

PLAN CLAYTON

IMPLEMENTATION COMMITTEE
FINAL REPORT TO CITY COUNCIL
JULY 15, 2021

VISION
4
GOALS

Legacy | People

Context | Vision

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Executive Summary

The Plan Clayton Implementation Committee was approved by Clayton City Council on October 1, 2020, to review and recommend to Council suggested implementation methods resulting from the Plan Clayton effort. Council appointed the following members:

- Mayor Mike Stevens
- Council Member Brendan Bachman
- Mr. Seth Powless
- Ms. Kim Williams
- Ms. Mindy Craddick
- Mr. Derek Muncy
- Mr. Dan Foley

The Committee met on the following dates:

- January 13, 2021
- February 10, 2021
- March 10, 2021
- April 7, 2021
- May 5, 2021
- May 26, 2021
- June 16, 2021

Mayor Mike Stevens, at the first meeting in January, gave some context to the Committee about why the group was asked to think through how to implement the Plan Clayton effort. He reminded the group that Randolph Twp. and the Village of Clayton merged and became the City of Clayton in 1998. He relayed that the city spent considerable time and effort on the Plan- including developing and implementing a new zoning code. He further indicated that the city has elements that need to be pulled together-residential plats, rural areas, business districts, with some areas that need and can use more businesses and some areas that could use more housing.

Mayor Stevens said he would like the group to approach the work in a smart but aggressive way.

Jack Kuntz, Director of Development, said Plan Clayton, started in 2016, was designed to balance economic development as a priority while building a community that is responsive to the desires of its residents.

Plan Clayton was designed-and the Committee approached its work-around four themes, or subcommittees:

- Walkable Neighborhoods (Muncy/Craddick)
- Central Cores (Williams/Bachman)
- Connected Parks (Foley/Powless)
- Great Streets and Infrastructure (Stevens/Dorman)

This executive summary outlines major recommendations under the four subcommittees listed above, as proposed by Members of the Implementation Committee. City Council will also note that we have included an advocacy position for a significant effort at new housing in our city. We hope and believe that the City Council will thoughtfully consider these recommendations as you continue to work in the best interests of all Clayton residents and our region.

Recommendations of the Walkable Neighborhoods subcommittee:

- The Committee prioritized a walkable neighborhood effort and City investment in this program with the following key points:
 - Invest where you could provide stronger walking infrastructure to the most people
 - Project urgency
 - Availability of internal and external funding sources
 - Time to complete/perception, and total cost.
- The group recommends that the City work to connect as many neighborhoods via sidewalk and pedestrian paths to the North Main Street corridor as possible, which would necessitate spending public dollars—either city funds or grant funds—on a significant sidewalk infill program to grow connectivity to North Main from the adjacent neighborhoods. *It was noted that some residents may be opposed to the construction of infill sidewalks in their neighborhoods, and it may be a good idea to survey residents about why sidewalk infrastructure could be beneficial for the city and gauge the opinions of residents.*
- The city should prioritize the construction of infill sidewalks up and down the entire Main Street corridor. One example, as outlined by Committee Member Derek Muncy, was the need to build infill sidewalk on the West side of North Main from Westbrook Road northward. All agreed that sidewalk connectivity along Main Street is lacking and should be a priority.
- The Committee believes the city should ensure that all new residential subdivisions contain sidewalks and/or a multi-use path.

Recommendations of the Central Cores subcommittee:

- Five central cores were identified-Main Street, the Government Center, Historic Clayton (Old Village), Hoke Road Business District, and Northmont (SR 40/Haber/Hoke.)
- The Committee believes the City needs to establish a Street Furnishings Program along with a Standards Book for benches, trash cans, ash urns, dog litter receptacles along the five central cores.
- The Committee believes that Main Street has the potential to become a more traditional downtown area for Clayton, and the City needs to take a more aggressive approach to gain control of strategic properties along Main Street that may be beneficial in establishing a more traditional downtown. The Committee recommends the City begin to find ways to purchase and/or control key properties along Main Street in particular, but in each of the central cores where this strategy makes sense. Many properties in the central cores are not living up to their highest and best use. For example, the city has had cursory discussions with Montgomery County about the potential for repurposing part of a fairly large parcel in front of the Montgomery County Stillwater Center, currently vacant ground, for potential redevelopment. This purchase would take money, and the Committee recommends the City engage in some talks with the County, the Dayton/Montgomery County Port Authority, the Land Bank, and other public and private potential investors to work to redevelop properties that are not living up to their highest and best use.
- The Committee also recommends conducting a speed study on Main Street with the goal of reducing the speed to encourage more pedestrian and biking activity and more business activity. A reduced speed, combined with construction of medians and other traffic-slowing infrastructure, could lead to more economic activity along our City's Main Street corridor. As currently constructed, many cars speed through the city at a rate of speed that does not lend itself to connecting people in cars, bikes, and on foot, with current and future business activity like we believe it should. Mr. Kuntz suggested it would be better to couple any speed reduction-if Council supported that action- with when you are making improvements-either under Main Street Phase II or under a new street design program. The Committee concurs.
- The Committee also believes in concert with this reduced speed recommendation, we need to make it safer to cross our main thoroughfares. Besides Main Street, other crossings-Union/Old Salem, Wenger/Hoke, and Taywood/Westbrook need to have safer crossings. We support a Crosswalk Improvement Program to make it safer and easier for pedestrians to cross all main thoroughfares.

Recommendations of the Connected Parks subcommittee:

- The Committee recommends that we need to keep Westbrook and Northview Parks, in good shape -and continue with planned upgrades as specified in the PLAN Clayton Implementation Plan. These improvements should be planned and implemented with a concentration on funding via grants paired with local matches to maximize local resources as much as possible. These upgrades, with new signage and landscaping, will elevate these parks and accomplish the majority of the community's desires for these parks, as found in the PLAN Clayton community survey results and feedback summaries.

- The Committee believes the city should focus resources on Meadowbrook at Clayton and Hardscrabble Park, and look into opportunities to invest in more greenspace, should that become available, and support stronger connectivity to our regional bike path network.

- The Committee believes the city should keep Meadowbrook as a public golf course and event facility and should hire a consultant to take a fresh look at strengthening the overall operations of the facility and investigate whether the property could have multiple uses for the community beyond-but including-golf. We understand the City has spent much time thinking about this property, but this is our recommendation.
 - In terms of operations, Mayor Stevens believes that even though city staff have worked hard to maximize success of the facility, Meadowbrook needs full time management-marketing, operations, etc. The Committee would support this recommendation.

- Clayton Park at Hardscrabble should be given a close look as well to see how we can strengthen the existing facilities but potentially add other athletic or outdoor uses for community benefit.

- The Committee strongly believes Clayton should join with other northwest communities to advocate for stronger connectivity to the regional bike path system. Five Rivers MetroParks is working on a plan to connect the northern terminus of the Stillwater Trail at Shoup Mill Road, through Clayton, to Grossnickle Park behind Miami Valley North Hospital. This project is not cheap-\$8-10 million and would require local communities (Clayton, Englewood, Harrison Township etc.) to come up with a 25 percent match. Clayton cannot do this project alone, but we believe if the city joins other local governments, it would send a strong signal to Five Rivers MetroParks that we support the goal of stronger connectivity to the regional bike path system.

Recommendations of the Great Streets and Infrastructure subcommittee:

- Many ideas intersect with Central Cores, including a strong sidewalk infill program.
- Develop a Thoroughfare Plan that will identify right of way widths for potential major and minor roads and provide direction to developers in term of city right of way standards.
- Investigate and create plans to bury overhead power lines.
- Investigate a green infrastructure study.
- In addition, the Committee supports:
 - A streetlight program for primary and residential streets.
 - A Gateway program when looking at city entrances.
 - Infrastructure analysis around sewer and water.

Recommendation to the City of Clayton to develop and implement a strategic plan to work toward the construction of more housing units of all types.

The Plan Clayton implementation Committee recommends that the city should develop and implement a plan to build more diverse, quality housing-of all types. We make this recommendation for several reasons:

- Clayton’s population has not grown over the last 3 census cycles. **In order to be financially sustainable and pay for critical infrastructure and city services, we need more people and businesses making investments in our community. More housing-quality housing- could be part of that sustainability equation.** If we do not increase the tax base, and more housing can be part of the strategy to do that, people may “vote with their feet,” so to speak, because they want the costs of local services spread out beyond their household or their current neighborhood.
- Having enough housing units close to major employers like Caterpillar can help us make the case to future companies that they should locate here, knowing their employees can live close to where they work.
- More housing means momentum. It means the community is a desirable place to live, and with more housing comes more restaurants, more retail, more community engagement.

The city certainly has the skill set and knowledge to figure out how to work toward this goal. The Plan Clayton implementation Committee would, however, suggest the following:

- Explain to residents why more housing can benefit the community. Explain it over and over again.
- Hire a housing-focused consultant firm (similar to what Troy Ohio has done) and identify what kinds of housing the city lacks in order to attract new residents across the economic spectrum. Build in high-quality standards.
 - As part of that effort, set some realistic targets for the number and type of housing units the city would like to see constructed, standards around quality, and where those units could be located.
- Engage the development community beyond just single-family homes.
- Keep reminding the community about why it matters.

Formation of the PLAN Clayton Implementation Committee

Soon after he started as Planner / Zoning Administrator for the City of Clayton last August, Seth Dorman was tasked with the implementation of PLAN Clayton.

Mr. Dorman decided quickly that if he was to be successful at implementing PLAN Clayton, he was going to need some help and he conceived of an implementation committee that ideally would consist of a Council member(s), a resident(s), a realtor, and possibly a representative each from both the Planning Commission and the Parks Advisory Commission.

To that end, on November 5, 2020, City Council enacted Resolution No. R-11-20-56 establishing the PLAN Clayton Implementation Committee and the members to be appointed, including:

1. Two (2) Elected Officials: *Mayor Mike Stevens and Council Member Brendan Bachman*
2. One (1) Planning Commission Member: *Seth Powless*
3. One (1) Real Estate Professional: *Kim Williams*
4. One (1) Clayton resident per ward: Ward 1: *Mindy Craddick*, Ward 2: *Derek Muncy*, and Ward 3: *Dan Foley*

The Work Begins...

In late November, after calling each of the newly appointed committee members, Mr. Dorman sent the members a Memorandum welcoming them to the committee and introducing the Committee's work. In addition to the memo, Mr. Dorman provided each member with a copy of PLAN Clayton and its supporting documents, including the Appendix and the Implementation Plan. At that time, Mr. Dorman gave the committee members their first assignment, which was to read through the plan and its supporting documents to gain a better understanding of the City's vision for growth and what Clayton may look like in 20-30 years.

Committee Structure and Summary of our Meetings

Given that City Council established the PLAN Clayton Implementation Committee as a public body working on behalf of the Council, the Committee's meetings were open to the public and subject to all local and State laws with respect to meeting transparency. As such, Mr. Dorman determined that the Committee meetings should be run according to Roberts of Rules of Order, and at the first meeting the Committee appointed Dan Foley as Chair and Seth Powless as Vice-Chair.

The Committee meetings began in January and ended in mid-June. All told the Committee met seven times and held numerous sub-committee meetings.

Meeting #1 – January 13, 2021 (met on Zoom due to the COVID-19 pandemic)

- Organized, and as mentioned appointed a Chair and Vice-Chair; and Barb Seim was appointed as the Committee Secretary
- Expectations of the Committee were set by Mayor Stevens, Brendan Bachman, and Seth Dorman
- Time was set aside at each meeting for the Committee to have open discussion
- Formed four subcommittees to meet in between formal committee meetings around the four primary goals of PLAN Clayton, including:

- GOAL I – Walkable Neighborhoods
 - GOAL II – Central Cores
 - GOAL III – Connected Parks
 - GOAL IV – Great Streets & Infrastructure
- Mr. Dorman started the sub-committee assignments by asking the members if any of them had a particular affinity for one of the four goals and several did, and Mr. Dorman had a couple members in mind for certain subcommittees. In the end, the following assignments were agreed upon:
 - Walkable Neighborhoods Subcommittee: *Mindy Craddick and Derek Muncy*
 - Central Cores: *Kim Williams and Councilman Bachman*
 - Connected Parks: *Dan Foley and Seth Powless*
 - Great Streets & Infrastructure: *Mayor Stevens and Seth Dorman*
 - Mr. Dorman ended each meeting with Subcommittee assignments, and for the first meeting Mr. Dorman assigned the following tasks:
 - Think of 2-3 minor projects that could potentially be implemented in CY 2021
 - Begin thinking about some mid-term and long-term projects that could be implemented within the five (5) years following CY 2021

Meeting #2 – February 10, 2021 (met on Zoom)

- Chair Foley opened the meeting and the minutes from the previous meeting were approved
- Chair Foley guided the Subcommittees through their reports
- Seth Dorman guided the Committee through a preliminary discussion about project ranking criterion
- Open discussion
- Subcommittee Assignments:
 - Further refine list of projects for each Goal area
 - Submit list to Seth Dorman to put into a spreadsheet that will form the basis of the Committee’s recommendations to City Council
 - Initial research on potential outside funding sources
 - Be prepared to discuss project ranking criterion for next meeting

Meeting #3 – March 10, 2021 (met on Zoom)

- Chair Foley opened the meeting and the minutes from the previous meeting were approved
- Chair Foley guided the Subcommittees through their reports
- Preliminary discussion on project ranking
- Open discussion
- Subcommittee Assignments:
 - Continue research of potential outside funding sources
 - Finalize list of projects for Goal area to be included in the project ranking list

Meeting #4 – April 7, 2021 (met on Zoom)

- Chair Foley opened the meeting and the minutes from the previous meeting were approved
- Special meeting with City Leadership, including City Manager Amanda Zimmerlin, Development Director Jack Kuntz, Finance Director Kevin Schweitzer, and Public Service Director Randy Sanders
 - o Roundtable discussion to discuss proposed project list in terms of physical and financial obstacles to implementing the projects that the Committee has outlined
- Subcommittee Assignments:
 - o Seth Dorman to send final list of projects to Committee based on roundtable discussion
 - o Participate in preliminary scoring run through in preparation for project scoring meeting
 - o Provided preliminary scoring sheet back to Seth Dorman to be incorporated into the master project list

Meeting #5 – May 5, 2021 (met in person)

- Chair Foley opened the meeting and the minutes from the previous meeting were approved
- Committee discussed at length the best way to evaluate the projects; it was determined there really was not enough information available to score the projects, but a system of prioritization was adopted for each Goal Area. The priority classifications are Short Term (Years 1-2), Mid Term (Years 3-5), and Long Term (projects that would likely take more than 5 years to complete)
- Committee worked through prioritization of projects in GOAL I (Walkable Neighborhoods) and GOAL II (Central Cores)
- No subcommittee assignments were issued

Meeting #6 – May 26, 2021 (met in person)

- Chair Foley opened the meeting and the minutes from the previous meeting were approved
- Committee worked through prioritization of projects in GOAL II (Connected Parks) and GOAL IV (Great Streets & Infrastructure)
- No subcommittee assignments were issued

Meeting #7 – June 16, 2021 (met in person)

- Chair Foley opened the meeting and the minutes from the previous meeting were approved
- Committee discussed at length the DRAFT Executive Summary and Implementation Committee Recommendations that will be presented to City Council on July 15, 2021
- No subcommittee assignments were issued

Next Steps...

Now that the Committee has presented their recommendations to City Council, the hard work of funding the projects, scheduling the projects, designing the projects, and completing the projects must begin.

Some of the projects are planning related and are intended to increase the number of tools in the Development Department's toolbox, such as Standards books for Street Furnishings, Wayfinding Signage, District Signage, Lighting, etc. Many of these can be done internally by the City's Development Staff. Other planning related projects will require the city to hire a consultant, such as completing the City's first Thoroughfare Plan, Analyzing the Water and Sewer Systems to find deficiencies, Speed Studies on N Main Street and National Road, etc. All these types of projects will help to shape future development in the city and ultimately help Clayton realize the vision of PLAN Clayton.

There are major infrastructure projects that can also set the table for future development at the same time helping to realize the vision for the growth of Clayton as laid out in PLAN Clayton. These projects will be expensive, and most will need to be phased. Some of these projects may be eligible for grants or other outside funding sources to defray some of the cost of the project.

When this process started, Mr. Dorman told the Committee that in many ways PLAN Clayton will implement itself as development occurs, but the Committee's goal was to find ways to help tee up future development and to create a brand for the city that is undeniably Clayton. At the end of the day, the PLAN Clayton Implementation Plan is the mechanism by which we can solidify the city's brand and we can evolve into the Clayton that was envisioned throughout the year and half long PLAN Clayton process.

On a personal note, I have immensely enjoyed the last six (6) months working with some of the most engaged and thoughtful people that at their core have the City of Clayton's best interests in their hearts and minds. I thank City Council for establishing this Committee and allowing me the opportunity to work on this very challenging assignment with a group of people that are a pure sample of the best of Clayton!

CITY OF CLAYTON, OHIO

RESOLUTION NO. R – 11 – 20 - 56

A RESOLUTION APPROVING APPOINTMENTS TO THE PLAN CLAYTON IMPLEMENTATION COMMITTEE

WHEREAS, in order to better implement Plan Clayton, Council, via enactment of Resolution No. R-10-20-47 on October 1, 2020, created a special committee to review and recommend regarding suggested implementation methods for same; and

WHEREAS, Council now desires to appoint the following persons to the Plan Clayton Implementation Committee.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CLAYTON, STATE OF OHIO:

1. That the following persons are hereby appointed to the Plan Clayton Implementation Committee:
 - a. Two (2) Elected Officials: *Mayor Mike Stevens and Council Member Brendan Bachman.*
 - b. One (1) Planning Commission Member: *Seth Powless.*
 - c. One (1) Real Estate Professional: *Kim Williams.*
 - d. One (1) Clayton Resident Per Ward: Ward 1: *Mindy Craddick*, Ward 2: *Derek L. Muncy*, Ward 3: *Dan Foley.*
2. Said Special Committee shall comply with City Council Rule V – B concerning Special Committees, and shall comply with the Ohio Open Meeting Act.
3. Said Special Committee shall make findings and recommendations to Council per Council Rule V- B; and said Special Committee shall terminate upon presentation of its final report to Council.

ADOPTED BY COUNCIL ON NOVEMBER 5, 2020.

AUTHENTICATION:


Mayor (Presiding Officer of Council)


Clerk of Council



MEMORANDUM

TO: PLAN Clayton Implementation Committee

FROM: Seth Dorman, Planner

DATE: November 25, 2020

SUBJECT: Implementation Committee Start-Up

Congratulations on your selection to the Implementation Committee for PLAN Clayton and thank you so much for your service on this Committee!

We will be starting our meetings in January, and I am currently targeting the 2nd Wednesday on the months when we meet. Our meetings will be held virtually at first on the Zoom platform. Right now, I am planning our first meeting to be held on **January 13th at 7:00 pm**. If you have any conflicts with this date and time, please let me know.

As it gets closer to the meeting date, I will email everyone a link to the Zoom meeting. Since our Committee is required to comply with the Ohio Open Meetings Act, we may have citizens that listen in to the proceedings and we will likely need to offer any attending public an opportunity to make public comments. As such, I think it will make sense to nominate a Chair and Vice-Chair at the first meeting, and Barb Seim or I will serve as the Secretary for our Committee's minutes. For those of you not familiar with Barb, she is the Clerk of Council for Clayton and serves as Secretary on both the Board of Zoning Appeals and Planning Commission and does a great job.

I will develop an agenda for each meeting and at the end will assign our Committee members certain tasks to complete prior to the next meeting.

The Resolution passed by City Council (enclosed) for the establishment of this Committee indicates that a Report will be presented to City Council at the end of the Committee's work. As I see the Committee's role, it will be to determine some projects that can be completed in 2021 with money set aside in the CY2021 budget. The other important task will be to prepare a 5-year Implementation Plan for CYs2022-2026.

Also enclosed with this memo are the PLAN Clayton documents, and as your first official task, I would ask that each of you read through them and become familiar with them between now and the first meeting. Included with these documents is the PLAN Clayton Implementation Plan, which will be a great stepping off point for our group.

I am excited that you have agreed to serve on this Committee and look forward to working with each of you!

WEDNESDAY, JANUARY 13, 2021
PLAN CLAYTON IMPLEMENTATION COMMITTEE
7:00 PM MEETING

MEETING PROCEDURES:

- a. Chair will call meeting to order
 - b. Chair will ask Secretary for roll call
 - c. Chair will ask for a motion and second to approve minutes from the previous meeting
 - d. Chair will ask for motion and second to open the floor for public comment (if needed)
 - e. Chair will ask for motion and second to close the floor to public comment (only if the floor is opened)
 - f. Chair will ask for motion and second to adjourn the meeting
-

I. OPENING OF MEETING

- A. Welcome from City Planner, Seth Dorman
- B. Introductions from Staff and Committee Members

II. MINUTES OF PREVIOUS MEETING

N/A

III. ORGANIZATIONAL ITEMS

- A. Meetings will generally follow Roberts Rules of Order
- B. Approval of the PLAN Clayton Implementation Committee Meeting Schedule
- C. Appointment of the PCIC Chair
 - a. Nominations accepted
 - b. Committee will vote on each nomination by roll call vote
- D. Appointment PCIC Vice-Chair
 - a. Nominations accepted
 - b. Committee will vote on each nomination by roll call vote
- E. Appointment of Barb Seim, Clerk of Council, as Committee Secretary
 - a. Committee to move to affirm Barb as Committee Secretary

IV. OLD BUSINESS

N/A

V. NEW BUSINESS

- A. Discuss expectations, objectives & deliverables for Committee (Council Reps / Seth D)
 - a. Mayor Stevens
 - b. Councilman Bachman
 - c. Staff (Seth Dorman)

- B. Open Discussion on PLAN Clayton & the Implementation Guide (Group)
- C. Form Sub-Committees Around Four Main PLAN Clayton Objectives
 - a. GOAL I – Walkable Neighborhoods
 - b. GOAL II – Central Cores
 - c. GOAL III – Connected Parks
 - d. GOAL IV – Great Streets & Infrastructure
- C. Issue Sub-Committee Assignments for Next Meeting (Seth Dorman)
 - a. Using the Implementation Guide as a starting point, and working with your Sub-Committee Member, come up with 2-3 minor projects that could potentially be implemented in CY 2021
 - b. With your Sub-Committee Member, begin thinking about some mid-term and long-term projects that could be implemented within the five (5) years following CY 2021; this will start the basis for the PLAN Clayton 5-Year Implementation Plan

VI. NEXT MEETING
February 10, 2021

VII. ADJOURN



MINUTES OF THE JANUARY 13, 2021 PLAN CLAYTON IMPLEMENTATION COMMITTEE MEETING

I. Opening of Meeting

The PLAN Clayton Implementation Committee meeting convened at 7:04 PM on Wednesday, January 13, 2021 virtually on the Zoom platform.

Seth Dorman, City Planner/Zoning Administrator, opened the meeting and welcomed everyone to the first meeting of this new committee.

Jack Kuntz, Director of Development, introduced himself, gave a history of why the committee was established and the background of PLAN Clayton.

Each committee member introduced themselves and gave brief history of their background.

Roll call for the new members: Stevens-yes, Bachman-yes, Powless-yes, Williams-yes, Muncy-yes, Foley-yes. Ms. Craddick was not in attendance this evening.

II. Organizational Items

Mr. Dorman advised the committee members the PLAN Clayton meetings will follow Roberts Rules of Order and reminded each member they were provided a copy in their meeting packets. Mr. Dorman also shared the PLAN Clayton Implementation Committee (PCIC) meeting schedule, and everyone agreed to the meeting dates.

Appointment of the PCIC Chair. Mr. Bachman made a motion to appoint Mr. Foley as Chair, motion second by Mr. Powless. All yeas, motion passed.

Appointment of the PCIC Vice-Chair. Mr. Stevens made a motion to appoint Mr. Powless as Vice-Chair, motion second by Mr. Bachman. All yeas, motion passed.

Appointment of Barbara Seim, Clerk of Council, as Committee Secretary. Mr. Stevens made a motion to appoint Ms. Seim as Committee Secretary, motion second by Mr. Powless. All yeas, motion passed.

III. Old Business

None

IV. New Business

Mayor Stevens stated his expectations for this committee is the problem he has with government and the timeframes we work in, I'm an impatient person. I want this committee to be aggressive and push this plan forward. The city has spent a lot of money and years working on this project, and we've redone our zoning code to overlay with this. We have a chance to build a city, we are a city, but are pretty loose knit. We have a lot of plats, a lot of rural, some business, some areas that need businesses and some areas that need homes. We feel this plan pulls everything together. I want us to be smart but also



aggressive in getting this implemented. This is very important to the city, but I also know we have some great people working on this committee.

Councilman Bachman stated the staff we have has a very aggressive timetable. The Council wants to get this going and are very excited to get this committee moving.

Mr. Dorman stated we are well positioned with the PLAN Clayton project and the zoning code updates; we are already seeing the fruits of our labor. The development we have coming in will help with our objectives and pave the way for future development. This is a time for growth.

Mr. Foley asked Mr. Dorman what drove the PLAN Clayton project. Mr. Dorman stated he was hired in late 2020 so he deferred to Mr. Kuntz. Mr. Kuntz advised Randolph Township and the Village of Clayton merged in 1998 to become the City of Clayton. The 1999 Comprehensive Land Use Plan was drafted using cut and paste from the Randolph Township zoning code and added some things. The Land Use Plan was a good starting point and had good ideas for growing the city. It took into account the ideas of why there was a merger between the Township and Village and a lot of good ideas on how to grow the city long term. The planning code did not go along with the zoning code, and there has been a lot of changes to the zoning code through the years. He then went through the process of how the PLAN Clayton was created with community input.

Mr. Dorman discussed breaking into sub-committees to work around the four main PLAN Clayton objectives. Each member was asked to pick a goal that interested them.

Goal I	Walkable neighborhoods	Muncy and Craddick
Goal II	Central Cores	Bachman and Williams
Goal III	Connected Parks	Foley and Powless
Goal IV	Great Streets and Infrastructure	Stevens and Dorman

Mr. Dorman asked each team to focus on their goal and using the Implementation Guide as a starting point, work with your sub-committee member, come up with 2-3 minor projects that could potentially be implemented in calendar year 2021. Additionally, with your sub-committee member, begin thinking about some mid-term and long-term projects that could be implemented within the five years following calendar year 2021; this will start the basis for PLAN Clayton 5-year Implementation Plan

V. Next Meeting

Mr. Dorman stated our next meeting is scheduled for February 10, 2021.

VI. Adjourn

There being no other business to come before the Committee, Ms. Williams moved to adjourn the meeting and Mr. Powless seconded the motion. All yeas, motion passed.

Dan Foley, *Chair*

Ms. Barbara Seim, *Secretary*

Date

Date

WEDNESDAY, FEBRUARY 10, 2021
PLAN CLAYTON IMPLEMENTATION COMMITTEE
7:00 PM MEETING

MEETING PROCEDURES:

- a. Chair will call meeting to order
 - b. Chair will ask Secretary for roll call
 - c. Chair will ask for a motion and second to approve minutes from the previous meeting
 - d. Chair will ask for motion and second to adjourn the meeting
-

I. OPENING OF MEETING

- A. Welcome from Chair
- B. Roll Call

II. APPROVE MINUTES OF PREVIOUS MEETING

- A. January 13, 2021 Meeting Minutes

III. OLD BUSINESS

N/A

IV. NEW BUSINESS

- A. Reports from Sub-Committees Concerning Potential Projects for CY2021 and CY2022-2026
 1. GOAL I – Walkable Neighborhoods (Muncy/Craddick)
 2. GOAL II – Central Cores (Williams/Bachman)
 3. GOAL III – Connected Parks (Foley/Powless)
 4. GOAL IV – Great Streets & Infrastructure (Stevens/Dorman)
- B. Preliminary Discussion on Project Ranking
 1. How will this body determine which projects to present to Council in the 5-Year Implementation Plan?
 2. What yardsticks will we use to measure the proposed projects (some suggestions below):
 - a. Cost
 - b. Accessibility (i.e., available land or right of way, etc.)
 - c. Benefit to largest number of residents
 - d. Perceived impact to community
 - e. Availability of outside funding sources
- C. Open Discussion on PLAN Clayton Implementation
 1. This is your opportunity to ask any questions you have or introduce any concerns

D. Issue Sub-Committee Assignments for Next Meeting (Seth Dorman)

- a. Further refine list of projects to submit for Project Ranking (this process will occur at Meeting #4)
 - 1). Provide Seth Dorman a list of your projects ahead of the meeting so that he can assemble a list of all projects into a spreadsheet that can be used for the discussion at Meeting #3
- b. Initial research to identify any potential outside funding sources for projects in your specific area of discussion
- c. Come prepared to Meeting #3 with criteria for project ranking and evaluation

V. NEXT MEETING

March 10, 2021

VI. ADJOURN



PLAN CLAYTON IMPLEMENTATION COMMITTEE MEETING MINUTES OF THE FEBRUARY 10, 2021

I. Opening of Meeting

Chairman Foley called the PLAN Clayton Implementation Committee meeting to order at 7:03 PM on Wednesday, February 10, 2021 virtually on the Zoom platform.

Roll call for members: Stevens-yes, Bachman-yes, Powless-yes, Williams-no response, Craddick-yes, Muncy-yes, and Foley-yes. Williams joined the meeting at 7:30 PM.

II. Approve minutes of Previous Meeting

Chairman Foley presented the minutes of the January 13, 2021 meeting. Motion by Powless to approve the minutes as presented, motion was second by Craddick. All yeas, motion passed.

III. Old Business

None

IV. New Business

A. Reports from Sub-Committees Concerning Potential Projects for calendar year 2021 and calendar years 2022-2026

a. GOAL I – Walkable neighborhoods (Muncy/Craddick)

Muncy advised he and Ms. Craddick met and came up with the following short-term goal recommendations:

- Connect Old Salem from Taywood to Main Street with either a sidewalk or bike path
- There is already economic activity on Main Street but the sidewalks don't connect, this needs to be addressed
- Issue on signage, walking places, making sure the signage is appropriate

Muncy then presented their long-term goals:

- Identify areas where we need to demo properties or work on problem areas
- Connect the Summersweet plat to the Valleybrook plat and SR49/Union Road, there needs to be sidewalks on Union Road down to Casey's
- Haber Road, if development occurs, we need to have sidewalks on Haber Road
- The housing development Spring Lake on SR40 needs to be connected to the High School campus using a sidewalk or bike path, it then can be connected to the bike path east of the High School

b. GOAL II – Central Cores (Williams/Bachman)

Bachman presented for his subcommittee their short-term goals:

- Identified what they believe are the city cores/city entrances, there were a total of nine areas identified: Main St at Westbrook Road, Main St. at Old Salem, Main Street up to I-70, Government Center complex at Old Salem and Taywood, the Old Village area, St40 at Haber with the Northmont High School/Middle School and Village of North Clayton, Haber Road just north of National Road, Main Street at Sweet Potato Ridge Road, and Phillipsburg Union and Putnam Roads.
- Use identifying markers for those entrances
- We should utilize Clayton’s sunburst brand on signage
- Use signage to identify core areas or neighborhoods. For example, the Old Village area
- Use furniture on walkways or common areas, for example: benches, trash receptacles, and pet litter receptacles

c. GOAL III – Connected Parks (Foley/Powless)

Foley presented for his sub-committee, stating in their opinion we don’t need to connect the five parks to each other we need to connect them with the neighborhoods they reside. The short-term goals they identified are:

- We know the city wants to keep Meadowbrook, so how can we incorporate other uses for the facility, for example: greenspace, walking paths, volleyball courts, etc. Can it be a golf course with other amenities that people would find desirable?
- We need to provide better access to parks tucked back into neighborhoods, specifically pay special attention to Westbrook Park from Westbrook Road
- Parks need better identities; we need to undertake a reuse plan for Hardscrabble and Westbrook parks.

The long-term goals we’ve identified are:

- Join with Englewood and Union in supporting the Five River Metro Parks in connecting the regional bike paths
- Improve bicycle and pedestrian options along existing roadways
- Identify green space potential

d. GOAL IV – Great streets and infrastructure (Stevens /Dorman)

Dorman presented for his sub-committee, stating their goals are:

- Finish or connect existing gaps in sidewalks, for example Union Road and the Summersweet plat
- Consider reducing speed limits on certain critical streets
- Upgrade arterial streets with new lighting fixtures and wayfinding standards
- Upgrade residential plat streets with new pedestrian scale lighting fixtures
- Work towards burying all utilities as roads are reconstructed or developments are proposed

- Strengthen working relationships with neighboring cities for continuity of infrastructure and pedestrian amenities
- Upgrade or provide crosswalks at critical intersections

Dorman then shared ideas for future planning projects to spur future development

- Thoroughfare plan
- Access Management Plan
- Green infrastructure study
- Water system analysis
- Sanitary sewer improvement plan
- Prepare signage standards manual
- Prepare street furnishing standards manual
- Prepare street lighting and pole standards manual

Mr. Dorman asked for our meeting in March, each sub-committee further refine a list of projects to submit for project ranking, the ranking process will occur at our meeting in April. I ask that you submit your sub-committee reports ahead of the meeting so that I can assemble a master list and criteria that can be used for discussion in March. Each member should come prepared to the next meeting on how best to score the items, and we need to determine how will this body determine which projects to present to Council in the 5-year implementation plan. Also, the city is aware of some funding sources, but I also ask that each sub-committee to investigate potential outside funding sources. At our meeting in March we will also discuss what will we use to measure the proposed projects, for example: cost, accessibility (available land or rights-of-way), perceived impact to the community, and availability of outside funding sources.

V. Next Meeting

Mr. Foley stated our next meeting is scheduled for March 10, 2021.

VI. Adjourn

There being no other business to come before the Committee the meeting adjourned at 8:47 PM.

Dan Foley, *Chair*

Date

Ms. Barbara Seim, *Secretary*

Date

WEDNESDAY, MARCH 10, 2021
PLAN CLAYTON IMPLEMENTATION COMMITTEE
7:00 PM MEETING

MEETING PROCEDURES:

- a. Chair will call meeting to order
 - b. Chair will ask Secretary for roll call
 - c. Chair will ask for a motion and second to approve minutes from the previous meeting
 - d. Chair will ask for motion and second to adjourn the meeting
-

I. OPENING OF MEETING

- A. Welcome from Chair
- B. Roll Call

II. APPROVE MINUTES OF PREVIOUS MEETING

- A. February 10, 2021 Meeting Minutes

III. OLD BUSINESS

N/A

IV. NEW BUSINESS

- A. Brief Report from Sub-Committees Concerning Meeting(s)/Work in Past Month (**15 Min**)
 1. GOAL I – Walkable Neighborhoods (Muncy/Craddick)
 2. GOAL II – Central Cores (Williams/Bachman)
 3. GOAL III – Connected Parks (Foley/Powless)
 4. GOAL IV – Great Streets & Infrastructure (Stevens/Dorman)
- B. Preliminary Discussion on Project Ranking (**30 Min**)
 1. How will this body determine which projects to present to Council in the 5-Year Implementation Plan?
 2. What yardsticks will we use to measure the proposed projects (some suggestions below):
 - a. Projected Cost
 - b. Accessibility (i.e., available land or right of way, etc.)
 - c. Benefit to largest number of residents
 - d. Perceived impact to community
 - e. Availability of outside funding sources
 - f. Urgency / Time to Complete

C. Open Discussion on PLAN Clayton Implementation (**15 Min**)

1. This is your opportunity to ask any questions you have or introduce any concerns

D. Issue Sub-Committee Assignments for Next Meeting (Seth Dorman)

- a. Continue to research potential outside funding sources for proposed projects in GOAL Area.
- b. Finalize list of projects in the Project Scoring Sheet by March 24, 2021; this will be forwarded to City Staff that will be invited to roundtable discussion during Meeting #4 with the objective of vetting the preliminary implementation project list

V. NEXT MEETING

April 7, 2021

VI. ADJOURN



PLAN CLAYTON IMPLEMENTATION COMMITTEE MEETING MINUTES OF THE MARCH 10, 2021

I. Opening of Meeting

Chairman Foley called the PLAN Clayton Implementation Committee meeting to order at 7:05 PM on Wednesday, March 10, 2021 virtually on the Zoom platform.

Roll call for members: Stevens-yes, Bachman-yes, Powless-no, Williams-yes, Craddick-yes, Muncy-yes, and Foley-yes. Mr. Powless joined the meeting late due to a work conflict.

II. Approve minutes of Previous Meeting

Chairman Foley presented the minutes of the February 10, 2021 meeting. Motion by Mr. Bachman to approve the minutes as presented, motion was second by Mr. Stevens. All yeas, motion passed.

III. Old Business

None

IV. New Business

Sub-Committees presented reports on their committee's goals:

1. GOAL I – Walkable Neighborhoods (Muncy/Craddick)

Mr. Muncy and Ms. Craddick advised they reprioritized their goals: Complete the sidewalks on Main Street by connecting the bus stops along Main Street. Add sidewalks on both sides of Old Salem from Garber to Main, providing a safe and convenient walkway for residents and connecting Garber to Main to Old Salem. Construct/finish sidewalks on Union from SR49 to Summersweet and to Old Salem, this will support safe walking for residents of Hunter's Glen, Summersweet and Valleybrook. Add a sidewalk on one side of Old Salem from Taywood to Main Street, this provides a safe walkway for all the residents between Taywood and Main Street. Complete sidewalks on National Road from the Spring Lakes development to the high school. Muncy then identified their rankings with the first being value to the most people, then project urgency, availability of outside funding sources, time to complete/perception and total cost.

2. GOAL II – Central Cores (Williams/Bachman)

Ms. Williams and Mr. Bachman stated they re-defined the central cores down to five: Main Street, the Government Center, Historic (Old Village), Hoke Road business district, and Northmont (SR40/Haber/Hoke). To help identify central cores there is a need for street furnishings such as benches, trash cans, ash urns, dog litter stations,

etc., in addition to directional and district signage. Create a phased plan for installing directional signage in the business areas and the city districts, for example Main Street, the historic village area, and North Clayton. Create a standards book for street furnishing for the city's street amenities, benches, trash cans, ash urns, dog litter stations, etc. Create a standards book for city signage. Perform a speed study on the city's primary roads and make recommendations to reduce speed limits in areas identified for future central cores/developments where there will be significant interaction between pedestrians/bicyclists and motorists. Create a crosswalk improvement program at critical intersections where sidewalks could be updated or improved and/or installed to provide for greater pedestrian safety.

3. GOAL III – Connected Parks (Foley/Powless)

Mr. Foley stated again they believe we do not need to connect parks as the original plan stated. The parks need to be connected, but we believe we should focus more on connecting the parks to the neighborhoods. We need to prioritize current projects in the parks and look at what would be the most impactable projects with our current budget. Continue to invest in Meadowbrook, keep the golf and venue, but also look at other uses. We need to look at all the acreage, 71 acres and investigate some enhanced uses for the property. A bigger ticket item is the bike paths. We reached out to Metro Parks and they have been studying how to connect their bike path system and are looking to connect the Shoop Mill/Riverside path to Grossnickle. This would be a \$8-10 million dollar project and requires a 25% match. This is a long-term plan and would require assistance from all the northern communities, including Englewood and Union, in addition to public and private entities. Miami Valley North has created walking trails behind the hospital, so would Premier be interested in assisting with the project? We believe better access to parks is important, an example is Westbrook Park. Unless you are familiar with the area you do not know how to access the park. We need to look at making an access off Westbrook Road. Hardscrabble Park we need to investigate more uses, keep the original amenities but look to add additional athletic uses. We also need to create and/or improve bike paths on existing roads. And lastly, per the PLAN look into future potential greenspace within the community.

4. GOAL IV – Great Streets & Infrastructure (Stevens/Dorman)

Mr. Dorman spoke for this group stating they would like to create a sidewalk infill program and identify areas in the city with missing sections of sidewalk that if completed would complete critical linkages to schools and businesses. Create a street light program for the replacement and/or installation of street lighting on primary roads and residential streets. Create a gateway program for city entries that could be used to market the city. Create a gateway program to identify city facilities such as the Meadowbrook entrance and the Government Center. Create standard books for street lighting, fixtures, poles, bases, and pole accessories. Infrastructure analysis of our water, sanitary and stormwater system deficiencies and create plans for critical

improvements to systems that are not designated as part of a future development project. Infrastructure analysis of overhead utilities identifying visual corridors in the city and create plans for burying overhead lines in areas where existing conditions create unsightly visual clutter. Prepare a thoroughfare plan that will identify right of way widths for potential major and minor roads and provide direction to developers in terms of right of way the city will request as part of a development plan. Study existing access on the city's major transportation routes and create appropriate limitations for access points on those roads in order to ensure long term efficiency of commercial traffic movement on those critical routes. Look into hiring an environmental engineer to identify areas of the city that would be ideal for infrastructure improvements and would benefit from the use of green infrastructure best practices in lieu of standard physical structures, for example catch basins, gutters, storm piping, etc.

Mr. Dorman stated some yardsticks that we will use to measure the proposed projects in the scoring categories are the projected cost, accessibility for example available land or right of way, benefit to the largest number of residents, perceived impact to the community, availability of outside funding sources, and urgency/time to complete, and asked members to recommend others they can think of at our next meeting.

V. Next Meeting

Mr. Dorman asked that members continue to research potential outside funding sources for their proposed projects and finalize their list of projects in the Project Scoring Sheet and submit them no later than March 24th. The information will be forwarded to City Staff that will be invited to roundtable discussion during the April meeting with the objective of vetting the preliminary implementation project list. Due to one member of city's staff being out of the country April 14th, this meeting has been moved to April 7th.

VI. Adjourn

There being no other business to come before the Committee the meeting adjourned at 8:59 PM.

Dan Foley, *Chair*

Date

Ms. Barbara Seim, *Secretary*

Date

WEDNESDAY, APRIL 7, 2021
PLAN CLAYTON IMPLEMENTATION COMMITTEE
7:00 PM MEETING

MEETING PROCEDURES:

- a. Chair will call meeting to order
 - b. Chair will ask Secretary for roll call
 - c. Chair will ask for a motion and second to approve minutes from the previous meeting
 - d. Chair will ask for motion and second to adjourn the meeting
-

I. OPENING OF MEETING

- A. Welcome from Chair
- B. Roll Call

II. APPROVE MINUTES OF PREVIOUS MEETING

- A. March 10, 2021 Meeting Minutes

III. OLD BUSINESS

N/A

IV. NEW BUSINESS

A. Roundtable Discussion with City Leadership on Implementation Plan Project List

1. Reactions to List
2. Any concerns with projects listed?
 - a. Would project be multi-year phased or single year project?
 - b. Would project cost be high, medium or low?
 - c. Would any project be difficult or impossible due to engineering or right of way constraints?
 - d. Would any projects be good candidates for outside funding sources (i.e., grants, loans, etc.)?
 - e. Other thoughts, concerns?

B. Issue Sub-Committee Assignments for Next Meeting (Seth Dorman)

- a. Seth D. will email Committee Members final list based on tonight's discussion
- b. Work with your sub-committee to run through the list of projects and provide preliminary scoring of all projects
- c. Provide preliminary scoring sheet back to Seth D. by **May 5, 2021** so he can compare the scores in order to develop a priority list to discuss at the **May 12th** Committee meeting

V. NEXT MEETING
May 12, 2021

VI. ADJOURN



PLAN CLAYTON IMPLEMENTATION COMMITTEE MEETING MINUTES OF THE APRIL 7, 2021

I. Opening of Meeting

Chairman Foley called the PLAN Clayton Implementation Committee meeting to order at 7:03 PM on Wednesday, April 7, 2021 virtually on the Zoom platform.

Roll call for members: Stevens-yes, Bachman-yes, Powless-yes, Williams-yes, Craddick-yes, Muncy-yes, and Foley-yes.

Members of the City's staff were also in attendance: Amanda Zimmerlin, City Manager; Kevin Schweitzer, Finance Director; Randy Sanders, Public Service Director; Jack Kuntz, Director of Development; and Seth Dorman, City Planner.

II. Approve Minutes of Previous Meeting

Chairman Foley presented the minutes of the March 10, 2021 meeting. Motion by Bachman to approve the minutes as presented, motion was second by Powless. All yeas, motion passed.

III. Old Business

None

IV. New Business

Tonight's meeting was a roundtable discussion with city leadership on Implementation Plans for each sub-committee's project list.

Before the discussions, staff members each introduced themselves to the committee.

Walkable Neighborhoods

Stevens stated they would like to cross off the plan to install a sidewalk/path from Taywood to Main Street on Old Salem. After driving that route, it does not seem realistic. After discussion it was decided not to remove the item but instead move it to the bottom of the list. Kuntz suggested a better option would be to connect the neighborhoods to Main through other areas. Powless stated this was number 3 on their list, I believe our first action should be to complete the sidewalks along Main Street.

Kuntz stated a sidewalk along Old Salem from Garber to Main is do-able and would recommend it be in the five-year plan and possibly include it in the Phase II Main Street project.

Sanders stated he received a quote to connect the sidewalk between the Crescent Ridge complex to Casey's along SR49, it would run \$89,000.

Bachman asked if we could bid out multiple small chunks, smaller projects?

Sanders stated yes and they would come in with a lower cost.

Powless asked what is in the city's CIP?

Schweitzer advised street paving, curbs and gutters, striping, major equipment purchases, capital leases, debt payments, changing over of street signage, etc.

Sanders advised he and Seth had a conversation with a representative from ODOT in regard to the Safe Routes to Schools funds. They were informative and said the area around Noranda would be a viable project to fill in missing sidewalks. The problem is a lot of residents in that area do not want sidewalks. But completing sidewalks in the Honeybrook plat could be a good a way to connect that subdivision to Main Street.

Central Cores

Foley asked if anyone had any recommendations for items that they feel strongly about, items that need to come out or things we can move forward with?

Bachman stated most of the items within their area are lower cost and lower hanging fruit. When you get into things like street signage and furniture, they are lower cost and can be spread out over time. Furniture and signage I believe are things we can start to do right away. Furnishings are things like benches, trash cans, dog litter stations, for example and are things that you see in areas with high foot traffic, it gives a sense of identity and goes along with our standards, specific color, and Clayton logo. And, going along with Randy's department they purchased new sign equipment last year so they will be able to take down the cost of signage significantly by us being able to do them in-house.

Foley asked Bachman and Ms. Williams about reducing speed, making the speed more amicable for pedestrians, is that something you are in agreement with within your committee?

Ms. Williams stated yes, that would be necessary if we are looking to increase pedestrian traffic, we are all in agreement with that.

Bachman stated its within Central Cores but it's also throughout PLAN Clayton and is talked about in other areas. For example, on Main Street create mediums, things that would naturally reduce speeds as well as reducing the speed limit.

Kuntz stated from a development standpoint, reducing speeds is a good thing not just for pedestrians but so people can see the businesses along the corridor. He then asked Sanders what does it take to reduce the speed limits on one of our right-of-ways?

Sanders, Amanda correct me if I'm wrong but I believe it has to go in front of Council. Zimmerlin stated it would ultimately have to go in front of Council but depending on the

road would depend who would do the speed study, and who would make the ultimate decision on whether or not the speed could be reduced. I believe on SR48 we would have the ability to reduce the speed within our boundaries, but we would have to work with the State as well as the city in getting that done. Schweitzer advised reducing the speed on SR48 has come up in the past and the Council at that time voted it down.

Ms. Williams stated reducing the speed on N. Main could prepare people if we were to put in a roundabout or something else in there, it would have already reduced the speed somewhat if we go that route.

Stevens stated my concern with SR48, if we agree and Council agrees to lower the speed limit, I don't believe it would match the street scape along there. If you go out there it looks like a racetrack, 6 or 7 lanes wide, much of it with no sidewalks, no businesses, no curbs, no medium, no roundabouts. I think that's where we will get in trouble with the community, why are we doing this here. I believe we do need to slow the traffic; I just don't know if we'll get the buy-in from the community.

Kuntz stated you would have to reduce the speed when you're making improvements, when you start for example Main Street Phase II or maybe a new street design if you put in a medium, then we have a story to tell on why we reduce the speed.

Foley stated I believe 48 needs to feel more pedestrian friendly. I believe we if can slow traffic perhaps development would come to the city, I know there is a long time between that thought and it actually happening.

Great Streets and Infrastructure

Dorman stated a lot of our ideas intersect with Central Cores and are lower hanging fruit, a lot of planning initiatives that we've thought out. One of primary objectives is a sidewalk infill program. Also, a streetlight program for both primary roads and residential streets. We may have a test candidate for streetlights. Talmadge Road within the old Clayton area only has 3-4 overhead lights which makes the street very dark, they are unsafe and have a low level of lighting. Possibly use them as a test case with our new standardized Clayton branded fixtures. We are also looking into a Gateway program when looking at our city entries. City facilities, let people know you're in Clayton, we have the one at SR48 and Westbrook Road, and look into where we can put others. Create standards for street lighting and furnishing. Infrastructure analysis, we know in some areas we are deficient for water and sewer. Looking at overhead utilities, burying them makes for a more attractive corridor. Possibly doing a City of Clayton thoroughfare plan, identifying our main roads, and what right-of-ways we would like to have when developments occur. Perform a green infrastructure study, ways to do storm water, pipes, soil, landscaping options for stormwater runoff.



Connected Parks

Foley stated his group has a longer term goal in connecting to the Regional Bike Path which currently ends at Riverside and Shoup Mill. This would be a \$8-10 million dollar project that requires a 25% local match. We would need to coordinate with the neighboring communities to share in this project. Metro Parks is trying to take their current paths and fill in the gaps, but we know this is more of a long-term goal. Investigate Hardscrabble Park to see what additional uses could be offered. The same thing goes for Meadowbrook, we agree we need to keep the golf course but could there be any other services added that could benefit the community. We also need to look into the access at Westbrook Park off Westbrook Road. Because of its location, unless you live in that neighborhood you may not know it exists. There was discussion on way finding signage to help residents find the parks, but also discussion on the limited parking at the parks and how to address the overflow parking on residential streets.

Mr. Foley ask Seth to please advise our next steps. Seth stated he will email committee members the final list based on tonight’s discussion. Work with your subcommittee to run through the list of projects and provide preliminary scoring of all projects. Provide your preliminary scoring sheets back to me by May 3rd so I can compare the scores in order to develop a priority list to discuss at the May 5th committee meeting.

V. Next Meeting

Mr. Dorman stated our next meeting is scheduled for May 12, 2021. However, after discussion the board agreed to move the meeting up one week to May 5th and to also start the meeting earlier as the scoring of the projects will take longer. The board agreed to start the May 5th meeting at 6:00 PM.

VI. Adjourn

There being no other business to come before the Committee the meeting adjourned at 8:54 PM.

Dan Foley, *Chair*

Date

Ms. Barbara Seim, *Secretary*

Date

WEDNESDAY, MAY 5, 2021
PLAN CLAYTON IMPLEMENTATION COMMITTEE
6:00 PM MEETING

MEETING PROCEDURES:

- a. Chair will call meeting to order
 - b. Chair will ask Secretary for roll call
 - c. Chair will ask for a motion and second to approve minutes from the previous meeting
 - d. Chair will ask for motion and second to adjourn the meeting
-

I. OPENING OF MEETING

- A. Welcome from Chair
- B. Roll Call

II. APPROVE MINUTES OF PREVIOUS MEETING

- A. April 7, 2021 Meeting Minutes

III. OLD BUSINESS

N/A

IV. NEW BUSINESS

A. Complete Group Scoring of Proposed Implementation Plan Projects

B. Issue Sub-Committee Assignments for Next Meeting (Seth Dorman)

- a. Work with your sub-committee to review the DRAFT PLAN Clayton Implementation Plan (CY2022-2026) and be ready to provide comments at the June meeting – *Seth will send out DRAFT to group a week or two after this meeting*

V. NEXT MEETING

June 9, 2021

VI. ADJOURN



PLAN CLAYTON IMPLEMENTATION COMMITTEE MEETING MINUTES OF THE MAY 5, 2021

I. Opening of Meeting

Chairman Foley called the PLAN Clayton Implementation Committee meeting to order at 6:00 PM on Wednesday, May 5, 2021 virtually on the Zoom platform.

Roll call for members: Stevens-yes, Bachman-yes, Powless-no, Williams-yes, Craddick-yes, Muncy-yes, and Foley-yes

II. Approve minutes of Previous Meeting

Chairman Foley presented the minutes of the April 7, 2021 meeting. Motion by Ms. Williams to approve the minutes as presented, motion was second by Mr. Bachman. All yeas, motion passed.

III. Old Business

None

IV. New Business

Seth Dorman, City Planner, advised tonight's goals are to complete the group scoring of proposed Implementation Plan Projects, he then reviewed the scoring mechanism that will be used.

GOAL I: Walkable Neighborhoods

The consensus of the group is the primary issue is to complete sidewalk infill. Muncy advised everyday there are people waiting for buses along both sides of Main Street, I feel this is an immediate need. I have spoken with someone at RTA and there are funds available for sidewalk installations along bus stops. A goal would be to complete the sidewalk along Main Street from Westbrook north to towards Leedy's and a potential partnership with RTA for a new bus stop, and there would be RTA funds available for that.

Everyone agreed sidewalks are a safety aspect for those that want to walk, currently walkability along Main Street is a challenge.

Dorman stated we envision Main Street as the future downtown for Clayton, and the City needs to take a more aggressive approach to gaining control of strategic properties along Main Street that may be beneficial in establishing a more traditional downtown. We feel this project is feasible and should be a short term goal.

Investigate stronger connectivity in neighborhoods that are in close proximity to Main Street, or commercial corridors. Survey residents in existing subdivisions to determine their desire for sidewalks.

The City needs to ensure that all new residential subdivisions contain sidewalks and/or a multi-use path.

GOAL II: Central Cores

We need to establish a Street Furnishings Program. Create a Street Furnishing Standards book for benches, trash cans, ash urns, dog litter receptacles, etc. Create a plan to add street furnishings in the primary corridors within Clayton (i.e., Main Street, National Rd., etc.) Also establish a Signage Program. Create Wayfinding and District Signage standards. For example, the Main Street District and the Historic Clayton District. Utilize the Standards book for design and dimensions of wayfinding and future district signage. Create phasing plan to install wayfinding to gathering spaces and critical community resources. All of these are very do-able and many can be handled inhouse.

Focus on critical intersections creating a crosswalk improvement program. The intersection at Union and SR49/Salem will be completed this summer with a safety grant. The intersection of Westbrook and SR49/Salem will be completed next year with another safety grant. Some intersections that need to be addressed: Union/Old Salem, Wenger/Hoke, Taywood/Westbrook.

We need to have speed studies performed on our primary roads, such as Main Street and National Road. The studies will help determine if a speed limit reduction is justified in those areas. Slower speeds are safer for walkability, encourage more pedestrian traffic, and also encourage more businesses.

For our Executive Summary we need to address the need to control key properties and/or purchase properties along Main Street. Look into possibly utilizing the County's Land Bank or Port Authority.

Dorman asked the committee members to review the project list in Goals III and IV by the next meeting and come prepared to discuss priorities in those lists with an eye to projects that may fit into the following categories: Short Term (1-2 years), Mid Term (3-5 years), or Long Term (5+ years or may be classified as Aspirational Projects).

V. Next Meeting

Chairman Foley advised we only completed two of the four goals this evening. After discussion, the board agreed to meet on Wednesday, May 26th at 6:00 PM. to complete the remaining two goals. Also, to allow Mr. Dorman to compile the results for the final plan, the Wednesday, June 9th meeting will be moved to Wednesday, June 16th at 6:00 PM.



Board of Zoning Appeals
P.O. Box 280
Clayton, Ohio 45315-0280

VI. Adjourn

There being no other business to come before the Committee, Mr. Stevens made a motion to close the meeting, motion was second by Mr. Muncy. All yeas, motion passed. The meeting adjourned at 7:48 PM.

Dan Foley, *Chair*

Date

Ms. Barbara Seim, *Secretary*

Date

WEDNESDAY, MAY 26, 2021
PLAN CLAYTON IMPLEMENTATION COMMITTEE
6:00 PM MEETING

MEETING PROCEDURES:

- a. Chair will call meeting to order
 - b. Chair will ask Secretary for roll call
 - c. Chair will ask for a motion and second to approve minutes from the previous meeting
 - d. Chair will ask for motion and second to adjourn the meeting
-

I. OPENING OF MEETING

- A. Welcome from Chair
- B. Roll Call

II. APPROVE MINUTES OF PREVIOUS MEETING

- A. May 5, 2021 Meeting Minutes

III. OLD BUSINESS

N/A

IV. NEW BUSINESS

A. Complete Group Scoring of Proposed Implementation Plan Projects

B. Issue Sub-Committee Assignments for Next Meeting (Seth Dorman)

- a. Work with your sub-committee to review the DRAFT PLAN Clayton Implementation Plan (CY2022-2026) and be ready to provide comments at the June 16 meeting – *Seth will send out DRAFT to group a week or two after this meeting*

V. NEXT MEETING

June 16, 2021 at 6:00 pm

VI. ADJOURN



PLAN CLAYTON IMPLEMENTATION COMMITTEE MEETING MINUTES OF THE MAY 26, 2021

I. Opening of Meeting

Chairman Foley called the PLAN Clayton Implementation Committee meeting to order at 6:00 PM on Wednesday, May 26, 2021, virtually on the Zoom platform.

Roll call for members: Stevens-yes, Bachman-yes, Powless-no, Williams-yes, Craddick-no, Muncy-no, and Foley-yes

II. Approve minutes of Previous Meeting

Chairman Foley presented the minutes of the May 5, 2021, meeting. Motion by Mr. Bachman to approve the minutes as presented, motion was second by Ms. Williams. Voting: Stevens-yes, Bachman-yes, Williams-yes, and Foley-yes. Motion passed 4-0.

III. Old Business

Mr. Foley advised I previously stated I would draft a letter to Council encouraging them to lean into new housing. I will be e-mailing that draft to each of you and are looking for opinions from the group.

Mr. Muncy joined the meeting at 6:04 PM.

IV. New Business

Mr. Dorman stated we discussed Goals I and II at our last meeting. We are looking for priorities for our five-year plan that we will be presenting to Council on Goals III and IV.

GOAL III: Connected Parks

Mr. Foley stated one item is to prioritize the current budget with the most impactful return on investment. We also stated we need to investigate potential uses for Meadowbrook and asked Mr. Bachman for an elected official's perspective.

Mr. Bachman stated the last several years Council's priority has been to upgrade the facility. Pre-Covid we were booked up with the banquet facility, weddings, and things like that. We were looking to upgrade the golf course. But we also wanted to make this more than a golf course or a banquet facility, we wanted to make it a Clayton public facility. We just haven't figured out what those other things could be.

Seth stated he's heard it is one of the finer courses in our area so that speaks to keeping the course intact. Some Meadowbrook ideas included walking paths and things like that, but you have the issue of safety. How can you expand with some space that's available, for example the south of the Club House, how can you expand the park facility or community center facility. What can we add where families can come. We currently do have some great events, but what can we add that families can come to and enjoy. What

can we add to maximize profits and to make it a more complete facility for the community.

Mr. Stevens stated there is a contingency of people that don't like Meadowbrook; that the city owns Meadowbrook because golf courses, like swimming pools, don't mix well with city's budgets, because it is always going to be a cost. Also, people that don't golf don't go there. We need to look at expanding events at Meadowbrook, possibly look at hosting an art show similar to what Englewood does, use it as a music venue, community events, car show, re-start the winter market. Currently we do not have a full-time marketing person. I believe we need someone dedicated to managing, advertising, and running activities at Meadowbrook. Meadowbrook is a community asset, so what can we do to make it the best for the community.

Mr. Foley asked how can we maximize the footprint of Meadowbrook.

Mr. Dorman suggested we hire a facility master planning company to review Meadowbrook objectively.

Mr. Bachman advised City Council wants to keep Meadowbrook, as there are no other large gathering sites in the city for community events.

Mr. Foley stated we need a fresh set of eyes to look at the facility. I agree, keep the golf, but what can we do to maximize the facility.

Mr. Foley stated Metro Parks wants to fill-in the arteries on the regional bike path system, joining Clayton, Englewood, and Union to the existing bike path system at Shoup Mill and Riverside.

There was discussion about the current bike path that runs through Trotwood and Brookville and would that be closer, and does it connect to the bike path downtown, no one was sure. Foley and Dorman stated that in discussion with Metro Parks they are looking to connect the Northmont community's area to the path that runs along the Stillwater River. We are looking for a collaboration between Englewood, Union and Clayton and they would need a community match of \$2 million dollars. Harrison Township would also be included in this bike trail connection, and there is the possibility of funding from sources, for example the MVRPC or other organizations.

Mr. Foley stated let's look into having a representative from Metro Parks speak at a Council meeting.

We need better access to our parks, for example Northview does not have a parking lot. Westbrook Park has a tiny parking lot which makes people park on surface streets, and access off Westbrook Road is too dangerous due to the hill and speed of the traffic.

We need to keep our pocket parks, Westbrook and Northview, we need to keep them for neighborhoods but we also don't want to make major investments in them, as they are not community parks. We need to focus our resources on Meadowbrook and Hardscrabble and look into opportunities to bid on green space for a community park.

Mr. Stevens stated we need to have wayfinding signage to the parks. I can guarantee that unless you live near Westbrook or Northview parks you don't know they exist and couldn't find them.

Mr. Foley asked if everyone agrees we need to improve bike and pedestrian access to the parks, everyone agreed.

Hardscrabble Park facilities are outdated, there are missing bridges over the creek, playground equipment outdated, tennis courts aren't operational. There is a select baseball team that maintains the ball diamonds and are working to replace the scoreboard.

Mr. Stevens stated we need to focus on aesthetics of our parks, the city is using the parks for dumping and storage of mulch, gravel, etc. We need to stop that.

Green space within the city is underutilized, could it be used for housing. Could we get buy-in from the community that if we sell an existing park for development that we use the proceeds to purchase land for a better park for the whole community.

GOAL IV: Great Streets and Infrastructure

Mr. Dorman advised we need to be looking to create city standards for things like streetlighting. We need to create a gateway program at our entrances so when people arrive in Clayton how do they know they are here. Then we get into some engineering studies, for example Thoroughfare Plan, Access Management Plan, infrastructure, and water/sewer analysis. Overhead utilities, where could we bury existing overhead lines. Sidewalk infill program that ties into walkable neighborhoods. Provide additional tools to the city on future development. Create a "Clayton" brand. Water and sewer access is an issue for future development. The Old Village area has an issue with aging wells and septic. Developers are looking for land close to tap into water/sewer. TIF's are used within Clayton to pay for utilities on new developments and are a good funding tool. Areas that will be developed will bring in water/sewer, the Old Village may never be redeveloped.

Mr. Stevens stated he would like to see cameras on major intersections/streets, similar to what Englewood has. They would be helpful and create a safe community, help to deter crime. When building, we need to look into adding cameras. Mr. Dorman advised cameras could also be used for traffic flow, used for safety aspects.

Mr. Muncy stated two things that stand out for me are the Thoroughfare Plan and Access Management Plan, I believe they are the most important for future development. I also believe we need to get the ball rolling for sidewalks, multi-use paths and developing a city center.

Mr. Dorman stated we've gone through all the goals. The next step is to put together a five-year implementation plan, I will do that. Mr. Foley you are working on the draft of



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the Executive Summary. Our next meeting is June 16th and we will go over the draft of the Executive Summary and the five-year implementation plan, after that we will present it to Council. We need to identify those items that can be completed yet in 2021, and plan items for the 2022 budget. The Thoroughfare Plan is something I believe we can have completed in 2022.

V. Next Meeting

Our last and final meeting will be held on Wednesday, June 16th at 6:00 PM.

VI. Adjourn

There being no other business to come before the Committee, Mr. Muncy made a motion to close the meeting, motion was second by Bachman. All yeas, motion passed. The meeting adjourned at 7:53 PM.

Dan Foley, *Chair*

Date

Ms. Barbara Seim, *Secretary*

Date

WEDNESDAY, JUNE 16, 2021
PLAN CLAYTON IMPLEMENTATION COMMITTEE
6:00 PM MEETING

MEETING PROCEDURES:

- a. Chair will call meeting to order
 - b. Chair will ask Secretary for roll call
 - c. Chair will ask for a motion and second to approve minutes from the previous meeting
 - d. Chair will ask for motion and second to adjourn the meeting
-

I. OPENING OF MEETING

- A. Welcome from Chair
- B. Roll Call

II. APPROVE MINUTES OF PREVIOUS MEETING

- A. May 26, 2021 Meeting Minutes

III. OLD BUSINESS

N/A

IV. NEW BUSINESS

- A. Review and Discuss the DRAFT Five-Year Implementation Plan & Executive Summary

V. NEXT MEETING

City Council - July 15, 2021 at 6:30 pm

Present Five-Year Implementation Plan to City Council

VI. ADJOURN



PLAN CLAYTON IMPLEMENTATION COMMITTEE MEETING MINUTES OF THE JUNE 16, 2021

I. Opening of Meeting

Chairman Foley called the PLAN Clayton Implementation Committee meeting to order at 6:09 PM on Wednesday, June 16, 2021.

Roll call for members: Stevens-yes, Bachman-yes, Powless-no, Williams-no, Craddick-yes, Muncy-yes, and Foley-yes

II. Approve Minutes of Previous Meeting

Chairman Foley presented the minutes of the May 26, 2021 meeting. Motion by Stevens to approve the minutes as presented, motion was second by Bachman. Voting yea were Stevens, Bachman, Muncy and Foley. Craddick abstained. Motion passed 4-0.

III. Old Business

None

IV. New Business

Dorman advised tonight's meeting is to review the Executive Summary and draft version of the PLAN Clayton Implementation Plan recommendations that we will be presenting to Clayton's City Council during a workshop on July 15th at 6:30 p.m.

Foley presented the draft Executive Summary, asking each member to review and advised of any changes to Seth no later than July 6th so any updates can be made to the final version that will be presented to Clayton's City Council.

Ms. Williams joined the meeting at 6:15 PM.

Foley read through the final draft of each of the four goals asking for comments or changes.

Walkable Neighborhoods

- North Main Street Sidewalks: Complete all sidewalks along North Main Street to bus stops.

It was agreed this would be classified as a long term project and would need to be completed in phases but can also sections can be started right away.

- Residential Sidewalk Program-Resident Survey: Survey residents of local plats to determine if they would be in favor of a use tax for adding sidewalks in their subdivision.

All agreed that Use Tax should be changed to Assessment for clarification. Need to survey residents on whether they would want sidewalks within their neighborhoods, and do you want to pay for them and maintain them. Some areas, for example Spring Lakes, may not want sidewalks.

- **Walkability Policy for Residential Development:** All new residential development should include either sidewalks or a multi-use path.
All agreed new residential developments should be required to include either sidewalks and/or a multi-use path.
- **Sidewalk Infill Program:** Phased sidewalk construction plan to complete various sections of sidewalk throughout the city.
Needs to be phased in, focus on arterial roads versus residential streets.

Central Cores

- **Street Furnishings Program:** Develop standards book for Street Furnishings, including benches, bike racks, trash receptacles, ash urns and dog litter stations. Develop phased plan to purchase and install street furnishings in various locations throughout the City where residents assemble or recreate.
No changes, but we need to focus on new developments.
- **Directional & District Signage Program:** Development standards book for city signage, including wayfinding and for future District signage (i.e., Main Street and Historic Clayton)
No Changes
- **Crosswalk Improvement Program:** Identify critical pedestrian crossings that would benefit from a crosswalk and/or other pedestrian safety features.
No Changes
- **Speed Study:** With the ultimate goal of encouraging more pedestrian activity, complete study to determine areas in the City where speeds could be reduced to accomplish increased pedestrian activity.
Need to focus on arterial and collector roads.
- **Neglected Property Control Policy:** City Council to adopt a policy for a more aggressive approach to gaining control over properties along the City's commercial corridors that have been neglected or are in a state of disrepair.
No Changes. Suggestion was made for the future policy is to have vacant property owners obtain a bond to cover any maintenance issues.

Connected Parks

- **Meadowbrook Comprehensive Planning:** It is recommended that the City hire a consultant to evaluate the existing facility and operations and come up with a plan to better utilize the facility, and vacant land, and ways to improve the inclusivity of the facility for residents that may not be golfers (i.e., park/recreation space for young families, additional community events, full time marketing/operation staff.
All agreed that we should keep Meadowbrook as a golf course but hire a consultant to see how we can utilize the facility for non-golfers and families.

- **Hardscrabble Park Improvements:** Look comprehensively at Hardscrabble Park to evaluate how to strengthen the existing facilities and determine if additional athletic or outdoor uses could be added to benefit the community at large.
Collaborate with the Parks Advisory Commission.
- **Community Collaboration to Connect to Regional Bikeway System:** Work with Five Rivers Metro Parks, City of Englewood, City of Union, and Harrison Township to raise the local match to complete the Stillwater Trail through this part of Montgomery County which would help to give Clayton residents access to a very significant recreational trail system.
No Changes
- **Neighborhood Park Maintenance Policy:** In lieu of trying to connect all of the neighborhood parks in the City, it is recommended the City adopt a policy of maintenance and minor improvement to all of the existing neighborhood parks (i.e, Westbrook, Northview, etc.)
No Changes

Great Streets and Infrastructure

- **Thoroughfare Plan:** Hire a Traffic Engineer to prepare the City of Clayton’s first Thoroughfare Plan, which will identify right of way widths for the city’s major and minor roads and provide direction to developers in terms of right of way the City will request as part of a development project.
No changes, this will be a tool in the toolbox for future development.
- **Infrastructure Analysis-Overhead Utility Lines:** Study the City’s existing overhead utility infrastructure and target critical locations to relocate the overhead lines to underground to improve the aesthetic of a particular corridor/area.
No changes
- **Infrastructure Analysis-Water and Sewer:** Study water, sanitary sewer and stormwater system deficiencies and create phased plan for critical improvements to parts of these systems that aren’t likely to be improved as part of a future development project.
No changes
- **Green Infrastructure Study:** Hire an Environmental Engineer to identify areas of the City that would be ideal for infrastructure improvements and would benefit from the use of Green Infrastructure Best Practices in lieu of standard physical structures (i.e, catch basins, gutters, storm piping, etc.)
Stevens stated we need to focus on “Green”, look at what we can do to truly be a green community. One suggestion was to investigate putting a community garden in at Hardscrabble Park.
- **Street Light Program:** Create a standards book for street lighting for both primary roads and residential streets. Prepare a multi-year phased plan to roll out street



lighting standards on primary roads and residential streets that aren't likely to be impacted by new development.

No changes

- Gateway Program: Identify City Entries or Facilities that could be used to market the City and establish phased plan for installing Gateway Features at these critical points of entry and facilities.

No changes

Foley stated we need to stress to City Council the need for housing within the city, set realistic numbers of housing, quality of housing, and keep reminding people on why this matters.

V. Next Meeting

Dorman advised this is the last meeting of the PLAN Clayton Implementation Committee. We will be making our presentation to Clayton's City Council during a workshop to be held Thursday, July 15th beginning at 6:30 PM.

VI. Adjourn

There being no other business to come before the Committee, the meeting adjourned at 7:35 PM.

Dan Foley, *Chair*

Date

Ms. Barbara Seim, *Secretary*

Date

City of Clayton PLAN Clayton Implementation Committee Recommendations						
Goal	Project	Description	Implementation Priority (Short, Mid, Long) ¹	Action Steps	Challenge(s)	Responsible Department(s)
Walkable Neighborhoods	N. Main Street Sidewalks	Complete all sidewalks along N. Main Street to bus stops	Long	1. Determine and secure funds to complete missing sections of sidewalk along N. Main Street 2. Create an implementation schedule	1. Securing grants and/or funds 2. Right of way acquisition, if needed	Development Engineering Public Service
Walkable Neighborhoods	Residential Sidewalk Program - Resident Survey	Survey residents of local plats to determine if they would be in favor of an assessment for adding sidewalks in their subdivision	Short	1. Prepare survey questionnaire 2. Prepare survey schedule 3. Send out survey 4. Process survey responses	1. Staff time to prepare and process survey 2. Determine if survey is completed internally or by consultant	Administration Development Public Service
Walkable Neighborhoods	Walkability Policy for Residential Development	All new residential development should include either sidewalks or a multi-use path	Short	1. Request sidewalks or multi-use path in all new residential development during pre-application meeting	1. The more amenities required by the City, there is a chance that a developer may not be able to proceed with a project	Development Engineering Public Service
Walkable Neighborhoods Great Streets & Infrastructure	Sidewalk Infill Program	Phased sidewalk construction plan to complete various sections of sidewalk throughout the City on primary roads	Mid	1. Identify critical areas of missing sidewalk segments 2. Develop phased plan for completing sections of sidewalk	1. Right of way acquisition 2. Securing grants and/or funds	Development Engineering Public Service

1. Short term projects could be completed in Years 1-2; Mid term projects could completed in Years 3-5; and Long term projects would likely take more than 5 years to complete

City of Clayton PLAN Clayton Implementation Committee Recommendations						
Goal	Project	Description	Implementation Priority (Short, Mid, Long) ¹	Action Steps	Challenge(s)	Responsible Department(s)
Central Cores	Street Furnishings Program	Develop standards book for Street Furnishings, including benches, bike racks, trash receptacles, ash urns and dog litter stations. Develop phased plan to purchase and install street furnishings in various locations throughout the City where residents assemble or recreate	Short	<ol style="list-style-type: none"> 1. Identify specific furnishings and provider 2. Develop book of standards that includes cutsheets for each type of furnishing that is preferred by City 3. Include the standards in all road projects that include a multi-use path 	1. Funding to begin implementing the phased purchase and installation of the City standard furnishings in areas identified for retrofitting	Development Public Service
Central Cores	Directional & District Signage Program	Development standards book for City signage, including wayfinding and for future District signage (i.e., Main Street & Historic Clayton)	Short	<ol style="list-style-type: none"> 1. Work internally or hire consultant to development a standard sign graphics package that can be applied to both wayfinding and district signage. 2. Develop phased plan for adding signage in critical locations as needed 3. Include the standards in any road improvement projects that require wayfinding to other areas in the City or that establish the Districts on Main and in Historic Clayton 	<ol style="list-style-type: none"> 1. Funding to hire a consultant to develop graphical sign package 2. Deciding which locations to add wayfinding signage 	Development Public Service
Central Cores	Crosswalk/Pedestrian Safety Program	Identify critical pedestrian crossings that would benefit from a crosswalk and/or other pedestrian safety features	Mid	<ol style="list-style-type: none"> 1. Identify the critical pedestrian crossings that are lacking safety features to protect pedestrians 2. Develop phased plan for improving these critical pedestrian crossings 	<ol style="list-style-type: none"> 1. Secure grants and/or funds for these pedestrian crossing improvements. 2. Get projects scheduled in the City Capital Improvement Program 	Development Engineering Public Service
Central Cores	Speed Study	With the ultimate goal of encouraging more pedestrian activity, complete study to determine areas in the City where speeds could be reduced to accomplish increased pedestrian activity	Mid	<ol style="list-style-type: none"> 1. City Engineer or consultant to complete speed study 2. Produce new speed limit signs to replace existing signs 	1. Budget funds to have the City Engineer or other consultant complete the speed study	Development Engineering Public Service

City of Clayton
PLAN Clayton Implementation Committee Recommendations

Goal	Project	Description	Implementation Priority (Short, Mid, Long) ¹	Action Steps	Challenge(s)	Responsible Department(s)
Central Cores	Property Control Policy	City Council to adopt a policy for a more aggressive approach to gaining control over properties along the City's commercial corridors that have been neglected or are in a state of disrepair	Short	<ol style="list-style-type: none"> 1. Develop policy for City 2. Begin work to acquire neglected properties along commercial corridors that could be assembled for larger cohesive developments 	<ol style="list-style-type: none"> 1. Develop policy in concert with the Law Director to make sure that policy complies with all current rules and regulations on property acquisition and municipal ownership 2. Secure grants and/or funds for acquiring neglected or properties in disrepair 	Administration Legal Development

1. Short term projects could be completed in Years 1-2; Mid term projects could completed in Years 3-5; and Long term projects would likely take more than 5 years to complete

City of Clayton PLAN Clayton Implementation Committee Recommendations						
Goal	Project	Description	Implementation Priority (Short, Mid, Long) ¹	Action Steps	Challenge(s)	Responsible Department(s)
Connected Parks	Meadowbrook Comprehensive Planning	Although this Committee recommends that Meadowbrook remain a golf course, it is recommended that the City hire a consultant to evaluate the existing facility and operations and come up with a plan to better utilize the facility, the vacant land, and ways to improve the inclusivity of the facility for residents that may not be golfers (i.e., park/recreation space for young families, additional community events, full time marketing/operation staff)	Mid	1. Hire consultant to develop a Comprehensive Plan for the Meadowbrook facility 2. Work to implement the recommendations of the Meadowbrook Comprehensive Plan	1. Securing funds to complete the planning process for the facility 2. Securing funds to hire any new staff that may be recommended by the plan 3. Securing grants and/or funds to implement the programmatic changes that are recommended in the plan	Administration Development Public Service
Connected Parks	Hardscrabble Park Improvements	Look comprehensively at Hardscrabble Park to evaluate how to strengthen the existing facilities and determine if additional athletic or outdoor uses could be added to benefit the community at large	Mid	1. Work in concert with the Parks Advisory Commission to evaluate Hardscrabble Park and if improvements can be made that benefit the greater community 2. Public Service to implement improvements or hire contractors to install improvements if needed	1. Securing grants and/or funds to complete improvements identified for Hardscrabble Park	Development Public Service Parks Advisory Commission
Connected Parks	Community Collaboration to Connect to Regional Bikeway System	Work with Five Rivers Metro Parks, City of Englewood, City of Union, and Harrison Township to raise the local match to complete the Stillwater Trail through this part of Montgomery County which would help to give Clayton residents access to a very significant recreational trail system	Long	1. Begin to meet with stakeholders that will need to be involved in this project 2. Raise funds for local match (estimated at \$2M)	1. Build relationships with stakeholders 2. Secure grants and/or funds for the City's portion of the local match	Administration Development Public Service
Connected Parks	Neighborhood Park Maintenance Policy	In lieu of trying to connect all of the neighborhood parks in the City, it is recommended the City adopt a policy of maintenance and minor improvement to all of the existing neighborhood parks (i.e., Westbrook, Northview, etc.)	Short	1. Develop policy for City in concert with the Parks Advisory Commission 2. Continue to maintain and complete minor improvements to the neighborhood parks		Development Public Service Parks Advisory Commission

1. Short term projects could be completed in Years 1-2; Mid term projects could be completed in Years 3-5; and Long term projects would likely take more than 5 years to complete

City of Clayton PLAN Clayton Implementation Committee Recommendations						
Goal	Project	Description	Implementation Priority (Short, Mid, Long) ¹	Action Steps	Challenge(s)	Responsible Department(s)
Great Streets & Infrastructure	Thoroughfare Plan	Hire a Traffic Engineer to prepare the City of Clayton's first Thoroughfare Plan, which will identify right of way widths for the City's major and minor roads and provide direction to developers in terms of right of way the City will request as part of a development project	Short	1. Hire City Engineer or other consultant to prepare the City's first Thoroughfare Plan 2. After Council approval, the Thoroughfare Plan will be consulted for all new development and roadway improvement projects	1. Secure funds to pay consultant to prepare the Thoroughfare Plan	Development Engineering Public Service
Great Streets & Infrastructure	Infrastructure Analysis - Overhead Utility Lines	Study the City's existing overhead utility infrastructure and target critical locations for relocating the overhead lines to underground to improve the aesthetic of a particular corridor/area	Mid	1. Complete overhead utility infrastructure analysis 2. Work to implement overhead utility relocations as part of new development and roadway improvement projects	1. Identify City staff and allotting time for the analysis to be completed	Development Engineering Public Service
Great Streets & Infrastructure	Infrastructure Analysis - Water and Sewer	Study water, sanitary sewer and stormwater system deficiencies and create phased plan for critical improvements to parts of these systems that aren't likely to be improved as part of a future development project	Mid	1. Complete water and sewer system analyses 2. Prepare a multi-year phasing plan for completing critical improvements to these systems 3. Work to implement plan	1. Secure grants and/or funds for the utility infrastructure improvements 2. Get resident buy-in for adding public utilities to a particular area as they may have to pay an assessment	Development Engineering Public Service
Great Streets & Infrastructure	Green Infrastructure Study	Hire an Environmental Engineer to identify areas of the City that would be ideal for infrastructure improvements and would benefit from the use of Green Infrastructure Best Practices in lieu of standard physical structures (i.e., catch basins, gutters, storm piping, etc.)	Mid	1. Hire consultant to develop a green infrastructure plan and best practices 2. Work to implement the plan as roadway improvement projects are completed on roads that have been identified for green infrastructure	1. Secure grants and/or funds for the roadway projects that will incorporate green infrastructure facilities	Development Engineering Public Service
Great Streets & Infrastructure	Street Light Program	Create a standards book for street lighting for both primary roads and residential streets. Prepare a multi-year phased plan to roll out street lighting standards on primary roads and residential streets that aren't likely to be impacted by new development	Short	1. Prepare a standards book for the City lighting standards for primary roads and intersections and for residential areas 2. Phasing plan for new lighting standards	1. Work to get resident buy-in to establish lighting districts in each of the targeted subdivisions 2. Secure grants and/or funds for replacing or adding street lighting on primary roads and residential streets	Development Engineering Public Service

City of Clayton PLAN Clayton Implementation Committee Recommendations						
Goal	Project	Description	Implementation Priority (Short, Mid, Long) ¹	Action Steps	Challenge(s)	Responsible Department(s)
Great Streets & Infrastructure	Gateway Program	Identify City Entries or Facilities that could be used to market the City and establish phased plan for installing Gateway Features at these critical points of entry and facilities.	Short	<ol style="list-style-type: none"> Evaluate city entries and critical community facilities that could be targeted for a Gateway feature Prepare phased plan for installing Gateway features at selected entry points or community facilities 	<ol style="list-style-type: none"> Secure grants and/or funds to install Gateway features at the selected locations 	Development Engineering Public Service

1. Short term projects could be completed in Years 1-2; Mid term projects could completed in Years 3-5; and Long term projects would likely take more than 5 years to complete