

GREENVILLE

S O U T H C A R O L I N A

— *City Park Master Plan* —



“One may lack words to express the impact of beauty but no one who has felt it remains untouched. It is renewal, enlargement, intensification. The parks preserve it permanently in the inheritance of the American citizens.”

- Bernard Devoto

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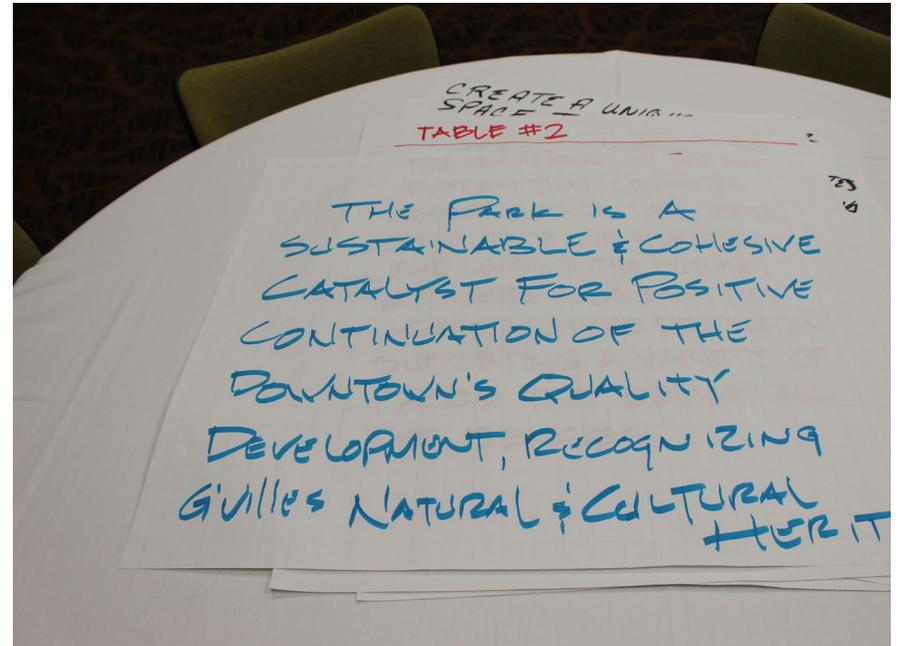
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A.J. Whittenberg School
Salvation Army Ray & Joan Kroc Center
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Acknowledgment

In the spring of 2011, the City of Greenville began a three-year federally funded planning project titled 'Connections for Sustainability: Linking Greenville's Neighborhoods to Jobs and Open Space.'

The project combines \$1.8 million in funding from the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Transportation (DOT) with over \$1 million of local and federal investments.

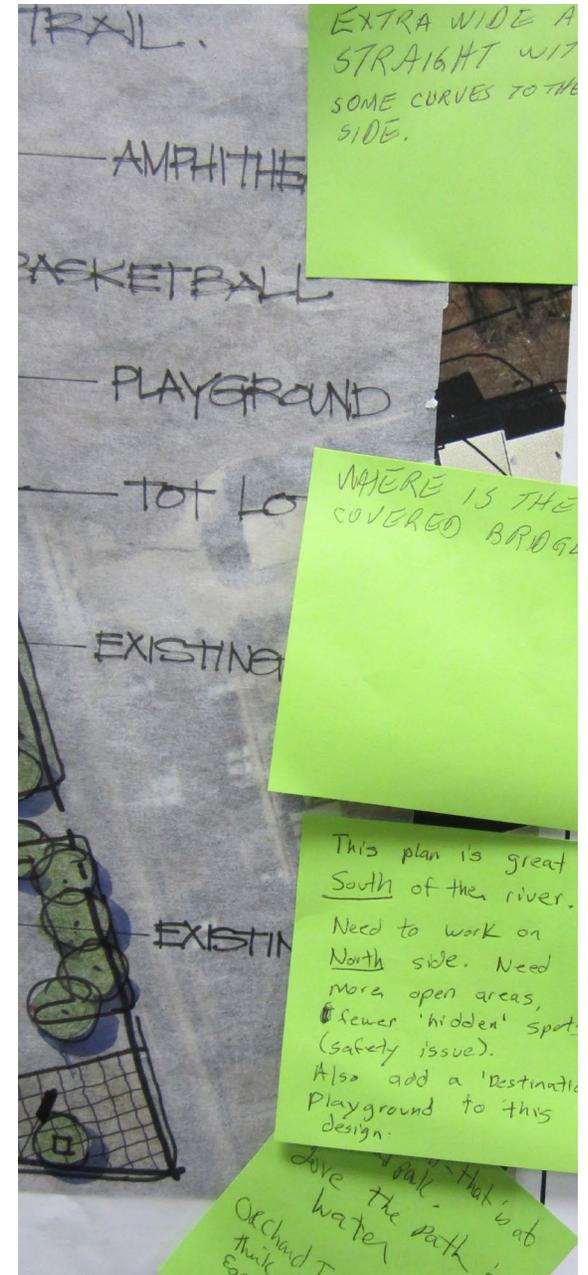
This grant is helping create ties between affordable housing, transportation options, economic development opportunities, and open space in Greenville. The grant will achieve these connections by focusing on four areas: citywide planning, a west side comprehensive plan, education and outreach, and community involvement.

OVERVIEW

The Master Plan for a potential, large urban park is an important tipping point for a community. Greenville has seen the effects of this before – most recently with Falls Park and the tremendous impact it has had on the West End and Downtown. Getting it right, in the eyes of the community and its leadership is crucial. Therefore, it was important to have both the right team and the right process for the project.

Our team consisted of SeamonWhiteside (SW+), a planning, landscape architecture and civil engineering firm based in Mount Pleasant, with an office about a mile from the site in Greenville. SW+ was integral to every meeting and the charrette process and provided day-to-day project management through their staff of landscape architects and civil engineers. Urban Edge Studio, a division of SW+, provided creative direction, urban design and charrette leadership. DP3, a Greenville based architecture firm, was involved in all public meetings, the charrette, and development of the vision for what the park might look like. GreenPlay, LLC, based in Lafayette, Colorado, brought their expertise in park management, maintenance and operations to help guide and inform decisions that will make the park more sustainable and resilient. The City of Greenville staff was also an integral team member, involved in all facets of the master plan, as well as Arnett Muldrow, who served as the City's Alignment Consultant.

Our approach was based on a rigorous public process where the citizens played a key part of the solution – creating their own future. We always seek to be fresh and innovative by using a process that is very collaborative, open, and interactive. This process, simply referred to as the UES PROCESS, is an acronym for the main three phases of the creative experience: **Understand, Explore, and Solve.**



APPROACH & PROCESS

UNDERSTAND (PRE-CHARRETTE): First, we research, observe, question, analyze, investigate, and listen. This is where “problem seeking” occurs. We talk to staff, stakeholders, neighbors and others who will either influence or be influenced by the project. This is where we begin to understand the culture, history, and values of the place. We need to understand not only the city but its regional context. This is also the time for defining broad goals, initial programs, and timing issues. During this phase we reviewed existing reports and data, conducted the site analysis, met with key staff members, and planned for the charrette.

EXPLORE (CHARRETTE): Next, we utilized a week-long charrette process to explore ideas. The pinnacle of the charrette was the public workshop where the public participated in the planning process, including developing a Goal Statement. The team then developed their “Big Idea” statement and began brainstorming alternatives. Those ideas were evaluated and tested. Impacts of the ideas were tested based on economic, social, and aesthetic attributes. Less ideal alternatives began to be stripped away or morphed to make them better. We talked a lot. We challenged, we questioned, we asked for feedback. Then we presented the ideas to the public and asked for their feedback.

SOLVE (POST-CHARRETTE): Finally, with alternatives laying bare the real issues, we began to gravitate towards solutions. We selected, we prioritized, and we tested. We revisited the Goal Statement and the Big Idea Statement to see if the plan respected those tenets. We selected approaches that balanced a broad vision with short-term reality. We judged whether the concepts will maintain momentum for the City, whether they will be a catalyst for more change, and whether the ideas are sustainable environmentally, socially and economically.

This rigorous process is documented in this report, as is the final master plan. It is important to note that this is a Master Plan and not a final design. It is to be expected that final design decisions will not be exactly as represented here. Changes will occur based on final survey information, budgets, schedules, shifts in programs, and selection of final materials and refined design solutions. This Master Plan establishes a vision for the park. Even though details of the design may shift from now to final implementation, the vision will remain the same.

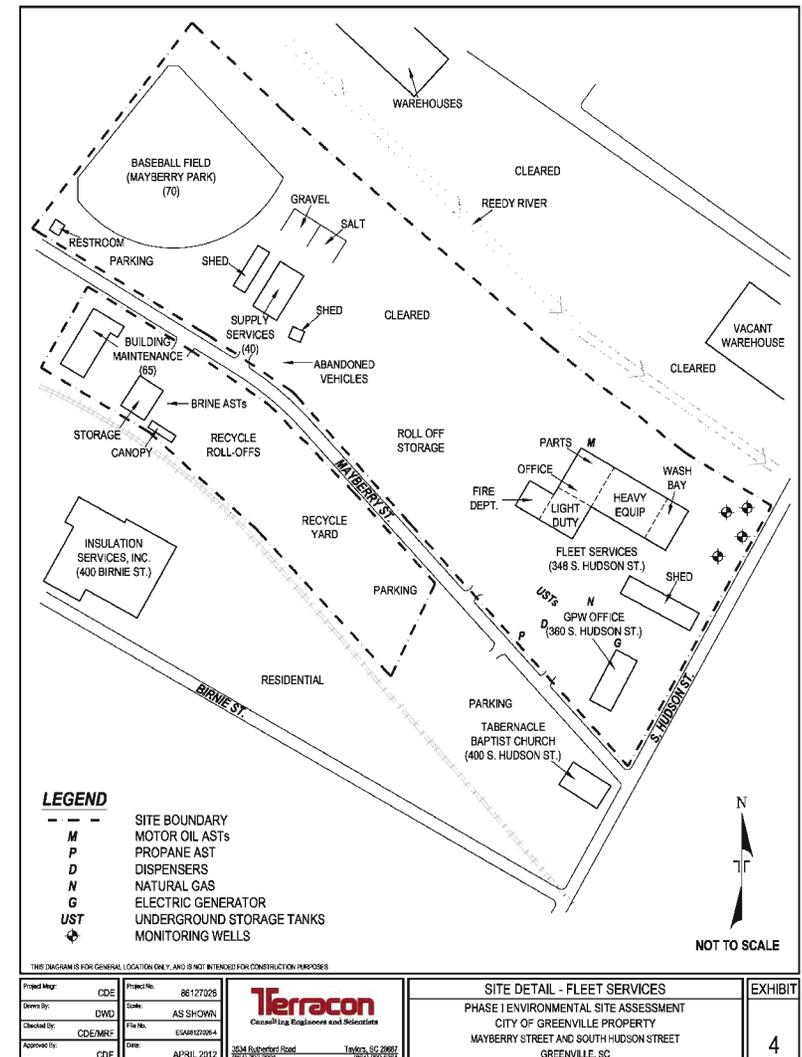
SITE INVENTORY

ANALYSIS

The 22.5 acre potential City Park site (a total of 30+ acres including easements and river area) is located in the City of Greenville along the Reedy River. City Park is one of several parks, including nearby Falls Park and Cleveland Park, linked by the Swamp Rabbit Trail.

The Swamp Rabbit Trail is a county-wide 17.5 mile multi-use trail system created from an abandoned county-owned rail to trail conversion. It largely follows the bed of a former railroad that was nicknamed after the indigenous swamp rabbit. South-to-north, the current trail begins at Lake Conestee, running through the City of Greenville, through Greenville Technical College, Cleveland Park and Falls Park, and then north through the campus of Furman University, ending in Travelers Rest. A regional destination, the trail officially opened in 2010, and a recent study estimated over 400,000 people used the trail in 2012.

The potential City Park site is situated within the Southernside neighborhood and is centrally located within the larger West Side study area. The project site is bound by South Hudson Street to the east, Mayberry Street to the west, existing warehouses along Welborn Street to the north and is bisected by the Reedy River. Just beyond the boundaries of the project site, the Norfolk Southern rail line runs to the west and south wrapping the site at a raised elevation.



General Site Data



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Existing & Adjacent Uses

Part of the neighborhood and larger Westside study area, the site is the hub of daily City Public Works operations. Development of the Swamp Rabbit Trail, the Salvation Army Kroc Center and A.J. Whittenberg Elementary School has enhanced visibility of the site. In addition to Southernside, nearby residential neighborhoods surround the project site including West Greenville, Hampton-Pinckney, and West End communities.

The majority of the southern portion of the site is used as the current City Public Works Operations and Maintenance Facility and consists of existing offices, parking, fleet services facility/shed, supply services and roll off storage. A phase one environmental study has been completed for this property identifying potential concerns and a phase two study is planned (see Permitting and Environmental section). The western corner property is known as Mayberry Park and includes a baseball field, parking, restrooms and trail connection. The northern side is bisected by Welborn Street and is primarily open grassed area. A vacant warehouse on this site was demolished in 2012.

A.J. Whittenberg Elementary School and the Kroc Center are located across South Hudson Street to the east. Additional Kroc Center parking is now under construction on an adjacent vacant lot.



View of existing Public Works facility



View of existing baseball field in Mayberry Park

Existing Use Diagram





A.J. Whittenberg Elementary School east of the project site

In addition, the Kroc Tennis Center Facility and Public Works Annex is located to the northeast. To the south across Mayberry Street lies Tabernacle Baptist Church and additional Public Works facilities. To the north of Welborn Street, a vacant tree-covered parcel sits along a tributary of the Reedy River marking the northern site boundary. A Duke Energy substation sits just beyond along South Hudson Street. Existing nearby civic and residential uses provide a supporting community fabric to the proposed park. Safe pedestrian access from these uses to the park will need enhancement and further study. South Hudson Street is a major through-street that will require additional pedestrian improvements such as wider sidewalks along the park perimeter and safe crossings for the Swamp Rabbit Trail.

Opportunities & Constraints

The existing Swamp Rabbit Trail provides convenient multi-modal access to the park. As the trail use grows and the park becomes a trailhead, the park design will need to accommodate both park users and trail users passing through the site. Currently, funding is available to construct trailhead parking within the park boundary. Future development and redevelopment opportunities exist along the Swamp Rabbit Trail and adjacent properties with views into the park. The potential park will require compatibility with future uses while meeting the needs of the nearby community and trail users.

The current property and adjacent parcels are zoned S-I (Service District). Taken from the City's Land Management Ordinance, this zoning classification is described as: S-I Service district. The S-I district is intended to accommodate service-related uses, light manufacturing, and general commercial uses which may have large buildings and outdoor storage requirements. Residential uses are allowed. While this zoning classification allows a variety of development, the quality and type of development desired in this area is not ensured. One option to manage growth is rezoning the site and adjacent parcels into a PD (Planned Development) which will provide the zoning and review mechanism needed to require the desired quality development.

SITE HISTORY

Development of the site dates back to the 1920s by the City and commercial businesses supporting the local mills since the 1940s. Commercial uses of the property have included vehicle maintenance/salvage operations (junkyard), concrete manufacturing, cotton warehouses and a coal yard. The site was developed as City of Greenville Public Works operations in the 1980s and has been a part of city operations since 1923. This included garbage/sanitation, vehicle maintenance, City/County jail, dog pound and baseball parks (Meadowbrook Park and Mayberry Park).

Three former railroad tracks follow the Reedy River within the site (two rail spurs on the northern side and one south). Mayberry Park is known as the neighborhood park for the Southernside Neighborhood. Meadowbrook Park (current Public Works roll off storage area) was home to minor league baseball teams including the Greenville Spinners. Built in 1938, it became known as 'The Alamo' until a fire gutted the facility in 1972.



'Shoeless Joe' Jackson with friend at Meadowbrook Park in 1949

Historic Site Changes

pre 1955

pre 1965

1979

1997

site history
 master plan
city park
 city of greenville, south carolina
sw+a | ues | greenplay | dp3

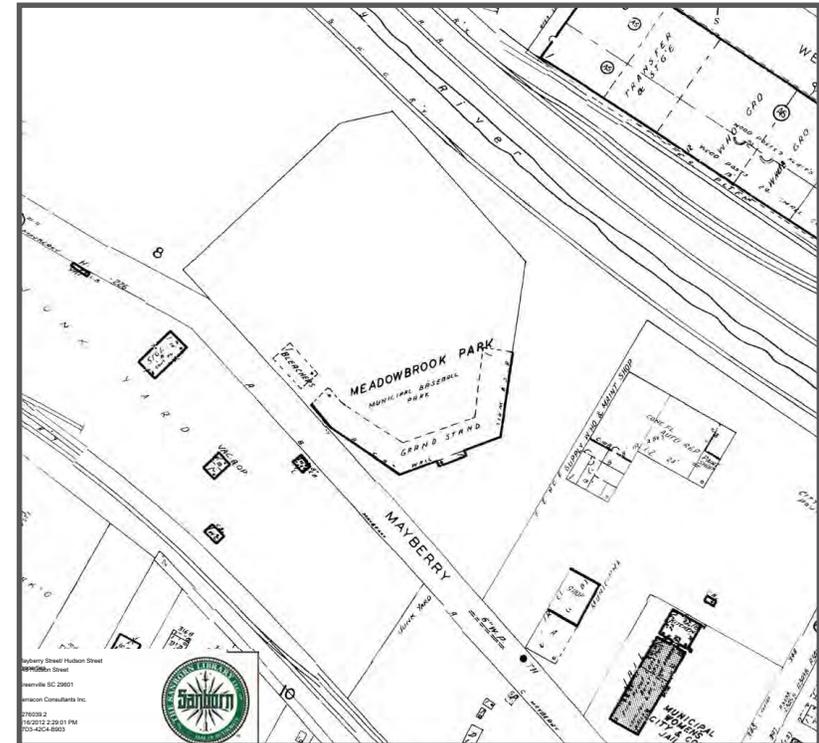
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Opportunities & Constraints

From the Swamp Rabbit Trail to the local mill history to the former minor league baseball stadium, the site has a story that can be celebrated as part of the potential park development. The rich history of the site can easily be incorporated into the design by implementing elements like plazas, interpretive signage and art/sculpture pieces that celebrate the people and places that hold meaning for the area.

The former Meadowbrook baseball field provides a flat open area that is centrally located within the park site and has the potential to be an open lawn for multiple uses.

The environmental history of the Public Works site and potential impacts are not fully known at this time but has the potential of being a significant site constraint. A Phase II Environmental Assessment is currently underway.



Portion of 1969 Certified Sanborn Map

NATURAL & MAN-MADE FEATURES • LANDFORMS • TOPOGRAPHY

The proposed City Park site is located primarily within a flood zone which has seen major flooding events in recent years. The Reedy River is a unique feature within the site and conversion of the site to a much larger regional park is a step closer to its natural environment of lowland grassy meadow areas. High points within the site allow unique viewing areas and site access. The recent addition of the Swamp Rabbit Trail provides convenient site access and visibility.



View of abandoned rail bed along north side of Reedy River

The Reedy River within the project site has been modified from its original alignment. According to sources it was modified by the Corps of Engineers in the 1930s in conjunction with former railroad spurs serving warehouses nearby and to help alleviate flooding in the area. The Reedy River is considered a navigable channel and flows west to east through the site. Elevation 916' is the approximate water elevation. A vehicular bridge with a narrow sidewalk crosses the river on South Hudson Street.

To the south of the Reedy River and running parallel sits the Swamp Rabbit Trail, a multi-use greenway that links parks and municipalities within the County. The Swamp Rabbit Trail sits on a former railroad bed at elevation 920'. A regional destination, the trail officially opened in 2010 and has grown in popularity. Recent studies estimated over 400,000 people used the trail in 2012.

The site of the former Meadowbrook Park is relatively flat and sits at elevation 920'. The high point of the site is the parking lot of the existing Public Works offices at elevation 940'. The Public Works complex includes parking and existing buildings/structures occupying the southern portion of the site.



Swamp Rabbit Trail

The existing Public Works supply services building adjacent to Mayberry Park sits on a high point at elevation 930'. There is speculation that this site was once a landfill (see Permitting and Environmental section).

Along the north side of the river two former railroad beds run the length of the proposed park site at elevations 920' and 924'. Welborn Street sits north of the river running east-west and connects South Hudson Street to existing nearby warehouses.

An additional creek runs along the northern boundary and is a tributary to the Reedy River. This stream flows from a lowland/wetland area created by the nearby railroad system and feeds into the Reedy River just to the east of the project site at the Kroc Center.



View of existing site trees and surrounding uses

Existing Vegetation

The site is primarily open grassy lawn areas where an undeveloped, deciduous hardwood mix of trees (river birch, oaks, maples, etc.) is found along riverbanks and streams. Scattered specimen trees, worthy of preservation, are found distributed throughout the site.

A grove of healthy, mature trident maples are located at the corner of Mayberry and South Hudson Street at the Public Works office. A streetscape of healthy 25' foot tall crepe myrtles are found along South Hudson Street against the Public Works property.

Scattered specimen oaks are located between Swamp Rabbit Trail and the existing baseball field. Several specimen trees are located on the north side of the Reedy River along the old railroad bed creating an allee, or tree lined walking trail. The northern portion of property between Welborn Street and the stream has a larger hardwood mix forest with a cleared understory (36" caliper and up) in average condition. A specimen sycamore (72" caliper) in good condition is found near South Hudson Street. An evergreen buffer screens the Public Works supply services site from Mayberry Park.

Opportunities & Constraints

Where feasible, mature healthy specimen trees can be worked into the park design, providing unmatched shade and structure to the park. Existing vegetation along the river helps prevent increased erosion. More substantial vegetation could decrease erosion. Streambank restoration within the park is encouraged and a larger riparian corridor study is recommended.

The existing allee on the north side rail bed provides a unique setting for a viewing area or path.



Examples of existing tree canopy on site

Existing Vegetative Cover



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Rivers • Streams • Flood Zones • Wetlands

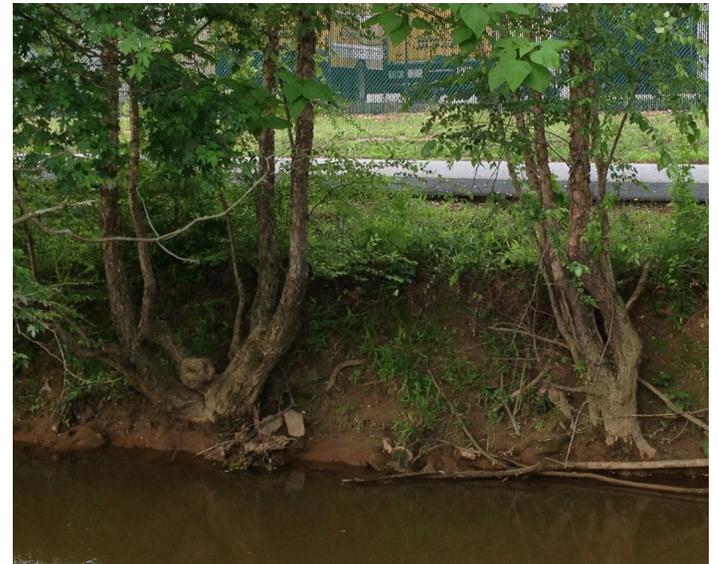
The Reedy River is a navigable waterway that bisects the site running southeast towards downtown. The northern boundary follows a freshwater stream that connects to the Reedy River downstream. Adjacent to the existing baseball field in Mayberry Park, Laurel Creek runs along the western boundary and turns into the site eventually connecting to the Reedy River.

Much of the site is located in the 100 or 500 year flood zone or floodway as indicated in the Preliminary FEMA Special Flood Districts map. The exceptions are the two high points, existing Public Works offices and supply services location. No new building or parking can be placed within the designated flood zones with the exception of supporting parking facilities for a park.

No evidence of wetlands has been identified on the site. However, ditches, swales, and creeks that feed the Reedy River are in lowland areas that often flood and are often candidates for potential wetland areas.

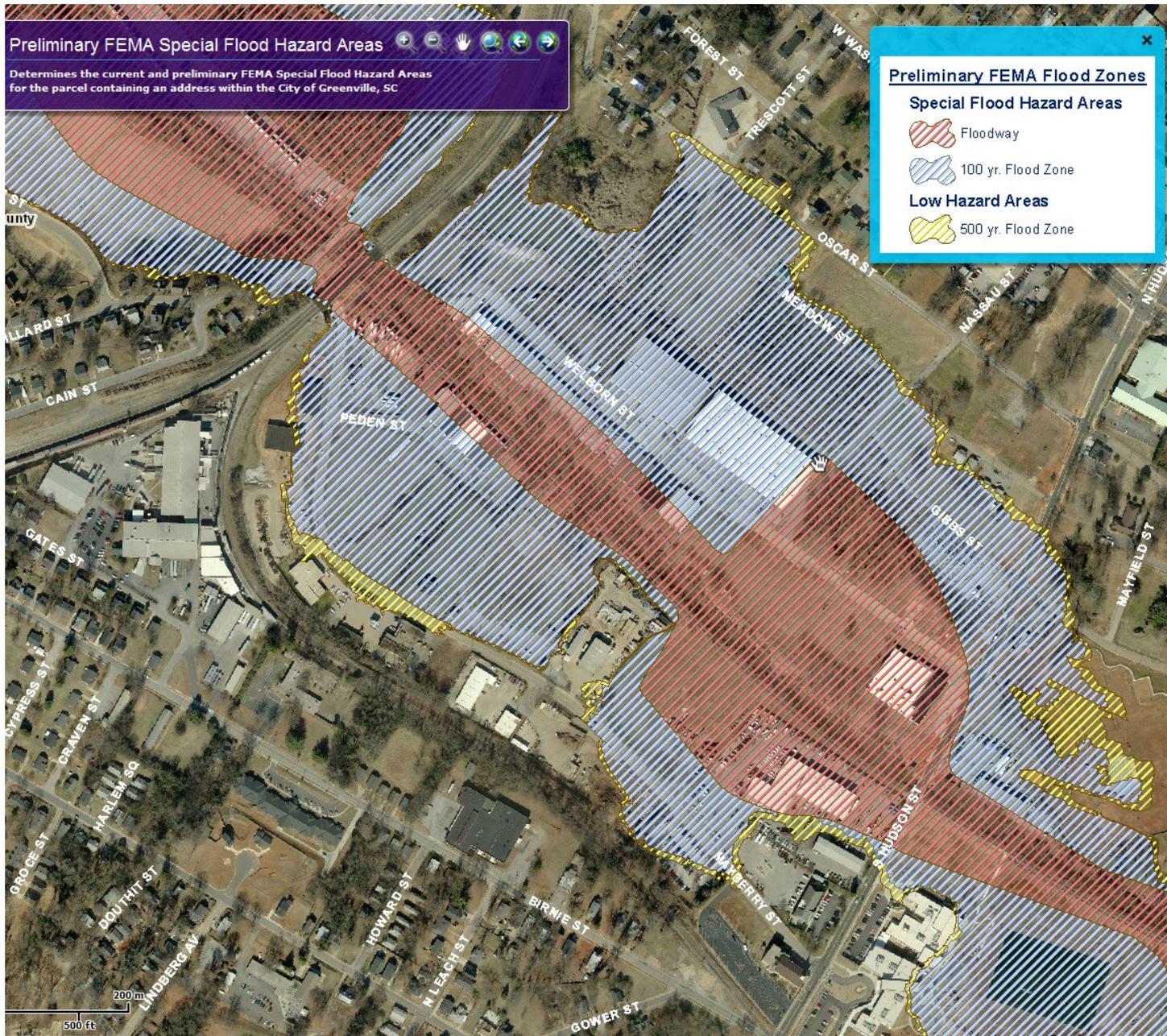


View of Reedy River looking west



Reedy River running through site

FEMA Flood Zone Map





Reedy River sediment and erosion



Utility crossing over the Reedy River

Opportunities & Constraints

The Reedy River is a central park feature. However, the stream-banks along the Reedy River are in poor condition. Improving the riparian corridor within the park is recommended. Stream enhancement/restoration measures include a variety of techniques to stabilize stream banks, reestablish aquatic ecosystems and habitat for fish and aquatic life, and prevent erosion and sediment pollution of streams and watersheds. Natural materials and “soft” techniques are recommended to reduce pressure on eroded banks and prevent down-cutting of the stream-bed. Soft techniques include the use of natural materials such as rocks, logs, and native vegetation.

River access should be considered as part of a healthy community. However, at this time, fecal levels are too high to support human interaction. An overlook and/or pedestrian bridge(s) can provide, at a minimum, some interaction. Stream enhancement, through creation of small rapids for sound and visual interest is also feasible.

Permitting & Environmental Review

Environmental Site Assessment

A Phase I study was prepared by Terracon on May 10, 2012. The Site Detail – Fleet Services exhibit (Exhibit 4 in the assessment) highlights the environmental concerns within the project area. Primary concerns are related to historic use of the site for automotive repair/service/fuel tanks. Monitoring wells are in place downhill from the Public Works fleet services area. A Phase II Assessment is currently underway and will be utilized to inform future work of the park plan. Key areas for further study are the current Public Work fleet services area, as described above, and the supply services building adjacent to Mayberry Park. This site sits on a high point at elevation 930' (10' above surrounding areas).

Water Quality

High levels of fecal bacteria (Fecal Coliform) have been identified along this section of the Reedy River and EPA water quality standards consider it unsafe for humans with regard to recreation use. Causes for this impairment have not yet been recorded, but studies are ongoing.

Environmental Permitting

Results of the Phase II Assessment will inform the steps needed to create an environmentally safe park.



Outfall structure into Reedy Creek

Physical Site Analysis



Construction Permitting / Timelines

Any proposed construction permitting will need to meet all local, state and federal regulatory codes.

At the local level, building and site construction permitting is provided by the City of Greenville. For stormwater and site disturbance approvals, the City is a MS4 designation which allows permitting and approvals at the local municipality level and reporting to the South Carolina Department of Health and Environmental Control (SCDHEC). All City staff approvals typically require 15-20 days for review. The following local permits are required:

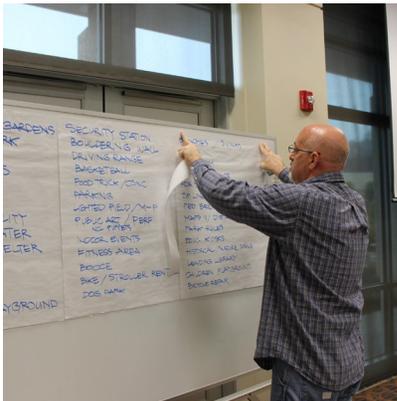
- o Site Plan Permit
- o Stormwater Permit
- o Building Permit

Any proposed construction impacts to the river or river banks will require permitting and approvals from the U.S. Army Corps of Engineers. A 'No Rise' study or certificate is required. This study is a summary of calculations, geographic information and engineering judgments documenting impacts to water surface elevations from development in a defined floodway.

Documentation will require hydrological and hydraulic analyses (HEC-RAS flood study model) that will show that proposed development will not increase flood levels nor increase base flood elevations during a flood event. If the proposed development is at-grade (no fill), a 'No Rise' study may not be required. This can be a three to six month approval process and can be minimized if the design of any stream crossings provide a clear span that does not impact the river.

PUBLIC ENGAGEMENT

Simply stated, our design approach is one of blending sustainability and vitality. The park plan must lead to a lasting, positive effect on the well-being of the community. We believe that our designs are better when they are drawn from the community, not imposed upon it. We understand that while there may be dozens of good design solutions for any given project there are only one or two solutions that are truly simple, honest, and unique - These are the great solutions: These are the solutions we seek.



Charrette

The design team and the City of Greenville conducted a week long design charrette from February 21 - February 28.

The charrette began on Thursday night with a Kick Off meeting that was attended by more than 50 people. During this meeting the project site, the schedule and the process were explained and a “Food for Thought” talk about parks was presented. The following are the responses to the questionnaires passed out during that meeting.

What was the most important thing you learned during the event?

- o Blank slate design; dream big!
- o The explanation of the design process was helpful! Future goals/progress from Dana Souza would have been nice.
- o There are not defined budgets or timelines--not guaranteed to happen. Dream big!
- o The variety of elements to consider for inclusion--visuals/slides were very helpful
- o Another museum of art and nature amphitheater; perhaps a west end farmers market (weekday evening)
- o Overview of the process
- o To dream from a clean slate, what can become!
- o ...The site of the park, and things that can be placed in that area
- o Suggestions/ideas for what could be in the park
- o Status of project; scope of charrette/process over the week
- o Overall opportunity for community involvement
- o What the possibilities for the park were
- o New ideas for parks
- o Size, location
- o Different trends in parks; baby boomer info; CDC information



Charrette group discussions

Additional Public Comments or Ideas (Con't)...

- o Multi-age play structures; adult play structures; interactive structures for folks w/ families
- o Would like to see bridges in order to get from one side of the park to the other
- o Adult toys for exercising-swings, covered walking trail
- o I love the idea of adult playgrounds or especially climbing/bouldering walls... (We don't have many climbing walls in Greenville!); I would love to see a place where a family with kids can bike together on the Swamp Rabbit Trail to come spend a day-with aspects that appeal to the parents and the kids; community garden for Loaves + Fishes? I like the idea of a natural look-that blends with the river & is beautiful to see even if you just pass by on the trail.
- o Using indigenous plantings to keep diseases from entering environment; non-poisonous plantings due to children playing in the park (ex., 1. sugar maples; 2. wild blueberries; 3. azaleas; 4. redbud trees (plantings for moisture prone areas)
- o Covered playground to keep kids cool in summer; can storm water be recycled for a "rain forest"-type atmosphere? Large and small water fountains; community garden/botanical garden; swings for all size kids; benches, public areas that accommodate conservation; whatever would cultivate community, connection
- o Create the ability to use the space in the near term; great that there is a blank slate for the future but consider what can be done now; how about community gardens on publicly-owned space; the seed catalogues have arrived
- o Approach to physical and cognitive skill participants! Wheelchair accessible swing sets!

Charrette Week Kickoff Meeting Attendee Survey February 21, 2013

	Not Useful	Somewhat Useful	Very Good
Clarity of Information	1	7	19
Presentation	1	8	18
Input Session	2	7	5
Overall Experience	1	8	17
Total	5	30	59

Public Site Walk

A Public Site Walk was planned for Friday, February 22, but was canceled due to rain. Members of the design team still took the time to visit the site and become more familiar with the existing conditions.

Public Workshop

On Saturday February 23, a Public Workshop was conducted. During the meeting, the citizens listed possible land uses and programmatic considerations for the park site. These were also prioritized with the following comprising the top ten items:

Priority	Amenity	Votes
1	Community Gardens	14
2	Kids Mound with View	7
3	Skate Park	6
4	Bathrooms	5
5	Amphitheater	5
6	Bouldering Structure	5
7	Zip Line	5
8	Lake	4
9	Food Truck/Concessions	4
10	Adult Playground	4



During this meeting the public also helped craft a Goal Statement for the project and teams of citizens crafted design concepts that were then presented back the whole group.



Goal Statement:

“Create a safe, beautiful, sustainable, and unique destination; building on the natural and cultural heritage; and shaping the future as a catalyst for progress and a stronger sense of community.”

What was the most important thing you learned during the event?

- o I learned how to draw a landscape
- o This was very well conducted and professionally done; good opportunity for input; there are a lot of good ideas—to move forward with on the planning project—community-fellowship-active and passive is important
- o An understanding of what people would like to see in this park
- o The extent the city values community ideas. Thank you.
- o The city has a community interest. This park will be unique.
- o What a wonderful opportunity it is for the City to expand what it has started.
- o Community ideas and interest.
- o Variety of potential usage.
- o Greenville community has really creative ideas!
- o Development of goal statement for a park.
- o The constraints and opportunities inherent in the site.
- o I learned that if people come together we can build, create the amazing. Unity is a task that was on the mission today.
- o Common goals! Exciting
- o Utilizing the location for the betterment of the community; vision for the future generations; Greenville appealing for tourism and establishing a place that draws business to relocate and live
- o Importance of flood zones and regulations.
- o Community involvement is successful. Hope for Greenville's future.
- o Group worked well-great ideas generated energy is there.
- o Ideas/creativity.
- o Large groups condense ideas to like purposes.
- o I learned that folks in Greenville really care about their city and love to share.



Example of one group's design scheme for the placement of specific uses throughout the park

Additional Public Comments or Ideas

- o Like to see more West End neighbor input and needs assessment
- o Please don't laugh at us when we present stuff
- o Come by St. Anthony of Padua—students live in neighborhoods
- o In building this park, please incorporate safe trafficking for cars and pedestrians.
4-way stops—something. Silver comet has 4-way stops or trails over traffic for safety.
- o If dog park is considered should have area for small and large dogs separated.
- o Water feature is very important.
- o If possible—have a bike trail and walking trail (using existing trail)
- o Would the use of retention ponds or other increase of river basin decrease the flood plain area; this area is a great opportunity for an outdoor theater space (could multi-use—farmers market, etc.); large area—downtown—away from traffic noise!
- o Great ideas regarding skate park, community garden, activities of adults
- o I think the ideas of this park are for community growth. That's the idea and possible ways to fund the park is by having food and may let in the community by tiles for \$30 to be placed in the park to be viewed by all. This is what was done at A.J. Whittenberg. Thank you for giving me the pleasure to serve on the planning for my community
- o Look into NICROS boulders
- o Have an area where kids (and adults) can get down to the water. Crouch down at the bank, skip rocks, and see wildlife. Don't be deterred by "dirty" water.
- o Transportation (trolleys); public safety; adult and children park
- o Great organization overall, perfect use of time. Good background music! I would hope swings and all "interactive" areas are handicap-accessible and friendly. Also, I recently moved here from a big city and I hope Greenville really takes advantage of the space and advertises appropriately. It would be great to see diversity!
Need more things for millennial (23-33 years)
- o Outcome was great; team got caught in the little stuff but then moved
- o Facilities made the difference—pacing us

Meeting attendees view and comment on design schemes



Additional Public Comments or Ideas (con't)

- o My passion is to see ADA accessible swing sets; also, tree houses!
- o Forgot to mention that parking for city parks should not be near crossing a road; many experts agree that dog parks are detrimental—they present health risks, encourage park mentality; they're also noisy! And we already have a great one; please seriously consider both a café (concession) and food truck options



Attendees prioritize design elements by placing green dots next to those items

Charrette Week Public Workshop Attendee Survey February 23, 2013

	Not Useful	Somewhat Useful	Very Good
Clarity of Information	0	1	26
Presentation	0	0	25
Input Session	0	0	26
Overall Experience	0	1	25
Total	0	2	102



Big Idea Statement:

“A gateway that boldly expresses sustainability through contrasts in wet and dry; weaving a patchwork of spaces, both large and small, with intuitive circulation patterns, strong forms, and intentional plantings with connections to downtown and the neighborhoods.”

Charrette leader, Bill Eubanks of UES, presents the summary goal statement as identified by the public

BIG IDEA & DESIGN SCHEMES

A Big Idea Emerges

From Monday morning through Wednesday the design team worked from a temporary design studio located in the Fellowship Hall of Tabernacle Baptist Church. The team started off by presenting the Big Idea statements they had crafted individually over the weekend. From these they crafted a final Big Idea Statement. While the Goal Statement express the reasons it is important to build a park the Big Idea Statements address how the list of possible program elements might be arranged on the site in a way that satisfies the Goal Statement. While the Goal statement is more philosophical, the Big Idea Statement is more form based.

Design Schemes

Based on the combined direction provided by the prioritized list of program elements, the Goal Statement, and the Big Idea Statement, the design team began exploring design alternatives. The team developed three concepts (Red, Green and Orange) which were presented at the Charrette Presentation on Thursday, February 28. During the charrette, the team had visitors including citizens and several classes of second and third grade students from A.J. Whittenberg and St. Anthony of Padua Catholic School. The students wrote on note cards the one element they really wanted to see in the park and they also illustrated their various park ideas on long sheets of drawing paper.

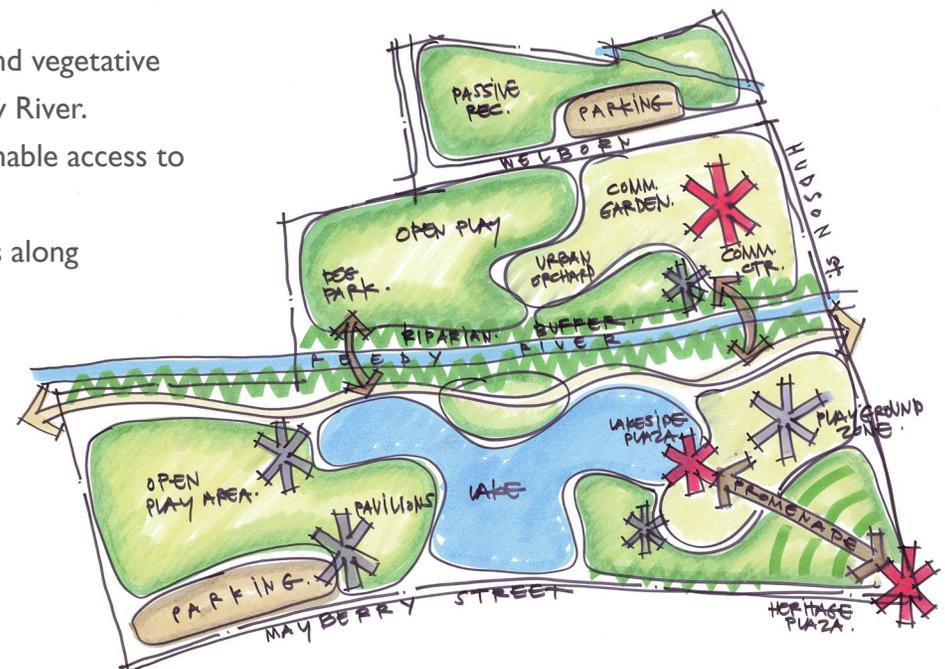
With the Goal Statement, Big Idea Statement, and list of prioritized uses in-hand, the design team began a series of very loose, gestural sketches that explored larger design movements and ideas. From these explorations, the team began to work on conceptual layouts for the site. These layouts explored relationships between uses (those that are required, appropriate or desirable, as well as undesirable or even dangerous), different formal approaches (curvilinear, geometric, etc.) and juxtapositions of natural with man-made; programmed uses with unprogrammed uses; and small spaces with larger spaces. Eventually, the team settled on three Concepts – Red, Orange, and Green – that laid out a series of options to consider, contrast, and compare.

Illustrative Plan



Orange Concept

- o The Orange Concept provides a variety of passive recreation opportunities, building strong community relationships through pavilion spaces, open play areas, and destination amenities.
- o Multiple pavilions are placed throughout the site.
- o A Food Truck Court and Community Garden anchor Welborn Street/Hudson Street.
- o A pedestrian plaza holds the corner of Mayberry Street, providing a boulevard-like approach to a destination playground and water amenity overlook.
- o A stormwater pond is created to control flooding and provide a tranquil backdrop for outdoor events.
- o Pervious parking from Welborn Street provides access to Swamp Rabbit Trail, Community Garden, and Market.
- o Large multi-functional green spaces adjacent to trail allow for unprogrammed recreation.
- o A dog park is placed with direct trail and parking access.
- o The Swamp Rabbit Trail is slightly curved to allow for bioswales and vegetative buffers to creatively treat stormwater before going into the Reedy River.
- o Secondary trails are provided off of the Swamp Rabbit Trail and enable access to pavilions, food truck court, destination playground, and dog park.
- o Community connections are provided by the addition of sidewalks along Mayberry Street.



Bubble diagram

Illustrative Plan

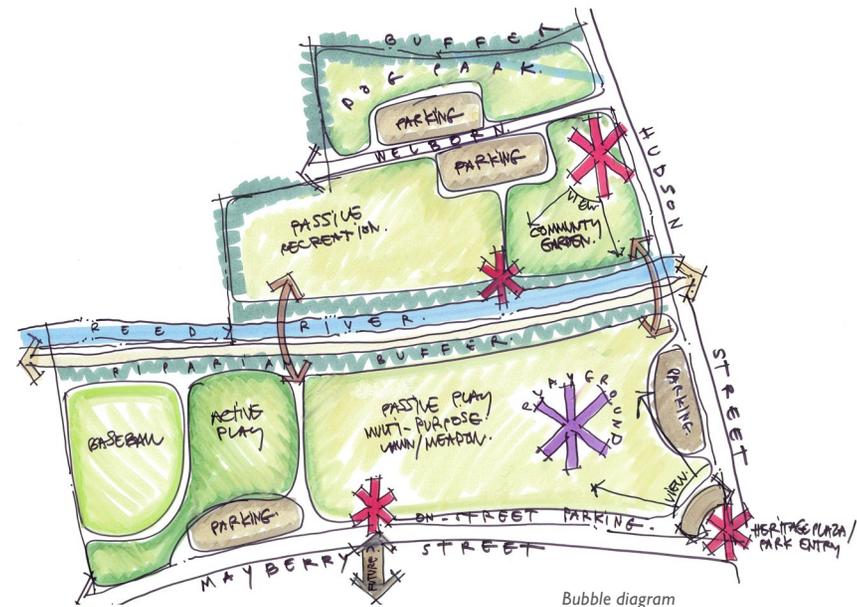


Illustrative Plan



Green Concept

- o The Green Concept retains a pastoral landscape, while providing strong community anchors at the parks corners.
- o Multiple pavilions are placed throughout the site.
- o A Food Truck Court and plaza anchor Hudson Street/Mayberry Street.
- o The Swamp Rabbit Trail remains as-is and direct access is provided to all amenities and open spaces.
- o Open lawn areas are formed to manage stormwater and create views across the site toward Downtown.
- o A larger community pavilion/farmers market anchors Welborn Street/Hudson Street with access to parking, community garden storage, and a demonstration garden.
- o Large multi-functional green space adjacent to the trail allows for unprogrammed recreation.
- o Active recreation components are provided along Mayberry Street.
- o Vegetated bioswales provide buffers from active and passive recreation components.
- o Community connections are provided by the addition of sidewalks along Mayberry Street



Public Comment on Design Schemes

The three design schemes: labeled Red, Green and Orange were presented at the Charrette Presentation and the public was invited to respond to them.

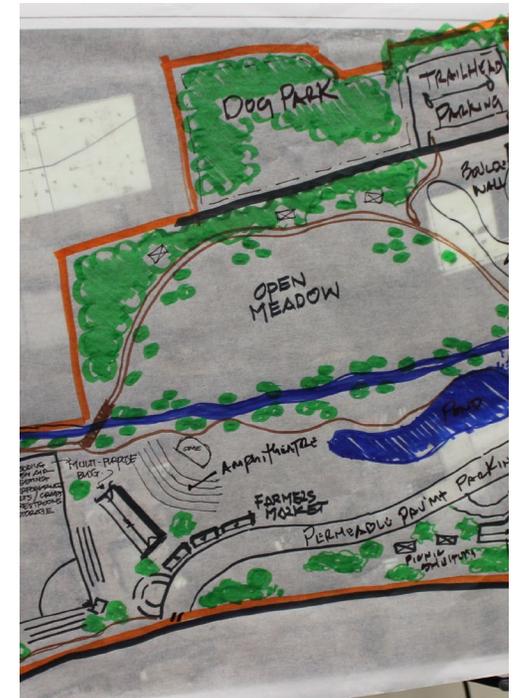
One of the chief functions of the three concepts was to elicit strong responses from the public. We wanted to evoke emotional reactions, strong opinions, and intellectual responses to the choices included in each scheme. While it is important for the design team to understand what the public likes about a scheme, it can be even more compelling and informative to know what the public does not like. Following are the three schemes with narratives for each as well as the public response to each scheme.

Red Scheme

- o Add a theme playground! Please!
- o Make the labyrinth BIG and has walls, bushes.
- o Keep Ball field
- o No waterway/area (leave as open space/field/lawn)
- o This one is great. Parking and lots of green areas. Has everything it needs, this is great!

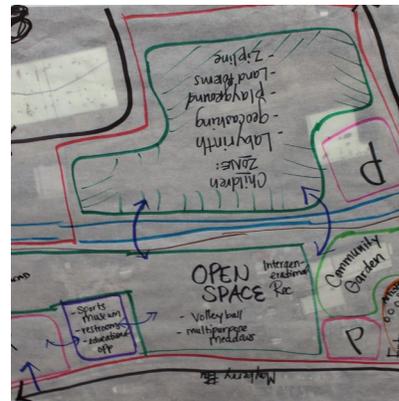
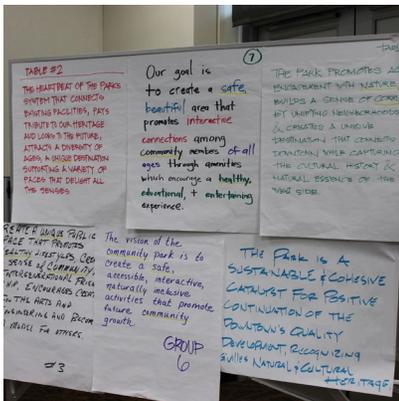
Good job!

- o Amphitheater, basketball courts, multi-use ball fields
- o Add the dog parks!
- o Straighten Swamp Rabbit and please no standing water mosquito areas
- o LOVE the curves in the swamp rabbit. Make the park a destination.
- o The baseball field should be removed in favor of a more versatile space (generic athletic space)
- o Do not change the Swamp Rabbit Trail. Thanks.
- o Not as significant change to Swamp Rabbit, some distinction is fine.
- o Drop community gardens



The public prioritizes design elements to be implemented into the draft design schemes

- o No baseball-that is at Cleveland Park. Love the path and water. Orchard IDEA is cool. Think about France (?) with espaliered topiary fruit.
- o This plan is great South of the river. Need to work on North side. Need more open areas, fewer hidden sport (safety issue). Also add a Destination Playground to this design.
- o Where is the covered bridge?
- o The Swamp Rabbit Trail should be extra wide and STRAIGHT with some curves to the side
- o Amphitheaters can provide this music like the Switzerland Jazz festivals
- o I love this design but would like to see space for food trucks
- o Walk field, Skateboard, Rock Climbing, and History Wall, like back of Peace Center Amphitheater. THINK BIG. Expanding Fall for Greenville to Worldwide/Statewide event.
- o Can water feature look more natural? Not enough separate parking.
- o Like curving swamp rabbit trail – should be widened but have some calming/slow down features
- o Like bouldering and labyrinth
- o Bigger community garden
- o Need to access what is most important –baseball/multi-use field.
- o Less formal water feature. River should be highlighted more.

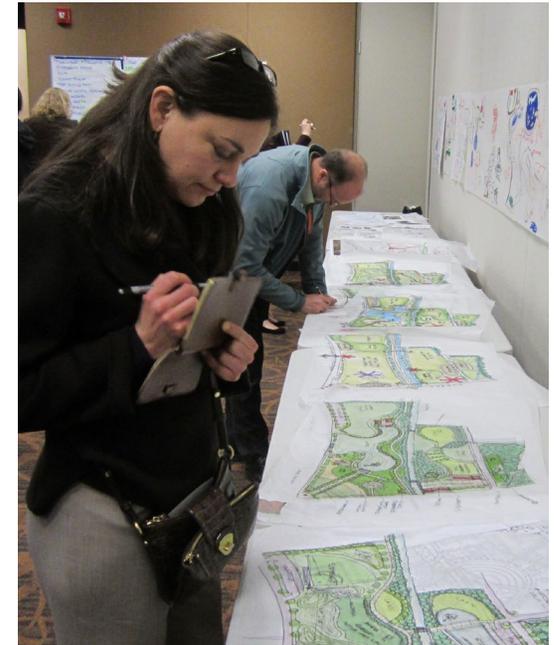


Orange Scheme

- o Must acquire these sites at time of project (referring to warehouse buildings across the Reedy and at Welborn).
- o The lake is too big
- o Make the labyrinth big and year-round
- o More passive areas. No lake or less lake. Like the curve on the Swamp Rabbit Trail
- o I voted for this because of the emphasis on farmers market, community garden, co-op facilities and food truck BUT lose the lake and put more teen attractions and an amphitheater

Green Scheme

- o Adding a water feature more pavilions and restrooms. Love the open spaces and Farmers Market, community gardens
- o Food truck area should be close to community garden space to keep food innovation, power necessities/water needs and ingredients close.
- o Safety issue with private “pods”. Height restriction of shrubs, trees, plantings
- o Green Scheme is EXCELLENT! Without the baseball field...A properly drained field in woods back drop is a perfect pick-up ball field (softball, baseball, soccer, football, cricket, etc. Good luck!



The public comments on draft design schemes

Draft Consensus Comments

Based on these comments, the design team worked with the Advisory Committee and City staff to refine the concepts and develop a consensus plan. The consensus plan was presented to the public on May 6, 2013.

Following are the responses to the questionnaire passed out during that meeting:

What was the most important thing you learned during the event?

- That there will be 400 parking spaces
- Details, timeframes
- That the plan is going the way I wanted to see it. It will be a real asset to Greenville.
- See overall plan
- Why some uses were rejected despite being chosen by citizens.
- Still in the planning stage. Many decisions yet to be made.
- The overall of the information was very good.
- How the city appreciates and respects community input!
- Keeping everyone informed.

Additional comments or ideas for the proposed city park:

- This is historically an older area, homes, etc. The park should fit this.
- Would you consider a small tennis court in the park; for some of us who are avid fans
- Great process!
- Begin to use the land on the north side of the river ASAP—such as for community gardens and other inexpensive (non-facility) purposes.
- The park does not address the needs of our teens in this community. I still want us to consider a skate park for our teens and a basketball court.
- Looks very good.
- Include the public works annex property in the park plan!
- Pathways other than Swamp Rabbit Trail for slow/handicap access.
- Please preserve dark skies with down lights only.
- Seating and features near parking for “less able” people to enjoy.
- Preserve the Ambassador Hotel mural/sign on the warehouse with tasteful sign “From filming of Leatherheads”



The public reviews design schemes

- o Please make sure there is interpretive signage for: Mayberry Park Baseball Park, Railroad.
- o Too many parking spaces. Suggest we start with half of what is shown. Add later if really needed.
- o Suggest lighted basketball courts
- o Need more for adults to do besides walk/jog. Need a destination playground or activity for adults.

Public Meeting Attendee Survey May 6, 2013

	Not Useful	Somewhat Useful	Very Good
Clarity of Information	0	2	15
Presentation	0	2	15
Input Session	0	1	16
Overall Experience	0	2	15
Total	0	7	61



Visual Preference Survey

At the May 6, 2013 Public Meeting the design team conducted a Visual Preference Survey to see what the public liked (and didn't like) when it came to park furnishings such as benches, bicycle racks, trash receptacles, lighting, picnic shelters, etc. Based on the this information, team considered options for future selections. This included City standards as well as those furnishings that fared well in the Visual Preference Survey. The highest ranked furnishing (benches, bicycle racks, trash receptacles, and lighting) are shown in the following images.



Trash Receptacles



Benches



Bike Parking



Overhead Lighting



The design team continued to make revisions and refinements until the final plan was presented to the Council Appointed Advisory Committee on August 8, 2013. After approval of that plan the team finalized the opinion of probable costs and the maintenance and operations budgets. Final presentations to City Council and the public were made on September 16 and 17, respectively.



Site Context Map



Existing Site, Bird's Eye View Facing North



Proposed Site Model, Bird's Eye View Facing North



Existing Site, Bird's Eye View Facing South



Proposed Site Model, Bird's Eye View Facing South

FINAL CONCEPT

For the purpose of the cost estimate and phasing plans the park was divided into several areas based upon programmatic and/or geographical distinctions. Following is a narrative that briefly describes the main features of the park.

The Promenade will provide a strong architectural presence at the main corner of the park – the intersection of Hudson and Mayberry. This area will include a restrooms and concessions building and an interactive Sprayground. Adjacent to the Promenade will be a destination playground. This playground area will provide age specific play areas. Fencing will separate the play areas from Hudson Street and the youngest play area will also have a low fence to provide safety and containment.

The Great Lawn is to the west of the Promenade and Destination Playground. This area will serve as an open play area and also a place for people to gather during performances. This area also includes a rerouted, more casual portion of the Swamp Rabbit Trail, an Overlook area for better visual access to the Reedy River and extensive bioswales. The purpose of the bioswales is to slow and cleanse stormwater before it reaches the Reedy River.

The Great Lawn, Destination Playground, and Promenade are supported by parking areas along the southern periphery of the site, on street parking on Mayberry and an off-site parking lot across Mayberry from the park. The Visitor's Center area has a stage facing the Great Lawn, a flag court, an overlook area and a series of buildings to house uses such as a visitor's center, restrooms, meeting rooms, etc. (as determined by final programs).

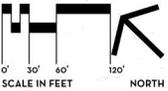
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FINAL CONCEPT (con't)

West of the Visitor's Center is a Multi-Purpose Field. This field will have better solar orientation than the existing field and also be more versatile for recreational programming. The field is supported by an additional parking area on the southern periphery of the site. On the north side of the Reedy River there will be a new parking area that will serve as a trailhead parking area for the Swamp Rabbit Trail. North of that parking area is a garden walk amongst the existing trees and a picnic pavilion.

Welborn Street will be refurbished with on-street parking, strong crosswalks, and street trees. This area could be cordoned off and used for Food Truck events or other programmed special uses.

A large Open Lawn Area south of Welborn Street will be an informal open play area; however, it is large enough to provide a soccer field and a "half field" for practices. Also in this area are a series of basketball courts. Initially, plans provide for two courts with the possibility of adding courts, if the final program calls for it. This area would also include a new alignment for the Swamp Rabbit Trail. This new trail would be 20' wide, providing a path for faster riders. Two new bridges connect the southern and northern sides of the river.

On the eastern edge of the north side would be a Demonstration Garden and Community Garden. The idea behind this area is that the Demonstration Garden would be a place for people to go and, through programs administered by the City, can learn principles of good urban agriculture. This would empower people to grow their own food either at their own home or a series of new Community Gardens that will be located throughout the City. A component of this area would be a Community Garden that would primarily serve residents of downtown who don't have space to grow their own food.



GR1846.R

Northeast Quadrant



Southwest Quadrant



Southeast Quadrant

SUSTAINABILITY

During the charrette process and the meetings that followed, there was a strong sentiment from elected officials, City staff, the Advisory Committee, and the public that this park serves as a model for sustainability. In the design team's view, the City of Greenville, like all municipalities, has a responsibility to its citizens to use sustainable practices, in terms of efficient use of resources – before, during and after construction. However, this park can also serve as a model of sustainable practices for the region. Just as Greenville's Main Street project and Falls Park have served as models for other communities this park can also be a model of innovation and forward-thinking. In addition, this park can continue the efforts of the City's Green Ribbon Advisory Committee to place Greenville as a leader in sustainability efforts.

*The design team feels that true sustainability is like a three-legged stool;
requiring true environmental, economic and cultural balance.*

Some of the aspects of the park that can be used to highlight sustainable practices include stormwater management (both water quality and water quantity); the use of pervious pavements; the use of sustainably raised and harvested wood products; the use of products that utilize high percentages of reclaimed or recycled materials (steel, aluminum, etc.); energy efficiency in structures (especially those measures that increase natural light and fresh air); using recycled or reclaimed building products (brick, stone, wood, fly ash in concrete mixes, recycled glass as an aggregate, etc.); using energy efficient fixtures – especially site lighting fixtures such as LEDs; using alternative means and methods of construction to reduce energy consumption; and finally through innovation in the way the park is operated, managed and maintained.

In encouraging the use of bicycles and walking the design of the park encourages alternate means of transportation and it encourages healthy and active lifestyles across multiple generations in many other ways. In respecting and celebrating the history of the area the park is culturally sustainable.

Many of these sustainable measures can be highlighted through interpretive signs so that the public can have a more complete understanding of that aspect of the park's design, construction, and maintenance.

Also, while the project might not be an ideal candidate for LEED Certification (simply because the project is not building-centric), it may be ideal for consideration for certification under the Sustainable SITES Initiative. The Sustainable SITES Initiative™ (SITES™) is an interdisciplinary effort by the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center at The University of Texas at Austin and the United States Botanic Garden to create voluntary national guidelines and performance benchmarks for sustainable land design, construction and maintenance practices (<http://www.sustainablesites.org/>).



GRAPHIC SITE SIMULATIONS



View of Promenade and Concessions/Restrooms



View of Reedy River Overlook



View toward Reedy River Bridge



View of Visitor's Center Across Great Lawn



View toward Visitor's Center



View toward Community Garden



View toward Visitor's Center from Great Lawn



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 SHED**

 SCALE IN FEET NORTH

Pedestrian Walking Shed (time in minutes)

NOTES: THIS PHASING SCHEME IS BASED ON THE ASSUMPTION THAT SOME PORTIONS OF THE PARK COULD BE CONSTRUCTED PRIOR TO THE PUBLIC WORKS FACILITIES BEING RELOCATED. AREAS NORTH OF THE REEDY RIVER COULD BE DONE FIRST, AS BUDGETS ALLOW. THE MULTI PURPOSE FIELD COULD BE DONE EITHER BEFORE OR AFTER THE WORK NORTH OF THE RIVER, DEPENDING ON PRIORITIES SET BY THE CITY OF GREENVILLE. WORK ALONG THE REEDY RIVER (6*) COULD OCCUR AS WORK ADJACENT TO THE RIVER IS COMPLETED. THE GREAT LAWN IS RESERVED UNTIL THE LAST PHASE AS THIS AREA COULD SERVE AS A CONSTRUCTION STAGING AREA DURING OTHER PHASES OF CONSTRUCTION. THE SAME IS TRUE FOR THE OPEN LAWN AREA NORTH OF THE RIVER. THE BRIDGES ARE SHOWN AS A SUB-SET OF PHASE 4 AND COULD INITIALLY CONNECT TO THE EXISTING SWAMP RABBIT TRAIL.



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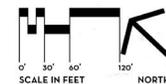


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PLAN



Possible Phasing Plan

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