the primary north-south corridor to the city and is located 4.9 miles to the east and spans up to Canada and down to Florida's southwest tip.

The City of Clayton is a residential community with a stable population with slowly increasing age and income. The population of Clayton is expected to grow slightly over the coming years. The recreational needs of the city must then, be defined by considering its dual responsibility of serving the needs of the current residents along with accommodating the anticipated needs of future residents. The following information describes in detail the demographics of the current population.

### **II. Social/Physical Description**

#### **A. Population Distribution**

The total number of households in the City of Clayton is 5,193. The average household size is 2.66. Just over half (50.5%) of the citywide residents are female. The population of Clayton is most concentrated in the southeastern portion of the city. (See U.S. Census Bureau, Persons per Square Mile: 2000 marked as Exhibit C-4)

## **B. Age**

According to the 2000 Census, (See Exhibit C-5) the median age of the population of Clayton is 39.2 years. The largest segment of the population (1,260 persons or 9.4%) is between 40 and 44 years of age. The second largest segment of the population (1,185 persons or 8.9%) is between the ages of 45 to 49 years of age. The third largest segment of the population (1,158 persons or 8.7%) is between the ages of 50 to 54 years of age.

One of the single most important factors influencing the demand for recreational programming is age. The most statistically significant facts identified in the 2000 Census related to the age composition of Clayton are as follows:

- The median age is 39.2, which is 3.9 years higher than the national median age.
- The largest concentration of the population (41%) is between the ages of 35 and 59. The national median for this age group is 35%, which means Clayton has 6% more people than the national median in this age group.

Clearly those of middle age will continue to dominate the population of the City of Clayton. At least, until they become members of the senior citizen population.

## **C. Economic Characteristics**

### **1. Income Averages**

According to the 2000 Census data, the median household income for the City of Clayton is \$60,625.

### **2. Poverty Statistics**

According to the 2000 Census, 3.3% of the total population of the City of Clayton is living below poverty level. (See Exhibit C-6)

## **D. Employment and Unemployment Trends**

The 2000 Census reports the employment rate for the City of Clayton was 70.5% of the 16 years and older population. This figure is higher than the United States average of 63.9%. (See Exhibit C-3)

## **E. Race and Ethnic Composition**

The 2000 Census indicates that the population of the City of Clayton is 87.1% White. The largest minority group, at 9.9% of the population is African American. In addition, 1.5% of the population of the City of Clayton is Asian.

Census data also lists the single or multiple ancestries of Clayton residents. The data indicates a high number (32.2%) of people of single or multiple German ancestries. The data also confirms (14.2%) of people who are of Irish ancestry and (9.7%) of people who are of English ancestry. (See Exhibit C-7)

## **F. Transportation**

The Miami Valley Regional Transit Authority operates bus service along State Route 48, which spans along the east side of the city, as well as throughout the Dayton and Miami Valley area. The fleet includes bus transportation, electric trolley buses, ADA compliant vans and streetcars.

Additionally, the Dayton International Airport is located 6 miles away from the city. The airport is publically owned, it houses 12 airline carriers whom offer non-stop service to 21 U.S. cities and one international location. The airport also serves as a hub for two freight carrier companies.

## **G. Zoning and Land Use Patterns**

The “Land Use Plan for the City of Clayton” was adopted in 1999. A Zoning Map, which affirms the patterns set forth in the Land Use Plan, was approved in 2006. (See Zoning Map marked as Exhibit C-8)

## **H. Housing**

The total number of housing units is 5,227 and 86.5% of them are single-family homes. The median home value is \$128,700 with a median mortgage payment in the amount of \$1,154. The median number of rooms is seven with the largest percentage of units (30.5%) having been constructed between the years of 1970 and 1979. (See Exhibit C-9)

## **I. Climate**

The City of Clayton being situated in the southwest portion of Ohio, experiences the typical four seasons of the year. The temperatures that coincide with each season are considered average and consistent with the expectation of the season.

## **I. Topography/Soil Conditions**

The topography of the City of Clayton is relatively flat with gentle slopes in elevation. The soil condition is varied with the most common composition consisting of Brookston, Celina and Crosby silt loams and silty clay loams. The permeability of the soil is moderately slow.

## RECREATION RESOURCE INVENTORY

The purpose of this part of the plan is to identify the present recreational facilities located in the City of Clayton as well as others that are located within a 30 mile radius of the city and therefore potentially used by our residents.

A variety of recreation facilities and opportunities are available to residents of the City of Clayton. The parks are generally multiple purpose facilities offering a variety of recreational opportunities on large tracts of land. There are a myriad of large recreational facilities operated by various governmental agencies which are located in proximity to the city and used by our residents. The state and regional parks are often associated with natural features such as lakes, rivers, wooded areas or fragile ecosystems.

The Five Rivers MetroParks system is a regional recreation authority that operates large park facilities within a close distance to the city. In addition to the amenities of the parks they also offer countless nature-based, outdoor recreational and educational opportunities.

### I. State and Regional Parks and Recreation

State of Ohio	Acres / Miles / Sq. Footage	Facilities
John Bryan State Park	752 Acres	Fishing, Hunting, Boating, Hiking/Biking Trails, Rock Climbing and Rappelling, Picnicking, Sledding, Cross-Country Skiing, Camping
Buck Creek State Park	4,016 Acres	Fishing, Hunting, Hiking, Snowmobile & Bridle Trails, Picnicking, Swimming, Boating, Sledding, Ice Fishing, Cross-Country Skiing, Camping
Caesar Creek State Park	6,571 Acres	Fishing, Hunting, Hiking, Biking & Bridle Trails, Picnicking, Swimming, Boating, Ice Skating, Ice Fishing, Cross-Country Skiing, Camping
Little Miami State Park	50 Linear Miles	Canoeing, Hiking/Biking Trails, Horseback Riding, Cross-Country Skiing, Camping, Picnicking, Fishing
Sycamore State Park	2,392 Acres	Fishing, Hunting, Hiking Trails, Horseback Riding, Picnicking, Camping, Snowmobiling, Sledding, Ice Skating, Cross-Country Skiing, Ice Fishing

<b>Regional</b>	<b>Acres / Miles / Sq. Footage</b>	<b>Facilities</b>
Aullwood Garden Metro Park	150 Acres	Horticulture, Walking Trails, Nature Watching
Stillwater River	83 Miles	Kayaking, Canoeing, Fishing, Camping
Riverscape MetroPark	1.4 Acres	Ice Rink, Fishing, Pedal Boats, Canoeing, Cross-Country Skiing
Wegerzyn Gardens MetroPark	46 Acres	Fishing, Walking Trails, Horticultural Displays
Eastwood MetroPark	437 Acres	Fishing, Canoeing, Boating, Ice Skating, Cross-Country Skiing, Walking Trails, Picnicking, Playground
Huffman Metro Park	283 Acres	Fishing, Walking and Hiking Trails, Picnicking, Cross-Country Skiing, Canoeing
Englewood MetroPark	1,956 Acres	Walking and Hiking Trails, Fishing, Picnicking, Boating, Canoeing, Camping, Horseback Riding, Sledding, Ice Skating, Cross-Country Skiing
Possum Creek MetroPark	556 Acres	Fishing, Walking Trails, Picnicking, Ice Skating, Cross-Country Skiing, Bird Feeding Stations, Canoeing, Playground
Wesleyan MetroPark	55 Acres	Fishing, Walking and Hiking Trails, Picnicking, Cross-Country Skiing, Playground
Hills and Dales MetroPark	51 Acres	Walking, Cross-Country Skiing, Picnicking
Carriage Hill MetroPark	944 Acres	Fishing, Walking, Horseback Rides, Camping, Picnicking, Sledding, Ice Skating, Cross-Country Skiing
Taylorville MetroPark	1,312 Acres	Fishing, Walking and Hiking Trails, Picnicking, Sledding, Cross-Country Skiing, Camping, Canoeing
2 <sup>nd</sup> Street Public Market	16,000 Sq. Ft	Retail Market
Miami Valley Trail System	250 Linear Miles	Paved Trails, Parkland

<b>Montgomery County Parks</b>	<b>Acres / Miles / Sq. Footage</b>	<b>Facilities</b>
Art Van Atta Park	148 Acres	Softball Diamonds, Volleyball, Tennis and Basketball Courts, Picnicking, Fishing
Judge Arthur O. Fisher Park	150 Acres	Softball Diamonds, Volleyball, Tennis and Basketball Courts, Picnicking, Fishing, Trails
Madison Lakes Park	45 Acres	Fishing, Picnicking, Volleyball Courts, Children's Play Area
Thomas A. Cloud Memorial Park	124 Acres	Tennis Courts, Ball Diamonds, Soccer Fields, Volleyball and Basketball Courts, Exercise Trail, Play Equipment, Picnicking

## **II. Commercially Owned Recreation Facilities**

<b>RECREATION TYPE AND NAME</b>	<b>ADDRESS</b>	<b>MUNICIPALITY</b>
<b>Archery/Gun Ranges</b>		
Vandalia Range Armory	100 Corporate Center Drive	Vandalia
<b>Bowling</b>		
Poelking Bowling Centers	6170 Brandt Pike	Huber Heights
Royal Z Lanes	331 Pleasant Plain Road	Clayton
Timber Lanes	805 S. Main Street	Englewood
Capri Bowling Lanes, Inc	2727 S. Dixie Highway	Kettering
<b>Canoeing</b>		
Barefoot Canoes	St. Route 571	West Milton
<b>Drive-In Movie Theater</b>		
Melody 49	7606 Pleasant Plain Road	Brookville
Dixie Drive-In	6201 N. Dixie Drive	Dayton

## **Golf Ranges**

Meadowbrook	6001 Salem Pike	Clayton
Moss Creek	1 Club Drive	Trotwood
Cassell Hills	201 Clubhouse Way	Vandalia
Union Road Golf Center	6250 Union Road	Clayton
Larch Tree	2765 N. Snyder Road	Trotwood
Penn Terra	7500 Salem Road	Lewisburg
Country Side	417 N. Spring Street	New Paris
Beechwood	1476 St. Rt. 503	Arcanum
Homestead	5327 S. Worley Road	Tipp City
Cliffside Golf Course	6510 S. State Route 202	Tipp City
Hidden Lake Golf Course	5370 S. State Route 571	Tipp City
Stillwater Ridge Golf Course	6165 W. State Route 571	West Milton
Sugar Isle Golf Country	2469 State Route 235	New Carlisle
Community Golf Course	2917 Berkley Street	Dayton
Hara Greens	1001 Shiloh Springs Road	Dayton
Jamaica Run Golf Course	8781 Jamaica Road	Miamisburg
Kittyhawk Golf Course	3383 Chuck Wagner Lane	Dayton

## **Horseback Riding**

B&S Pony Rides	8311 Seagraves Drive	Vandalia
October Stables	6868 Homestretch Road	Vandalia
Carriage Hill Riding	8111Shull Road	Dayton
Drylick Stables	9462 South Palmer Road	Dayton
Emerald Valley Stables	8350 Taylorsville Road	Dayton

**Ice Hockey**

Hara Arena	1001 Shiloh Springs	Trotwood
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**Miniature Golf**

T J Chumps	4430 N. Main Street	Dayton
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Hazzards Miniature Golf	6240 Brandt Pike	Dayton
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**Movie Theaters**

Danberry Cinemas	7650 Waynetowne Blvd.	Huber Heights
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Englewood Cinema	320 W. National Road	Englewood
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Showcase Cinemas	7737 Waynetowne Blvd.	Huber Heights
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**Senior Centers**

Milton Union Senior Citizen	435 Hamilton Street	West Milton
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**Soccer**

Englewood Indoor Soccer	501 East Wenger Road	Englewood
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**Swimming Pools**

Melody Pool	7331 Pleasant Plain Road	Clay Township
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Kleptz YMCA	1200 W. National Road	Englewood
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Englewood Swimming Pool	442 W. Wenger Road	Englewood
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**Tennis Clubs**

Schroeder Tennis Center	1459 Harmony Drive	Tipp City
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Dayton Center Courts & Tennis	4801 Salem Avenue	Dayton
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### III. School Properties

#### a. Public Schools

School properties provide an integral piece of the recreation and the open space in the city. In most cases, they provide both indoor and outdoor recreational opportunities. There are four elementary schools, one middle school and one high school which serve the City of Clayton.

**Northwood Elementary School**      6200 Noranda Drive      Dayton

Two medium platform climbers, one teeter totter, two six position swing sets, one dome climber, and one slide.

**Northmoor Elementary School**      4421 Old Salem Road      Englewood

Two large platform climbers, ten position swing set, two small climbers and a six position swing set.

**Northmont Middle School**      4810 W. National Road      Clayton

Three ball diamonds and six tennis courts.

**Northmont High School**      4916 W. National Road      Clayton

Four soccer fields and a football stadium.

#### b. Private Schools

**Dayton Christian**      6600 Salem Avenue      Clayton

1 large platform climber, one four position swing set, one two position swing set.

**Salem Christian**      6500 Southway Road      Clayton

Three ball diamonds, two small platform climbers, one four position and one six position swing set, two volleyball courts and a picnic shelter.

**IV. RECREATION RESOURCE INVENTORY  
SUMMARY OF CITY OF CLAYTON RESOURCES**

<b>Area</b>	<b>Acres</b>	<b>Baseball Diamond</b>	<b>Tennis Court</b>	<b>Basketball Court</b>	<b>Play Equipment</b>	<b>Volleyball</b>	<b>Picnic Area</b>	<b>Walking/Bike Trail</b>	<b>Pavilion</b>	<b>Concession Area</b>	<b>Restrooms</b>	<b>Drinking Water</b>	<b>Football Field</b>	<b>Soccer Field</b>	<b>Disc Golf Course</b>	<b>Nature Area</b>	<b>Unpaved Parking</b>	<b>Paved Parking</b>
Hardscrabble Park	21.1	X			X		X		X	X	X					X	X	X
Northview Playground	6.3				X			X	X							X		X
Westbrook Park	17.9		X		X				X						X	X		X
Fountain Green Playfield	.3				X				X			X						

(See Exhibit D-1)

## **Recreation Deficiencies**

The formulation of a plan requires the development of standards which specify the requirement for recreation facilities. Such standards should include deference to the following factors: acreage requirements based upon anticipated population, the size of the project and the proposed location. Examples of specific requirements for typical recreation facilities are included below.

### **1. Home Yards**

Although this type of space cannot be considered as public property, it does play an important role in meeting the need for recreation, particularly in areas where subdivision lots are large. In some scenarios the home yard often fulfills the family's need for recreational space.

### **2. Tot Lots and Mini-Parks**

Tot lots are similar in function to the home yard, except that they are located on public property. Tot lots should be provided mainly in areas where there is a significant concentration of pre-school children. They can also be created as part of a larger neighborhood facility.

Mini-parks are customarily larger than tot-lots and serve as areas of play for children in the early elementary school grades. Mini-parks usually occupy about one acre in size and are frequently incorporated into a residential subdivision design. Generally, they are also more accessible than neighborhood parks and playgrounds.

### **3. Neighborhood Parks**

Neighborhood parks are frequently developed as quiet landscaped areas and may or may not include an active recreation area. The commonly accepted standard for a neighborhood park is one (1) acre per 1,000 people in the service area. When an active play area is included the minimum size is adjusted to five (5) acres per 1,000 people. The service area for a neighborhood park is a half (½) mile radius.

### **4. Playgrounds**

Playgrounds ideally are a minimum of two acres in size. They provide a land area of one and one-half (1 ½) acres per 1000 people. Playgrounds are typically built to accommodate an organized sport. The service area for a playground is a half (½) mile radius.

## **5. Playfields**

Playfields are generally developed for organized field games. A playfield additionally may contain some playground equipment. The recommended size for a playfield is between ten (10) and twenty (20) acres. The standard for the development of a playfield is one and one-half (1 ½) acres of land per 1000 persons. The standard for the service area for a playfield is a one (1) mile radius.

## **6. Community Park**

A community park serves a population of 50,000 people or more. A standard of one and one half (1 ½) acres per 1000 persons is the recommended site size for this type of facility, with a minimum size of 50 acres. The service radius for a community park is two (2) miles. Community parks generally provide a golf course and/or swimming and a multi-use facility. The size and extent of the facilities included at a community park is determined by the size of the population served.

In larger communities, the development of several such facilities may be necessary. In these cases, such parks would be more appropriately classified as sub-community parks. Sub-community parks would be located in different sections of the community and serve a specific geographic area.

## **7. Regional Park**

Regional parks serve large geographical areas which incorporate more than one municipality such as a county or more than one county. The uses associated with a regional park span the full range of recreational opportunities. The development and operation of these types of facilities are usually carried out by a county, regional or state agency. The size of a regional park is usually two (2) acres per 1,000 persons. The service range of a regional park is a three (3) mile radius.

## Land Needs Based On NRPA Standards

According to the National Recreation and Park Association Standard, parks are classified by the following size standards:

<u>Mini-Park</u>	1 acre or less
<u>Neighborhood Park/Playground</u>	15 acres or more
<u>Community Park</u>	25 acres or more

Linear Park - Although there is not a specific size associated with this classification, a linear park is always much longer than it is wide

Our parks, when applying this standard, are reflected as shown below:

	Acres
<u>Mini-Park</u>	
Fountain Green Playfield	.22
Hazel's Haven Playfield	.08
Janice Ward Center	.91
	<hr/>
	1.21
<u>Neighborhood Park</u>	
Hardscrabble Park	21.10
Westbrook Park	17.90
Northview Playground*	6.30
	<hr/>
	45.30
<u>Community Park</u>	0.00
<u>Linear Park</u>	<hr/>
	0.00
	<hr/>
<b>Total</b>	<b>46.51</b>

The most commonly accepted standard for park acreages is 10 acres per 1000 population. In applying this standard, the current population of the city would dictate a need for 83.49 acres in additional park land.

\*The park listed does not fall under the Standard Guidelines

## Comparison To NRPA Standards

The table below summarizes the needs for City-owned facilities as gauged by The National Recreation and Park Association in the Recreation, Park and Open Space Standards and Guidelines. The guidelines, in addition to advancing a minimum standard, are a means to identify the need for parks and open space within a community. It should be expected that standards will vary based on the characteristics and preferences of the people served.

### NRPA Standards

Facility	Standard	Service Radius	NRPA Recommendation	Current	Need
Badminton	1 per 5,000	¼ to ½ mile	2	0	2
Basketball	1 per 5,000	¼ to ½ mile			
1. Youth			2	3	0
2. High School			2	4	0
3. Collegiate			2	0	2
Handball	1 per 20,000	15 to 30 minute travel time	0	0	0
Ice Hockey	1 per 100,000	½ hour to one hour travel time	0	3	0
Tennis	1 court per 2,000	¼ to ½ mile	6	2	4
Volleyball	1 per 5,000	¼ to ½ mile	2	0	2
Baseball		¼ to ½ mile			
1. Official	1 per 5,000		2	1	1
2. Little League	1 per 5,000		2	3	0
	Lighted 1 per 30,000		0	0	0
Field Hockey	1 per 20,000	15 to 30 minute travel time	0	0	0
Football	1 per 20,000	15 to 30 minute travel time	0	7	0
Soccer	1 per 10,000	1-2 miles	1	4	0
Golf Driving Range	1 per 50,000	30 minute travel time	0	15	0
¼ Mile Running Track	1 per 20,000	15 to 30 minute travel time	1	6	0
Softball	1 per 5,000	¼ to ½ mile	2	3	0

<b>Facility</b>	<b>Standard</b>	<b>Service Radius</b>	<b>NRPA Recommendation</b>	<b>Current</b>	<b>Need</b>
Multiple Recreation Court (basketball, volleyball, tennis)	1 per 10,000	1-2 miles	1	11	0
Trails	1 system per region	N/A	1	1	0
Archery Range	1 per 50,000	30 minute travel time	0	2	0
Skeet and Trap Field	1 per 50,000	30 minute travel time	0	1	0
Golf		½ to 1 hour travel time			
1. Par 3	-----		0	2	0
2. 9-hole standard	1 per 25,000		0	14	0
3. 18-hole standard	1 per 50,000		0	220	0
Swimming Pool	1 per 20,000	15 to 30 minute travel time	0	36	0
Beach Area	N/A	N/A	N/A	N/A	N/A

SUPPORTER OF RECREATIONAL ACTIVITIES - OPINION SURVEY

	Visited a Park		Which Park			Overall Condition				What Activities							
	Yes	No	Hardscrabble	Northview	Westbrook	Exc.	Good	Fair	Poor	Exercise	Walk	Biking	Sit	Playground	Skateboarding	Walk Dog	Other
1	X				X	X					X			X			
2		X									X	X					
3	X		X				X				X		X	X			
4	X			X			X				X					X	
5	X			X			X				X	X	X	X		X	Play Football
6		X			X		X			X	X						
7	X		X		X	X					X		X				
8	X				X				X		X						
9	X		X	X				X			X	X		X		X	
10	X			X			X				X		X				
11	X				X			X			X			X			
12	X				X				X		X					X	
13		X															
14	X			X					X		X			X			
15	X			X				X			X					X	
16	X		X				X			X	X	X	X	X		X	Baseball
17	X		X				X			X	X			X			
18	X				X		X			X	X	X	X				
19		X															
20	X				X			X			X		X	X		X	Tennis
21	X				X	X					X	X					Tennis
22	X			X			X									X	
23	X			X				X					X	X			
24	X		X					X			X		X	X	X		
25	X				X		X				X	X				X	
26	X			X						X	X	X	X	X		X	
27	X							X			X		X	X		X	
28	X			X					X		X		X	X			
29	X			X			X				X	X		X		X	
30	X				X			X		X	X	X	X	X			
31	X				X			X	X		X	X	X	X		X	Tennis
32	X			X				X			X	X	X	X			
33	X				X				X							X	
34	X		X			X					X		X				
35	X				X		X							X			
36	X				X		X				X		X	X		X	
37	X				X		X				X		X			X	
38	X				X	X					X		X	X			
39	X				X		X				X			X			
40	X				X		X				X						
41	X			X			X				X		X			X	Picnic
42	X		X			X				X	X	X	X	X			
43	X				X	X				X	X	X					
44	X		X					X			X	X	X				

REASONS RESIDENTS DO NOT USE PARKS								
	Visual	Proximity	Inadequate Seating	Other Interests	Park Maintenance	Safety	No Amenities	Other
1								
2		X						
3								
4								
5								
6								
7								
8								
9								
10								
11								
12					X			
13								Live on 5 acres
14					X	X	X	
15								
16								
17								
18								
19							X	
20								
21								
22								
23								
24								
25								
26					X	X		
27								
28								
29								
30			X		X			Cleanliness
31	X				X	X		
32								
33					X	X		
34			X					
35								
36		X	X			X	X	
37								
38								
39								
40								
41								
42								
43			X		X		X	
44								

	Use More if Within Walking Distance		TOP RECREATIONAL PRIORITY						
	Yes	No	Acquire Land	Dev New Facilities	Establish Large Park	Add'l Land	Nature Trails	Improve Existing Parks	Develop trails
1							X	X	X
2	X		X				X		X
3	X		X	X			X	X	X
4									
5								X	
6		X		X		X		X	
7		X							X
8							X	X	
9	X			X		X		X	X
10	X						X	X	X
11									
12		X					X		
13		X	X				X		X
14		X					X		X
15								X	X
16	X		X	X	X	X	X	X	X
17		X		X			X		X
18	X							X	
19									X
20							X	X	X
21							X		
22		X							
23	X				X	X		X	
24	X			X		X		X	
25								X	
26	X							X	
27	X			X				X	
28								X	X
29						X			X
30	X							X	
31			X	X			X	X	X
32	X						X	X	X
33								X	X
34	X				X	X	X		X
35	X			X	X	X		X	X
36	X		X	X	X			X	
37	X					X	X		X
38	X							X	
39						X	X	X	X
40		X							
41			X	X					X
42	X		X	X	X	X			
43	X			X					
44	X		X	X		X		X	X

	SEX		AGE					
	Male	Female	10-15	16-22	23-35	36-49	50-65	65 +
1	X						X	
2		X					X	
3	X					X		
4	X					X		
5						X		
6	X							X
7	X							X
8	X							X
9		X				X		
10	X							X
11								X
12	X							X
13								X
14		X					X	
15	X							X
16		X				X		
17		X					X	
18		X				X		
19	X						X	
20		X					X	
21		X					X	
22	X						X	
23		X			X			
24		X				X		
25		X					X	
26		X				X		
27		X				X		
28		X					X	
29		X				X		
30		X				X		
31	X					X		
32		X					X	
33		X					X	
34		X					X	
35		X			X			
36		X			X			
37		X					X	
38	X							X
39		X					X	
40	X							X
41		X					X	
42		X				X		
43								
44	X						X	

**WHAT IS NEEDED TO IMPROVE PARK FACILITIES**

1	Clean up trails in the woods, they are overgrown (Westbrook)
2	Make more accessible by bicycle/walking. A published list of park locations. We've lived here 22 yrs, I know of only two parks, both are too far away to visit them.
3	Bike trails
4	Better access for Trotwood kids so they don't cut through yards.
5	Make sure the trash can is emptied once a week (on the basketball court)
6	Install lights for night activities
7	They are very nice.
8	Clear brush - offer more space to walk, improve drainage (Westbrook Park)
9	Boy Scouts did good job cleaning under brush/building tables. Nice to have a bathroom & working water fountain. Lack of supervision of kids, regular checks by Police. Like new playground equipment. Perhaps a few more picnic tables. Bike ramps or skateboarding area would be nice.
10	
11	Check often - kids disrespectful and damage property.
12	Clear out the dead trees and under growth in the woods. Cut trees and weeds back from fences.
13	
14	Monitor the park better, kids play on basketball court late at night and swear/cuss. Kids go in there to smoke. The playground equipment isn't kept up.
15	Clean fallen trees and overgrown areas. Create more walking paths and repair existing paths. Add some benches along paths.
16	Hardscrabble - improve walking path on the big north hill that doesn't get mowed any more. Remove dead trees & overgrown bushes west side of stream.
	Overall improve walking paths on the non-baseball areas would be great. Fire pit on top of big hill for sled season.
17	Trash after ballgames. Police should include the park in their daily schedule. Especially around noon!
18	All dogs on a leash.
19	
20	A lot of litter & damage come after dark w/teens coming in. Lights in picnic and tennis courts would keep a lot of people out that are into things they shouldn't be doing.
21	
22	Police patrols after dark.
23	More playground equipment, more frequent clean up efforts (trash)
24	Maintenance - better restrooms
25	There seems to be a coyote in our park and we can't go in the park at dusk. They have improved our park in the last year, but it could still use a bit of brush cleaning.
26	Remove the basketball hoops!!!
27	Better playground equipment. Sprinkler system for kids such as the ones in City of Dayton.
28	More security and check the wooden bridge. Boards are loose.
29	A great deal has been done to improve Northview and it looks so much better. I am still concerned about unfavorable teenage activity that goes on.
30	Maintain parks. Trash is over flowing with beer cans. Clean up shelter area, people use for parties and leave trash. Put lights in park. This would deter the teenagers that come down and party at night. Pick up fallen tree limbs before someone gets hurt. What was the point of everyone help cleanup underbrush/overgrowth a couple of years ago if you don't weedwack and maintain the park. A lot of people spent a lot of time helping and it seems like it was all for nothing.
31	Safe, well-lit
32	Improve monitoring by police, especially at night. The basketball court gets a lot of use, and trash needs to be picked up more frequently. Storm sewer (creek) gets trashy too. I've tried to do my own clean-up behind my house which borders on the creek. Grass is cut in a timely manner.
33	Westbrook Park has been in downward spiral for years. When we received this survey my husband had to mow the area in front of our gate for us to even get back to look at the park. What we found are dead trees, one which if it falls will fall into our garage. There was not one other person in the park.
34	More seating
35	You need to put in more playground facilities for kids. Small kids such as my daughter who is 1 doesn't really have a nice park to play at with playground equipment her size. We usually go to Troy Park at Hobart Arena, because they have playground equipment suitable for her age. I'm not afraid of her falling or hurting herself because it is her size. Also, the floor is springy so if a kid falls they don't get hurt as much. I would really like to see that at a park here in Clayton. We would definitely come to the park more often.
36	No benches for parents to sit, no swings for small children, having more play equipment for small children would be a plus, having a basketball court would also be nice.
37	
38	The park does not have restroom facilities
39	At Westbrook Park there needs to be benches to sit on - especially around playground area. Picnic tables in the shelter are too far away to supervise small children. If vandalism is a concern, just a few cement benches would be helpful.
40	Westbrook Park - keep tennis courts in good condition. Eliminate weeds. Encourage garden clubs/volunteers to plant flowers/bushes.
41	More lighting at night - keep the riff-raff out.
42	I feel that Hardscrabble Park is geared toward baseball and I would like to see a park that could be used for multiple purposes.
43	
44	Baseball fields improved, better restrooms, replace bridge, repair fencing.

HAVE YOU ENCOUNTERED A PROBLEM WITHIN A CITY PARK	
1	No
2	
3	Stuff not picked up-looked like it belonged to baseball team
4	Trotwood kids from across Westbrook trespass on private property to get to park and then are loud at the park.
5	Young kids & teenagers go through Northview Park at all hours of the night during summer vacation. We notice a lot of activity by teenagers.
6	No
7	No
8	Poor drainage - marshy land
9	Northview smashed glass in picnic area. Condoms, underwear & needles in grass & play area. People pee on slides, kids set fires & trash. Have seen teens having sex.
10	
11	Years ago when a grandson visited we used the basketball court. Taking it down was no answer when trouble brewed.
12	Overgrowth of trails in wooded area.
13	
14	No
15	Not during visits (sent letter detailing)
16	4 wheelers/dirt bikes in the evenings and off season.
17	Strange cars slowly driving around, maybe should say strange "Man".
18	N/A
19	
20	The trash cans are full most of the time and the mower crew mow right over the cans and trash making a situation where a child could cut themselves.
21	Not recently
22	
23	Broken glass and trash near basketball court and sitting areas.
24	No
25	
26	It is no longer a safe neighborhood park.
27	No
28	Reputation for being a drug user environment. Teenagers hang out, frequent drug deals, I have seen kids come out of park past midnight.
29	We were disappointed to see a piece of the new playground equipment taken off and thrown in the creek. My son retrieved it and re-attached it w/ help from his Father.
30	I don't like that people let their dogs run loose in the park. I have 2 small children and I don't want them to get bit or stepping in dog poop.
31	Shrubs/brush left on old courts - from Clayton street maintenance
32	Broken swings, broken picnic tables under shelter. Hang-out for teens. Lived on Afton (30+ yrs) & aware of activities. Issue w/ fires under a shelter a few months ago.
33	Saw a coyote while walking my dog
34	
35	No
36	No benches to sit on, no swings for small children. Car w/ 2 males parked looked suspicious. Seeing a Clayton police car patrolling would be nice.
37	No
38	Teenagers car racing in parking lot
39	No
40	Yes, please do not reinstall the basketball baskets.
41	No, but scared off by "rowdy-looking" teens on occasion.
42	No
43	
44	Bridge not open

HAVE YOU USED FACILITIES OTHER THAN CLAYTON'S	
1	No
2	We use the bike paths operated by Five River Metro Parks almost weekly.
3	
4	No
5	
6	
7	
8	Englewood Heck Center, Vandalia Senior Center
9	Centennial water park, Aullwood
10	
11	
12	No
13	
14	Wegerzyn Gardens
15	
16	BMX track in Brookville, Metro Parks (walking and biking), skateboard park in Miamisburg and Kettering
17	
18	Yes, same for family
19	Biking on trails (Metro Parks)
20	No
21	Only Jazzercise @ Happy Corner Church
22	No
23	No
24	No
25	
26	
27	YMCA
28	My son works out at the high school.
29	Playgrounds at Vandalia Rec. Center
30	YMCA, 5 River Metro Parks, Brookville Golden Gate Park - Castle Park.
31	YMCA, Bally's and biking trails
32	Metro Parks (Englewood Dam), Allwood Audubon
33	
34	
35	Englewood Park, play in the water.
36	
37	
38	Englewood Park
39	No
40	No
41	Metro Parks and Englewood. Exercise program at YMCA and Earl Heck
42	We use school facilities through wee bolts and future bolts.
43	
44	YMCA

	OTHER
1	
2	
3	
4	
5	Our son enjoys jumping ramps with his BMX bike in the woods. Maybe develop a more reliable ramp for the kids to jump.
6	
7	Our friends & family appreciate the parks that are available & everyone in our neighborhood walks on the streets because sidewalks & trails are not available.
8	Do not encourage biking. Biking will lead to ATV, skateboarders
9	Put in sidewalks or bike paths, a free water park like centennial, and a public pool.
10	
11	Teach respect and responsibility.
12	Clean up woods as stated in #6
13	
14	
15	Just maintain existing parks and make improvements.
16	All of the above, great parks make a community!
17	
18	
19	
20	
21	
22	BMX tracks for kids on Bicycles - park benches.
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	Tennis courts at Northview Park in the open field area (similar to Westbrook Park tennis courts)
33	
34	
35	A park just for kids and nothing else.
36	
37	
38	
39	
40	Clayton is spread out too much to build an effective park system that would benefit everyone.
41	
42	
43	
44	Bike path from YMCA to high school or Diamond Mill Road. Build golf course.

## **Proposed Park Improvements**

### **Northview Playground**

The property for this park was donated by two residential property developers who had done work in the area. The park was constructed in 1982 by Montgomery County through use of County and Federal Funds. In May 1994, Montgomery County transferred ownership of the property to Randolph Township. The property was transferred to the City of Clayton at the time of its incorporation in 1999. (See Exhibit F-1)

- Resurface and stripe basketball courts
- Replace walking bridge
- Replace swings and install an additional set
- Install benches along walking path
- Purchase additional picnic tables and trash receptacles
- Address ADA requirements
- Enhance landscaping
- Replace park signage
- Install an animal waste receptacle
- Explore the establishment of a volleyball court

### **Westbrook Park**

The land was acquired by Montgomery County through its eminent domain powers. The park was developed in 1977 through use of County and Federal Funds. In May 1994, Montgomery County transferred ownership of Westbrook Park to Randolph Township. The property has subsequently been deeded to the City of Clayton. (See Exhibit F-2)

- Replace tennis court fencing
- Replace the existing bollards
- Replace the park fencing which surrounds the property
- Explore the establishment of a sand volleyball court
- Establish additional on-site parking
- Install park benches and picnic tables
- Establish youth fitness equipment
- Reconstruct children's play area
- Consider the installation of a gazebo
- Install pedestrian style lights along walking path
- Establish fly pads to support disc golf course

- Install a bike rack
- Install trash and animal waste receptacles
- Enhance landscaping
- Replace park signage
- Address ADA requirements

### **Hardscrabble Park**

The park was established by incorporation on July 20, 1945. The purpose of the incorporation was to perpetuate that the property would be used “for the accommodation, convenience and pleasure, entertainment and education of children.” In addition to its many recreational amenities, the park serves as home to the Hardscrabble Little League Baseball Organization, the oldest Little League in Ohio, having been in existence since 1956. (Exhibit F-3)

- Establish foul ball netting above home plate at the ball diamonds
- Purchase additional bleachers
- Install batting and bullpen cages
- Replace the ball diamond fencing
- Install drain tiles at the ball diamonds and backfill with materials which facilitate proper drainage of the fields
- Establish a blacktop surface in the gravel parking area adjacent to the ball fields
- Establish ball field lighting
- Replace the dugouts
- Replace pedestrian bridges
- Install additional park benches and picnic tables
- Replace swing sets
- Install a grill
- Install horseshoe pits
- Replace existing bike rack and install an additional unit
- Create a walking/jogging path
- Create additional paved parking
- Install replacement bollards along existing parking area
- Replace and or repair storage building
- Renovate and update the restroom facility
- Conduct a feasibility study regarding the future use of the tennis courts
- Build a fire pit
- Install a flagpole and flags
- Establish a loud speaker system

- Update existing entryway signage and install additional signage at Wenger Road entrance
- Address ADA requirements
- Install trash receptacles
- Install an animal waste receptacle
- Install bat houses

### **Janice Ward Center**

The building was constructed and financed by the Village of Clayton in 1977 through the use of Building Bonds and Community Development Block Grant Funds. Originally, named the Clayton Community Building, it served as a senior citizen hall and housed the government operations. The building was later dedicated in honor of Janice Ward who served the Village of Clayton as its first Mayor. Today, the building serves principally as a rental hall. (Exhibit F-4)

- Explore the possibility of a renovation project and conduct a cost analysis.

### **Fountain Green Playfield**

The playfield is privately owned and was established in conjunction with the Village of North Clayton in 1993 and no improvements are warranted at this time. (Exhibit F-5)

### **Hazel's Haven Playfield**

Although platted along with Fountain Green Playfield and also privately owned at the time of this writing the playfield has not been built. (Exhibit F-6)

### **Other Considerations**

- Establish a Dog Park

## **Recreation Recommendations**

Included in this section of the Plan is a brief identification of the major recreation policy objectives that are being considered in the development of new recreation projects and the enhancement of existing properties. The policy objectives indicate a commitment to a particular course of action that implements organizational goals and objectives. The Goals and Objectives section of this Master Plan provides a more detailed presentation on the actions planned to implement organizational goals, values and policies.

### **Promote Environmental Stewardship/Wildlife Education and the Conservation of Natural Resources**

Parks and open space play an undeniable role in enhancing the quality of life in cities. Along with the expected amenities, public space can also provide contact with nature and a cleaner environment as well as providing opportunities for learning. In application, the specific form of public space lends structure, beauty and value to neighborhoods and to the community as a whole.

The resources of parks and open space can also mitigate climate, air and water pollution impacts on public health. Urban trees provide both heating and cooling benefits to homes and the city and in doing so they help to conserve energy. Additionally, they help to clean the air of pollution. Trees and other forms of vegetation deflect the impact of rainfall on soils, reducing erosion and sediment in waterways. Another way that trees affect water quality is stormwater management benefits, including carrying, cleaning and storing runoff water. A city's greenspace also helps to perpetuate the biological diversity of local plants and animals.

Therefore, preserving and protecting parks and open space will continue to be asserted as a priority of the city as we work, to build a healthy community and forge a pathway to a sustainable future for everyone.

### **Advance Activity as a Means to Increase Fitness and Reduce Obesity**

In response to a variety of factors Americans have become more and more socially detached and less and less physically active in their lives. The result is a necessity to advocate the adoption of habits which lend themselves to improved health and livability. Adopting a healthy and active lifestyle has been advanced as an agenda item for consideration at all levels of government.

At a local level it is important to play a role in the nation's obesity epidemic by encouraging and providing opportunities for residents to be physically active. Enabling residents to stay active and healthy demonstrates the city's support for

active living. In that respect, the city is committed to the employ of the following standards:

- Create and enhance parks and open space that contribute to reducing obesity and enhance the health of children, teens and adults. Providing desirable outdoor activity promotes physical activity and creates opportunities for social interactions.
- Develop a trail system that makes the most of opportunities within all park lands, along major road corridors and with connections to neighboring systems.
- Require neighborhood streets to be designed with regard to pedestrians and cyclists.
- Utilize land use and zoning to support mixed land uses which locate homes and/or offices in proximity to parks, schools and retail facilities.
- Support or sponsor active living programs.

### **Growing Through Collaboration**

As the city continues to grow and additional residential areas are established there will be a corresponding need for additional neighborhood park facilities. This need should be considered in conjunction with the approval of new residential development. When possible, consideration should also be given to the acquisition and development of neighborhood parks in areas of the city that are not adequately served by the existing open space.

School properties are a part of the cumulative open space and recreation areas of a community. Additionally, many schools contain gymnasiums which are used to facilitate recreational programs of a varied nature. The use of school property as a recreational asset is a resource which is underutilized. Recreation facilities at school sites could be used for school related recreation activities as well as for neighborhood residents after school hours and during summer months.

In the interest of future economies, it is then recommended that existing and future school sites incorporate neighborhood recreational opportunities into their design and that the use of the facilities be shared jointly between the school and the city. The development of joint facilities also eliminates any duplication of service. Furthermore, fewer overall acres are required when using this approach to the provision of recreational resources.

## **Recreation Goals and Objectives**

The development of goals and objectives is essential to any long range planning process. Goals generally provide long term policy direction, while objectives outline more specific actions which must take place in order to accomplish a goal.

The following section specifies the goals and objectives identified in this document that have been asserted as relevant in meeting the existing and future recreational needs of the city.

The title statement preceding each goal is intended to affirm an area identified for improvement or a current deficiency in the recreational offering available to residents. The goals and objectives that follow are meant to provide direction in addressing the existing or anticipated problem.

### **A. Perpetuate an Identifiable and Visually Appealing Park System**

- Strengthen the city's identity through the use of branding and facilitate community pride by establishing priorities in relationship to the opportunities for improvement noted in the Plan and develop a plan of action to move the city forward.
- Develop a policy which promotes parks and green space in relationship to future planned development projects.
- Provide bicycle and pedestrian routes connecting park sites and recreation facilities to other public facilities in the area.
- Continue to promote the city's identity and positive image by consistently using the city logo on signage and publications.
- Include information about the parks to the press and in city issued promotional pieces.

### **B. Cultivate a Culture of Community Engagement and Outreach**

- Gauge the park users' satisfaction with services and identify recreation trends and issues related to the planning and operation of facilities.

- Provide for both active and passive recreation uses in future park design for people of all ages.
- Provide opportunities for the public to influence the recreation priorities of the city.
- Plan for the reuse of parks and recreation facilities as interests and community needs change.
- Strive to exceed ADA standards for physical access to all park and recreation areas and facilities.
- Respond to the needs of the growing older adult population by providing facilities and programs which support lifelong learning, socialization and wellness.
- Develop multi-field facilities for a variety of organized sports.
- Review and revise the Plan on a regular basis.

**C. Protect Natural Resources, Open Space and Parkland**

- When geographically feasible, site parks adjacent to compatible uses such as greenbelts, detention basins, other natural waterways, schools and other public facilities in order to facilitate efficient land use and cost sharing.
- Provide opportunities where passive recreational uses are provided for varying forms of environmental education.
- Develop and implement design principles to govern the development of amenities that are compatible with and protect natural resources.
- Support the co-location of parks and recreational facilities with other public and certain private facilities as appropriate.
- Continue to site parks in areas of the city with the highest density of residential units unless the highest density area is adequately served by other recreation facilities.

- Achieve NPRA Park Acreage Service Level Goals to ensure public recreational opportunities within a reasonable (the corresponding service level) distance of all residences.
- Establish a requirement in the subdivision regulations which requires private open space and calls for the dedication of a portion of the property in all approved subdivisions to provide for the recreational needs of residents, employees and any visitors that will be generated by the development.

**D. Establish a Financing and Resource Development Program**

- Promote investment in the parks and open space system by securing new and ongoing funding.
  - Pursue grants, donations and sponsorships from the public, private and nonprofit sectors.
  - Establish a Park Land Fund which would be used to pursue or facilitate a future land purchase when appropriate and where opportunities exist.
  - Partner with school district and other local and regional agencies to maximize funding opportunities.
- Ensure that recreational resources and services expand commensurate with population growth.

**E. Bolster Property Maintenance Efforts**

- Continue efforts in beautifying and improving the existing parks and other public space.
- Begin a systemic inspection and improvement program to update the existing parks.
- Promote volunteer stewardship activities of land resources.
- Ensure that plans for the development of new recreation areas include a budget for maintenance and operations.

## City of Clayton Recreation Inventory

### 1. Northview Playground 6.3 Acres

Quantity	Item	Condition
1	Platform Climber	Excellent
1	3 Position Swing Set	Fair
1	Tire Swing	Poor
1	Walking Trail	Good
1	Picnic Shelter	Good

### 2. Westbrook Park 17.9 Acres

Quantity	Item	Condition
1	6 Position Swing Set	Fair
1	Platform Climber	Excellent
1	4 Position Swing Set	Excellent
1	2 Tennis Courts	Excellent
1	Picnic Shelter	Fair

### 3. Hardscrabble Park 21.1 Acres

Quantity	Item	Condition
1	Platform Climber	Excellent
1	Play Structure	Excellent
1	4 Position Swing Set	Excellent
1	4 Position Swing Set	Fair
1	4 Toddler Swings	Fair
4	Ball Diamonds	Good

**4. Janice Ward Center .91 Acres**

Quantity	Item	Condition
1	2,176 Square Foot Building	Fair

**5. Fountain Green Playfield 0.2174 Acres (Privately Owned)**

Quantity	Item	Condition
1	Mini Picnic Pavilion	Excellent
1	Mini Platform Climber	Excellent
1	Water Fountain	Excellent

**6. Hazel's Haven Playfield .0840 Acres (Privately Owned)**

Quantity	Item	Condition
	Currently undeveloped	

## City of Clayton Parks Supporter of Recreational Activities - Opinion Survey

Please take a few minutes to answer the following questions. The information you provide will help us to continue to make improvements to the City of Clayton Parks.

**1. Have you or any other member of your family visited a park located in the City of Clayton during the past year?**

- Yes                       No

**2. If so, which park do you use the most?**

- Hardscrabble Park  
 Northview Playground  
 Westbrook Park

**3. Rate the overall condition of the park.**

- Excellent               Good               Fair               Poor

**4. Have you ever encountered any problems during your visit? (Please specify)**

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**5. When you visit a park, what activities do you engage in? (Check all that apply)**

- Exercising  
 Walking  
 Biking  
 Sit and enjoy surroundings  
 Playground Equipment  
 Skateboarding  
 Walking a dog  
 Other, please specify \_\_\_\_\_

**6. Please tell us what, if anything can be done to improve the City park facilities. (Please specify)**

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**7. If you don't use any of the City parks, what is the main reason why.** *(Check all that apply)*

- Visual attractiveness
- Proximity
- Inadequate Seating
- Spending time on other interests
- Park maintenance / cleanliness standards
- Safety concerns
- Parks do not provide amenities that are of interest to me.
- Other, please specify \_\_\_\_\_

**8. Do you or other members of your household use facilities or recreation programs provided by organizations other than the City of Clayton? If so, please identify.**

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**9. Would you use a park more frequently if one were within walking distance of your home?**

- Yes                       No

**10. What should the City's top recreational priority be over the next 10 years?** *(Check all that apply)*

- Acquire land to develop parks for active youth and adult sports teams.
- Development of new recreational facilities.
- Establishment of a large community park.
- Acquisition of additional land for new parks and open space.
- Provide nature trails for hiking, bird watching, etc.
- Improve existing park facilities.
- Development of active trails for biking / walking.
- Other, please specify \_\_\_\_\_

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**Do you have any additional comments that you would like to provide? If so, \_\_\_\_\_**

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**For statistical purposes, please tell us about yourself.**

- Sex**             Male  
                     Female
- Age**             10-15             16-22             23-35             36-49  
                     50-65             65 and older

*Thank you for your time. A stamped envelope is enclosed for your convenience.*

**CITY OF CLAYTON PLANNING COMMISSION  
P.O. BOX 280  
CLAYTON, OHIO 45315-0280**

**MINUTES OF THE JUNE 27, 2011 MEETING**

**I. OPENING OF MEETING**

The Clayton Planning Commission meeting convened at 7:00 p.m. on Monday June 27, 2011 at the Clayton Government Center 6996 Taywood Road.

**II. MEMBERS IN ATTENDANCE**

Mr. Downing, Mr. Corrado, Dr. Powell, and Mr. Robinson  
Mr. Klosterman, Director of Community Services was in attendance.

**III. MINUTES OF THE PREVIOUS MEETINGS**

Motion to approve the minutes of the May 23, 2011 by Dr Powell,  
Second by Mr. Robinson  
Vote: All in favor.

**IV. NEW BUSINESS**

**PARKS AND RECREATION MASTER PLAN**

Debbie Manns, Assistant City Manager, briefly described the Plan noting that it is a general document using the national format. She explained that the City currently does not have a Plan to use as a guide for future park facilities. Also, it is necessary to have a Parks and Recreation Plan in order for the City to be eligible for Federal grants. Ms Manns explained that she has worked with the local community in the development of the Plan and that the Plan presented to the Planning Commission is the final draft.

After the presentation the members of the Commission had a lengthy discussion on the contents of the proposed Plan such as future bikeways, location of new parks, improving existing parks and the possibility of obtaining funding for these activities. The members also recommended working with the School Board.

No one else spoke concerning the Plan and on a motion by Mr. Robinson and seconded by Mr. Downing it was moved to recommend that the City Council adopt the Parks and Recreation Master Plan as presented to the Planning Commission.

On a call of the roll: Mr. Corrado aye, Mr. Downing aye, Dr Powell aye, and Mr. Robinson aye,

**V OTHER BUSINESS**

**Proposed additions to the Zoning Code relative to solar panels and wind mills.**

Mr. Klosterman explained that the current Zoning Code does not address solar panels and has very little information regarding wind mills. At our request, the Law Director has drafted legislation for regulating “Solar Panel Systems” and “Wind Energy Conversion Systems”. The proposed regulations address these uses on private property for personal use only.

The members of the Commission reviewed the proposed legislation and after a short discussion, on a motion by Dr Powell , and seconded by Mr Downing, it was moved that a letter be sent to the City Council recommending approval of the proposed legislation regulating Solar Panel Systems and Wind Energy Conversion Systems

**VI NEXT MEETING**

The next Planning Commission meeting is scheduled for July 25, 2011 if needed.

There being no other business to come before the Commission, the meeting was adjourned.

\_\_\_\_\_  
Vince Corrado, President

\_\_\_\_\_  
Joseph Klosterman, Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Exhibit C-1





Established 1999  
Population 13,347  
18.6 square miles





## FACT SHEET

**Clayton city, Ohio**

View a Fact Sheet for a race, ethnic, or ancestry group

Census 2000 Demographic Profile Highlights:

**General Characteristics - show more**

>>	Number	Percent	U.S.		
Total population	13,347			map	brief
Male	6,602	49.5	49.1%	map	brief
Female	6,745	50.5	50.9%	map	brief
Median age (years)	39.2	(X)	35.3	map	brief
Under 5 years	749	5.6	6.8%	map	
18 years and over	9,761	73.1	74.3%		
65 years and over	1,500	11.2	12.4%	map	brief
One race	13,209	99.0	97.6%		
White	11,631	87.1	75.1%	map	brief
Black or African American	1,318	9.9	12.3%	map	brief
American Indian and Alaska Native	20	0.1	0.9%	map	brief
Asian	194	1.5	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	6	0.0	0.1%	map	brief
Some other race	40	0.3	5.5%	map	
Two or more races	138	1.0	2.4%	map	brief
Hispanic or Latino (of any race)	120	0.9	12.5%	map	brief
Household population	13,248	99.3	97.2%	map	brief
Group quarters population	99	0.7	2.8%	map	
Average household size	2.66	(X)	2.59	map	brief
Average family size	3.05	(X)	3.14	map	
Total housing units	5,193			map	
Occupied housing units	4,975	95.8	91.0%		brief
Owner-occupied housing units	4,215	84.7	66.2%	map	
Renter-occupied housing units	760	15.3	33.8%	map	brief
Vacant housing units	218	4.2	9.0%	map	

**Social Characteristics - show more >>**

	Number	Percent	U.S.		
Population 25 years and over	8,917				
High school graduate or higher	8,158	91.5	80.4%	map	brief
Bachelor's degree or higher	2,890	32.4	24.4%	map	
Civilian veterans (civilian population 18 years and over)	1,278	13.1	12.7%	map	brief
Disability status (population 5 years and over)	1,528	12.2	19.3%	map	brief
Foreign born	277	2.1	11.1%	map	brief
Male, Now married, except separated (population 15 years and over)	3,398	66.8	56.7%		brief
Female, Now married, except separated					

(population 15 years and over)	3,434	63.7	52.1%		brief
Speak a language other than English at home (population 5 years and over)	474	3.7	17.9%	map	brief

### Economic Characteristics - show more

>>

	Number	Percent	U.S.		
In labor force (population 16 years and over)	7,215	70.5	63.9%		brief
Mean travel time to work in minutes (workers 16 years and over)	23.3	(X)	25.5	map	brief
Median household income in 1999 (dollars)	60,625	(X)	41,994	map	
Median family income in 1999 (dollars)	67,250	(X)	50,046	map	
Per capita income in 1999 (dollars)	26,569	(X)	21,587	map	
Families below poverty level	127	3.3	9.2%	map	brief
Individuals below poverty level	578	4.4	12.4%	map	

### Housing Characteristics - show more

>>

	Number	Percent	U.S.		
Single-family owner-occupied homes	3,958				brief
Median value (dollars)	128,700	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage (dollars)	1,154	(X)	1,088	map	
Not mortgaged (dollars)	389	(X)	295		

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

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The letters PDF or symbol  indicate a document is in the Portable Document Format (PDF). To view the file you will need the Adobe® Acrobat® Reader, which is available for free from the Adobe web site.

U.S. Census Bureau  
American FactFinder

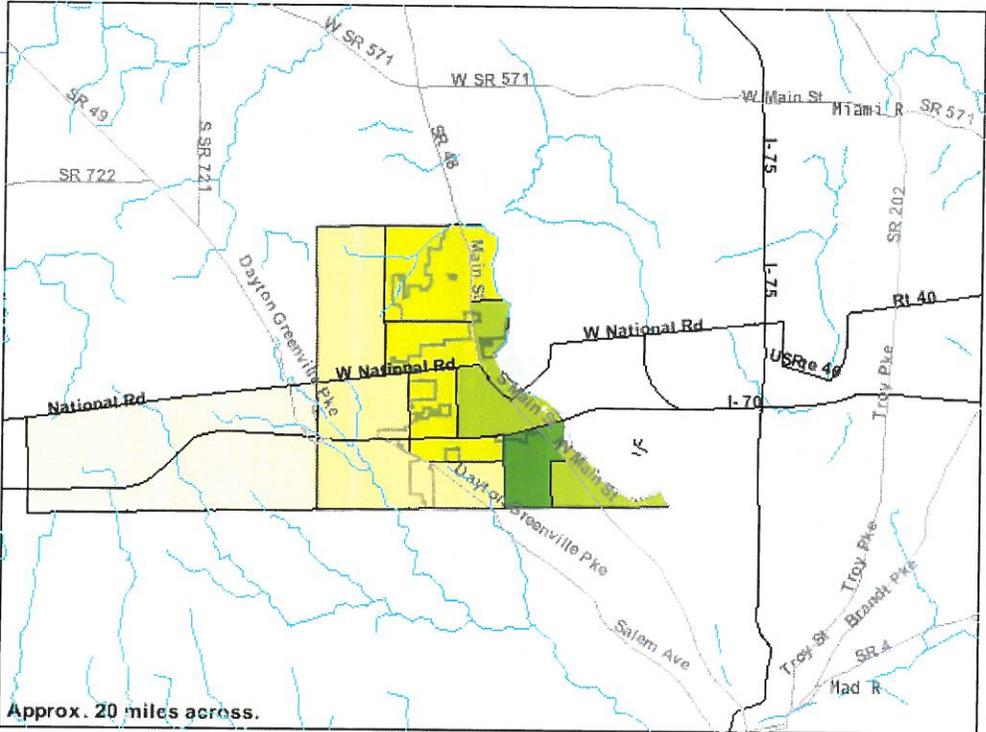


**TM-P002. Persons per Square Mile: 2000**  
Universe: **Total population**  
Data Set: **Census 2000 Summary File 1 (SF 1) 100-Percent Data**  
**Clayton city, Ohio by Census Tract**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

**Legend**

- Data Classes**  
Persons/Sq Mile
- 397 - 397
  - 412 - 412
  - 1241 - 1284
  - 1911 - 1970
  - 2502 - 2602
- Features**
- Major Road
  - Street
  - Stream/Waterbody
  - Stream/Waterbody



Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrix P1.



**DP-1. Profile of General Demographic Characteristics: 2000**  
 Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data  
 Geographic Area: **Clayton city, Ohio**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
<b>Total population</b>	<b>13,347</b>	<b>100.0</b>
<b>SEX AND AGE</b>		
Male	6,602	49.5
Female	6,745	50.5
Under 5 years	749	5.6
5 to 9 years	993	7.4
10 to 14 years	1,136	8.5
15 to 19 years	1,052	7.9
20 to 24 years	551	4.1
25 to 34 years	1,321	9.9
35 to 44 years	2,312	17.3
45 to 54 years	2,343	17.6
55 to 59 years	842	6.3
60 to 64 years	548	4.1
65 to 74 years	902	6.8
75 to 84 years	491	3.7
85 years and over	107	0.8
Median age (years)	39.2	(X)
18 years and over	9,761	73.1
Male	4,748	35.6
Female	5,013	37.6
21 years and over	9,292	69.6
62 years and over	1,824	13.7
65 years and over	1,500	11.2
Male	670	5.0
Female	830	6.2
<b>RACE</b>		
One race	13,209	99.0
White	11,631	87.1
Black or African American	1,318	9.9
American Indian and Alaska Native	20	0.1
Asian	194	1.5
Asian Indian	77	0.6
Chinese	43	0.3
Filipino	23	0.2
Japanese	14	0.1
Korean	20	0.1
Vietnamese	3	0.0
Other Asian <sup>1</sup>	14	0.1
Native Hawaiian and Other Pacific Islander	6	0.0
Native Hawaiian	3	0.0
Guamanian or Chamorro	2	0.0
Samoan	0	0.0
Other Pacific Islander <sup>2</sup>	1	0.0
Some other race	40	0.3
Two or more races	138	1.0
<b>Race alone or in combination with one or more other races <sup>3</sup></b>		
White	11,751	88.0
Black or African American	1,385	10.4
American Indian and Alaska Native	51	0.4
Asian	235	1.8

Subject	Number	Percent
Native Hawaiian and Other Pacific Islander	9	0.1
Some other race	61	0.5
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>13,347</b>	<b>100.0</b>
Hispanic or Latino (of any race)	120	0.9
Mexican	63	0.5
Puerto Rican	15	0.1
Cuban	16	0.1
Other Hispanic or Latino	26	0.2
Not Hispanic or Latino	13,227	99.1
White alone	11,553	86.6
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>13,347</b>	<b>100.0</b>
In households	13,248	99.3
Householder	4,975	37.3
Spouse	3,252	24.4
Child	4,244	31.8
Own child under 18 years	3,331	25.0
Other relatives	405	3.0
Under 18 years	176	1.3
Nonrelatives	372	2.8
Unmarried partner	168	1.3
In group quarters	99	0.7
Institutionalized population	99	0.7
Noninstitutionalized population	0	0.0
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>4,975</b>	<b>100.0</b>
Family households (families)	3,851	77.4
With own children under 18 years	1,776	35.7
Married-couple family	3,252	65.4
With own children under 18 years	1,424	28.6
Female householder, no husband present	429	8.6
With own children under 18 years	251	5.0
Nonfamily households	1,124	22.6
Householder living alone	957	19.2
Householder 65 years and over	322	6.5
Households with individuals under 18 years	1,898	38.2
Households with individuals 65 years and over	1,043	21.0
Average household size	2.66	(X)
Average family size	3.05	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>5,193</b>	<b>100.0</b>
Occupied housing units	4,975	95.8
Vacant housing units	218	4.2
For seasonal, recreational, or occasional use	32	0.6
Homeowner vacancy rate (percent)	1.6	(X)
Rental vacancy rate (percent)	7.9	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>4,975</b>	<b>100.0</b>
Owner-occupied housing units	4,215	84.7
Renter-occupied housing units	760	15.3
Average household size of owner-occupied unit	2.74	(X)
Average household size of renter-occupied unit	2.25	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.



**DP-3. Profile of Selected Economic Characteristics: 2000**  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Geographic Area: **Clayton city, Ohio**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>		
<b>Population 16 years and over</b>	<b>10,240</b>	<b>100.0</b>
In labor force	7,215	70.5
Civilian labor force	7,199	70.3
Employed	6,996	68.3
Unemployed	203	2.0
Percent of civilian labor force	2.8	(X)
Armed Forces	16	0.2
Not in labor force	3,025	29.5
<b>Females 16 years and over</b>		
<b>Females 16 years and over</b>	<b>5,286</b>	<b>100.0</b>
In labor force	3,442	65.1
Civilian labor force	3,442	65.1
Employed	3,333	63.1
<b>Own children under 6 years</b>		
<b>Own children under 6 years</b>	<b>895</b>	<b>100.0</b>
All parents in family in labor force	543	60.7
<b>COMMUTING TO WORK</b>		
<b>Workers 16 years and over</b>		
<b>Workers 16 years and over</b>	<b>6,973</b>	<b>100.0</b>
Car, truck, or van -- drove alone	6,132	87.9
Car, truck, or van -- carpooled	516	7.4
Public transportation (including taxicab)	49	0.7
Walked	77	1.1
Other means	23	0.3
Worked at home	176	2.5
Mean travel time to work (minutes)	23.3	(X)
<b>Employed civilian population 16 years and over</b>		
<b>Employed civilian population 16 years and over</b>	<b>6,996</b>	<b>100.0</b>
<b>OCCUPATION</b>		
Management, professional, and related occupations	3,015	43.1
Service occupations	788	11.3
Sales and office occupations	1,968	28.1
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	511	7.3
Production, transportation, and material moving occupations	714	10.2
<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and mining	5	0.1
Construction	388	5.5
Manufacturing	1,034	14.8
Wholesale trade	338	4.8
Retail trade	821	11.7
Transportation and warehousing, and utilities	327	4.7
Information	149	2.1
Finance, insurance, real estate, and rental and leasing	347	5.0
Professional, scientific, management, administrative, and waste management services	826	11.8
Educational, health and social services	1,645	23.5
Arts, entertainment, recreation, accommodation and food services	405	5.8
Other services (except public administration)	312	4.5
Public administration	399	5.7
<b>CLASS OF WORKER</b>		
Private wage and salary workers	5,430	77.6
Government workers	1,149	16.4
Self-employed workers in own not incorporated business	400	5.7

Subject	Number	Percent
Unpaid family workers	17	0.2
<b>INCOME IN 1999</b>		
<b>Households</b>	<b>4,964</b>	<b>100.0</b>
Less than \$10,000	164	3.3
\$10,000 to \$14,999	94	1.9
\$15,000 to \$24,999	380	7.7
\$25,000 to \$34,999	521	10.5
\$35,000 to \$49,999	819	16.5
\$50,000 to \$74,999	1,295	26.1
\$75,000 to \$99,999	736	14.8
\$100,000 to \$149,999	618	12.4
\$150,000 to \$199,999	191	3.8
\$200,000 or more	146	2.9
Median household income (dollars)	60,625	(X)
With earnings	4,269	86.0
Mean earnings (dollars)	66,996	(X)
With Social Security income	1,094	22.0
Mean Social Security income (dollars)	11,920	(X)
With Supplemental Security Income	123	2.5
Mean Supplemental Security Income (dollars)	6,357	(X)
With public assistance income	108	2.2
Mean public assistance income (dollars)	1,647	(X)
With retirement income	1,026	20.7
Mean retirement income (dollars)	19,094	(X)
<b>Families</b>	<b>3,893</b>	<b>100.0</b>
Less than \$10,000	103	2.6
\$10,000 to \$14,999	31	0.8
\$15,000 to \$24,999	176	4.5
\$25,000 to \$34,999	322	8.3
\$35,000 to \$49,999	569	14.6
\$50,000 to \$74,999	1,122	28.8
\$75,000 to \$99,999	670	17.2
\$100,000 to \$149,999	596	15.3
\$150,000 to \$199,999	180	4.6
\$200,000 or more	124	3.2
Median family income (dollars)	67,250	(X)
Per capita income (dollars)	26,569	(X)
<b>Median earnings (dollars):</b>		
Male full-time, year-round workers	45,569	(X)
Female full-time, year-round workers	29,261	(X)
<b>POVERTY STATUS IN 1999 (below poverty level)</b>		
<b>Families</b>	<b>127</b>	<b>(X)</b>
Percent below poverty level	(X)	3.3
With related children under 18 years	98	(X)
Percent below poverty level	(X)	5.0
With related children under 5 years	61	(X)
Percent below poverty level	(X)	10.1
<b>Families with female householder, no husband present</b>	<b>76</b>	<b>(X)</b>
Percent below poverty level	(X)	18.2
With related children under 18 years	72	(X)
Percent below poverty level	(X)	24.7
With related children under 5 years	54	(X)
Percent below poverty level	(X)	50.9
<b>Individuals</b>	<b>578</b>	<b>(X)</b>
Percent below poverty level	(X)	4.4
18 years and over	352	(X)
Percent below poverty level	(X)	3.6
65 years and over	41	(X)
Percent below poverty level	(X)	2.8
Related children under 18 years	210	(X)
Percent below poverty level	(X)	5.9
Related children 5 to 17 years	130	(X)
Percent below poverty level	(X)	4.6
Unrelated individuals 15 years and over	170	(X)

Subject	Number (X)	Percent 12.1
---------	---------------	-----------------

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53



**DP-2. Profile of Selected Social Characteristics: 2000**  
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
 Geographic Area: **Clayton city, Ohio**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/exp3.htm>.

Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>		
Population 3 years and over enrolled in school	<b>3,970</b>	<b>100.0</b>
Nursery school, preschool	272	6.9
Kindergarten	252	6.3
Elementary school (grades 1-8)	1,786	45.0
High school (grades 9-12)	940	23.7
College or graduate school	720	18.1
<b>EDUCATIONAL ATTAINMENT</b>		
Population 25 years and over	<b>8,917</b>	<b>100.0</b>
Less than 9th grade	248	2.8
9th to 12th grade, no diploma	511	5.7
High school graduate (includes equivalency)	2,429	27.2
Some college, no degree	2,111	23.7
Associate degree	728	8.2
Bachelor's degree	1,753	19.7
Graduate or professional degree	1,137	12.8
Percent high school graduate or higher	91.5	(X)
Percent bachelor's degree or higher	32.4	(X)
<b>MARITAL STATUS</b>		
Population 15 years and over	<b>10,476</b>	<b>100.0</b>
Never married	2,174	20.8
Now married, except separated	6,832	65.2
Separated	83	0.8
Widowed	485	4.6
Female	420	4.0
Divorced	902	8.6
Female	463	4.4
<b>GRANDPARENTS AS CAREGIVERS</b>		
Grandparent living in household with one or more own grandchildren under 18 years	<b>233</b>	<b>100.0</b>
Grandparent responsible for grandchildren	141	60.5
<b>VETERAN STATUS</b>		
Civilian population 18 years and over	<b>9,737</b>	<b>100.0</b>
Civilian veterans	1,278	13.1
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>		
Population 5 to 20 years	<b>3,360</b>	<b>100.0</b>
With a disability	172	5.1
Population 21 to 64 years	<b>7,712</b>	<b>100.0</b>
With a disability	927	12.0
Percent employed	65.2	(X)
No disability	6,785	88.0
Percent employed	82.9	(X)
Population 65 years and over	<b>1,472</b>	<b>100.0</b>
With a disability	429	29.1
<b>RESIDENCE IN 1995</b>		
Population 5 years and over	<b>12,659</b>	<b>100.0</b>
Same house in 1995	8,082	63.8
Different house in the U.S. in 1995	4,477	35.4

Subject	Number	Percent
Same county	3,291	26.0
Different county	1,186	9.4
Same state	609	4.8
Different state	577	4.6
Elsewhere in 1995	100	0.8
<b>NATIVITY AND PLACE OF BIRTH</b>		
<b>Total population</b>	<b>13,375</b>	<b>100.0</b>
Native	13,098	97.9
Born in United States	13,027	97.4
State of residence	9,624	72.0
Different state	3,403	25.4
Born outside United States	71	0.5
Foreign born	277	2.1
Entered 1990 to March 2000	65	0.5
Naturalized citizen	172	1.3
Not a citizen	105	0.8
<b>REGION OF BIRTH OF FOREIGN BORN</b>		
<b>Total (excluding born at sea)</b>	<b>277</b>	<b>100.0</b>
Europe	83	30.0
Asia	136	49.1
Africa	0	0.0
Oceania	0	0.0
Latin America	51	18.4
Northern America	7	2.5
<b>LANGUAGE SPOKEN AT HOME</b>		
<b>Population 5 years and over</b>	<b>12,659</b>	<b>100.0</b>
English only	12,185	96.3
Language other than English	474	3.7
Speak English less than 'very well	172	1.4
Spanish	213	1.7
Speak English less than "very well"	94	0.7
Other Indo-European languages	146	1.2
Speak English less than "very well"	32	0.3
Asian and Pacific Island languages	67	0.5
Speak English less than "very well"	27	0.2
<b>ANCESTRY (single or multiple)</b>		
<b>Total population</b>	<b>13,375</b>	<b>100.0</b>
<i>Total ancestries reported</i>	14,548	108.8
Arab	24	0.2
Czech <sup>1</sup>	40	0.3
Danish	18	0.1
Dutch	228	1.7
English	1,292	9.7
French (except Basque) <sup>1</sup>	528	3.9
French Canadian <sup>1</sup>	54	0.4
German	4,308	32.2
Greek	172	1.3
Hungarian	140	1.0
Irish <sup>1</sup>	1,894	14.2
Italian	542	4.1
Lithuanian	110	0.8
Norwegian	77	0.6
Polish	308	2.3
Portuguese	13	0.1
Russian	145	1.1
Scotch-Irish	238	1.8
Scottish	360	2.7
Slovak	34	0.3
Subsaharan African	79	0.6
Swedish	76	0.6
Swiss	75	0.6
Ukrainian	61	0.5
United States or American	1,160	8.7
Welsh	181	1.4
West Indian (excluding Hispanic groups)	19	0.1
Other ancestries	2,372	17.7

(X) Not applicable.

<sup>1</sup> The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19

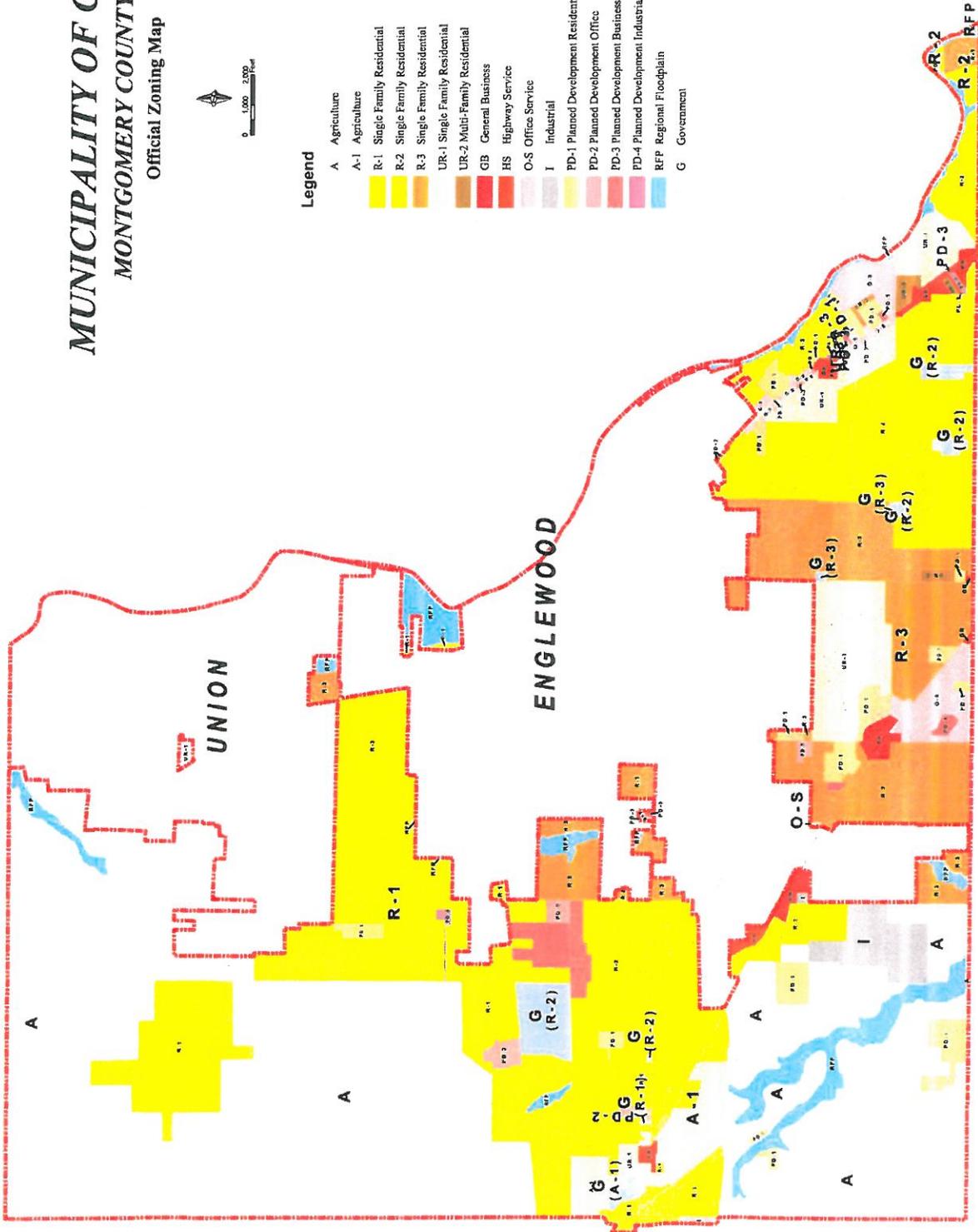
# MUNICIPALITY OF CLAYTON MONTGOMERY COUNTY, OHIO

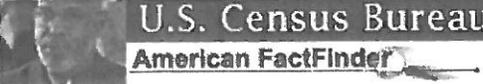
Official Zoning Map



**Legend**

- A Agriculture
- A-1 Agriculture
- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Single Family Residential
- UR-1 Single Family Residential
- UR-2 Multi-Family Residential
- GB General Business
- HS Highway Service
- O-S Office Service
- I Industrial
- PD-1 Planned Development Residential
- PD-2 Planned Development Office
- PD-3 Planned Development Business
- PD-4 Planned Development Industrial
- RFP Regional Floodplain
- G Governmental





U.S. Census Bureau  
American FactFinder

**DP-4. Profile of Selected Housing Characteristics: 2000**  
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data  
Geographic Area: Clayton city, Ohio

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

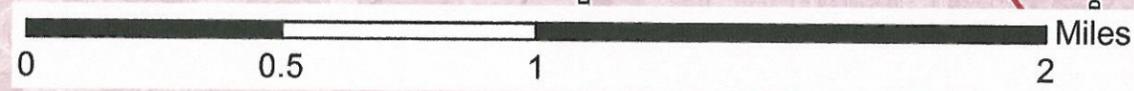
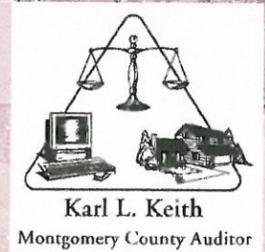
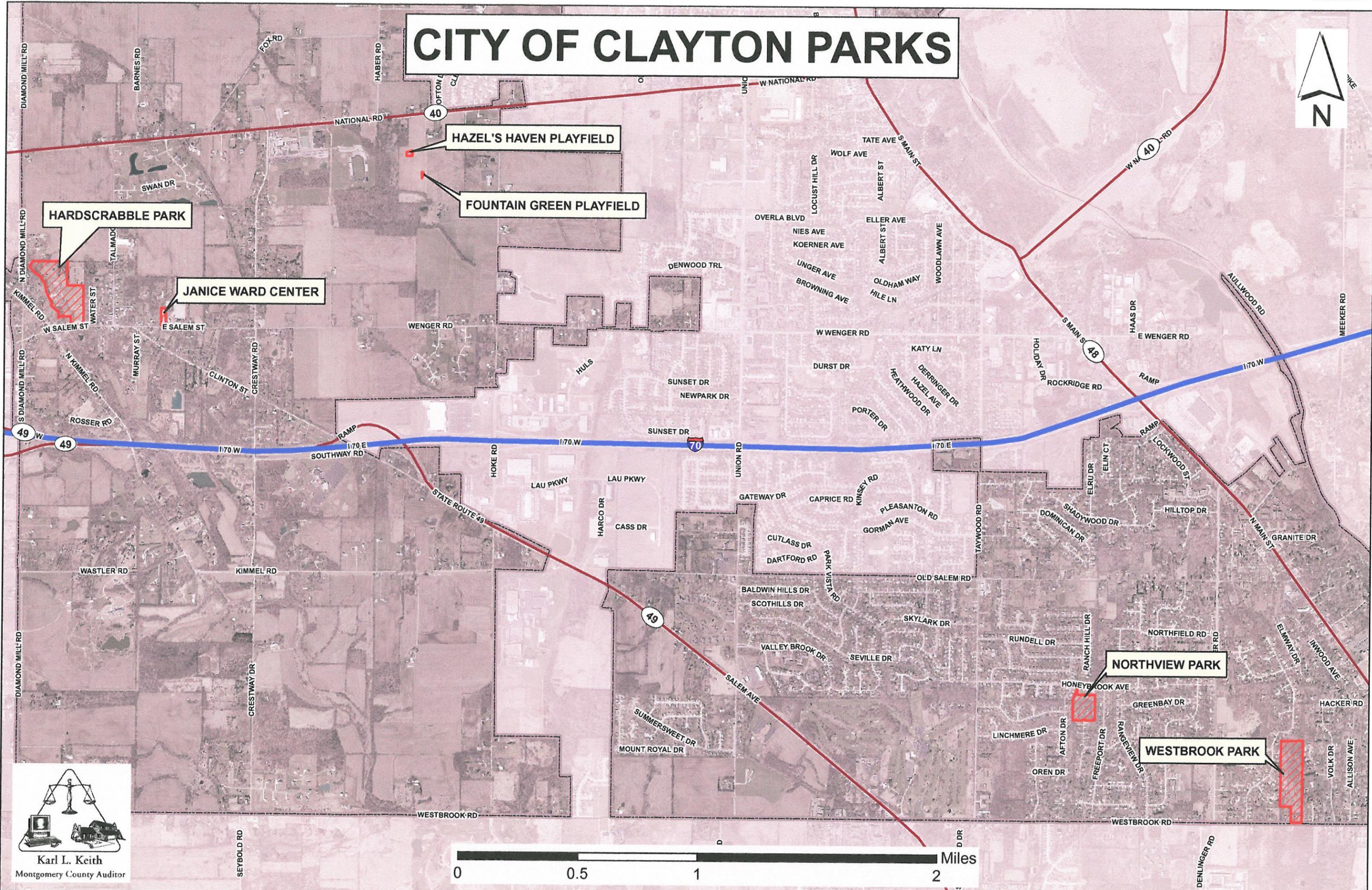
Subject	Number	Percent
<b>Total housing units</b>	<b>5,227</b>	<b>100.0</b>
<b>UNITS IN STRUCTURE</b>		
1-unit, detached	4,299	82.2
1-unit, attached	223	4.3
2 units	40	0.8
3 or 4 units	93	1.8
5 to 9 units	224	4.3
10 to 19 units	164	3.1
20 or more units	175	3.3
Mobile home	9	0.2
Boat, RV, van, etc.	0	0.0
<b>YEAR STRUCTURE BUILT</b>		
1999 to March 2000	22	0.4
1995 to 1998	173	3.3
1990 to 1994	338	6.5
1980 to 1989	702	13.4
1970 to 1979	1,594	30.5
1960 to 1969	1,179	22.6
1940 to 1959	844	16.1
1939 or earlier	375	7.2
<b>ROOMS</b>		
1 room	28	0.5
2 rooms	43	0.8
3 rooms	143	2.7
4 rooms	432	8.3
5 rooms	540	10.3
6 rooms	946	18.1
7 rooms	1,006	19.2
8 rooms	906	17.3
9 or more rooms	1,183	22.6
Median (rooms)	7.0	(X)
<b>Occupied Housing Units</b>	<b>4,986</b>	<b>100.0</b>
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>		
1999 to March 2000	476	9.5
1995 to 1998	1,454	29.2
1990 to 1994	1,014	20.3
1980 to 1989	968	19.4
1970 to 1979	541	10.9
1969 or earlier	533	10.7
<b>VEHICLES AVAILABLE</b>		
None	155	3.1
1	1,126	22.6
2	2,404	48.2
3 or more	1,301	26.1
<b>HOUSE HEATING FUEL</b>		
Utility gas	2,593	52.0
Bottled, tank, or LP gas	195	3.9
Electricity	1,935	38.8
Fuel oil, kerosene, etc.	242	4.9
Coal or coke	0	0.0
Wood	0	0.0
Solar energy	0	0.0

Subject	Number	Percent
Other fuel	6	0.1
No fuel used	15	0.3
<b>SELECTED CHARACTERISTICS</b>		
Lacking complete plumbing facilities	14	0.3
Lacking complete kitchen facilities	12	0.2
No telephone service	34	0.7
<b>OCCUPANTS PER ROOM</b>		
<b>Occupied housing units</b>	<b>4,986</b>	<b>100.0</b>
1.00 or less	4,939	99.1
1.01 to 1.50	36	0.7
1.51 or more	11	0.2
<b>Specified owner-occupied units</b>	<b>3,958</b>	<b>100.0</b>
<b>VALUE</b>		
Less than \$50,000	23	0.6
\$50,000 to \$99,999	823	20.8
\$100,000 to \$149,999	1,870	47.2
\$150,000 to \$199,999	861	21.8
\$200,000 to \$299,999	308	7.8
\$300,000 to \$499,999	56	1.4
\$500,000 to \$999,999	12	0.3
\$1,000,000 or more	5	0.1
Median (dollars)	128,700	(X)
<b>MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS</b>		
<b>With a mortgage</b>	<b>3,084</b>	<b>77.9</b>
Less than \$300	6	0.2
\$300 to \$499	35	0.9
\$500 to \$699	210	5.3
\$700 to \$999	863	21.8
\$1,000 to \$1,499	1,306	33.0
\$1,500 to \$1,999	475	12.0
\$2,000 or more	189	4.8
Median (dollars)	1,154	(X)
<b>Not mortgaged</b>	<b>874</b>	<b>22.1</b>
Median (dollars)	389	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	1,346	34.0
15 to 19 percent	840	21.2
20 to 24 percent	698	17.6
25 to 29 percent	417	10.5
30 to 34 percent	174	4.4
35 percent or more	483	12.2
Not computed	0	0.0
<b>Specified renter-occupied units</b>	<b>748</b>	<b>100.0</b>
<b>GROSS RENT</b>		
Less than \$200	47	6.3
\$200 to \$299	4	0.5
\$300 to \$499	189	25.3
\$500 to \$749	352	47.1
\$750 to \$999	54	7.2
\$1,000 to \$1,499	47	6.3
\$1,500 or more	7	0.9
No cash rent	48	6.4
Median (dollars)	563	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	110	14.7
15 to 19 percent	115	15.4
20 to 24 percent	166	22.2
25 to 29 percent	87	11.6
30 to 34 percent	43	5.7
35 percent or more	179	23.9
Not computed	48	6.4

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

# CITY OF CLAYTON PARKS





# City of Clayton NORTHVIEW PARK



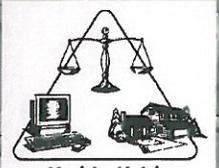
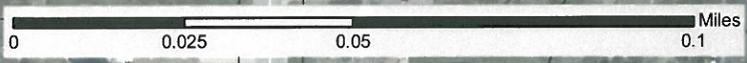
AFTON DR

HONEYBROOK AVE

LAVON CT

FREEPORT DR

2005 ORTHO

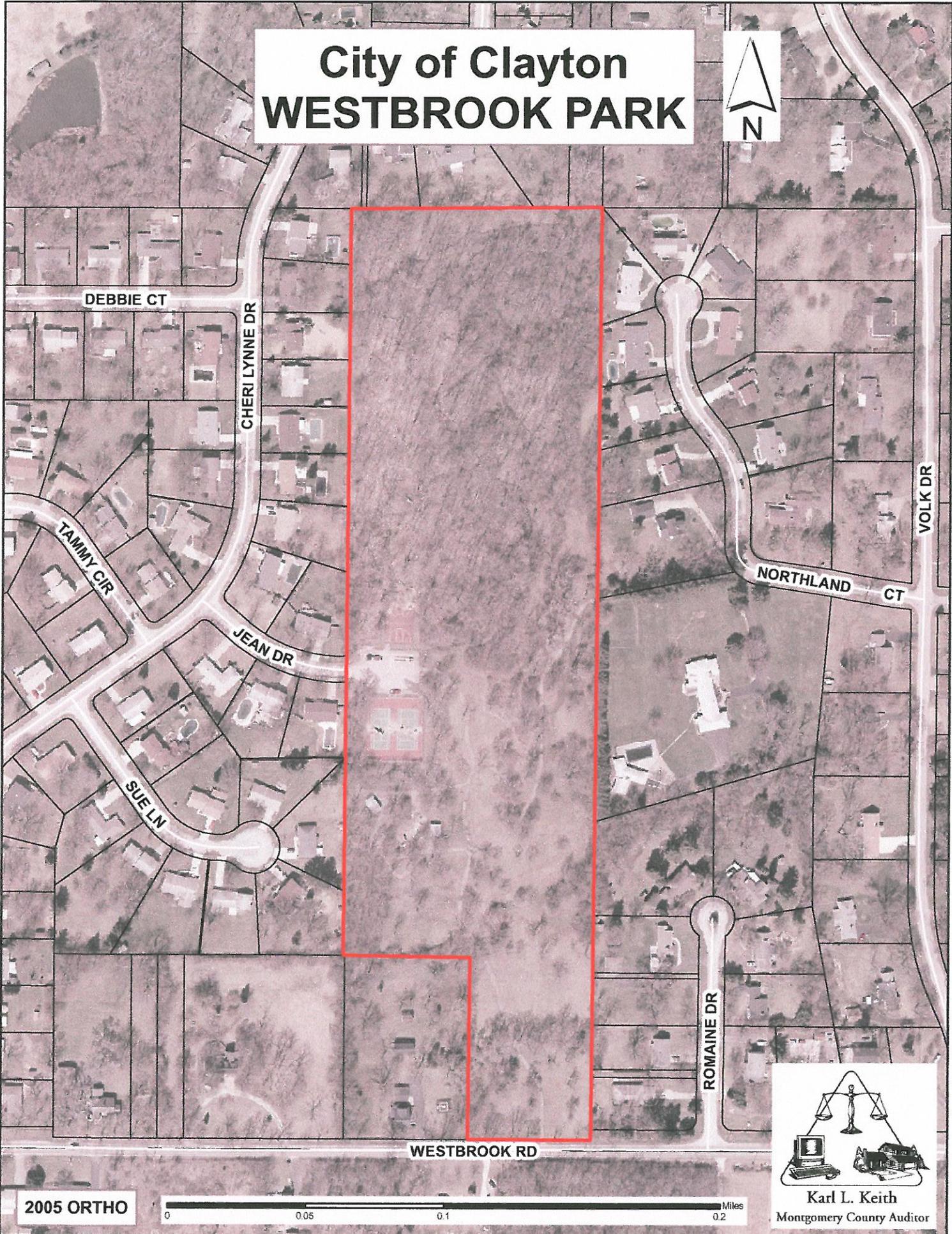


Karl L. Keith  
Montgomery County Auditor

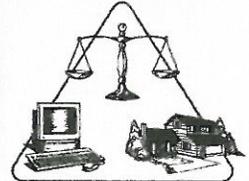
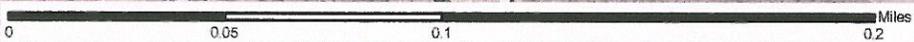
Westbrook Park  
17.9 acres



# City of Clayton WESTBROOK PARK



2005 ORTHO



Karl L. Keith  
Montgomery County Auditor

**Hard Scrabble Park**  
21 acres



# City of Clayton HARDSCRABBLE PARK



2005 ORTHO

Karl L. Keith  
Montgomery County Auditor

**Janice Ward Center**  
**0.9 acres**



# City of Clayton JANICE WARD CENTER

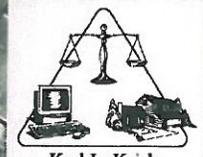
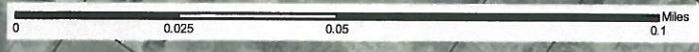


E SALEM ST

MURRAY ST

CLINTON ST

2005 ORTHO



Karl L. Keith  
Montgomery County Auditor

**Privately Owned, Pocket Parks**  
**0.39 acres**





# City of Clayton POCKET PARKS

LOFTON DR

NATIONAL RD

ANNELESE WAY

ANNELESE WAY

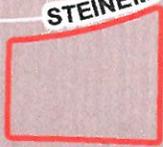
STEINEMAN ST

BORGES ST

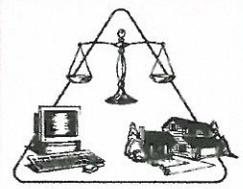
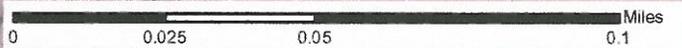
MEIRING ST

TURIN PL

FLAUTE ST



2005 ORTHO



Karl L. Keith  
Montgomery County Auditor

**Privately Owned, Pocket Parks**  
**0.8 acres**



# City of Clayton POCKET PARKS

LOFTON DR

NATIONAL RD

ANNELESE WAY

ANNELESE WAY

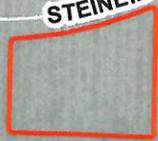
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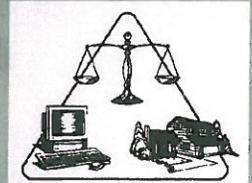
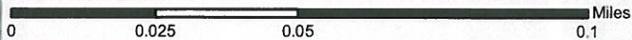
TURIN PL

MEIRING ST

FLAUTE ST



2005 ORTHO



Karl L. Keith  
Montgomery County Auditor