

# Master Plan



## LaVerne Collins Park

Master plan recommendations were distilled through the process described above along with input from the community and city staff. The recommendations for LaVerne Collins Park are shown within the park and listed with potential timeframe for implementation and order of magnitude cost below.

Three new facility considerations and three updates to existing facilities were evaluated and listed in the scatter chart shown on the following page. The garden, dog park and improvements to the existing site furnishings were included in the final recommendations.

LaVerne Collins is a small park but does include some open space where new facilities could be added. The substantial utilities beneath the park eliminate the possibility of any major construction, and so the community idea for a new playground would not be possible. However, non-invasive improvements can be considered.

LAVERNE COLLINS PARK RECOMMENDED IMPROVEMENTS		
<b>Improvements to Existing Facilities</b>	<b>Timeframe</b>	<b>Order of Magnitude Cost</b>
Improve Benches & Picnic Tables	3-6 years	< \$25K
<b>Considerations for New Facilities</b>	<b>Timeframe</b>	<b>Order of Magnitude Cost</b>
Add Dog Park	0-3 years	\$25-100K
Develop Community Garden	3-6 years	< \$25K

Figure 13: Recommended Improvements with Timeframe and Order of Magnitude Cost



Figure 11: Illustration of Location for Recommended Park Improvements



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A new dog park and a community garden were both suggested by the community and found to be high value low cost improvements that could turn this little used park a community resource. All of these recommendations are relatively low cost improvements that can be implemented in the short to medium term (0-3 or 3-6 years). The potential for a perimeter walking path around the park can be evaluated. However the site's steep slopes and heavily utilities beneath the site may make this infeasible.

A Great Streets master plan developed by the St. Louis Economic Development Partnership for the 39N AgTech District - Old Olive Street includes a design concept for LaVerne Collins Park as a gateway feature to the 39N district and a bioretention feature. A rendering and plan view of this concept are shown below.

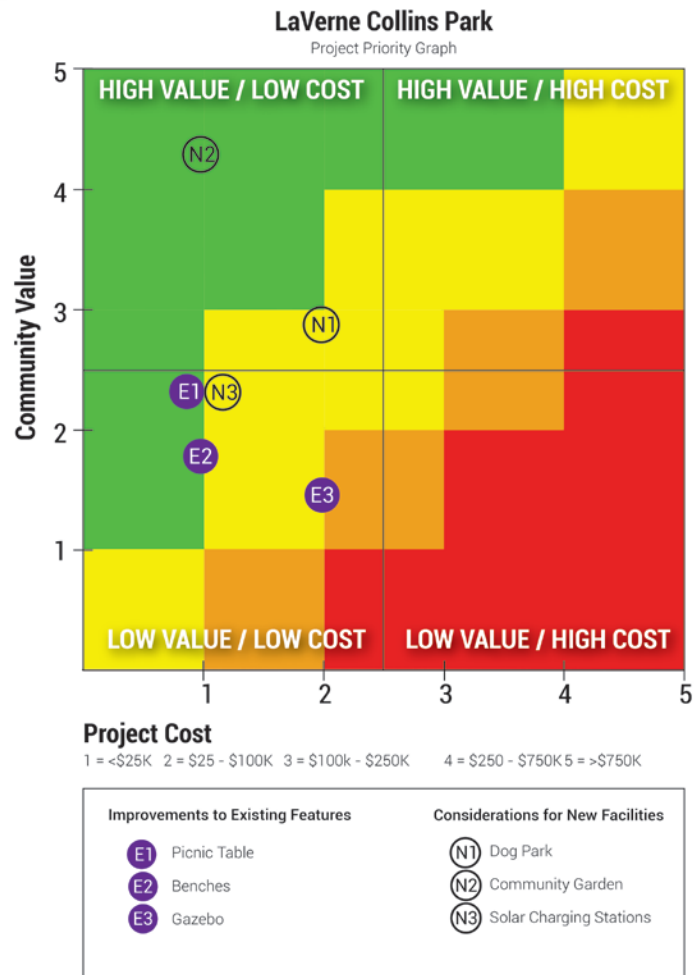


Figure 12: Community Value Vs. Cost Scatter Chart



Plan and rendering by Christner

