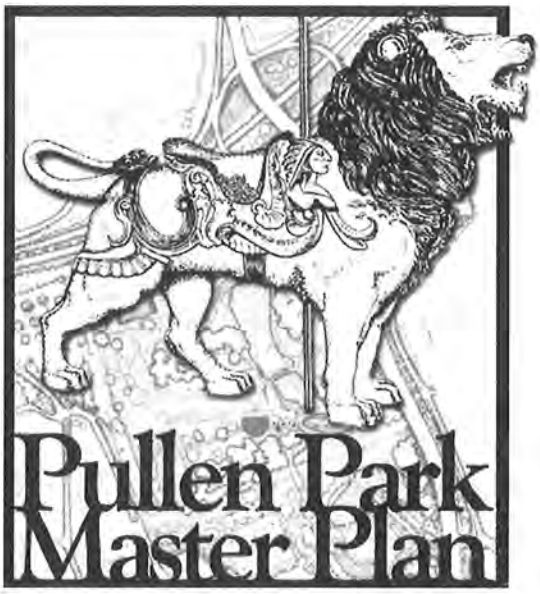

Prepared for

The City of Raleigh
Parks and Recreation Department

Adopted: 17 October 2001

_____
(City Manager)

" . . .to be held and used perpetually for the recreation and pleasure... , the use, enjoyment and recreation of the inhabitants of and visitors to the City of Raleigh . . . "

22 March 1887
Richard Stanhope Pullen
From the deed to the
City of Raleigh

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Little & Little wishes to thank all those who participated for their thoughtful direction, enthusiasm, encouragement, and continued commitment to the future of Pullen Park.

Little & Little, Landscape Architects
July 2001

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Executive Summary

"A hundred years from now, when Raleigh's large population has quite outgrown its present limits, Pullen Park's ample shade, its cool fountains, its delightful drives, its cosy trysting places, its sweet retreats where tired mothers will carry their children for its refreshing shades – all these will tell the story of the liberal gift of a plain, honest, unpretentious man who wanted, in a practical way, to give happiness and rest to his fellow citizens of this and unborn generations."

25 June 1895
Editorial, News & Observer
after the death of Richard Stanhope Pullen

Executive Summary

The objective set by the City of Raleigh is the evaluation and development of a **Master Plan** for Pullen Park, a regional park of 68.5 acres off Western Boulevard. Richard Stanhope Pullen deeded Pullen Park as a gift to the citizens of Raleigh on 22 March 1887. It is the centerpiece park for the City, a neighborhood park for the surrounding communities, and a major attraction for visitors to Raleigh. With special resources and deep history, it is unique within the system.

The Parks, Recreation and Greenway Advisory Board appointed the Pullen Park Master Plan Committee. The Committee's fourteen members and three adjunct members represent the park users and volunteers, families with young children, seniors, youth, persons with disabilities, surrounding neighborhoods and institutions, aquatic interests, the arts, and historic values.

The **Master Plan Committee** attends 18 meetings, including two site visits to the park. The Committee is presented with background information relating to the City Parks and Recreation system. This education phase also includes site analysis, history, operations, program, participation in a neighborhood forum, and the results of a countywide survey on park facilities. Based on this input, the Committee, Design Consultant, and Parks and Recreation Department Staff develop a list of facilities and activities appropriate and important for the park. From these results, a **Program Statement** indicates the important guiding principles for the park. These principles are open space; the history; the importance of administration, maintenance and management; inclusion of all people; natural characteristics; views within the park; wildlife; parks edges; a welcoming identity; access; circulation; the Amusement Center; physical recreation; the arts; and community activities.

Thirteen concept plans are prepared by the consultant. Plans indicate alternative arrangements for the major site elements and the development of recommended improvements. The planning process reveals the importance of the open spaces within the park and the growing importance of effective use of the Park's resources as future population densities increase in surrounding urban neighborhoods. The process also reveals the rich history of the park and its importance as among the oldest amusement parks in the nation. Study of adjacent uses indicates the existing locations and future opportunities for off-site parking, ensuring protection of the valuable open spaces in the park.

During the fourteenth meeting, a final draft plan is approved by the Committee for presentation to the public at a special call meeting of the Parks, Recreation and Greenway Advisory Board. During the public presentation, the plan is favorably received and many comments are provided to enhance the themes presented.

Following the public presentation are two final Committee meetings. During the first meeting, comments from the public and the Parks and Recreation Staff are reviewed for incorporation in to the **Master Plan Narrative**. At the final meeting, the Consultant receives final comments and direction for completion of the Master Plan Narrative and a final Concept for formal submittal to the Parks, Recreation and Greenway Advisory Board.

The final approved draft Master Plan and Narrative provide five levels of priority for improvements to park facilities under guidance of the principles of the **Program Statement**.

First Level of Priority:

- New Development and Management Guidelines to ensure harmonious and appropriate future improvements to the park.

Second Level of Priority:

- Overall landscape improvements plan.
- Signage guidelines and improvements.
- New walks and trails throughout the park.
- New 'carriageway trail' connecting major entrances and the Amusement Center.
- New carriageway bridge over the railroad to connect the north and south.
- New park play spaces and amusement facilities.
- Improved Amusement Center buildings and infrastructure.
- Traffic calming and improved pedestrian access from off-site parking.
- Improved picnic shelters and adjoining open spaces.
- Replacement of the carousel house with a larger and improved facility.

Third Level of Priority:

- Improvements to water quality and views of water bodies at the park.
- Improvements to ballfields and the northern park recreation and picnic areas.
- Improvement to Lake Howell picnic areas and strollways.
- Improvements to the Amusement Center parking lot.
- Improvements to the parking lots on the north side of the park.

Fourth Level of Priority:

- New Community Center centered in the park near the carriageway bridge for improved programming opportunities throughout the park.
- Improved maintenance and administration facility and parking at the location of the existing community center.
- Renovation of the terraced gardens and fountain.
- Removal of the modern cul-de-sac on Adaba Drive and replacement with open spaces and 'carriageway trail' into the park from the west entrance.
- Additions and improvements to the Arts Center.
- Additional support space at The Armory for Theatre In The Park.
- New Arts Plaza between the Arts Center and The Armory.
- Additional seating in the Aquatics Center.

Fifth Level of Priority:

- New parking decks for additional on-site parking, should off-site opportunities become inadequate. Two locations are proposed.
- First Parking Deck Location: At the upper Aquatic Center parking lot over the existing lower parking lot and additional parking between the Aquatics Center and the proposed Community Center.
- Second Parking Deck Location: A two or three level deck, near the proposed maintenance facility behind the Aquatics Center.

The proposed **Master Plan** presents recommendations for many changes of varying sizes and complexity. Many of the larger projects can be undertaken in smaller phases and as funds allow, or as needs change. The **Master Plan** provides a vision for the future. However, this vision requires dedication and additional work in the present to ensure that the guidance is established to bring unity and harmony to the park as changes are made in the future.

Concept 14 - 27 June 2001

0 60 120 180

Draft Master Plan for Pullen Park

Published 22 March 1997

Note: The Master Plan Narrative provides detailed project descriptions for each component illustrated within the Master Plan Drawing. The drawing is conceptual, intended to convey the vision of the Master Plan. Significant development of each design element will be required to make the vision a reality, taking into account the physical constraints, existing vegetation, safety considerations, and local, State, and Federal regulations and guidelines.

Program Statement

"It was in the scheme of the Pullen Park (and the college) that Mr. Pullen took perhaps more abiding interest than in any other of his enterprises. . . . It was in the Park grounds that he gave his native genius for landscape gardening full play, and he spent hours upon hours in planting, in terracing, in bringing his mind to see in the uncultivated fields the future. . . . He was 'always planting'; wherever Stanhope Pullen's foot was laid he dropped seed in his track. And the seed always grew! Nothing that he planted died; he had the 'way' with flowers and green things and trees. His deep and practical love of nature is testified today by hundreds of spreading trees shading sidewalks populous with children at play, with the haunting deeps of the park at night, with cool stretches of lawn and clumps of shrubbery in which birds are nesting. The man had the passion for the creating thing which is the soul of a poet, and also almost the poet's joy in the creation – a strange and subtly beautiful trait of this hard-headed old bachelor, playing at gruffness. . . ."

June 4, 1907
News & Observer, Special Edition

VISION

Pullen Park is open spaces, providing for leisure, contemplative refuge and joyful times shared together. It is open spaces of lawns and trees, for picnics and parties, playing and learning, walking and exploring. It is open spaces of wildlife, of birds and butterflies, squirrels and chipmunks. It is a place where Raleigh residents seek the shelter of its beauty to renew their spirits and broaden their experience in the outdoors. Pullen Park is also a place of history, of times past and lives touched. It is a place of boats and trains, of carousels, youthful magic and memories over a lifetime. It is a home for the arts, of joyful sights, sounds, and tales of the imagination. As the city has grown up around the Park, the Park has evolved to meet the needs of the growing population. Pullen Park's mission statement, which still stands today, is set out in Stanhope Pullen's 1887 deed to the City, "to be held in trust for the uses and purposes of a Public Park for the use, enjoyment and recreation of the inhabitants and visitors to The City of Raleigh."

Pullen Park provides amusement and picnic opportunities, arts programs, and open space for physical recreation. The Park embodies the ideals of the nineteenth century park movement and is the beneficiary of the many contributions from later periods that have been woven into the fabric of the Park. The City of Raleigh, through the Parks & Recreation Department, is committed "to actively encourage, provide, promote and protect quality leisure, recreation, and cultural opportunities, facilities, and environments".

The goal of the Master Plan is to provide a framework for development and programming decisions. The Plan supports the priorities of Pullen Park by serving the public needs while protecting the beauty and values of this extraordinary open space. Enhancement of facilities at Pullen Park shall embody these ideals of preserving open spaces for future generations.

PRINCIPLES

Open space

Providing a green oasis for citizens and visitors was the central role in the founder's vision. As the Park's surroundings become increasingly urbanized, the importance of Pullen Park's open space continues to grow with the increased density of the city. Improvements to park facilities should be continued without sacrificing any open space.

The History

Sharing the rich and important history of the Park, now the centerpiece park in Raleigh, should guide the plan. Integrating the Park's history into the visitor's experience using architecture, landscaping, and interpretive programs is an important planning principle. Inspiring a feeling of ownership and pride should be a consequence of the design.

The Importance of Administration, Maintenance and Management
The success of Pullen Park is integrally tied to the quality of care exhibited within its physical landscape and constructed facilities. Administrative policies have a profound impact on park operations, landscape character and wildlife habitat, and need to be carefully made in light of the preservation and development goals of the Park. Sound administration, staffing, maintenance, and management have been hallmarks of Pullen Park's success and should continue to be given a high priority. The Master Plan must provide thoughtfully organized facilities and infrastructure to support these goals.

Inclusion of All People
Pullen Park is an important refuge and the Park should be welcoming to "all the citizens of and visitors to Raleigh". Park programming and design must provide opportunities for the diverse users of the Park, with all facilities open and accessible to persons of all ages and abilities.

Natural Characteristics
From the beginning, Pullen Park was a landscape endowed with variety and a natural beauty of rolling land and meandering streams. Stanhope Pullen envisioned the pasture he saw as a verdant shaded place for visitors and he spent years planning and planting trees to make this vision come into being.

Views Within the Park
Views were important in planning for the Park and they continue to be important today. Views orient the visitor by connecting the visitor to important destinations and providing glimpses of the larger Park landscape and the urban landscape beyond. Views to important structures and spaces are critical and should be maintained and expanded wherever possible.

The Park as a Sanctuary for Wildlife
As the Park's surroundings become increasingly urbanized, Pullen Park becomes a more valuable sanctuary for wildlife and for the observation and appreciation of wildlife. The significant open space must be protected and areas must be planted and maintained for the health of wildlife that is living in and migrating through the City of Raleigh.

Edges
The edges of Pullen Park are where the Park presents a glimpse to the passersby of the beauty and wonder contained in the Park. The edges reinforce the identity of the Park as separate from the surrounding uses.

Welcoming Identity
Architecture, landscaping and signage should clearly define the entrances to Pullen Park.

Access
The early Park was connected to the City by streetcar and from there accessed on foot. Planning for the future of Pullen Park will need to provide new ways of accessing the Park and limiting the dominance of the automobile. The Park must have good pedestrian and bicycle connections on all sides. As urban pressures increase, access to the Park should focus on public transportation and pedestrian access. Automobile access and parking will be limited by the desire to maintain open space. New facilities should include integral parking solutions.

Circulation
The circulation system is the framework within which visitors see and experience Pullen Park. The circulation pulls the visitor into the landscape and provides for a rambling, unhurried exploration of the Park, brisk walks, running, and bicycling as well as access to facilities. It is important that these contradictory uses be considered so that quiet contemplation, wildlife appreciation, outdoor parties and sports do not conflict with each other. Recommendations for alterations need to be motivated by and focused on improving access and accessibility without degrading the spaces being traversed.

The Amusement Center
Adored by generations of Raleigh's children and accompanying adults, Pullen Park is the fifth oldest operating amusement park in the United States and the sixteenth oldest in the world! The Amusement Center features the spectacular 1911 Dentzel Carousel with its 52 animals, which is listed in the National Register of Historic Places. The C.P Huntington miniature train is a one-third size, near-replica of the famous locomotive of the same name. Restoring and maintaining the carousel and the miniature train in accordance with the highest standards will assure that future generations of children will enjoy these historic and unique amenities. As changes come to the overall park, any new elements should blend with and enhance these historic rides. The Amusement Center should continue to feature these special amusements as an anchor to exciting new playspaces. A new family recreation area must be provided with play spaces to accommodate increasing numbers of users. It must continue to meet the needs of tomorrow's children with special new places to play outdoors, to explore the physical world, and to experience the natural world through the senses. This is a natural progression from the original goals of the Park.

Physical Recreation
Red Diamond and the PONY field have a long tradition as places to play sports. Preserving open space for active play is consistent with the early uses in the Park and should be continued and encouraged. Minor adjustments to the area should be considered to address the needs of under-served age groups. The Aquatics Center provides important Parks & Recreation programs as well as opportunities for youthful play within the City parks system.

The Arts
The arts came to Pullen Park as part of the City of Raleigh's mission to promote cultural opportunities. Integration of the arts throughout Park programming and design should be continued and encouraged. Today, visual arts and theatre serve as a focus for the northern portion of Pullen Park. The arts are important to the identity of the Park and should be enhanced and promoted.

Community Activities
Programming at Pullen Park provides important social activities for the citizens of Raleigh. Spaces and buildings for programmed events, such as The Plaza and The Community Center, are important parts of Pullen Park and should be enhanced and promoted.

Closing Statement
Pullen Park at its 1887 founding was a destination beyond the Raleigh city limits, where in 1880, the census listed the population at 9,625. Today's turn-of-the-twenty first century Raleigh population alone of 276,093 is over 28 times that of Richard Stanhope Pullen's day, with 520,000 projected for 2025. Wake County's population today stands at over 627,000, with numbers approaching the million milestone in 2025.

In the master plan, choices must be made and a vision for Pullen Park's future formally articulated to honor the trust of this beautiful and important place full of history and embodying hope for the future. This will be a fitting commemoration of the original gift.

"A hundred years from now, when Raleigh's large population has quite outgrown its present limits, Pullen Park's ample shade, its cool fountains, its delightful drives, its cosy trysting places, its sweet retreats where tired mothers will carry their children for its refreshing shades – all these will tell the story of the liberal gift of a plain, honest, unpretentious man who wanted, in a practical way, to give happiness and rest to his fellow citizens of this and unborn generations."

- Editorial, News & Observer, 25 June 1895, after the death of Richard Stanhope Pullen

Master Plan Goals

The following goals are established to support the Principles of the Master Plan Program.

Open Space

- Preserve and enhance open space.
- Provide access to spaces to encourage passive uses.
- Provide lighting for increased safety and usability.
- Preserve and enhance the variety of open space experiences and landscapes within Pullen Park.
- Reduce impacts of traffic noise.

The History

- Preserve and protect the historic landscape elements. Integrate the history of the Park into the visitor's experience to inspire a feeling of ownership and pride.
- Provide opportunities for education in Park history.
- Provide a traditional character indicative of parks developed during the late nineteenth and early twentieth centuries.
- Treat the carousel and the carousel house as the historic centerpiece of Pullen Park.
- Provide recognition of the historic elements of The Armory.

The Importance of Administration, Maintenance, and Management

- Develop guidelines for Park development and maintenance operations.
- Ensure future planning is commensurate with the ability to manage what is planned.
- Provide quality materials for long-term life over short-term savings.
- Provide maintenance facilities outside daily view and public use areas.

Inclusion of All People

- Incorporate Universal Design elements for persons with special needs throughout the Park.
- Provide places for sitting, resting, and eating throughout the Park.

Natural Characteristics

- Improve the health and diversity of existing plant communities.
- Improve water quality.
- Provide educational opportunities for learning about plants and water quality issues.

Views Within the Park

- Preserve important views and vistas.
- Buffer objectionable views.
- Buffer views and noise of traffic.
- Provide an island focal point for views across the lake.
- Improve the appearance of the lakes and streams.

The Park as a Sanctuary for Wildlife

- Improve habitat for desirable urban wildlife populations.
- Provide opportunities for education about plant and urban wildlife populations.

Edges

- Provide unified park edges to strengthen identity as separate from adjacent properties.
- Provide harmony and unity to give wholeness and to reinforce the identity of the Park.

Master Plan Goals

Welcoming Identity

- Provide welcoming entrances and signage that celebrate arrival and provide orientation.
- Provide unified elements to strengthen Park identity.
- Unite the north and south sides of the Park.
- Improve visibility and safety of entrances into the Park.
- Provide pedestrian entrances that lead to important destinations.

Access/Circulation

- Limit the impact of the automobile in the Park.
- Provide additional parking only if off-site parking options are not available.
- Provide parking in existing impervious areas to protect open space.
- Provide organized and efficient parking lots.
- Discourage parking by NC State University students not using the Park.
- Provide strong connections to public transportation.
- Provide excellent emergency access.
- Provide welcoming access and improve safety of crossings from adjacent properties.
- Provide connections between different areas of the Park.
- Provide unity within and between the north and south portions of the Park.
- Provide walks to open spaces to encourage passive uses.
- Provide walks that celebrate distant views and destinations.
- Provide access into the site for special events and maintenance.
- Provide different types of trails for walking, jogging, and bicycles.

The Amusement Center

- Provide a welcoming and exciting carousel house. Provide a longer period of use during the year.
- Provide new state of the art play spaces.
- Harmonize with the surrounding areas of gardens and nature. Provide the world of nature within the play areas to encourage children to bring nature into play and experience the natural world through the senses.
- Provide water play opportunities.
- Create a Sound Oasis with water, music, and movements of nature.
- Utilize Universal Design in all development.
- Provide a pre-school ride as a quality attraction.
- Maintain the train as a link to the past and its important place in the hearts of the visitors to Pullen Park. Provide an exciting and welcoming train station.
- Restore the caboose as a link to trains of the past.
- Provide improved views, sitting and eating opportunities throughout the Park.
- Provide safe and accessible restroom facilities.
- Provide food and tickets in a central location convenient to the major activity areas of the Park.
- Provide an upgraded snack bar with the atmosphere of a pleasant café.
- Provide flexible seating opportunities throughout.

Physical Recreation

- Provide for additional aquatics facilities elsewhere within the Park system.
- Provide improvements to blend the Aquatics Center facility with the remaining Park landscape.
- Improve the ballfields to enhance athletics programming.
- Provide games areas for both programmed activities and non-programmed activities, for picnic groups, rental patrons, and other groups.
- Maintain the tennis courts within Pullen Park.
- Provide a fitness trail within Pullen Park.

The Arts

- Provide opportunities for the enjoyment of art throughout the Park.
- Provide emphasis on art in the open space near the Arts Center.
- Provide artistic design elements to the existing Arts Center building.
- Provide a future Arts Center expansion.
- Consider a support space addition to The Armory to provide an improved theatre facility, while protecting open space and the historic character of the facility.
- Provide additional parking for Theatre In The Park, minimizing impacts to open space.
- Support use of The Armory for Theatre In The Park as long as the existing facility services the needs of Theatre in the Park.
- Support overflow space for theatre office functions.

Community Activities

- Provide welcoming entries to community buildings and spaces.
- Connect building entrances to the landscape of the Park.
- Provide for future increased facility and programming needs.
- Provide improved spaces for events.

Pullen Park
Master Plan

Introduction

The Master Plan Narrative provides detailed project descriptions for each component illustrated within the Master Plan Drawing. The drawing is conceptual, intended to convey the vision of the Master Plan. Significant development of each design element will be required to make the vision a reality, taking into account the physical constraints, existing vegetation, safety considerations, and City, State, and Federal regulations and guidelines.

The Master Plan Narrative is organized into two sections and three subsections:

Park Development and Management Guidelines

Master Plan Elements
- Open Space
- Access, Circulation and Parking
- Structures and Facilities

Section One - Park Development & Management Guidelines provide criteria for standard guidelines for future development of the Pullen Park Master Plan. These guidelines will ensure visual unity, design harmony, and comprehensive review of the elements of the Master Plan Program.

Section Two - Master Plan Elements: This section is divided into three parts: Open Space; Access, Circulation and Parking; and Structures and Facilities.

Open Space: Provides projects to improve the views, identity, natural characteristics, wildlife habitat, and quality of water bodies within the Park.

Access, Circulation and Parking: Provides projects for improvements to vehicular and pedestrian entrances to the Park, walkways and trails providing connection of the north and south sides of the Park, welcoming access and connections throughout the Park, and changes to existing parking areas to improve function and views. Criteria are provided for accommodating automobiles, while preserving and protecting the important open spaces that comprise Pullen Park.

Structures and Facilities: Provides projects for improvements to, and expansions of, existing buildings and recreation areas.

Master Plan Narrative

Pullen Park was deeded on 22 March 1887 as a gift to the City of Raleigh by Richard Stanhope Pullen "...to be held and used perpetually for the recreation and pleasure..., the use, enjoyment and recreation of the inhabitants of and visitors to the City of Raleigh...".[1] The following Master Plan Narrative supports the vision of the Master Plan Program, a program that provides important principles supporting the goals of the gift of the Park, and of the City Parks and Recreation Department "...to actively encourage, provide, promote and protect quality leisure, recreation, and cultural opportunities, facilities, and environments".[2]

I. DEVELOPMENT AND MANAGEMENT GUIDELINES

Prior to design and implementation of the Master Plan, develop standard design guidelines to direct Pullen Park improvements, management and maintenance, ensuring the goals of the Master Plan Program are met during future changes and operations of the Park. Development of these guidelines during the first phases of planning is the very important initial step in implementing the goals of the Master Plan. These guidelines will provide direction to Parks Staff and design consultants during future phases of planning and construction within the Park.

These criteria will offer direction of future planning to ensure a traditional character as a link to the history of the Park. They protect the historic elements, views, vistas, and open spaces of the Park. They direct continuity and consistency of future architecture, styles, materials, and colors to define the identity of the Park as a whole. They protect preservation of landscapes that enhance the health and diversity of plant and wildlife communities, and elements to give uniqueness to Park facilities, through the arts and education.

The following are criteria to be used during future Park planning to enhance the visitor experiences within the Park by providing continuity and consistency of design.

A. Security

The issue of security has not been specifically addressed in the graphic Master Plan, but it is an issue of importance in every aspect of planning. Maintaining visibility is a concern in the urban environment. Security issues must be given careful study in all improvements and changes at Pullen Park.

B. Universal Design

Incorporate the principles of Universal Design into all improvements within the Park, ensuring physical accessibility as an integral part of the design.

[1]Wake County Deed Book 95, Page 463
[2]City of Raleigh Parks & Recreation Department Mission Statement

Consider consultation with experts in Universal Design during development of the Park Development and Management Guidelines and during future planning projects. Also, consider working with physically, visually and hearing impaired persons. Strive to design beyond the minimum code requirements, incorporating additional aids for orientation and wayfinding.

C. Buildings and Structures

Provide direction for future improvements and maintenance to bring continuity of appearance and harmony to buildings and structures within the Park. To reach this goal, develop the following criteria for incorporation into the Development and Management Guidelines.

1. Buildings

With new buildings and renovation to existing buildings, bring unity and harmony to the traditional and modern elements of the Park, through careful repetition of materials, colors, textures, and accents. Provide a priority for incorporating traditional themes and materials to lessen the focus of modern elements within the Park. Provide a uniform plan of colors for all new and existing buildings to blend and harmonize with the natural landscape of the Park. Explore opportunities for artistic elements in all design improvements.

2. Design Expression

Reflect the themes of Pullen Park within designs, foremost the natural environment that is the Park, and secondly the themes of history, such as possibly the railroad, the carousel, streetcars, and the traditional feel of the past borrowed from both Bloomsbury Park and Pullen Park. Provide architecture that reflects these themes in a simple uncontrived manner appropriate to the Park.

3. Shelters

Provide shelters that reflect the past, by repeating traditional elements, such as stone and timber detailing. Consider paved floors, electricity, a water source, and grilling areas at all shelters.

4. Restrooms

Provide restrooms with natural light, baby changing tables, and children's child-scaled fixtures in both men's and women's restrooms. Consider design and orientation to provide security as well as privacy. Consider restrooms near the entrance to the Amusement Center and the physical recreation area on the north

side. Provide additional restroom facilities centrally located within the Park on the south side of the carriageway bridge.

D. Utilities

The existing utilities at Pullen Park may present many challenges during design and construction of future improvements. Consideration should be given to the known, as well as unknown underground infrastructure throughout the Park. Consider possible impacts on water, sanitary sewer, storm sewer, and electrical systems during design. Ensure additional allowances and contingencies for unknown conditions.

Pullen Park contains major regional sewer and water distribution lines that provide service to the surrounding neighborhoods and NC State University. These utilities must remain free of future construction. During the development of designs for new construction, consider the feasibility and practicality of relocating utilities, to ensure all options are fully explored to identify the best solution for the long-term future of Pullen Park.

E. Materials

Provide guidelines that reduce long-term maintenance needs and costs with the use of high quality materials and construction. Direct the selection of materials and colors to support the goals of enhancing continuity and consistency of future improvements, and of defining the traditional character of the Park. Explore use of traditional materials such as stone, similar to local installations of Wake County Stone and brick, to achieve this goal.

F. Colors

Carefully select colors to bring unity throughout the Park. Recommend the development of standard colors to aid in uniformity of repairs and additions within the Park. Provide harmony with the natural elements and historic elements of the Park. Where appropriate, use color to accent important focus elements of the Park. Consider neutral colors of nature to blend with the landscape of open spaces.

G. Paving & Trails

Provide differing paving widths and a hierarchy of materials to identify different trail types and areas within the Park. Use repetition of detail to bring unity throughout the Park. Incorporate accessible routes throughout the Park with emphasis on connections between major entrances and facilities. Provide trails through the open spaces of the Park with gentle curves to accent spaces and landforms.

1. Amusement Center

Consider accent paving, such as brick or concrete pavers with a traditional aged appearance. Possibly replace contemporary units and concrete paving during improvement projects.

2. **Carriageway Trails**
The carriageway trails are wide, inviting pedestrian walkways shared by amusement, maintenance, and emergency vehicles. The carriageway trail provides connections from the Amusement Center to all the major entrances of the Park. Provide a common paving material on all carriageway trails to promote unity throughout the north and south portions of the Park. Consider use of decorative paving to provide a unifying theme from the Amusement Center to the major entrances of the Park.

3. **Loop Trails within Open Spaces**
Provide differing distances and levels of challenge. Consider concrete paving with decorative accents. Widths should provide access for maintenance and service vehicles into open spaces of the Park.

4. **Bikeways**
Consider bikeways of asphalt to maintain unity with adjacent greenways, trails, and multi-purpose trails.

5. **Boardwalks**
Consider boardwalks where required for new loop trails in Neuse River Rule buffer areas at the Shady Grove pond, Lake Howell, along stream edges and within the forested areas of shallow roots.

H. **Entrances**
Provide a unity of design at all entrances to the Park. Entrance walls and signage designs should be developed as part of a Uniform Signage Plan. They should be easily identifiable, provide a welcoming sense of arrival and orientation and reflect the character of the Park and the features within. Walls and plantings should direct views toward Park open spaces and features and away from harsh elements, such as the pump house at Ashe Avenue, above ground utilities at Pullen Road and Dunn Avenue, and parking near Hillsborough Street.

I. **Furnishings**
The furnishings within the Park provide places to sit and rest, to picnic and watch people, and get a drink or deposit trash. Well chosen furnishings are key to the success of all areas of the Park. Furnishings must be carefully placed to be consistent and conducive with popular use, and to ensure they blend with the Park landscape and do not become the focus of vistas and views. Provide varying sizes and styles of comfortable furnishings for different areas and places within the Park, maintaining a harmonious, traditional character appropriate for each area. The following criteria are recommended for placement of specific furnishings.

1. **Picnic Tables**
Incorporate groups of tables for viewing major activity areas such as the play spaces, The Plaza Sprayground, Lake Howell, the ballfields and basketball area, and the tennis courts. Provide tables of varying sizes for groups of two and four, as well as larger groups. Provide picnic tables within shelters and within select wooded open

spaces, such as the northeast woodlands, near the tennis courts and within the Arts Lawn. Explore the option of movable tables within feature shelters to allow flexibility.

2. **Benches**
Provide for viewing activities and open spaces throughout the Park. Consider movable chairs in appropriate areas to allow flexibility. Provide benches along Park trails for viewing the landscape. As places for rest, provide benches along steep trail slopes and at the tops of stairways.

3. **Bicycle racks**
Consider areas for bicycle parking at all major and minor pedestrian entrances to the Park. Locate racks so as not to be a focus of the entrance.

4. **Trash Receptacles**
Provide needed trash receptacles throughout the Park. Place new and existing receptacles in locations where their presence will not detract from views. Incorporate recycling receptacles in higher use areas.

5. **Drinking Fountains**
Provide universally accessible drinking fountains along trails and in high use areas. Consider pet drinking stations on trails within open spaces.

J. **Railings/Fencing/Bollards**
Railings and fencing are a necessity to control and direct vehicular and pedestrian access, and to ensure the safety of Park users. They may contribute to the visual quality of the landscape; however, careful consideration must be provided for placement, design and color to avoid disrupting the views within the Park. Provide improved unity of design and color selection to establish continuity of existing and future elements. The following criteria are recommended.

1. **Railings/Fencing/Bollards Design**
Consider fencing of traditional designs and materials. Develop continuity and consistency of design themes and colors to bring unity to the Park. Incorporate accents that reflect the activities and themes of the Park, such as the Amusement Center, the arts, and nature.

2. **Rails/Fencing as Architectural Elements**
Where railings and fencing are intended as architectural features or accents of a building or space, brighter colors may be appropriate. Use of these colors should be carefully considered.

3. **Rails/Fencing as Landscape Elements**
In locations where the natural elements are the focus of views, consider rails/fencing in neutral colors to harmonize with the surrounding landscape. Consider the impact of rails and fencing within a space or view before selecting the color.

4. **Bollards**
Consider bollards in concert with landscaping to limit access of vehicles into open space. Bollard locations should be carefully designed into Park facility and landscape improvements to minimize their presence within views. In landscaped areas, consider weathered wood bollards of low height.

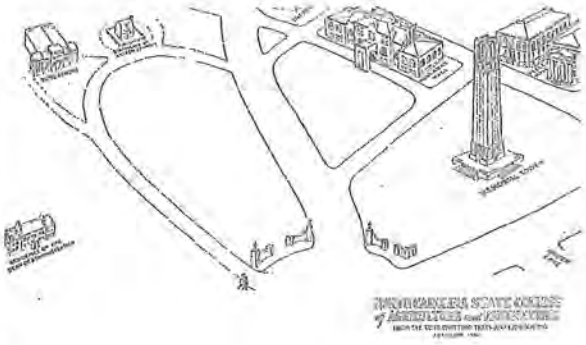
K. Signage

Provide improved signage throughout the Park. As a first phase of design, develop a Uniform Signage Plan providing criteria for new and replacement signs. Address locating signs to prevent disruptions of views and vistas, and to assure the consistency of signage styles and designs at entrances and throughout the Park. Ensure that sign placement and design avoids a cluttered appearance within the Park. Provide signage criteria that embody a traditional urban park character. Consider the following signage types.

1. **Off-Site Signage**
Provide directional signage on roadways and within the surrounding community to direct visitors to the northern and southern vehicular entrances.

2. **Parking Signage**
Provide signage within the Park and surrounding community to direct visitors to off-site parking areas. Include information on proper days and times for off-site parking.

3. **Entrance Signage**
At major vehicular and pedestrian entrances, provide easily identifiable and welcoming walls. Provide walls that reflect the appropriate historic design character. Examples of traditional design and scale include the existing walls at Pullen Road and Hillsborough Street, and the walls around Nash Square in downtown Raleigh. Provide walls of traditional materials, such as brick or Wake County Stone with limestone or concrete accents. At minor pedestrian entrances, provide smaller entrance features that provide unity with the major entrances.



4. **Welcome/Informational Signage**
At each entrance to the Park, consider signage with Park information and an overall map of the Park and trails. Consider incorporating display areas for postings of special events and information, with a place for visitors to provide comments and suggestions. Provide signage appropriate for persons with special needs.

5. **Directional/Informational Signage**
Provide signage along major trails within the Park for orientation and direction to major destinations. Consider uniform signage for identifying no parking areas, loading zones, drop-offs, and areas of no bicycling.

6. **Environmental Signage**
Consider development of an environmental education signage program to inform visitors of the many plant and animal communities within the Park.

7. **Historical Signage**
Consider signage as one tool to note the historical significance of features and places within the Park. Consider other alternatives to signs, such as the use of brochures, to avoid overuse of signs and memorials within the Park. Present these elements in the context of the larger history of the City. Develop a history walk and a detailed history display of the Park, possibly within the Community Center.

L. **Lighting**
As part of the Development and Management Guidelines, provide design criteria for lighting that offers consistency of fixture design and placement throughout the Park. Consider two types of lighting: permanent lighting to provide safer access and improved aesthetics, and event lighting to provide lighting for use during special events. The following is recommended for lighting locations and design.

1. **Locations**

Event Lighting:
As improvements are made throughout the Park, include event lighting in appropriate high use areas, such as possibly the Amusement Center and Arts Plaza, to allow for flexibility of increased hours of operation or special activities after dark.

Permanent Lighting:
Vehicular Areas: Provide permanent lighting within all parking areas and along entrance driveways.

Trail Lighting: Provide permanent lighting along the carriageway trails to create a well-lit and inviting connection between the major entrances of the Park. Include additional lighting along trails leading to the minor entrances of the Park to provide safer crossing after dark, such as between NC State University and the Pullen Park Neighborhood.

2. **Height and Character**
Provide light fixtures that are of a traditional character with appropriate heights for pedestrians and vehicles.

Include lighting with low impact on the night sky. Minimize glare on adjacent properties.

3. **Ballfield Lighting**
   Provide lighting for ballfields on attractive poles of steel, concrete, decorative wood, or other appropriate materials to harmonize with traditional materials elsewhere within the Park. Provide fixtures that reduce impact on neighbors.

4. **Electrical Service**
   Within all projects, locate all new and existing electrical lines in underground conduits.

M. Art in the Park

During any change or addition to the Park, encourage artistic expression. As artistic elements are added to otherwise common elements, the uniqueness that is the experience of Pullen Park is enhanced. The following criteria are recommended for art in the Park.

1. Identify places for the addition of art displays throughout the Park. Develop art display areas west of the Arts Center within an Arts Lawn. In these locations, art can be displayed through purchase, donation, or ephemeral displays.

2. Incorporate art that reflects the themes of nature and history within Pullen Park, such as natural materials within open spaces or repetition of historic carousel animals.

3. Provide opportunities for artistic expressions within the designs of new Park facilities and spaces. Consider opportunities for fine art within the Park, and for functional art within new structures, bridges, paving, benches, lighting, and walls.

4. Consider the appropriateness of a commissioned work of art as a memorial to Park founder Stanhope Pullen within the historical context of the Park, and the wishes set forth by Stanhope Pullen.

N. Music in the Park

During development of improvements to Park spaces and facilities, include areas for possible musical events and

programming. Spaces should be of differing sizes, with possibly terraced seating integrated into an existing slope within an open space, or a smaller hillside within a playspace. Consider gazebos and feature shelters for possible bandstands. Proximity to restrooms and accessible trails should be considered during planning of these additions.

O. History in the Park

The unique place Pullen Park shares within the history of the City of Raleigh is an important educational resource that should be explored. Improvements to the Park could incorporate elements to strengthen the link to the Park, through use of styles and materials of a traditional character. Consider ways to incorporate educational opportunities, possibly through displays of history throughout the Park, and through use of signage, tours, and the Internet. Consider ways of commemorating surrounding communities that have been part of the history of the Park. To strengthen the identity of the western edges of the Park, consider renaming Pullen Road as Pullen Park Drive.

P. Park Landscape

As future improvement projects are implemented for Pullen Park, landscape improvements will be included within individual projects. Before beginning individual projects, provide a first phase of landscape design and improvements within an overall Landscape Development Plan. Include designs for all Park areas outside the limits of future projects and the conceptual direction for landscapes within the limits of future projects to ensure continuity . From this plan, landscape improvements will be made through a combination of Pullen Park's staff and contracted work.

Goals for the Landscape Development Plan include the protection of open spaces and vistas, buffering of objectionable views, preservation of historic landscape elements, development of Park identity and wholeness, educational experiences, and plants to excite the senses. To support these goals, the following criteria are recommended for development.

1. Irrigation

Develop guidelines for incorporating irrigation into existing and future spaces of the Park as appropriate for conservation and within the principles of water wise planning. Consider irrigation for lawn and perennial areas and access to water sources for hand watering and maintenance throughout the Park. Ensure irrigation is designed and installed under expert guidance to limit impacts on trees.

2. **Plant Lists**
Develop plant list guidelines providing direction for appropriate plant themes within different environments of the Park, such as Lake Howell, Rocky Branch, the play spaces, Park edges, natural areas, and building entrances. Provide criteria that direct planting design toward broad strokes, avoiding intensive quick fix, short-lived solutions. Use varied plant types in natural groupings.

Within the Landscape Development Plan, consider selective areas of native understory plantings to increase native urban wildlife populations within the hardwood forests throughout the Park. Consider plant species to provide cover for birds and other prey species to escape from harsh weather and predators, such as hawks, and to provide nighttime roosting spots. Include butterfly garden areas, with plants as hosts to butterfly eggs and larva. Include a variety of fruiting plant species as food sources that are available throughout the year and a diversity of flowering native plants to provide nectar sources from spring to fall.

3. **Historic Landscapes**
Preserve and protect trees as part of the original Park plantings. Protect woodland spaces, cedars and circles as a link to the past. Plan for future replacement of historic cedar plantings as losses of trees begin affecting the historic forms. Within the open spaces where landforms and surrounding tree canopies form outdoor rooms, maintain the existing lawns open to the sky as the central focus. Replace tree losses with new trees of the same or similar species to maintain historic Park plant communities.

4. **Park Identity**
Strengthen the identity of the Park with distinct edges along roadways bordering Pullen Park and at entrances with a unity of plantings and low walls. Provide edges to define boundaries and spaces within the Park, with their design reflecting the importance of the space within. Maintain a naturalistic character in harmony with the parkland beyond. For security and safety, use low plantings to maintain views into the Park from Pullen Road, Ashe Avenue, and Hillsborough Street.

5. **Plantings for Education and the Senses**
Provide plantings in high use areas to include a variety creating differing textures, sounds, colors, and smells for education and interest. Include scented herbs, plants that attract wildlife, plants with year-round interest, and non-toxic varieties in play spaces. Emphasize plants that excite the senses as an important design consideration for persons with special needs.

6. **Plantings for Wildlife**
Pullen Park should strive to enhance the native plant and animal communities to provide visitors with a rich experience of urban wildlife. Recommendations to enhance wildlife within the Park through designated 'Natural Areas' were provided during the site analysis phase of the Master Plan by Christopher E. Moorman, Ph.D., Extension Wildlife Specialist, NC State University College of Forestry Resources, Department of Extension Forestry. These selected areas could demonstrate the untidiness many wildlife species prefer (i.e., unmowed grass, dead trees, and fallen limbs).

Consider including the following criteria within the Landscape Development Plan.

a. **Northeast Woodlands:** Develop a management plan to improve the health of the Willow Oak grove. Maintain and enhance the natural mulched areas. To reduce root competition, remove smaller and weaker trees. Add other tree species to eliminate the existing monoculture and to provide understory plantings.

b. **Upland Oak/Hickory Woodlands:** Erosion and compaction in this area should be reduced to improve the health and longevity of the existing trees. In areas with little grass cover, include management guidelines for providing mulch stabilization and/or a vegetative cover to selected eroded slopes, ensuring an attractive edge layout and flow. On other grass slopes, explore allowing grasses to remain unmowed during late-summer, fall and winter months to promote seed production for wildlife.

c. **Natural Areas:** Natural areas could provide locations for native understory plantings, selective dead trees and fallen limbs to provide habitat for wildlife. Include criteria for management and study of a limited first phase of natural areas. Appropriate areas for consideration include 'The Bluffs' on the southwest edge of the Park, the Northeast Woodlands east of The Armory, and selected areas of the Upland Oak/Hickory Woodlands. The natural areas could be expanded into other appropriate areas of the Park as the program proves successful. Areas should be clearly marked as to their purpose to encourage walking, viewing wildlife, and nature study. Ensure safety and security considerations are priorities during any development of these areas.

Q. **Public/Private Partnership**
Consider providing opportunities for community participation during future design development for major improvement projects. The members of the Pullen Park Master Plan Committee welcome the opportunity to offer additional support as improvements develop at the Park. Consider future public forums to acquire ideas while generating interest in partnerships for fundraising and stewardship. Programs encouraging gift giving and volunteering provide citizens with an important opportunity to give back to their community, thereby providing a true sense of ownership and personal pride in the facilities created. Consider opportunities for public involvement and seek cooperation with interested organizations to create partnership for fundraising and stewardship of

the Park. Opportunities are currently available through existing corporate and neighbor relations programs of the Parks and Recreation Department.

Several organizations have indicated an interest in working with the City to provide Park improvements. Consider formalizing relationships as appropriate with these and other interested groups to identify possible opportunities for shared or designated responsibilities. The following are examples of possibilities for partnership. Several examples are derived from letters of offer received by the Master Plan Committee during development of the Master Plan *(See Appendix E - Public Offers Received).*

1. **Landscaping**
   Consider opportunities for partnering with volunteers from NC State University and the JC Raulston Arboretum.

   Trees Across Raleigh, Inc. coordinated a shade tree planting at Pullen Park in the fall of 2000. Additional tree planting efforts are encouraged under the guidance of the Development and Management Guidelines and the Landscape Development Plan.

2. **Wildlife Habitat**
   The Wake Audubon Society has offered to assist with improvements to the quality of wildlife habitat within Pullen Park through fundraising and donation of elements to provide habitat. These recommendations should be considered during development and implementation of the Landscape Development Plan.

3. **Art in the Park**
   People for Parks presented an offer to repair the Kiddie Boat Ride. It was determined that the existing structure is beyond repair and that a new preschool ride should be provided in unity with the overall design of the new playspaces. Consider working with People for Parks and other groups to incorporate art into the improvements of the Park.

4. **History in the Park**
   Consider partnering with public and private organizations in development of an educational history program for the Park.

II.MASTER PLAN ELEMENTS

Improvement projects follow for Open Space; Access, Circulation and Parking; and Structures and Facilities within Pullen Park. Begin improvements only after Development and Management Guidelines are complete to ensure unity and harmony to changes throughout the Park.

A. Park Development and Management Guidelines

Before design and implementation of the Master Plan Elements, provide Development and Management Guidelines under direction of Section I.

B. Open Space

The Park has many existing areas that are uniquely defined by landforms and features, which enclose spaces creating different outdoor rooms within the Park.

Following are descriptions of Master Plan improvements for the outdoor spaces of Pullen Park. Additional descriptions of circulation and facilities within these open spaces are provided within parts B and C of this section.

1. Landscape Development Plan/Phase One Planting

Before beginning individual projects within the Park, provide an overall Landscape Development Plan with guidelines ensuring that continuity of forms and spaces are maintained. Include both detailed landscape plans for areas outside the limits of future projects, and conceptual plans providing direction for landscapes within future projects. This plan will be used as a guide for future planning and for installation of landscape projects through a combination of Pullen Park's staff and public bid. After development of the Landscape Development Plan, consider a first phase of landscape improvements.

2. Uniform Signage Plan

Develop a Uniform Signage Plan providing criteria for new and replacement signs. Install new off-site signage providing direction between north and south and signage to off-site parking areas. Include entrance signage and welcome/informational signage during construction of roundabouts and major pedestrian entrances. Consider environmental and historical signage during development of individual education programs.

3. Amusement Center

a. **Entrance Drop-Off:** At the Amusement Center parking lot, consider an entrance area with a shelter for drop-off, pick-up, and waiting. Possibly, realign the miniature train tracks to provide additional entry space between the tracks and the parking lot. Consider aligning the entrance walk into the Park to focus on the carousel house in the distance.

b. **Welcome Plaza:** Provide a welcome plaza at a central location within the Amusement Center. Provide signage for information and orientation to the

different areas of the Park. Provide a new restroom and possibly include an attached sheltered welcome center, where information about the Park and special events can be available.

c. **Café Concession and Tickets:** Near the plaza and playground, include a new café food service with an exterior service window and improved facilities to provide opportunities for a more diverse menu. Provide a ticket booth near or sharing this location.

d. **Walks and Seating:** Include new comfortable seat walls and benches. Replace existing walls with seat walls in materials and designs consistent with traditional themes of the Park. Consider removal of some walls and lowering the ground flush with the walks to reduce the existing feeling of being separated, or walled-off from the planting areas.

e. **Improved Play Spaces:** Provide improved play spaces for the Amusement Center with additional development of ideas and concepts. Input by the community for this important space is encouraged. Create a unique play environment with experiences not found at most parks, to honor the uniqueness that is Pullen Park. Incorporate the following criteria into the play space designs.

1) **Themes:** From the welcome plaza and picnic areas, invite visitors into the different areas of the amusement center. Provide places for play incorporating the themes of nature and Park history. Create a sound oasis throughout, where chimes and other musical elements mingle with the sounds of nature, such as wind-blown grasses and leaves and water. Provide a family amusement area, welcoming to all generations. An area where universal design is incorporated throughout for persons with special needs, with bucket swings, raised sand play, and mulch safety surfacing providing accessibility and blending with nature.

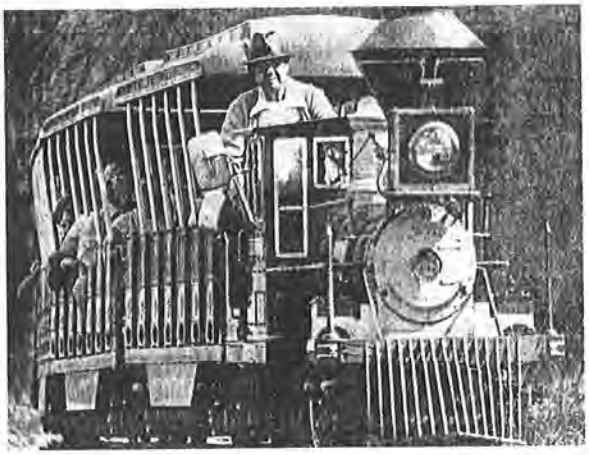
2) **Playspaces:** Provide a separate play space for preschoolers with fun places to explore and learn. Include a new ride for preschoolers nearby to replace the old boat ride. Provide other play spaces for the whole family with exciting play equipment, places to explore, climb and slide, mazes, loop trails, nature areas with climbing rocks, sidewalk art and games, and interactive art. Include shady spots throughout, with areas to relax and watch the action. Consider sheltered spaces with seating and tables for eating. Include a lawn for special events, and spaces for children's storytelling, dancing, singing, clowns and treats.

Consider providing public input during development of the play spaces. Workshops could create ideas with parents, teachers, children and persons with special needs, ideas to make play within Pullen Park unique and fun for all. Consider public workshops as a possible first step to building public support for fund raising to provide additional monies for incorporation of

nature, the arts, and unique specialties within the play spaces.

3) **The Plaza Sprayground:** Within The Plaza event area, feature a sprayground, a fun sculptural water-spraying structure and fountain, set within the paved plaza for interactive play. Provide an interactive and educational play environment. Design could recognize the uniqueness of Pullen Park, or possibly borrow on themes of the Park, its historic context, and its place as a destination for people within the City, State, and beyond. Design and placement of fountain elements should provide an attractive event and plaza space when water is turned off. Consider an improved, shady seating and picnic area to watch the action. Improve views with decorative fencing and screening of utilities.

4) **Train/Caboose:** The first miniature train was installed at Pullen Park in 1950. In 1971, the Park acquired its second miniature train with a bell and whistle and the ability to blow smoke rings. Its engine is a one-third-scale model of an 1863 C.P Huntington locomotive. A 90-foot tunnel along the route was designed to enhance the ride and house the train at night. Provide a new and exciting train station, possibly near the caboose, with tall ceilings so children can be carried overhead. Consider fans for cooling. Consider repairing and extending the train tunnel to provide additional storage area. Include new tunnel entrances reflecting themes of the playspaces. Restore the caboose as an educational link to trains of the past.



5) **The Carousel and Carousel House:** The carousel was moved from Bloomsbury Park to Pullen Park in 1921. Portions of the carousel house structure are believed to be original to Bloomsbury Park. Provide a new, larger carousel house designed to borrow from the early days of the carousel, possibly integrating any historic portions of the existing structure. Create improved views of the action with lower window openings, and areas

within the house to sit and view the action. Provide improved access, ventilation and openness. Consider heating and lighting to extend the visitor season and allow possible nighttime use. Restore and use the Wurlitzer organ.

4. **Western Boulevard Buffer**
South of the Lake Howell Strollway, provide additional mixed evergreen and deciduous trees along Western Boulevard and in the median of Western Boulevard. This additional screening will buffer the view of cars and reduce car noise inside the Park. Provide spots for motorists to peak into, and be invited into the Park. Additional plantings in the median will provide screening of future development on the slopes of the adjacent properties to the south.

5. **Lake Howell Strollway**
At The Plaza Sprayground, provide broad steps facing the walk from the welcome plaza for an inviting entry to the strollway. After crossing the bridge over the spillway, provide a new bridge over Rocky Branch to the existing area of large shady oaks. Within the oak grove, provide a deck over the tree roots for a shady spot for picnicking and viewing the water below.

   Along the lakeside strollway, reduce the width of the lakeside steps and paving to provide areas for additional shade trees and plantings. Add comfortable benches along the paths around the lake edge.

6. **Lake Howell Picnic Area**
Add additional lakeside picnic areas along the north side of the lake. West of the paddleboat docks, reduce the width of the steps leading to the water and replace with additional planting areas of shade trees. Create a more enclosed area along the lake edge for cozy lakeside seating and eating, with small tables for groups of two and four. Add an additional step to reduce pavement slopes along the main walks, providing improved accessibility and additional spots for tables and seating. Add handrails on the steps to improve safety. Provide a new shelter to replace the old restrooms near the paddleboat docks.

7. **Lake Howell Boardwalk Loop**
On the west side of Lake Howell, provide a boardwalk trail to loop around the lake, providing views of the water and an accessible route for people using wheelchairs or strollers, and those who cannot navigate the arched bridges. Consider a paved trail if allowed under current Neuse River Rules at the time of development.

8. **Lake Howell Island**
The Lake Howell island is a major focus of the vistas throughout the amusement center and from the lakeside walks. Provide a new feature shelter for picnics and events to create a beautiful accent from other areas of the lake edge. Consider an opportunity for art on the west side of the island as possibly a fun interactive creature that sprays water and provides an adventure for paddleboat voyagers.

9. The Southwest Valley/The Bluffs

Maintain the southwest valley as a passive green space for views from Pullen Road and from within the Park. Provide access into the open space with a connection to the NC State University trail. Consider The Bluffs for use as a natural area.

10. Pullen Park/NC State University Athletic Fields

Continue discussions with the University to provide increased programming use of the athletic fields that straddle the Park and University land. Develop agreements for the shared use of facilities for programming by the Parks & Recreation Department.

11. Upland Oak and Hickory Woodlands

This unique group of hardwood trees is believed to be original to the Park site. Here, Pullen Park's tennis courts are set within the plateau overlooking the woodlands and the valleys below. Provide new loop trails through the woodlands with connections to the tennis facilities.

12. Shady Grove

The Shady Grove valley is located east of the tennis courts. The space is surrounded by large shade trees, with the remains of an old parking lot in the center. Remove the old parking lot paving and replace with lawn, providing an open sunny lawn area in the center. Include an area for lawn games, new picnic shelters, and a small terraced seating area for picnic users. Consider development of the seating area as small amphitheater for private and programmed music in the Park. Provide open views of the improved pond to the south and Lake Howell beyond. Consider this area for an accessible trail to the south, incorporating a boardwalk along the pond edge.

13. Picnic Green

East of the Shady Grove is the existing Picnic Green. This outdoor room consists of an open lawn surrounded by large trees. The Roundhouse sits on the high end as a focal point for the space. On the opposite side to the south is a view of the carousel house. Provide renovated and new picnic shelters surrounding the open lawn. Remove the existing small shelters in the center of the lawn to establish uninterrupted views between the carousel and the Roundhouse shelter. Remove crapemyrtles that obscure the views of the Roundhouse. Maintain the trees along the edges and the open sunny lawn areas in the center. Smooth the slopes of the lawn to create an area for lawn games. Locate new shelters along the west edge of the space, providing views of the woodland slopes and the Shady Grove pond. Provide trails along the perimeter of the space.

14. Terraced Gardens

To the east of the Roundhouse shelter, the old gardens date back to 1890. Restore the fountain and install new planted terrace gardens, providing visitors with a connection to the history of the Park and a possible location for intimate special events. The gardens are a unique landscape experience different from the informal open spaces of the Park.

15. Aquatics Center Planting

Maintain the open views under the large shade trees south of the Aquatics Center. Provide new deciduous and evergreen trees along the west face of the Aquatics Center and parking lot edges for screening to soften and reduce the views of the modern style building from the open spaces of the Park.

16. Northwest Valley

This space is an open sunny lawn surrounded by large shade trees between Pullen Road and the carriageway trail. Maintain the sunny central space and views to specimen trees within the Park. Provide walks through the space inviting entry and passage. Consider benches and informal picnic areas along the east and south perimeters maintaining open, uninterrupted views of the valley.

17. Arts Plaza

With a future addition to the Arts Center, add a new inviting entrance plaza between the Arts Center and The Armory/Theatre In The Park. From the plaza, create a new inviting entrance to the Theatre and a new entrance to the Arts Center. Include spaces for outdoor events, Theatre intermissions, crafts, and displaying art.

18. Arts Lawn

To the west of the Arts Center, an Arts Lawn is recommended along the carriageway drive. The lawn provides areas for displaying seasonal art, sculptures, or projects from the Arts Center. Add low walls and plantings along the perimeter to enclose the space, partially screening Pullen Road to the west and the parking lot to the east.

On the south side of the Arts Lawn at the highest spot within Pullen Park, a specimen oak provides a natural accent. Consider removing the dense planting of Crapemyrtles from under and around the oak to provide views of this specimen tree from adjacent areas.

Southeast of the Arts Lawn and west of The Armory, consider a feature shelter for small events and picnics within the circle of cedars as a focus from the driveway entrance from Pullen Road. Consider a small bandstand design, providing an opportunity for music in the Park near the Arts Plaza. Include additional areas for art displays within the circle of cedars.

19. Northeast Woodlands

Maintain the woodlands as a mulched natural area for exploration games and nature study. Consider a fitness trail along the east edge. Include additional trails for entry from off-site neighborhoods, and create a connection between the University and the Pullen Park Neighborhood. Negotiate for a walkway and easement across the gravel YMCA parking lot to provide a minor Park entrance at the intersection of Cox Avenue and Flint Place.

20. Red Diamond/PONY Field

Add new ballfield lighting and underground electrical service. Provide new, improved restroom facilities. Incorporate volleyball and basketball courts. Provide accessible trails providing access to the ballfields.

21. Lakes, Ponds and Streams

The lake and streams of Pullen Park are important visual and environmental elements. Lake Howell includes paddleboats as a much loved attraction; however, the quality and appearance of the water is a concern to Park visitors. Water quality improvements for Rocky Branch are currently being implemented to the west by NC State University. The following projects are recommended to improve the water quality and appearance of the lake and streams at Pullen Park. Additional projects are included to improve habitat for wildlife. Any changes to the lake and streams will require review for compliance with current State and Federal regulations by the North

Carolina Department of Environment and Natural Resources and the Army Corps of Engineers.

a. **Lake Howell and Shady Grove Pond Water Quality:** Provide a study of water circulation systems within the existing lake and pond. Consider working with government agencies and NC State University during water quality study. Develop a program for improvements, including circulation and aeration, to create a healthy appearance and improved water quality. Coordinate the study with the redesign of the Shady Grove pond. Consider a geyser within Lake Howell to aerate the water for improved quality and to provide the sound of falling water in the Park to reduce the noticeable sound from Western Boulevard.

b. **Lake Howell Edges:** Repair concrete edges and consider replacement of some hard edges with naturalized areas to provide water quality and/or wildlife habitat. Create safe areas to approach and touch the water.

c. **Rocky Branch:** Rocky Branch is classified as an engineered channel through Pullen Park, with the northern bank forming a dam for Lake Howell. The channel is designed to move stormwater at high velocity and is lined with stone to prevent undercutting of the banks. Plans by NC State University to add a pedestrian culvert under Pullen Road to the west will likely increase the amount of flow entering Pullen Park. Currently, the existing culverts under the road block a portion of this flow, which backs up onto the playing fields to the north. Provide a flood study and water quality study for Rocky Branch as the first stage of the design for improvements. Recommendations are provided for study to improve views, water quality, and wildlife habitat. Consultation with State and Federal regulatory agencies is strongly encouraged in the early stages of plan development to determine the extent of changes allowed within current guidelines.

1) Restore weirs within the channel to create a natural appearing creek bottom with riffles and pools. The Water Quality Section of NCDENR indicated repairs to weirs could improve stream flow and quality; therefore, changes may be allowed under the existing exemption section of the Neuse River Rules. Final determination of approvals will need to be made during design development.

2) Where the miniature train track circles the west side of Lake Howell, study providing a longer bridge to allow the surrounding area to be lowered and

flood overflow directed into Lake Howell. This change may allow approval of a reduction of floodwater capacity within Rocky Branch, allowing a greater depth of pool within the reconstructed weirs. Change may also be required to accommodate possible increased flow under Pullen Road.

3) Renovate the visible slopes of Rocky Branch to create a more natural appearing channel. In areas that are accessible for construction without damage to large canopy trees, incorporate an engineered stabilization system that allows pleasing plantings along the channel edges.

4) In areas that are inaccessible, add plantings along the top of the channel to cascade down over the stone to hide the stone, and to provide shade to enhance the habitat of Rocky Branch.

5) Reduce the use of herbicides to allow growth of selected trees within the existing stone. Visibility into the channel must be maintained for security and safety concerns.

d. Shady Grove Pond

South of the Shady Grove, the existing pond is located within a deep pit, fenced off and screened from view. The elevation of the pond makes it difficult to view from the surrounding open space. The bridge of the miniature train is the only location that currently offers a full view of the pond and waterfall. Provide a renovation to raise the height of the water to create views of the pond throughout the open spaces. Consider reconstructing the pond into several shallow terraced pools that step down with the natural slope of the terrain connected by small waterfalls. Include a new pump system to increase flow. Consider a lower pond elevation at the bottom pool for an improved view from the lakeside picnic area to the south. A formal edge to the pond, possibly with low walls of stone, will discourage unsafe access by Park users. Provide the pond as a feature for passive beauty and sound from the adjacent open spaces and the lakeside picnic area below. Possibly, include a boardwalk trail and a bridge for an accessible walk at the pond.

e. Stream west of Cox Avenue

Clean up and repair the stream banks for a more natural appearance. Provide necessary flood and water quality studies to determine the feasibility of renovations to the channel to achieve a more natural appearance and to improve water quality. Provide appropriate renovations with the possible use of weirs within the channel for a more natural appearing creek bottom with riffles and pools. Develop in consistence with the northeast woodlands to the west. To the east of the PONY field, consider the water quality benefits of a pond to replace the existing areas of Kudzu.

C. Access, Circulation and Parking

1. Physical Accessibility

Provide accessible parking for the handicapped within close proximity to Park buildings and the Amusement Center. During large programmed events, provide additional accessible parking within on-site lots. Consider a staffed assistance program for picnic facilities within the open spaces using carriageway and loop trail accesses. Include information on assistance within Park brochures and entrance informational signage.

2. Walks and Trails

a. **Off-Site Access/Traffic Calming:** Provide direct and welcoming pedestrian connections to access points from adjacent areas, including the proposed roundabouts at the Park entrances at Pullen Road and Ashe Avenue. The Master Plan supports the concept of a roundabout and better pedestrian access at Pullen Road and Dunn Avenue, currently under study in a joint effort by the City of Raleigh and NC State University. Recommend future consideration of an additional roundabout at Pullen Road and Cates Avenue, and additional traffic calming measures such as speedtables at other crossings. Support study for realignment of Ashe Avenue and Pullen Road as recommended in the traffic analysis by Kimley-Horn and Associates *(See Appendix F – Ashe Avenue Access Analysis)*.

b. **Bicycle Trails:** Provide bicycle trails separate from trails on the interior of the Park. Maintain safe sharing of trails by pedestrian and bicycle traffic within the Park. Consider use of signage where appropriate to manage bicycle traffic along Park trails intended as primarily pedestrian. Add a north-south bicycle trail along Pullen Road to complement the east-west trail along Western Boulevard proposed by the North Carolina Department of Transportation. Include connections to the culvert under Pullen Road proposed by NC State University for the Rocky Branch trail. Consider connections to the south across Western Boulevard as part of future improvement projects to the intersections with Ashe Avenue and Pullen Road.

c. **Carriageway Bridge:** Provide a carriageway bridge over the railroad to create unity between the north and south sides of the Park for pedestrian and service connection. The bridge will allow improved access to the south Park areas for neighbors to the north, sharing of parking facilities between the two sides of the Park, and increased opportunities for walking and exploring the open spaces. The location of the bridge high above the center of the Park provides a valuable and important opportunity for a unifying artistic element.

d. **Carriageway Trail:** Provide a wide inviting walk for connections from the amusement center to all the major entrances of the Park. Provide major entrances at Hillsborough Street (the location of the original carriage drive into

the Park), the upper Aquatics Center parking lot near the Roundhouse, and at the intersection of Pullen Road and Dunn Avenue to serve visitors from NC State University, and those arriving from the Triangle Transit Authority's proposed regional rail station.

Design the carriageway trail with connections to Park vehicular drives for shared use by small trolleys, trams and carriages for special events. Include removable or retractable bollards at carriageway entrances to allow access by maintenance, emergency and catering vehicles to the open spaces of the Park.

As other parking opportunities become available, replace the modern cul-de-sac on the south side of the Park at Adaba Drive with the carriageway trail. This restores the views of open green spaces to the north and removes parked cars from the open space views of the Park.

Across the north side of the Park, provide the carriageway trail along portions of the path of the original Pullen Park carriage drive.

e. **Loop Trails:** Throughout the Park, provide loop trails from the carriageway trail into the open spaces of the Park to encourage exploring by visitors. Include paved trails for access to the tennis facilities. From the loop trails, create trail connections to minor Park entrances from surrounding areas.

f. **Miniature Train Crossings:** Access between the Amusement Center and picnic areas to the north are currently provided by a set of steps and a bridge, supported by a concrete tower with an overlook to the Amusement Center. Although the overlook offers a nice view when entered from the picnic area, the tower and tall stairways create an imposing feature that divides the Park as viewed from the Amusement Center. Provide additional or replacement crossings to create a safe, direct and inviting access between the two portions of the Park within the constraints of site distances, slopes and function of the train. Reconfigure existing steps and bridges for an inviting and direct connection between the north and south. If feasible, remove the bridge to the west and provide an additional at-grade crossing for accessible movements between the Amusement Center and the picnic area. Consider a new accessible crossing or bridge to access the southwest valley and trails to the west.

3. Park Vehicular Entrances

a. **North Entrance**: Provide a new vehicular entrance that aligns with the roundabout proposed for Pullen Road and Stinson Drive. From the roundabout, add a driveway around the circle of cedars to the improved parking lots behind the Arts Center and The Armory, which serves as home to Theatre In The Park. Close the existing driveways on Pullen Road and Hillsborough Street. Continue the existing joint efforts with the University and Hillsborough Street Partnership to improve pedestrian safety with other traffic calming measures along Pullen Road.

b. **South Entrance**: **Two** roundabouts are proposed. The first roundabout is located on Ashe Avenue and is similar to the roundabout proposed at the Stinson Drive and Pullen Road entrance. The roundabout provides an accessible, safe crossing from the Governor Morehead School parking lot and traffic calming for a safer pedestrian entrance to the Park. The roundabout, entrance signage, and walls create an inviting gateway into the Park from Ashe Avenue. Explore the use of entry wall designs and plantings to limit views of the pump house.

From the Ashe Avenue roundabout, a driveway leads to a second roundabout located inside the Park providing orientation to the different areas of the Park. The entrance driveway could offer a view aligned with, and focused on, the terrace garden and Roundhouse shelter in the distance. Provide study of additional traffic calming measures along Ashe Avenue during development of the design for the roundabouts.

Kimley-Horn and Associates, Traffic Engineers completed an analysis of the proposed roundabout designs *(See Appendix F – Ashe Avenue Access Analysis)*. Based on their findings, the proposed designs will improve the safety of vehicular traffic movements while enhancing pedestrian and bicyclist safety. The analysis

also indicated that in the event parking structures were added within the Park, the peak traffic volumes would be well within the capacity for roundabouts. The analysis recommends further study of the intersection of Ashe Avenue and Western Boulevard during design development of the roundabouts, as well as involving input from the Governor Morehead School in developing design considerations for the blind.

4. **Parking**

Parking is a necessity for Pullen Park, with surveys indicating that ninety-five percent of Park users arrive by automobile. Parking must be provided for the Park users, while maintaining the open spaces of nature, free from the intrusion of the automobile. In order to protect the open spaces that are Pullen Park, the Master Plan strongly recommends acquiring agreements to share the many existing parking lots and decks surrounding the Park. Improved trails provide for inviting access from these off-site locations. Build upon the existing spirit of cooperation with adjacent property owners who benefit from the Park to acquire agreements for shared use of off-site parking areas. The Hillsborough Street Partnership should be considered a partner during these negotiations. The Master Plan recommends partnering with NC State University, with which the Park currently shares an athletic area to the west of Pullen Road and allows use of Park land for the Chancellor's gardens. The NC State University parking facilities at Riddick Stadium and Reynolds Coliseum provide parking after 5:00 p.m. and on weekends. During these times, students and the public share parking spaces. Special University events use these spaces; therefore, their use would require coordination of programming. An expansion of the coliseum deck is in the planning stages with an expected open date by 2004.

The YMCA and Governor Morehead School both benefit from the close proximity of the Park, with improved opportunities for the visually impaired provided by the proposed Ashe Avenue roundabout. The Governor Morehead School offers opportunities for parking directly across from the Amusement Center. Areas of existing lawn could become pervious 'green parking' areas for use during large events.

Within all new parking areas both on and off site, fully explore the feasibility of providing 'green parking' within lawn areas. If feasible, consider acquiring a variance for green parking as appropriate for new parking within the Park.

a. **North Side of Pullen Parking Additions:** To accommodate parking needs on the north side of the Park, provide a combination of existing and future on-site and off-site facilities. Pursue agreements for off-site parking and transportation to the Park as a first priority. Provide additional parking spaces on-site with improved design of existing parking lots at the Arts Center and within the non-paved open areas behind The Armory. Create access to additional parking on the south side of the Park with access from the carriageway bridge. Discontinue parking within the open spaces of the Park, for example the open spaces

adjacent to the ballfields, by placing bollards as other parking opportunities are provided.

b. **Amusement Center Parking Lot:** From the south entrance roundabouts, provide a new driveway into an improved Amusement Center parking lot. Include a one-way exit-only driveway on the south side of the parking lot to direct visitors on Ashe Avenue to the roundabout entrance. This will improve circulation through the lot, orienting visitors to a new drop-off area. The Kimley-Horn traffic analysis for these entrances provides support for this revised circulation*(See Appendix F – Ashe Avenue Access Analysis)*..

c. **Adaba Drive Cul-de-sac:** As other parking facilities reduce the peak needs within the Park, remove the modern cul-de-sac at the end of Adaba Drive to restore the views of open green spaces to the north and remove parked cars from the open space views of the Park. Replace the parking spaces along the road within a new facility located outside the open spaces of the Park.

d. **Community Center Parking lot:** Renovate parking areas for more efficient designs while allowing for a possible future parking structure. Consider bus parking for this location only if off-site locations are not available or are inadequate. Consider providing the requirement that buses turn off engines when parked to reduce emissions.

e. **Parking Deck Additions:** Only if off-site parking is inadequate or not available, the existing impervious areas may be maximized through careful design of parking structures. Two potential deck locations are appropriate within the Park.

1) **Aquatics Parking Parking Deck:** A small two level parking deck is proposed to the west of the Aquatics Center by extending the existing upper lot over the existing lower lot. This location will require relocation of water and sewer lines.

2) **Ashe Avenue Parking Deck:** A two or three level parking deck is appropriate at the location of the existing Community Center. This location is outside the open spaces of the Park and is partially hidden behind the Aquatics Center and the hill of Ashe Avenue leading north to the bridge. This deck could be provided as a replacement to the existing building, or behind the existing building, perhaps including

remodeling of the current maintenance facilities, as future needs for community space programming dictates.

D. Structures and Facilities

The facilities at Pullen Park provide space for varying programmed activities. The Arts Center and Community Center currently offer space for public meetings, programming and administrative functions. Programming within these facilities will need to change to accommodate the changing needs of the community.

As densities of residential areas surrounding the Park continue to increase, and as population groups within the community change, the need for additional community spaces and activities will evolve and grow. The Master Plan does not attempt to define these unknown future programming and facility needs. Locations and criteria are provided to allow future growth and changes to occur.

Continue to provide community center functions within the Arts Center, as well as supplemental space for Theatre In The Park, until additional space for arts programs is required. As needs for arts programming increase, provide an addition to the existing building as described below.

Continue community programming within the existing Community Center while looking toward a future facility to replace or supplement the existing facility. Consider the use of the existing facility as a continued adjunct facility for the Aquatics Center and for Park maintenance and administration as programming is moved to an improved facility.

Following are recommendations for new and improved structures and facilities at Pullen Park.

1. Arts Center

As future programming needs require more space for visual arts programming, provide an addition that orients a new building entrance with The Armory and an Arts Plaza. Include renovations to the existing building to ensure unity with the addition. Within the addition, include improved accessibility between the two levels and accessible restrooms. An interior or outdoor kiln should be considered as well as artistic design elements previously cited.

2. **The Armory**
Before making any improvements or additions to The Armory, research the historic aspects for recognition and possible placement on the National Register of Historic Places.

Maintain the continued support of Theatre In The Park at Pullen Park within the existing facility, and consider the concept of additional support space for storage of props to improve the function of the existing theatre. Consider providing additional space for Theatre support within the first floor of the Arts Center. Any addition to the existing building must meet the principles set forth in the Master Plan of preserving open space and preserving the historic architectural character of the building. An additional theatre at the Park is inappropriate due to the large impact a new facility and associated parking would have on the open spaces of the Park.

3. **Pump House**
Improve the exterior of the pump house at the Adaba Drive entrance to blend into the surrounding landscape. Explore the use of walls, new building veneer or color, and additional plantings.

4. **Aquatics Center**
Additional swimming facilities are not appropriate at Pullen Park due to the impact required on open space for facilities and parking. Should an additional need be required within the park system, provide a facility at another park.

Explore ways to lessen the visual impact of the existing modern styled facility with the open space views of the Park. Consider improving the function of the facility with additional interior seating.

5. **Community Center/Maintenance**

a. **Existing Community Center:** Improve the existing building and surrounding areas to provide an improved experience for Park users and employees. Explore the relocation of building entrances or improved entry courtyard designs to create a welcoming and accessible connection to the front door. Remove utilitarian fencing and replace with decorative fencing. Add screening where appropriate.

b. **Maintenance:** Relocate maintenance storage facilities outside the parking and public use areas. Continue to provide adjunct Aquatics Center facilities, maintenance and Park administrative functions within the existing location of the Park, possibly within the existing facility or a new facility. Renovate parking areas to provide a more efficient design. Consider bus parking for this location only if off-site locations are not available or are inadequate. A parking deck may be considered for this location, within the constraints defined elsewhere in this report.

c. **Future Community Space:** As the needs of the Park and community change, provide a new facility to replace or supplement the existing facility. This new

Community Center will be provided at, and with access to, the southern side of the carriageway bridge, which is centrally located within the Park. Appropriate facilities could include an outdoor event terrace, an improved dance hall, a gym, meeting/multi-purpose room, and/or an indoor games area. Consider needs of young people and elderly populations during programming. Include restrooms to serve the central areas of the Park. Ensure facilities harmonize with the open spaces to the south and west, providing views of the open spaces with possible art and sculpture.
Before construction of a new Community Center, consider the development of a community space for outdoor events within the footprint of the future building. Include restroom facilities and an accessible route to the carriageway bridge as part of this space.

d. **Utility Considerations:** During development of designs for new and renovated facilities, give full consideration to the feasibility and practicality of relocating existing utilities around new construction.

West of the Aquatics Center, major water and sewer lines cross north to south, with an additional waterline crossing east to west along the property line with the railroad. The water line was relocated previously during construction of the Aquatics Center. The sewer line provides adequate elevations for relocation; however, to achieve this, an existing major drainage culvert might also require relocation. Within the area of the existing Community Center, several major water lines provide service to the north from the existing pump house. It is unlikely these lines can be relocated for new construction.

Concept 14 - 27 June 2001

0 60 120 180

Note: The Master Plan Narrative provides detailed project descriptions for each component illustrated within the Master Plan Drawing. The drawing is conceptual, intended to convey the vision of the Master Plan. Significant development of each design element will be required to make the vision a reality, taking into account the physical constraints, existing vegetation, safety considerations, and local, State, and Federal regulations and guidelines.

Draft Master Plan for Pullen Park

Established 22 March 1887

NORTH CAROLINA STATE UNIVERSITY
DUNN AVENUE
CATES AVENUE
ASHE AVENUE
PULLEN ROAD
WESTERN BOULEVARD
PULLEN PARK DRIVE
ADABA DRIVE
GOVERNOR MOREHEAD CAMPUS
SHARED PROGRAMMED ATHLETICS
CEDAR CIRCLE
TENNIS COURTS
SHADY GROVE
SHADY GROVE PONDS
UPLAND OAK-HICKORY WOODLANDS
PICNIC GREEN
COMMUNITY CENTER
Rooftop Terrace
Upper Parking Lot and Deck
Lower Parking Lot
AQUATICS CENTER
PARK MAINTENANCE FACILITIES
PUMP HOUSE
THE BLUFFS
SOUTHWEST VALLEY
LAKE HOWELL
THE PLAZA
Spraypark and Event Area
Centennial Carousel (1921)
Lake Howell Stretchway
Picnic Deck
Island Creature
Feature Shelter
Boardwalk
Paddle Boats
Picnic
Stage
Bicycle Trail
Lawn Games
Shelter
Carriageway Trail
Carriageway Bridge
Hillside Seating
Entrance Roundabouts
Bus Parking
Parking (Future Deck)
Boat Ride
Tickets and Café
Preschool Play
School Age Play
Accessible Crossing with Signal
Improved Train Crossing
Possible New Train Crossing
Bicycle Trail
NCSU Pedestrian Culvert
NCSU Trail (proposed)
ROCKY BRANCH

Recommended Priorities & Budget Estimates

"Upon motion of Commissioner Bray the Board ordered the purchase from Mr. D.F. Fort, Jr., of a merry-go-round and building to cover, for the sum of $1500.00 less 5% discount for cash – for installation in Pullen Park. Said purchase price to be paid out of the appropriation of the Street Department; $800.00 for the Sewer Maintenance Fund, and the balance from the amount set aside for labor for the street and street cleaning forces."

3 May 1921
Minutes of the Commissioners
of the City of Raleigh

"Although the city was able to acquire the Bloomsbury carousel for $1,425 – one-tenth of its original cost – the lavish use of public money outraged many Raleigh residents. The public outcry quieted shortly after the merry-go-round began operating in Pullen Park."

W. Carson Dean
Author, Raleigh's First Public Park

As part of the Master Plan process, the Master Plan Committee provided recommendations of priority for the Master Plan Elements. The individual elements of the master plan were grouped into major categories of similar and related projects for determining priorities. These were rated into five priority groups. These are indicated below with the higher rated elements listed first. A total budget estimate is also provided for each major category. (For budgets of individual elements, see Budget Estimates in the following section.)

The estimates reflect the standards and materials as described within the Narrative. Additional funds may be required for the addition of artistic elements within park projects. Community fund raising should be considered to provide additional funds for special elements to enhance the uniqueness of each project.

FIRST PRIORITY ELEMENTS **$10,000**

The first priority item addresses the need to give clear guidance to direct future improvements, management, and maintenance, ensuring the goals of the Master Plan Program are met during future changes to, and operations of the park.

Development and Management Guidelines $10,000

SECOND PRIORITY ELEMENTS **$4,972,000 – 5,627,000**

Recommendations for second priority are those first projects needed to bring unity to the park through improved trails, landscaping, and signage. Improved experiences are provided with a new Amusement Center and play spaces, trails and carriageway bridge, and picnic areas.

Landscape Development Plan $200,000

(Plan development & phase one installation)

Uniform Signage Plan $20,000

(Signage designs and phase one installation)

Improved Play Spaces $1,494,000

- New Play Spaces
  (New play equipment/areas, paving, furnishings, landscaping)
- New Preschool Ride
  (New ride and shelter)
- Sprayground
- Train/Caboose
  (New station/tunnel repair, caboose restoration)

Walks and Trails $1,107,000 – 1,437,000

(Within recommendations for walks and trails, addition of the Carriageway Trail and Loop Trails rank as of higher importance than other trail improvements.)

- Carriageway Trail
  (Vehicular grade trail, furnishings, lighting)

- Loop Trails
  (Open space trails, boardwalks, furnishings, selective lighting)
- Miniature Train Crossings
  (Redesigned bridges and/or at grade crossings)
- Bicycle Trails
  (Trail along Pullen Road)

Picnic Open Spaces $477,000

(Within recommendations for picnic open spaces, improvements to Shady Grove and Picnic Green rank as of higher importance than other picnic areas.)

- Lake Howell Island Gazebo
- Shady Grove
  (Asphalt removal, shelters, terraced seating, lawn games area)
- Picnic Green
  (New and renovated shelters, lawn games area)
- North Circle of Cedars Gazebo
- Northeast Woodlands Shelter

Amusement Center $724,000

- Entrance Drop-off & Shelter
  (New shelter, paving, walls, furnishings, landscaping)
- Welcome Plaza
  (New paving, walls, furnishings, signage, landscaping)
- Restroom/Welcome Station
- Café Concession & Tickets

Park Vehicular Entrances $450,000

- North Entrance
  (Entrance driveway, entry walls – roundabout currently funded)
- South Entrance
  (Roundabout, driveway, entry walls)

Carriageway Bridge $500,000 - $825,000

(Bridge, support walls, access walks)

THIRD PRIORITY ELEMENTS $2,884,000

Recommendations for third priority are improvements to the north physical recreation area and ballfields; the Carousel House and plaza; and strollways around Lake Howell. Other improvements include water quality and views of the lake, the pond and streams, new vehicular entrances, and improvements to parking areas.

The Carousel & Carousel House $636,000

(New carousel house & plaza improvements)

Water Quality $202,000

- Stream west of Cox Avenue Flood Study & Water Quality Improvements
- Rocky Branch Flood Study & Water Quality Improvements
- Lake Howell and Shady Grove Pond Water Quality Study
- Lake Howell Water Quality Improvements

North Physical Recreation $418,000

(Within recommendations for north physical recreation, improvements to restrooms rank as of highest importance, seconded by Red Diamond lighting. Remaining improvements were of equal importance.)

- New Restrooms
- Red Diamond Gazebo
- Ballfield Lighting
- Basketball & Volleyball
- Fitness Trail Equipment

Lake Howell Strollway, Picnic Area, and Boardwalk Loop 288,000

- Lake Howell Picnic Area
  (New shelter, pavement slope improvements, seating and picnic additions, shade planting additions)
- Lake Howell Boardwalk Loop
  (New accessible path along west edge of Lake Howell)
- Lake Howell Strollway
  (Seating additions, picnic deck addition, improved access, shade planting additions)

Parking Lot Improvements – North Side $250,000

(Cedar Circle driveway, new and renovated parking lots)

Shady Grove Pond $522,000

(New terraced ponds and waterfalls)

Amusement Center Parking Lot $298,000

(Interior roundabout, renovated parking, drop-off)

Lake & Stream Views $270,000

- Lake Howell Edge Repairs & Improvements
- Rocky Branch Channel View Improvements
  (Replacement and screening of stone stabilization)

FOURTH PRIORITY ELEMENTS **$6,820,000**

Recommendations for fourth priority include future facilities space and improvements to accommodate need within the community as populations grow and change.

Terraced Garden $123,000

- Restored Gardens
- Restored Fountain

Adaba Drive Cul-de-sac Removal $72,000

(Removal of paving, landscaping)

Community Center/Maintenance $4,050,000

- Community Center/Maintenance/Parking Lot Improvements
  (Renovation of existing facilities/relocation of maintenance from public areas)
- Future Community Space

The Armory Historic Recognition and Expansion $970,000

- Historic Recognition
- Theatre Support Space Addition

Arts Center Expansion/Arts Plaza $1,565,000

(Building expansion and renovation, parking removal and Arts Plaza addition)

Aquatics Center – Additional Seating $40,000

(Additional seating within the Aquatics Center)

FIFTH PRIORITY ELEMENTS **$2,272,000**

Recommendations for fifth priority allow for possible future parking needs, should supplemental off-site parking facilities prove inadequate or unavailable in the future. The highest priority should be that of providing opportunities and transportation to off-site parking areas to protect the open spaces of the park.

Ashe Avenue Parking Deck $1,124,000

(New deck at the existing Community Center)

Aquatics Center Parking Deck $1,148,000

(New deck over the lower Aquatics parking lot, relocation of utilities)

This portion of the Master Plan Report provides budget estimates for the Master Plan Elements described within the Narrative. The estimates reflect the standards and materials as described within the Narrative. Additional funds may be required for unknown existing site conditions and the addition of artistic elements within park projects. Community fundraising should be considered to provide additional funds for special elements to enhance the uniqueness of each project.

As part of the Master Plan process, the Master Plan Committee provided recommendations of priority for the Master Plan Elements, grouping them into five priority categories. These priorities are indicated below following each Master Plan Element.

DEVELOPMENT AND MANAGEMENT GUIDELINES (First Priority) — $10,000

(Development of guidelines to direct future improvements, management, and maintenance, ensuring the goals of the Master Plan Program are met during future changes to, and operations of the park.)

OPEN SPACE

Landscape Development Plan (Second Priority) — $200,000

(Plan development & phase one installation)

Uniform Signage Plan (Second Priority) — $20,000

(Signage designs and phase one installation)

Amusement Center (Second Priority)

- Entrance Drop-off & Shelter — $200,000
  (New shelter, paving, walls, furnishings, landscaping)
- Welcome Plaza — $208,000
  (New paving, walls, furnishings, signage, landscaping)
- Restroom/Welcome Station — $200,000
- Café Concession & Tickets — $116,000

Improved Play Spaces (Second Priority)

- New Play Spaces — $870,000
  (New play equipment/areas, paving, furnishings, landscaping)
- New Preschool Ride — $60,000
  (New ride and shelter)
- Sprayground — $394,000
- Train/Caboose — $170,000
  (New station/tunnel repair, caboose restoration)

Budget Estimates
for Master Plan Elements

The Carousel & Carousel House (Third Priority)

(New carousel house & plaza improvements)	$636,000

Lake Howell Strollway, Picnic Area, and Boardwalk Loop (Third Priority)

• Lake Howell Picnic Area *(New shelter, pavement slope improvements, seating and picnic additions, shade planting additions)*	$115,000
• Lake Howell Boardwalk Loop *(New accessible path along west edge of Lake Howell)*	$97,000
• Lake Howell Strollway *(Seating additions, picnic deck addition, improved access, shade planting additions)*	$76,000

Picnic Open Spaces (Second Priority)

• Lake Howell Island Gazebo	$75,000
• Shady Grove *(Asphalt removal, shelters, terraced seating, lawn games area)*	$170,000
• Picnic Green *(New and renovated shelters, lawn games area)*	$112,000
• North Circle of Cedars Gazebo	$75,000
• Northeast Woodlands Shelter	$45,000

Terraced Garden (Fourth Priority)

• Restored Gardens	$73,000
• Restored Fountain	$50,000

North Physical Recreation (Third Priority)

• New Restrooms	$138,000
• Red Diamond Gazebo	$106,000
• Ballfield Lighting	$130,000
• Basketball & Volleyball	$30,000
• Fitness Trail Equipment	$14,000

LAKE, POND, AND STREAMS

Shady Grove Pond (Third Priority)

(New terraced ponds and waterfalls)	$522,000

Lake & Stream Views (Third Priority)

• Lake Howell Edge Repairs & Improvements	$85,000
• Rocky Branch Channel View Improvements *(Replacement and screening of stone stabilization)*	$185,000

Water Quality (Third Priority)

• Stream west of Cox Avenue Flood Study & Water Quality Improvements	$32,000
• Rocky Branch Flood Study & Water Quality Improvements	$104,000
• Lake Howell and Shady Grove Pond Water Quality Study	$15,000
• Lake Howell Water Quality Improvements	$51,000

ACCESS, CIRCULATION AND PARKING

Carriageway Bridge (Second Priority)

(Bridge, support walls, access walks)	$500,000 - $825,000

Walks and Trails (Second Priority)

• Carriageway Trail *(Vehicular grade trail, furnishings, lighting)*	$400,000 - $730,000
• Loop Trails *(Open space trails, boardwalks, furnishings, selective lighting)*	$627,000
• Miniature Train Crossings *(Redesigned bridges and/or at grade crossings)*	$43,000
• Bicycle Trails *(Trail along Pullen Road)*	$37,000

Park Vehicular Entrances (Second Priority)

• North Entrance *(Entrance driveway, entry walls – roundabout currently funded)*	$53,000
• South Entrance *(Roundabout, driveway, entry walls)*	$397,000

Parking Lot Improvements – North Side (Third Priority)

(Cedar Circle driveway, new & renovated parking lots)	$250,000

Amusement Center Parking Lot (Third Priority)

(Interior roundabout, renovated parking, drop-off)	$298,000

Adaba Drive Cul-de-sac Removal (Fourth Priority)
(Removal of paving, landscaping) $72,000

Ashe Avenue Parking Deck (Fifth Priority)
(New deck at the existing Community Center) $1,124,000

Aquatics Center Parking Deck (Fifth Priority)
(New deck over the lower Aquatics parking lot, relocation of utilities) $1,148,000

PARK FACILITIES

Arts Center Expansion/Arts Plaza (Fourth Priority)
(Building expansion and renovation, parking removal and Arts Plaza addition) $1,565,000

The Armory Historic Recognition and Expansion (Fourth Priority)

- Historic Recognition $4,000
- Theatre Support Space Addition $966,000

Aquatics Center – Additional Seating (Fourth Priority)
(Additional seating within the Aquatics Center) $40,000

Community Center/Maintenance (Fourth Priority)

- Community Center/Maintenance/Parking Lot Improvements $250,000
  (Renovation of existing facilities/relocation of maintenance from public areas)
- Future Community Space $3,800,000

Milestones of the Planning Process

"Tell the Master Plan Committee their work is so important. Thank them for their work and care for Pullen Park. It is a very precious place in the life of Raleigh."

1999, Elizabeth Reid Murray
Author, Provided historical notes in
1987 as a gift to the City of Raleigh on
the occasion of Pullen Park's100th year

Date	Event
23 September 2000	**Breakfast in Pullen Park** An informal Committee breakfast for introduction of Committee members, City Parks Staff, and Design Consultant.
4 October 2000 **Committee Meeting 1**	**Education Meeting 1 – Design Process Startup** Public Committee Meeting with Staff and Consultant – Review of Committee guidelines, design process and public participation process. Brief overview of Raleigh Parks system.
25 October 2000 **Committee Meeting 2**	**Education Meeting 2 – Regional Park Review** Public Committee Meeting with Staff and Consultant – Detailed review of Raleigh Parks system. Review of programming for facilities within Pullen Park. Review of types of City parks and guidelines for size in acreage based on population.
1 November 2000	**Pullen Park Site Tour** Committee site walkthrough over lunch with Parks & Recreation staff and the Design Consultant.
15 November 2000 **Committee Meeting 3**	**Education Meeting 3 – Site Analysis Review** Public Committee Meeting with Staff and Consultant – Review of site analysis information.
3 January 2001 **Committee Meeting 4**	**Evaluation Meeting 1 – Neighborhood Forum** Public Forum for the Neighborhood held by the Committee with Staff and Consultant – Acquired comments from visitors and Committee members. Comments reviewed and discussed.
17 January 2001 **Committee Meeting 5**	**Evaluation Meeting 2 – User Surveys** Public Committee Meeting with Staff and Consultants – Review results of the countywide survey by the project Survey Consultant. Review results of the informal forum by the adjacent Pullen Park Neighborhood.

Milestones in the Planning Process

24 January 2001
Committee Meeting 6

Evaluation Meeting 3 – Department Staff Forum
Public Committee Meeting with Staff and Consultant – Presentation by the Department Staff of Pullen Park usage statistics and maintenance operations. Committee questions asked of Pullen Park Staff. Presentation of the information provided by Theatre In The Park.

31 January 2001
Committee Meeting 7

Evaluation Meeting – Program Development
Public Committee Meeting with Staff and Consultant – Committee survey of important program statement values and opinions on appropriate activities and facilities. Committee discussion of program values, appropriateness of activities from the countywide survey, and facilities requiring change.

14 February 2001
Committee Meeting 8

Concept Development
Public Committee Meeting with Staff and Consultant – Review committee survey results and further survey for development of program values. Committee develops dream concepts for the future of Pullen Park.

28 February 2001
Committee Meeting 9

Final Concept Development
Public Committee Meeting with Staff and Consultant – Presentation by City Planning Staff of future development plans and trends surrounding Pullen Park. Review of the revised Program Statement outline. Presentation of Concepts 1 through 5, indicating possible alternatives for major elements, followed by committee discussion and request for parking impacts. Input by Theatre In The Park of the desire for an additional theater.

14 March 2001
Committee Meeting 10

Final Concept Development - Continued
Public Committee Meeting with Staff and Consultant – Presentation of the revised program statement outline. Presentation of committee survey results of *Elements for the Master Plan Report*. Review of City of Raleigh parking requirements. Presentation and critique of Concepts 6 and 7 (possible locations for parking) and Concepts 8 through 10 (alternatives for changes to facilities and resulting impacts on parking needs). Committee direction to study all components of the Park before making final decisions about the major elements. Committee survey on appropriateness of presented locations and possible expansions of parking and major facilities.

28 March 2001 **Committee Meeting 11**	**Small Area Concept Development** Public Committee Meeting with Staff and Consultant – Presentation of the text version of the Master Plan Program Statement. Two concepts presented and critiqued. Concept 11 indicates a conservative approach to major elements and ideas for the open spaces and amusement areas. 'The Future' provides ideas for major changes to the Park. This began discussion of Pullen Park in the distant future and to what degree changes should take place.
6 April 2001	**Department Head Review** Presentation of the draft master plan to Department Staff for comments.
10 April 2001	**Walk Through Pullen Park** The Committee walked the Park over lunch with Parks & Recreation staff and the Design Consultant.
11 April 2001 **Committee Meeting 12**	**Preliminary Master Plan Development** Public Committee Meeting with Staff and Consultant – Presentation of 'Arts in Parks'. Review of City Department comments followed by discussion and direction by the committee. Survey of committee opinions of appropriateness of facility expansions and appropriate locations.
2 May 2001 **Committee Meeting 13**	**Preliminary Master Plan Final Review** Public Committee Meeting with Staff and Consultant – Presentation and approval of the Master Plan Program Statement. Review of master plan goals for the Master Plan Report. Presentation and critique of Concept 12. Request by Theatre In The Park for support of facility expansion.
16 May 2001 **Committee Meeting 14**	**Master Plan and Schedule Review** Public Committee Meeting with Staff and Consultant – Presentation and approval of Concept 13 - Draft Master Plan. Approval of statement of appropriateness for TIP expansion.
22 May 2001	**Access Analysis for Pullen Park Master Plan** Receive Report - Results from Traffic Engineering Consultant provide positive results for endorsement of the two roundabouts at the south entrance to Pullen Park from Ashe Avenue.

30 May 2001	**Public Meeting with Parks, Recreation and Greenway Advisory Board** Special call meeting of the Parks, Recreation and Greenway Advisory Board. Presentation of Master Plan Concept 13 by Consultant. Comments received from public and Board members.
13 June 2001 **Committee Meeting 15**	**Public Meeting and Staff Comment Review** Public Committee Meeting with Staff and Consultant – Presentation of Master Plan Narrative and priority survey for homework review and comment. Discussion of comments from public meeting. Discussion of Staff comments.
27 June 2001 **Committee Meeting 16**	**Master Plan and Budget Review** Public Committee Meeting with Staff and Consultant – Display of final draft Concept 14 with minor revisions reflecting Master Plan Narrative text. Staff and Committee provide direction for text revisions for Master Plan Narrative. Presentation of budget estimates. Plan and text is approved for presentation to Parks, Recreation and Greenway Advisory Board.

Overview of the Planning Process

Pullen Park
Master Plan

Date	Event
23 September 2000	**Breakfast in Pullen Park** was an informal Saturday breakfast with 16 Committee members, City Parks Staff, and the Design Consultant. Committee members introduce themselves, share what makes Pullen Park important to them and what they hope to bring to the master plan process. The Design Consultant provides Committee members with notebooks to aid in the organization of documents presented during the master planning process. The notebooks include a handout of *A History of Pullen Park*, by Elizabeth Reid Murray.
4 October 2000	**Education Meeting 1 – Design Process Startup** (15 committee members attending) begins with a review of the Committee Guidelines and design process by Parks Staff. Staff provides two handouts: *A Resolution to Amend the Process for Approval of Master Plans for Parks and Related Projects*, and *Master Plan Committee Guidelines/Procedures (See attachment at end of this section).* The Design Consultant provides an overview of the Committee's role to serve as representatives of the citizens of Raleigh. This follows with a review of the plan for public participation. The plan includes advertising meetings through City press releases and posters. A Pullen Park Master Plan web page with the minutes and graphics from each meeting allows the public to follow the process. Public comments are to be solicited at each meeting and through comment sheets and an email address. A neighborhood forum provides an opportunity for additional ideas to be shared by the community. Two surveys are to be conducted through the Department of Parks, Recreation & Tourism Management at NC State University. The first survey addresses a random sample of Wake County households. The second survey addresses a random sample of over 4,000 registered users of Pullen Park facilities, including Aquatics, Arts and Crafts, Athletics, the Community Center, and shelter reservations. This survey includes users over the last year, with the exception of shelter reservations, which are over the last two years. The Design Consultant follows with a review of the three phases of the master planning process: education, evaluation, and master planning. The education phase includes learning about the regional park system and an analysis of the site and surrounding neighborhood. The education phase includes the Neighborhood Forum and a presentation of the survey results. Following these phases, the committee begins to develop the Program Statement. Parks Staff provides an introduction of the Raleigh Parks system. This emphasizes the importance of Pullen Park, and the significance that makes it different from other parks within the system. The Committee is encouraged to visit typical City parks with a list of recommended sites. The Design Consultant provides a list of other City parks in North Carolina that are recommended for visit by other municipal parks departments within the State. An additional handout includes web sites with interesting information on other large City parks within the United States and items of related interest.

25 October 2000

Education Meeting 2 – Regional Park Review (12 committee members attending) is preceded by a brief tour of Theatre In The Park. The meeting begins with Parks Staff providing a detailed review of the Raleigh Parks system. A map illustrates the City Parks system and the different classifications of parks. Staff describes Pullen Park as within the Special Park classification, as a very different park not fitting a standard mold. Staff then follows with an outline of the sizes and uses typically found in the different park types.

Park Staff continues with an overview of programming for the facilities in Pullen Park, indicating the Park has a relationship with both the region and the local neighborhood. Review continues of existing programming and uses for the Pullen Community Center, Pullen Arts Center, Red Diamond, the lower (PONY League) ballfield, and the tennis courts.

A review of guidelines used by the Parks & Recreation Department for determining park needs in acreage based on population follows. Pullen Park is considered a Metropolitan Park with special resources and special orientation; therefore, it is unique within the system. The greenway system review emphasizes the existing and proposed facilities connecting to Pullen Park.

The Design Consultant provides the Committee with handouts of aerial photos of the Park and a collection of miscellaneous articles on Pullen Park history.

1 November 2000

Pullen Park Site Tour (14 committee members attending), an informal walk of the Park over lunch by the Design Committee, Parks Staff, and the Design Consultant. Walk provides a review of existing conditions before presentation of the site analysis on 15 November.

15 November 2000

Education Meeting 3 – Site Analysis Review (14 committee members attending) is preceded by a brief tour of Pullen Arts Center. The meeting begins with the Design Consultant providing an outline review of the site analysis information compiled within a Site Analysis Booklet. Each Committee Member receives the booklet, with maps and text *(See Appendix A – Site Analysis)*. The analysis includes the following items.

- Circulation, hydrology and landforms
- Elevation and slope analysis
- Understanding walkway slopes - accessibility
- Utilities, easements and setbacks
- Soils
- Tree condition assessment
- Tree description summary
- Wildlife report
- Visual analysis of spaces within the Park
- Off site influences – Uses, zoning, comprehensive plan overlay
- Off site influences – Roads, transportation – existing and proposed

Parks Staff presents additional information on transportation issues and a map of reported traffic accidents in and around Pullen Park as requested by the committee.

The Design Consultant provides handouts to the Committee with more Internet sites of interest and a copy of the 'Pilot Survey' conducted in 1999 *(See Appendix B – Surveys & Neighborhood Forums)*. The Pilot Survey includes the results of the on-site and mailed surveys resulting from the previously proposed changes to the Park.

3 January 2001

Evaluation Meeting 1 – Neighborhood Forum (14 committee members attending) begins with Parks Staff providing a review of the design process, work completed to date, and remaining work. The Committee Chair facilitates a process of acquiring comments from guests and the Committee on note cards. Comments reflect three categories.

- What do you like about Pullen Park?
- What do you not like about Pullen Park?
- What would you like added or changed at Pullen Park?

The Design Consultant organizes the comments by category and provides a review for the group. A general discussion follows of ideas related to the comments and the importance of providing activities for teens. The committee receives typed results of the comments with the meeting minutes *(See Appendix B – Surveys & Neighborhood Forums)* as well as committee comments and ideas received through email by the Design Consultant.

17 January 2001

Evaluation Meeting 2 – User Survey (11 committee members attending) meeting begins with the Survey Consultant providing the results of the recently completed countywide parks survey (See Appendix B – Surveys & Neighborhood Forums). The Survey Consultant explains that the survey design determines the needs of park users within Wake County as a whole, with an emphasis on the users of Pullen Park. The results of the survey can indicate where there are possible needs in the park system and what needs for park activities can be provided at Pullen Park. The Survey Consultant indicates that more analysis charts are to be provided in addition to the total sample results. These are to include the formal users of Pullen Park, the countywide random sample, and the actual users of Pullen Park within the countywide random sample.

A Committee Member and a guest from the Pullen Park Neighborhood present the results of an informal neighborhood forum held by the Pullen Park Neighborhood. A brief presentation provides ideas presented by the neighbors. The Committee receives results of the forum with the meeting minutes *(See Appendix B – Surveys & Neighborhood Forums)* as well as committee comments and ideas received through email by the Design Consultant, and a letter from the Wake Audubon Society *(See Appendix E – Public Offers Received)*.

The Design Consultant provides a brief review of the 1970 Master Plan and an update of the site analysis indicating the important views on and off the site.

24 January 2001

Evaluation Meeting 3 – Department Staff Forum (12 committee members attending) begins with a review by Parks Staff of the Master Plan Guidelines and Goals. A review of items for consideration by the committee includes the demographics of the users, client input through the surveys and committee meetings, and the City of Raleigh Comprehensive Plan. Parks Staff further reviews the partnership the committee has with the Parks & Recreation Department and the administrative review process for the plan. A handout provides a record of park facility calls to '911'.

Parks Staff provides a presentation and handout of usage statistics for the facilities at Pullen Park from 1993 to 2000. The handout includes figures from the Pullen Amusement Center, Pullen Community Center, Pullen Aquatics Center, Pullen Arts Center, Red Diamond, PONY Field, and the Tennis Courts. Parks Staff stresses that the Parks Department values character education and asset building and strives to build these into the programs offered.

Parks Staff presents a pamphlet compiled by Theatre In The Park that provides general information about their programs. The pamphlet also indicates standard capital improvements, and what improvements TIP has made to the facility. Included is an expanded plan of how TIP envisions the northern portion of the Park with a new theatre addition and new parking lots. Parks Staff advises the committee that the plan has not been presented to, reviewed by, or endorsed by the Parks, Recreation and Greenway Advisory Board and is for information only.

Parks Staff reviews the maintenance operations at Pullen Park. This follows with questions from Committee Members directly to the Pullen Park Staff.

The committee receives a history of Pullen Park titled *Richard Stanhope Pullen and Raleigh's First Public Park*, by Carson Dean, with the meeting minutes *(See Appendix G – Pullen Park History)*.

31 January 2001

Evaluation Meeting 4 – Program Development (13 committee members attending) begins with the Design Consultant providing a review of the educational and evaluation information provided during the past meetings. The review emphasizes how the information is useful for the program and master plan development. This follows with a review of similarities in the results of the 1999 Pilot Survey, Neighborhood Forum, and Pullen Neighborhood Forum *(See Appendix B – Surveys and Forums).*

As a first step to developing the program, the Design Consultant provides the committee with a survey suggesting and asking for input on guiding values for Pullen Park. The committee also provides opinions on the activities and facilities that are appropriate for Pullen Park, based on the knowledge from the education and evaluation phases. The Design Consultant reviews that results are to be presented at the following meeting with the first concepts. Committee members fill out the survey during the meeting. The Design Consultant leads the committee in discussion of those activities where the countywide survey indicates a possible need. The committee discusses the following survey categories as appropriate for Pullen Park:

- Walking in a nature area – Encouraging the Piedmont region's plants and animals.
- Looking at gardens – Keep existing facilities with improvements.
- Walking along a trail, Fitness trails & Jogging – Supported with development of a trail hierarchy.
- Viewing wildlife – Support providing habitats for enhancing wildlife.
- Swimming at a pool – Discuss study of new facilities or water play ideas.
- Attending a performance & Arts shows or festivals – Discuss adding areas for events. The Committee requests that Parks Staff provide additional information on events in the Park, including Theatre In The Park programs, attendance, and future needs.
- Picnicking – Support providing opportunities all over the Park and a variety of picnic experiences.

Committee members discuss the importance of identity of the Park, the connectivity of the north and south, and providing knowledge of the history of the Park. Further discussions include improvements for restrooms, park vendors, the playground, Red Diamond and PONY League fields.

14 February 2001

Meeting 8 - Concept Development (13 committee members attending) begins with Parks Staff introducing the Administrative Director for Theatre In The Park. A handout provides attendance figures for 1991 through 2000. The committee is informed of the desire by Theatre In The Park for a Children's Theater and additional storage space. Parks Staff provides a handout of special events that have been held at Pullen Park. Parks Staff provides statistics on arts festivals and events at the Park.

The Design Consultant reviews the results of the committee survey from the 31 January 2001 meeting *(See Appendix B – Surveys & Neighborhood Forums)* The results provide a list of supported qualities important to the Park. These include history, nature, arts, amusements, open space, and sports facilities. Additions for consideration include the railroad, carousel, green edges and vistas, unique identity, and opportunities for all. The questionnaire results also provide committee opinions regarding activities included within the countywide survey, and if those activities should be provided within Pullen Park. In addition, the questionnaire indicates support for improvements or changes to all existing major facilities within the Park, with the exception of the Aquatics Center.

The Design Consultant provides the committee with two additional surveys for homework. The first survey, *Draft Master Plan Program Statement*, is revised from the results of the 31 January meeting questionnaire and discussions. The second survey seeks committee opinions on *Elements for The Master Plan Report,* a survey comprising items suggested for consideration from three sources: the committee meetings and comment forms, the two neighborhood forums, and the 1999 Pilot Survey. Committee members are asked to consider what they learned about Pullen Park, its site and history, what it means to the users, and how it fits into the City of Raleigh

Parks and Recreation system. Using best judgement, committee members determine if each suggestion is truly appropriate for Pullen Park. The Design Consultant tabulates returned surveys for presentation to the committee at the following meeting. The committee is reminded that the overall master plan issues are the important focus items. Suggestions related to design development and programming can be included as recommendations within the Master Plan Narrative.

The Committee Members divide into three groups to develop their dream concepts for Pullen Park. Each group works together for twenty minutes and then presents its concept to the entire committee. This follows with a discussion of the general ideas presented.

Concept One

- Accessibility: Remove bridges over the miniature railroad.
- Athletics: Keep ballfields, move tennis courts.
- Circulation: Access to the north off Stinson Drive.
- Connectivity: More trails, horse-drawn carriages, gondola, carriageway connection to the past.
- Identity: Is the Chancellor's House separate?
- Infrastructure: Drinking stations, more benches, and improved lighting.
- Open Spaces: Revitalize wooded areas and creeks.
- Parking: Provide off site with better access. Consider parking decks rather than surface parking.
- Picnic: More areas.
- Playground: New play structures.
- Signage: Directional, historic markers.
- Vendors: Food throughout the Park.

Concept Two

- Activities: more participation of age groups, areas to mix and separate.
- Arts: concentrated on the north side, new and enlarged buildings.
- Connectivity: Connect the north and south. Provide bridges that are more attractive over the miniature railroad.
- Education: Nature and history.
- History: Use for improvements.
- Identity: Define the whole Park using color schemes and designs, make entrances identifiable, look at the Chancellor's House.
- Open Space: Improve throughout the Park, incorporate art, a dog run, smaller ballfields.
- Parking: Work with neighbors for parking facilities. Locate a deck near the pool facility.
- Picnic: New areas and shelters.
- Vendors: Food throughout the Park.
- Western Parcel: Incorporate as part of Pullen Park.

Concept Three

- Activities: Area to encourage interactive use between age groups. Spread out activities.
- Arts: Cultural Center for arts and theatre on the north side.
- Connectivity: Strong connection over the railroad, provide trails in woodlands, provide inviting connection throughout, improve circulation.
- History: Historic steps to terraced area to observe playground.
- Identity: Strengthen identity of edges.
- Open Spaces: Maintain Pullen Road green space as a sacred view; a dog park; amphitheater; improve health of woodlands; rework upper pond with pools, streams, and picnic areas.
- Parking: A deck to serve the area around the Aquatics Center, between the ballfields and behind TIP.
- Picnic: Add new shelters in the Shady Grove, a more formal area that brings nature in.
- Vendors: Café or food service on the north side.

The Design Consultant summarizes that many of the concepts show repetitive issues of importance, and emphasizes the importance of hearing the wholeness of the issues. Parks Staff notes the strong issues identified of making the Park whole; access; circulation; and identity.

28 February 2001

Meeting 9 - Final Concept Development (14 committee members attending) begins with City Planning Staff providing an overview of future development plans and trends for the neighborhoods surrounding Pullen Park. Review includes the status of the Hillsborough Street Improvements Study and proposed roundabouts; anticipated increased density of development north of Hillsborough Street; and the expansion of the YMCA. Further review includes anticipated expanded residential uses to the east with the extension of the High Density Overlay District to the area at Boylan Avenue and Hargett Street, and the status of the proposed regional rail stops and road improvements. Additional densities will provide a significant increase of park users from surrounding neighborhoods.

The Design Consultant provides the committee with the results of the committee survey for the draft master plan program, provided as homework during the 14 February 2001 meeting. The committee approves the outline including the additional suggested qualities of the carousel, green edges and vistas, opportunities for all people, the railroad, and unique identity.

The Design Consultant presents Concepts 1 through 5, indicating possible alternatives for the large elements of the plan *(See Appendix D – Preliminary Concept Plans)*. These elements include major site elements and large facilities and buildings, such as event areas, entrances, circulation and parking, the Arts Center, Community Center, and Theatre In The Park. Parks Staff reminds the committee that dollar amounts should not be used for determining whether an activity should take place or a structure renovated. The committee should look at service (how an activity functions with the rest of the Park), practicality (is the activity located in the right space), and possibility (should the activity be eliminated or expanded). The Committee

Chair reminds the committee that there must be reasons presented for selecting particular options for implementation.

The Committee offers the following direction.

- Favors open space throughout and grouping arts in one area, possibly on the north side.
- Focus on the south side at the bridge over the railroad (carriageway bridge). Possibly locate the Arts Center with a café here.
- Possibly combine the Arts and Community Centers.
- Support for less pavement in open spaces.
- Against combining TIP and the Community Center. It is not practical.
- Both for and against grouping sport activities together. Grouping together does not seem practical.
- Both for and against removing The Armory. Possibly keep as a link to the past.
- Discussion that to renovate is much less costly than adding a new facility.
- Questions are presented to Parks Staff on parking requirements, and shared uses between the north and south sides of Pullen Park. The committee requests more information on the exact requirements for parking to know the impact of changing major elements.
- Concerns are raised on the lack of information concerning Theatre In The Park and their needs.

Guest comments from a Theatre In The Park representative indicate their support for an expansion to the theatre. The possibility of the Arts Center as a use for TIP is nice, but probably will not be utilized as much as an expansion. TIP hopes to see a new theater facility for their major productions and use of the old facility for other theatre groups.

8 March 2001

Meeting with City Inspections Department (Mike Ciriello/Larry Strickland) Inspections staff provides the Design Consultant with a summary for determining minimum parking requirements for Pullen Park uses. Staff instructs that parking basis of determination is per 'Schedule of Off-Street Parking' within the Raleigh Development Ordinance. Required parking can be reduced ten percent with the installation of required landscaping. Needs should be determined as follows:

- Arts Center (Community Center)
- Pullen Community Center (Community Center)
- Theatre In The Park (Theater)
- Aquatics Center (Swimming Pool)
- Boats/Rentals (Boats, canoe, bike rental)
- Playground & Open Space (Recreation camp, picnic ground, fishing lake, botanical and zoological garden)
- Ballfields (Playfields)
- Rides (Amusement Rides)
- Café (Eating establishment with drive-through or walk-up food service)

Inspections staff further outlines that existing facilities at the Park are not required to meet existing code unless there are major additions. Any additions over fifty percent in size to an existing building will require that parking be added for the entire building, until such time that added parking brings Pullen Park to minimum code. Additions under fifty percent will only require parking for the addition. Relocated facilities or buildings will be considered as a relocated existing use.

Inspections staff advises that shared parking will be allowed between the north and south sides of the Park. They also inform that off-site parking can satisfy some future parking requirements of the Park, but only if the use of that parking does not conflict with other uses. An agreement with the property owner will be required.

Meeting handouts provide information from People for Parks, and an offer to assist with enhancements to the Kiddie Boat Ride *(See Appendix E – Public Offers Received).* With the meeting minutes, the committee receives additional comments and ideas compiled from email received by the Design Consultant, and information on Pullen Park advertising as a 'City Attraction'.

14 March 2001

Meeting 10 – Final Concept Development – Continued (13 committee members attending) The meeting begins with the Design Consultant providing a revised *Draft Master Plan Program Statement* for review as homework.. This is followed by a review of the results of the survey *Elements for the Master Plan Report*. Thirteen returned results indicate committee majority opinions to support, possibly support, or not support items in the Master Plan. Opinions indicating support or possible support are to be incorporated within concepts for review by the committee. Supported opinions related to design development and programming are to be provided as recommendations within the Master Plan Narrative.

The Design Consultant provides a review of the parking requirements for the Park as indicated in the City Development Ordinance as a first step to determine possible parking needs. Required parking is discussed as if the Park is an entirely new facility. This indicates 180 fewer existing spaces at Pullen Park than the code requires today. This number could be reduced with adjustments for shared parking areas allowed by differing uses and times of use. As an example, many amusements and open space functions are not in use during evening Theatre performances.

PULLEN PARK PARKING SUMMARY

Possible Need (Code Required)

North side of Pullen

• Open Space	45
• Ballfields	33
• Theatre In The Park	45
• Arts Center	54
	177 spaces

South side of Pullen

• Open Space/Picnic Area	70
• Amusement/Playground	26
• Carousel	39
• Train	44
• Boats	14
• Peddle Boats	5
• Concessions	11
• Tennis courts	11
• Aquatics Center	151
• Community Center	60
	431 spaces

Existing Parking Provided

North side of Pullen	*70
South side of Pullen	359
	429 spaces

*Does not include approx. 85 "free range" parking in open spaces.

Possible Lack of Parking Available

North side of Pullen	107
South side of Pullen	73
	180 spaces

The Design Consultant indicates that the code provides a starting point to determine parking needs. Considering shared uses might reduce required parking, or actual needs could increase from activities that require more spaces than the minimum code.

The committee directs that locations for new parking should be considered off-site before construction on-site. The Design Consultant reminds the committee that possible locations are to be indicated on-site, should off-site options not be available for proposed additions.

The Design Consultant reviews Concepts 6 and 7 showing possible locations for additional parking and removal of parking to improve views and open space *(See Appendix D – Preliminary Concept Plans).* Options include surface lots and deck locations on the north and south sides of the Park. The committee is reminded that decks are large structures having the similar scale of a building on the site.

The Design Consultant reviews the major elements that the committee supported keeping at Pullen Park with changes: a community center, an arts center, a theater, a café, basketball courts, tennis courts, water play, and an event area. Committee surveys indicate a new pool facility be recommended for another park. The Design Consultant follows with a review of Concepts 8 through 10. Concepts indicate different alternatives for maintaining current facilities, expanding facilities, providing new facilities, and parking.

The Committee offers the following direction.

- Basketball: Support adding for teen use.

- Café: Support for a café overlooking the lake and near the carriageway bridge over the railroad. Discussion of seasonal vendor carts or more than one café area.
- Circulation: Against roads through the existing open space along Pullen Road. The bridge over the railroad will be quite high on the south end; it needs a creative design.
- Facilities: Facilities appear scattered. Need to cluster facilities/buildings together. Discussion for and against combining arts and community centers. Question the need for expanded facilities. Concerns of overcrowding the Park. Expansions should be modest.
- Materials: Provide consistency to Park materials.
- Parking: Discussion of grouping parking and using decks to avoid large parking footprints. Parking could be focused in a multi-story structure. Have parking on the periphery and provide a park where the view is not of cars. Keep modest on site and off site parking, with support for off-site options first. Concerns over the look of parking structures and a deck hiding the Aquatics Center. Concerns that large decks might destroy the character of the Park. Keep decks from being overpowering, possibly excavated into existing slopes. Possibly add a deck behind the Aquatics Center to replace the current community center.
- Theatre In The Park: Discussion regarding whether adding a new theatre at Pullen Park is appropriate. TIP could possibly move rather than expand at Pullen Park if another theater is needed. Concerns over the parking impact for two theatres.
- Water Play: Support for a water play area and an intergenerational activity area for the whole family.

The Committee members determine they are not ready to make a final decision on the major elements. There is a need for the study of Park character, greenways, pedestrian entrances, and how major elements fit into the whole of the Park. The Design Consultant provides the committee with a homework questionnaire asking for individual opinions thus far on the options presented for locations and possible expansions of parking and major facilities. (Ten responses returned provide direction for what is, and is not acceptable to add in developing concepts for additional study.)

With the meeting minutes, the committee receives two public comments and committee member comments compiled from emails and letters received by the Design Consultant. Comments were offered specifically regarding use of the north portion of the Park and the facility needs of Theatre In The Park.

28 March 2001

Meeting 11 - Small Area Concept Development (12 committee members attending) begins with the Design Consultant providing a text version of the Master Plan Program Statement that incorporates the committee's comments from the outlines. The committee is asked to review and provide comments as homework.

The Design Consultant presents two concepts incorporating the committee's ideas. Concept 11 *(See Appendix D – Preliminary Concept Plans)* indicates a

conservative approach to the major elements discussed at previous meetings, and ideas for the open spaces and amusement areas. A second concept titled 'The Future' *(Also See Appendix D)*, provides a vision of the Pullen Park of the future, indicating ideas for major changes that could take place.

The Committee expresses general satisfaction with the direction of the plan and offers the following direction.

- Support for the reconfigured Amusement Center and associated parking and plaza.
- Support for off site bus parking.
- Support for the parking deck.
- Support for relocating the tennis courts to the west parcel. The issue of the agreement with the NCSU Athletics Department is raised.
- The southern entrance is not well identified. The Park needs a major southern entrance.
- There is discussion of combining functions. The committee agrees that compressing three functions into one structure is not practical.
- The committee agrees that 'The Future' lacks a focus in the north portion. There is discussion concerning whether The Armory should be kept. The question is raised as to its historic significance. There is support for leaving historic links to past, such as the cedar circle and Red Diamond. Possibly maintain the arts focus on the north side.

Parks Staff offers comments related to ADA access and circulation, short-term parking needs, site distance concerns for the Amusement Center train, bicycle and pedestrian separation, connection to the future Triangle Transit Authority station, a need for a strong south entry focus, and maintenance and staff operation concerns.

The meeting closes with guest comments from a representative from the YMCA offering support for the Arts Center in the northern portion, and hopes for increased shelters, basketball courts, and other facilities to increase opportunities on the north side.

6 April 2001

Department Head Review was a formal meeting of representatives from the City of Raleigh Utilities, Fire, Engineering, Inspections, and Planning Departments. Parks Staff begins with an overview of the plan elements. Staff expresses general concerns over parking and security. Comments during the meeting include:

- Support for closing the north entrance at Hillsborough Street.
- A need for a major pedestrian entrance connection to the future Triangle Transit Authority station.
- Utilities under the proposed deck will need relocating.
- Possible justification for the pedestrian bridge with increased population to the north accessing southern facilities.
- Questions concerning parking availability for the tennis courts if they are relocated to the southwest parcel.

- A need for additional seating in the Aquatics Center.
- Do not allow access into pond waters.
- Western Boulevard is an entry focal area.
- The pump station needs renovation to blend into the entry.
- A need to beautify Ashe Avenue near the railroad bridge.
- Support for some form of traffic calming on Ashe Avenue and Pullen Road.

10 April 2001

Walk Through Pullen Park (10 committee members attending), an informal walk of the Park over lunch by the Design Committee, Parks Staff, and the Design Consultant, provides a review of ideas presented thus far before further discussion.

11 April 2001

Meeting 12 - Preliminary Master Plan Development (12 committee members attending) begins with a brief slide show of 'Arts in Parks' by Joseph Covington, Education Director at the NC Museum of Art.

The committee is provided eighty-four comments from the public, received by the Consultant through mail and email, addressing the information incorrectly reported in an editorial in *The News & Observer* that the committee was proposing to close Theatre In The Park. Letters in support of the Theatre range from polite suggestions to angry condemnation.

The Design Consultant provides the committee with a homework assignment to review an outline of goals for the Master Plan, a document that will provide the goals and recommendations for the Master Plan. The committee then reviews the revised Pullen Park Program Statement. The committee provides recommendations for revisions and approves the draft.

The Design Consultant provides a review of the previously presented Master Plan, and the committee's agreement on a general direction for a first phase. This direction maintains existing renovated facilities in their current locations, and maximizes their use for intended programming. The committee is reminded they have not yet agreed on what additions to existing facilities or new facilities should be added to the Park.

Parks Staff provides summary comments from all City Departments with the exception of Transportation *(See Appendix C – Committee Meeting Minutes)*. Issues discussed involve programming, items needing additional development, concerns with proposed facility locations, and over-concentration of facilities in the south in 'The Future' plan.

The Committee provides the following direction.

- Continue support for a unique sprayground.
- Support for maintaining the vision of green space, not parking lots. Increases to facilities should not be at the expense of open space.
- Continue support for collaborative parking arrangements.
- Discussion of a building located near the carriageway bridge over the railroad to resolve programming needs in the north and south sides.

The Design Consultant presents a large display board outlining options for expansion of a community center, an arts center, and Theatre In The Park, and tennis courts and maintenance facilities. The committee members register their opinions as to whether it is appropriate for each facility to expand in Pullen Park, and if so, where it should expand. The committee members provide their opinions by posting colored dots next to their option on the display board. The Design Consultant summarizes the results.

- Community Center expansion: Nine members support a new expanded facility on the south side near the carriageway bridge. Two members support leaving the center in its current location with no expansion. One member supports relocating an expanded center to the north side of the Park.
- Arts Center expansion: Seven members support leaving an arts center on the north side with renovation and possible expansion. Four members support a new expanded arts center on the south side near the carriageway bridge.
- Theatre In The Park expansion: Seven members support TIP expanding with a new facility at another park. Two members support the Theatre continuing only within their current facility with no expansions. Two members support the Theatre expanding into arts and community center spaces. One member supports adding a new theatre to The Armory.
- Tennis: Nine members support providing tennis at the southwest parcel. Three members support leaving tennis in its existing location.
- Maintenance: Six members provide no preference for maintenance location. Four members indicate maintenance should be in the location of the existing Community Center, possibly in a deck. Two members support maintenance within the existing community center building with other administrative uses.

The Design Consultant suggests that it is not within the scope of the master planning process to solve the detailed building and programming issues for the long-term future. The committee can provide guidelines for an acceptable balance of building and parking disturbance within the open spaces at Pullen Park.

The Committee provides the following direction.

- Concerns regarding tennis location on the southwest parcel, and the joint use agreement with North Carolina State University.
- Suggest that, although helpful, personal visions are lost within the process of using dots to register and rank preferences. Suggest that committee members provide a brief written summary of their whole vision for the Park.
- Discussion of maintenance being tucked away at the location of the existing Community Center.
- Favor developing a sense of place on the north side.
- Overall concern that expansions to parking and buildings not increase impervious footprints or reduce open spaces.

With the meeting minutes, the committee receives ten additional public comments compiled from emails received by the Design Consultant. (Following the meeting, the Committee Chair provides a response letter to the Design Consultant for distribution to the Theatre In The Park supporters. The letter includes the following clarifications: "The committee's discussions to date clearly support TIP remaining in Pullen Park as long as the existing facility continues to meet current needs. The Committee is clear that it is not in support of an addition to the existing facility and the associated parking this would require...The Committee certainly values having a performing arts presence in the Park. However, Committee discussions indicate a possible recommendation that in the LONG TERM (meaning more than ten years), if TIP decides that they require performance and operating space BEYOND what is available currently at Pullen Park, a new facility may have to be provided at another park facility or indeed somewhere else in the city." The response generates sixteen additional emails providing thanks for the clarification as well as further condemnation in an approximately equal proportion.)

1 May 2001

Meeting with the City of Raleigh's Department of Transportation (Ed Johnson) provides the following direction.

- Does not support the realignment of Ashe Avenue within the master plan concept. Realignment would add another signal to Western Boulevard.
- Roundabout entrances to south side of Pullen Park need additional study.
- North entrance circulation is improved with proposed roundabout.
- Encourage a north-south bicycle path along the edge of Pullen Road.

2 May 2001

Meeting 13 - Preliminary Master Plan Final Review (10 committee members attending) begins with the Design Consultant providing an update of the Pullen Park Program Statement. After review, the Committee votes to approve the program statement.

The Design Consultant provides copies of email received from committee members with personal visions of the Park. There is a review of the homework mailed to the committee the previous week, which consists of an outline of the goals for the Master Plan. Committee members are asked to send the Design Consultant any suggestions for additional goals that may not be included. The Design Consultant then reviews that the Master Plan Narrative will be finalized after the public presentation of the plan, and provided to Committee Members for final review and comment. Following comment, the final report will be distributed for approval by the Parks, Recreation, and Greenway Advisory Board and City Council. The report will provide the guidelines for the design and management of future facilities, and contain a summary of the larger site analysis, the goals of the master plan, and master plan recommendations developed from the committee discussions and surveys.

The Design Consultant presents Concept 12 *(See Appendix D – Preliminary Concept Plans)*, focusing on changes made to Concept 11, based on committee and staff comments received. The Committee provides the following direction.

- Basketball and volleyball: Provide more study of the area around the ballfields.
- Study tennis court location and number: Continue study of the tennis courts and the western portion of Pullen Park. The proposed location near NCSU will be difficult to program and supervise. Concerns express that this location is far away from adjacent neighborhoods and other physical recreation activities within the Park.
- Community Center relocation: Concerns with practicality related to justifying the concept of a new community center and deck construction.
- Entrances to the south side of Pullen Park: Study if one main entrance is sufficient. Ensure main entrances are welcoming and provide identity.
- Intensity of development on the south side of Pullen Park: Study ways to bring organization and focus to areas of intensive development.

The meeting closes with guest comments, provided by representatives and supporters of Theatre In The Park. Comments include questions regarding site access and parking locations, and a request to add square footage off the back of the building for support of existing productions. The Design Consultant receives a written suggestion and a floor plan. The committee is asked to consider if an upward expansion will be acceptable.

The committee receives a homework survey in the mail to be completed and returned to the Design Consultant. The survey provides for the committee's opinion on the priority of proposed improvements within the Master Plan as a first step to determining a recommended sequence

16 May 2001

Meeting 14 - Master Plan and Schedule Review (11 committee members attending) begins with the Design Consultant providing an overview of the unresolved elements from the 2 May meeting within Concept 13 *(See Appendix D – Preliminary Concept Plans)*. The committee approves the following elements:

- Provide tennis in the existing location.
- Support two roundabout options for the south entrance.
- Support basketball and volleyball north of the carriageway bridge.
- Recommendation of support for an expansion of support facilities for Theatre In The Park with the assurance of protection of existing open spaces and appropriateness to the historic character of The Armory.
- Strong support for continued use of off-site parking for the north side of Pullen Park. Approval of approximately 49 spaces provided behind TIP and within a reconfigured parking lot north of the Arts Center. Due to impact on open spaces of the Park,

the committee votes not to support other additional parking on the north side of Pullen Park.

The Design Consultant provides an overview of the homework survey results - Priority of Proposed Improvements. The survey provides the committee's current opinion of priorities rated on a scale of 1 to 5. The survey categorizes similar smaller projects together into larger project groups (i.e.: Amusement Center Improvements include the associated restrooms and other structures, paving, walls, and planting). Discussion clarifies that committee opinions are recommendations for project priorities; however, the final sequence will be determined by the City Council as needs are identified and funds allow. Survey results provides the following priorities in descending order.

Priority One
- Development and Management Guidelines
- Infrastructure Landscape/Signage Improvements

Priority Two
- Carriageway Bridge
- Carousel and Carousel House Improvements
- Playspace Improvements
- Amusement Center Improvements
- Traffic Calming
- Picnic Spaces and Shelters

Priority Three
- Arts Center Improvements
- Walks and Trails
- Water Quality Improvements
- North side of Pullen Parking/Plaza Additions
- Amusement Center Parking Lot Improvements
- Lake and Stream View Improvements
- The Armory Improvements
- Shady Grove Upper Pond Improvements
- Adaba Drive Cul-de-sec Removal
- Lake Howell Picnic & Strollway Improvements
- Ballfield Area Improvements

Priority Four
- Formal Garden Renovations
- The Aquatics Center – Seating Additions
- New Community Center/Maintenance/Parking Improvements
- Arts Center Building Addition

Priority Five
- Parking Deck West of the Aquatics Center

22 May 2001

Access Analysis for Pullen Park Master Plan
Receive Report - Results from Traffic Engineering Consultant from study requested by Parks Staff. Results provide positive results for endorsement of the two roundabouts at the south entrance to Pullen Park from Ashe Avenue *(See Appendix F – Ashe Avenue Access Analysis).*

30 May 2001

Public Presentation (12 committee members attending) begins with an introduction by the Committee Chair. This follows with the Design Consultant who reviews the work completed by the Master Plan Committee and the approved draft Master Plan Program Statement. The audience then is provided with verbal tour and slide presentation of Master Plan Concept 13.

Following the presentation, the audience provides comments. Comments includes the idea of a memorial to Mr. Pullen, the importance of a new playground, importance of art, preservation of open space, connection of north and south, shared off-site parking and transit, and connections to adjacent properties. Additional comments include opportunities for NC State students, improving the pond area, improving programming for children and teens, carousel restoration and preservation, accessibility, color of Lake Howell, environmental education, and improving wildlife habitats.

The Committee Vice-Chair comments on the large amount of effort and funding that will be needed over a long period to make the plan a reality. She encourages the audience to help if they see an opportunity.

The Committee Chair and Design Consultant provide a brief summary of the comments, informing the audience that many of the ideas put forth had been addressed by the Committee. They are advised that the many good ideas will be considered during completion of the plan.

The Committee Chair closes the meeting my reviewing the remaining process for approval by the Committee, the Parks, Recreation and Greenway Advisory Board, and the City Council.

13 June 2001

Meeting 15 – Public Meeting & Staff Comment Review (10 committee members attending) begins with Parks Staff providing a review of final comments on the master plan from the Parks and Recreation Department. Comments concern flexibility of design and wording within the Master Plan to allow for the best design within the constraints of the site.

The Design Consultant provides the Committee with a draft of the Master Plan Narrative, accomponied by final versions of the previously reviewed Master Plan Goals and Program Statement. The Design Consultant provides a review of the Narrative, specifically proposed text addressing Parks Staff comments. The Committee is asked to review the Narrative as homework and provide comments for revision or addition to the Design Consultant for discussion at the following Committee meeting. The Committee also receives as homework a final survey of priorities for elements within the Master Plan to consider during review of the Narrative.

The Committee approves a recommendation that the Master Plan and accompanying Narrative be submitted to the Raleigh Arts Commission and Raleigh Historic Districts Commission for their review and comment.

27 June 2001

Master Plan Report/Budget Review: (9 committee members attending) begins with the Design Consultant providing a brief report on a visit to Piedmont Park in Atlanta, and their establishment of a Park Conservancy modeled after the Central Park Conservancy. The Committee receives a

revised draft Master Plan Narrative. The Design Consultant reviews the changes made to the document, and then conducts a roundtable for further input from the Committee. The Committee directs that a dog park is best suited at another facility; Public/Private partnerships should be general guidelines, with reference to offer letters in appendix of Master Plan Report; recommendations should provide direction leaving flexibility for future design development decisions. Committee approves Master Plan and Narrative with text changes discussed.

The Design Consultant reviews the budget estimates with the Committee and Parks Staff. Parks Staff informs Committee that submittals will be made to Raleigh Arts Commission for hearing on July 10th, and the Historic Districts Commission for a hearing on July 17th.

19 July 2001 **Parks, Recreation and Greenway Advisory Board Meeting:**

Adopted by City Council 12/13/88

RESOLUTION (1988) - 195

A RESOLUTION TO AMEND THE PROCESS FOR APPROVAL OF MASTER PLANS FOR PARK AND RELATED PROJECTS.

PURPOSE: To develop a total program for a park which will best meet the needs of a community. This process can best be achieved by insuring adequate citizen input and utilizing a master plan process which involves citizens through the use of a master plan committee comprised of interested citizens from the area served by the park and through public meetings.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RALEIGH THAT:

SECTION 1. The City Council shall approve the initiation of a master plan study (new or revision) and refer the project to the Parks, Recreation and Greenways Advisory Board for implementation. Recommendation to consider a study may come from a variety of sources including City Council initiative, citizen request, City Administration, or the Parks, Recreation and Greenways Advisory Board; and

SECTION 2. The Advisory Board shall initiate the master plan study and appoint a Chairperson and Vice Chairperson for the Master Plan Committee who shall be members of the Advisory Board; and

SECTION 3. The Advisory Board shall establish the membership and composition of the Master Plan Committee. Candidates for the study will be submitted by the staff working with the Master Plan Committee Chairperson and Vice Chairperson. Potential candidates should be selected who reflect the nature of the area of the city which the project primarily serves and generally be from the surrounding area. Candidates may be selected from Advisory Board recommendations, from recommendations of the area Citizen's Advisory Council, or staff recommendations. The Advisory Board will select a minimum of ten (10) members and a maximum of thirteen (13) members resulting in a maximum membership of fifteen (15).

SECTION 4. The master plan recommendations of the Master Plan Committee shall be made to the Advisory Board; and

OVER

SECTION 5. The responsibilities of the Advisory Board shall be to review the recommendations of the Master Plan Committee and recommend to City Council the proposed master plan; and

SECTION 6. The City Council shall approve the master plan. The Master Plan Committee shall function through the approval of the master plan. If funds have been appropriated for development of an initial phase of construction of the master plan the Master Plan Committee shall also function through the completion of this initial construction project which shall be defined in the master plan; and

SECTION 7. Any significant change (such as change of purpose or major addition) proposed to the adopted master plan will require amendment of the master plan through the formal process stated above. The Advisory Board shall review the need for a master plan revision and if it is determined that a revision is needed a request for approval to convene a master plan committee will be made to City Council. In such circumstances the members of the previous Master Plan Committee should be considered in the selection of a new Master Plan Committee.

ADOPTED: December 13, 1988
EFFECTIVE: December 13, 1988
DISTRIBUTION: City Council
City Manager
City Attorney
All Department Heads

RECEIVED

Revision date. 9/15/88

MASTER PLAN COMMITTEE GUIDELINES/PROCEDURES

The following master plan process is a generalized statement of the complex process for accomplishing a master plan with considerable public input and review. This process will need to be adjusted to the specifics of any particular master plan situation.

1. The structure and process of the Committee is established by City Council ordinance with the Parks, Recreation and Greenways Advisory Board representatives acting as the Chairperson and Vice Chairperson.

2. The Master Plan Committee will be in effect throughout the development of the master plan and the initial construction phase if construction is undertaken as part of the initial project. The Committee will complete its responsibilities upon approval of the master plan and completion of the initial construction phase.

3. Chairperson/Vice Chairperson responsibilities:

   A. Assist the staff in developing a list of candidates and recommend the proposed Committee to the Advisory Board.
   B. Call the meetings - selection of date, time, and location. Determine with the staff the appropriate form to advertise the initiation of the master plan project to notify citizens of the project and to solicit potential committee members.
   C. Run the meetings.
   D. Select a secretary to keep minutes for the meetings.
   E. Report to the full board the progress of the Committee and present the final recommendations of the Committee.

4. Master plan procedure:

   A. PROGRAM PHASE: The Designer (staff or consultant) with the assistance of the Master Plan Committee shall develop a design program for the site based on the following:

      1. Demographic information for the general service area.
      2. Client input (survey, committee input).
      3. Department input (comprehensive plan, stated project goals, operational considerations).
      4. Budget.

over

B. SITE ANALYSIS PHASE: The Designer (staff or consultant) shall analyze the site for the following:

1. Off site considerations (natural factors, socio-cultural data, visual data).
2. On site considerations (natural factors, socio-cultural data, visual data).

C. SCHEMATIC PHASE: The Designer (staff or consultant) with the assistance of the Master Plan Committee shall establish the basic design character of the plan utilizing the following steps:

1. Develop alternative site related diagrams representing a range of master plan alternatives.
2. Select the concept that best accomplishes the design program.
3. Finalize site design concept to fix the design elements in terms of location, form, dimensions and character.

D. MASTER PLAN ADOPTION PHASE: Complete the review and refinement of the master plan and present for adoption:

1. The Master Plan Committee shall approve the plan and forward a recommendation to the Parks, Recreation, and Greenways advisory Board. The recommendation of the Master Plan Committee shall include a proposed name for the park if a name has not been previously adopted.
2. The Staff (assisted by the Consultant if one is utilized) shall obtain review and approval of the proposed plan through the City Design Review (review by various City departments).
3. Advisory Board approval of the plan (public meetings may be held at this point for further input and clarification of citizen concerns).
4. City Council adoption of the master plan.

Appendix A
Site Analysis

Pullen Park
Master Plan

TABLE OF CONTENTS

Pullen Park Physical Site

- Circulation, Hydrology and Landforms Map — Section A
- Elevation Map / Slope Analysis Map — Section B
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- Utilities, Easements and Setbacks Map — Section D
- Soils Map — Section E

Living Communities

- Tree Description Summary Map — Section F
- Tree Condition Assessment Map — Section G
- Wildlife Report — Section H

Visual Analysis Map — Section I

Surrounding Areas

- Zoning Map / Adjacent Land Use Map — Section J
- Transportation Map — Section K

Summary of General Mapping Sources — Section L

Supplemental Information / Sources

Circulation

This map illustrates the existing circulation of roads, parking lots, and pedestrian walkways within and adjacent to Pullen Park. Not indicated on the map are two large unmarked gravel parking areas located behind Theatre in the Park and between the two ball fields. These areas are located under existing trees and have no existing defined edges. The entrance to north Pullen Park, closest to Stinson Drive, is chained off. This entrance is used only for maintenance.

The map indicates two parking areas on the adjacent NCSU campus, Riddick Stadium Parking Lot and the Cates Avenue Parking Deck and Lot. The NCSU Physical Master Plan, dated April 2000, indicates a redevelopment of the Riddick Stadium area beginning within the next 10 years. This could include replacing Riddick Parking Lot with a parking structure of approximately 900 spaces.

Hydrology

Pullen Park is in the Rocky Branch watershed. The main channel of Rocky Branch passes under Pullen Road and enters the park from the west. The stream then flows along the park's southern boundary around Lake Howell and exits the park under Ashe Avenue to the east. There are approximately 758 acres of watershed upstream from the park.

In the 1970s, Lake Howell was renovated to remove sediment and make it a more viable recreation facility. While rebuilding the lake, the City rerouted Rocky Branch around the lake to protect it from accelerated sedimentation. Also during the renovation, a system of valves and pipes was installed to allow the lake to be filled from the creek in a more controlled manner.

In addition to Rocky Branch and Lake Howell, there are two additional drainage features in Pullen Park. A centrally located drainage way runs from the rail line southward to Lake Howell. The second feature flows along the northeastern edge of the park, passes the ball diamond and flows under the rail line into the park. This feature continues in a southern direction and discharges into Rocky Branch just west of Ashe Avenue. Both of these drainage ways were enclosed in culverts several years ago.

Regulations which apply to the drainage and water features in Pullen Park include City of Raleigh floodway and flood fringe ordinances, State of North Carolina 401 and Neuse River Buffer regulations, and Federal 404 wetland rules and regulations. The floodway and flood fringe have been mapped by the National Flood Insurance Program. The flood prone areas within the park are classified on the insurance maps as an "A3 Zone". The mapped flood levels begin at elevation 329 west of Pullen Road and fall to 319 west of Lake Howell as the flow enters the park through the Pullen Road culvert. The 100 year storm event flood level drops

from 317 feet to 309 feet in elevation from where the park's amusement train crosses Rocky Branch through Lake Howell to the Ashe Avenue culvert. The map shows this as the area of the 100 year event. The base flood elevations and flood hazard factors of the flood prone areas within the park have not been mapped.

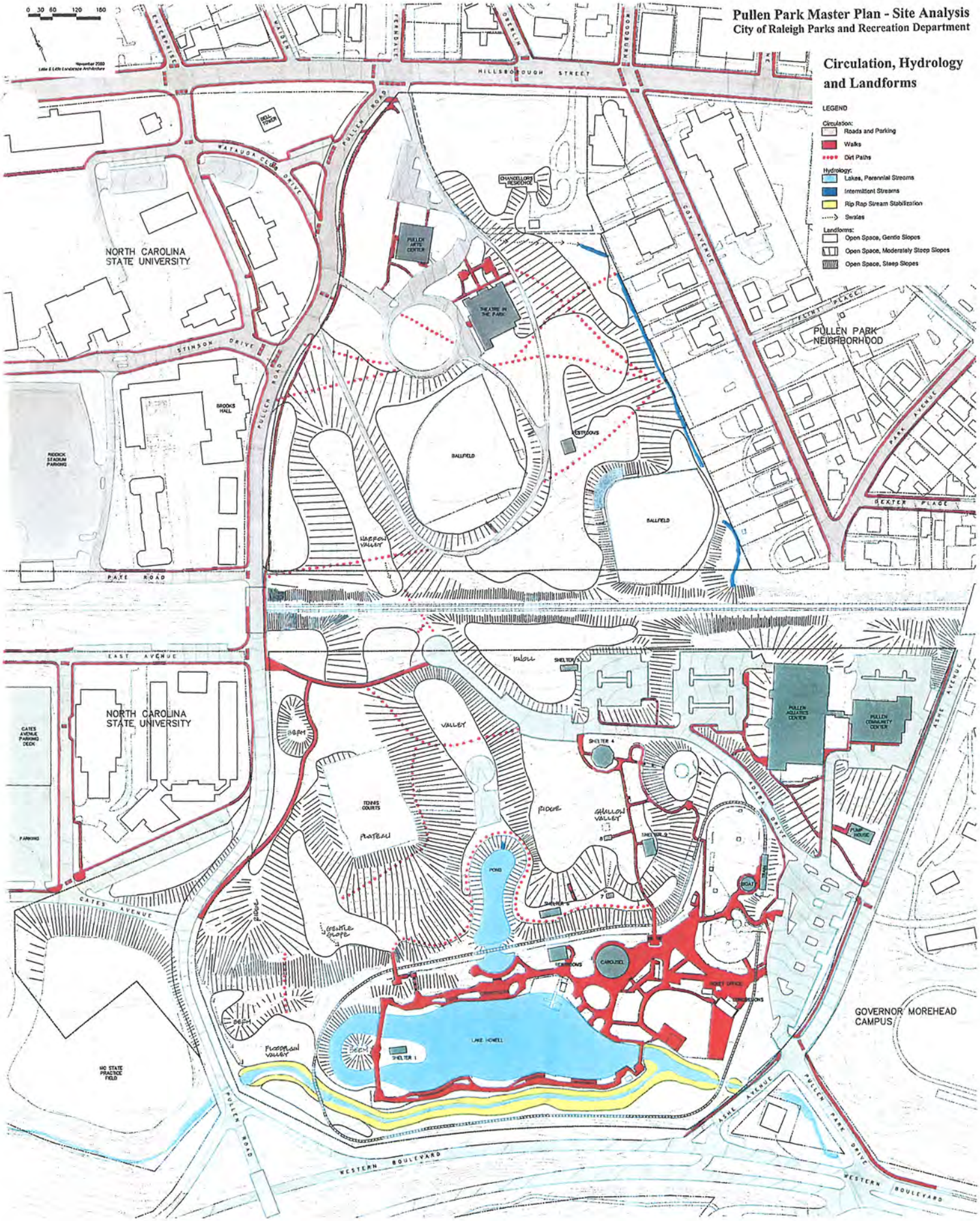
Rocky Branch and Lake Howell are both regulated by the State of North Carolina's 401 water quality program, the State's Neuse River Buffer Rules, and are US Army Corps of Engineers' jurisdictional waters. The two tributaries flowing from the north into Lake Howell and Rocky Branch are currently in culverts and are not regulated by the State until they discharge into the surface waters of the park. If either of these two features are restored to stream and/or surface drainage way status, they would be subject to Neuse Rules and possibly 404 and 401 regulations. Any work proposed within fifty feet of the banks of existing or restored surface water should be coordinated with the City's zoning officials, the State's Division of Environmental Management and the Corps of Engineers.

In recent years, no water quality tests of record have been made in Rocky Branch or in Lake Howell. North Carolina State University is currently studying the stream through the University Campus for repair, renovation and habitat enhancement. As this information becomes available, it will be provided to the planning team and the City. The City of Raleigh provides ongoing maintenance of the lake to reduce bank erosion and algae build-up. To control the algae, the staff periodically adds "Aqua Shade", which give the lake its blue tint.

Landforms

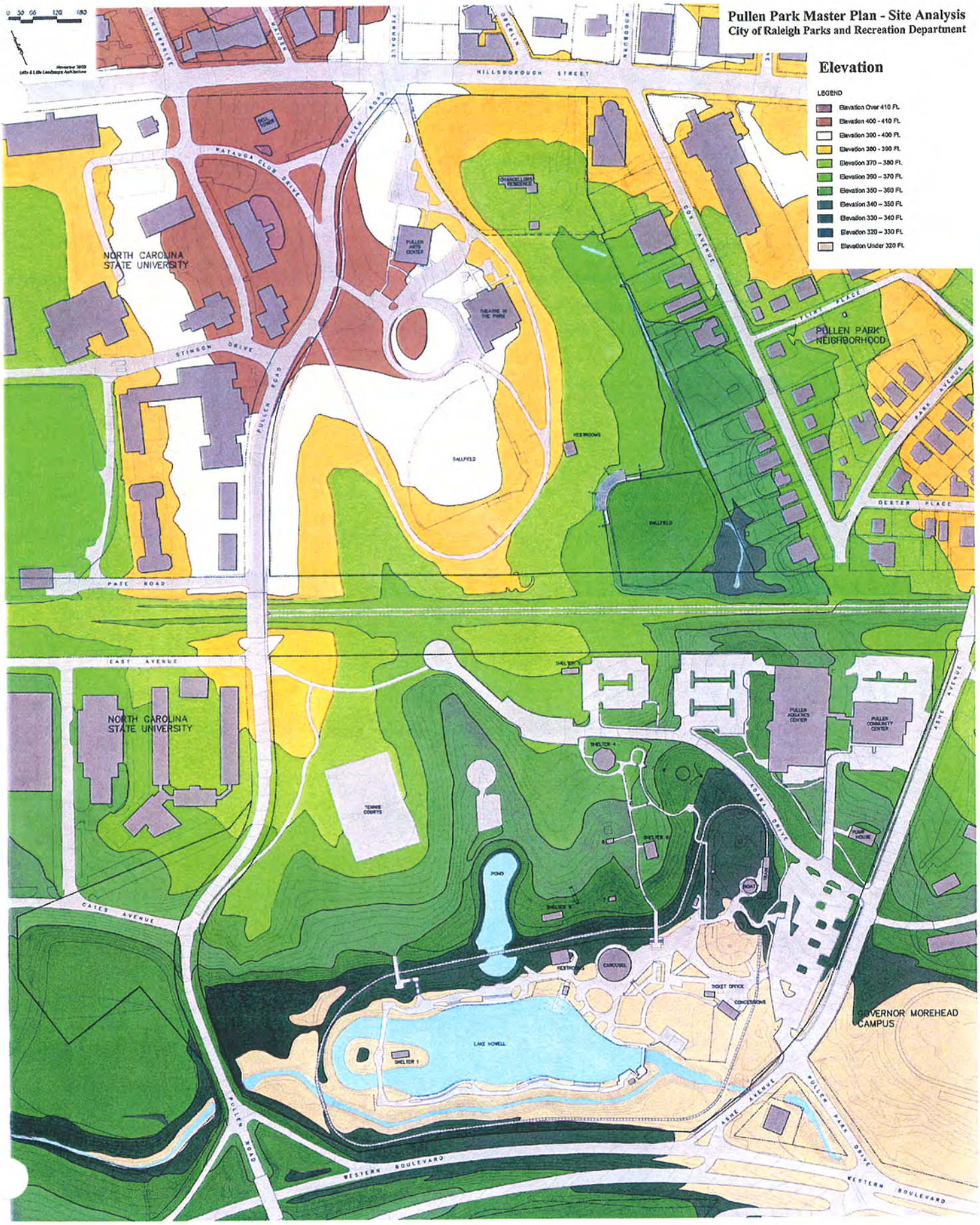
In the context of this map, open space represents those areas not currently utilized by buildings or paving. These areas may currently be open lawn or mulch, or heavily planted. The purpose of the map is to illustrate the general forms of the existing land.

Areas of moderately steep or steep slopes are indicated by spaced lines marked in the direction of the slope. Steeper slopes are indicated by closer spaced lines. Areas of gentle slopes are shown between the steeper hatched areas.


Pullen Park Master Plan - Site Analysis
City of Raleigh Parks and Recreation Department
Circulation, Hydrology and Landforms
LEGEND
Circulation:
Roads and Parking
Walks
Dirt Paths
Hydrology:
Lakes, Perennial Streams
Intermittent Streams
Rip Rap Stream Stabilization
Swales
Landforms:
Open Space, Gentle Slopes
Open Space, Moderately Steep Slopes
Open Space, Steep Slopes
0 30 60 120 180
HILLSBOROUGH STREET
PULLEN ROAD
WATAUGA CLUB DRIVE
STINSON DRIVE
PATE ROAD
EAST AVENUE
CATES AVENUE
WESTERN BOULEVARD
COX AVENUE
FLINT PLACE
PARK AVENUE
DEXTER PLACE
ASHE AVENUE
ADABA DRIVE
PULLEN PARK DRIVE
NORTH CAROLINA STATE UNIVERSITY
PULLEN PARK NEIGHBORHOOD
GOVERNOR MOREHEAD CAMPUS
BELL TOWER
CHANCELLOR'S RESIDENCE
PULLEN ARTS CENTER
THEATRE IN THE PARK
BROOKS HALL
RIDDICK STADIUM PARKING
BALLFIELD
BALLFIELD
NARROW VALLEY
KNOLL
SHELTER 5
SHELTER 4
SHELTER 9
SHELTER 7
SHELTER 1
PULLEN AQUATICS CENTER
PULLEN COMMUNITY CENTER
PUMP HOUSE
BOAT
VALLEY
BERM
TENNIS COURTS
PLATEAU
RIDGE
SHALLOW VALLEY
POND
GENTLE SLOPE
CAROUSEL
TICKET OFFICE
LAKE HOWELL
FLOODPLAIN VALLEY
CATES AVENUE PARKING DECK
PARKING
NC STATE PRACTICE FIELD

Supplemental Information

These maps are provided to further aid with visualizing the shapes and forms of the land at Pullen Park.


Pullen Park Master Plan - Site Analysis
City of Raleigh Parks and Recreation Department
Elevation
LEGEND
Elevation Over 410 Ft.
Elevation 400 - 410 Ft.
Elevation 390 - 400 Ft.
Elevation 380 - 390 Ft.
Elevation 370 - 380 Ft.
Elevation 360 - 370 Ft.
Elevation 350 - 360 Ft.
Elevation 340 - 350 Ft.
Elevation 330 - 340 Ft.
Elevation 320 - 330 Ft.
Elevation Under 320 Ft.
HILLSBOROUGH STREET
WATAUGA CLUB DRIVE
STINSON DRIVE
PULLEN ROAD
PATE ROAD
EAST AVENUE
CATES AVENUE
WESTERN BOULEVARD
COX AVENUE
DEXTER PLACE
PARK AVENUE
ASHE AVENUE
PULLEN PARK DRIVE
NORTH CAROLINA STATE UNIVERSITY
PULLEN ARTS CENTER
THEATRE IN THE PARK
BALLFIELD
RESTROOMS
PULLEN PARK NEIGHBORHOOD
PULLEN AQUATICS CENTER
PULLEN COMMUNITY CENTER
SHELTER 4
TENNIS COURTS
POND
CAROUSEL
TICKET OFFICE
CONCESSIONS
LAKE HOWELL
SHELTER 1
GOVERNOR MOREHEAD CAMPUS

Pullen Park Master Plan - Site Analysis

City of Raleigh Parks and Recreation Department

Supplemental Information

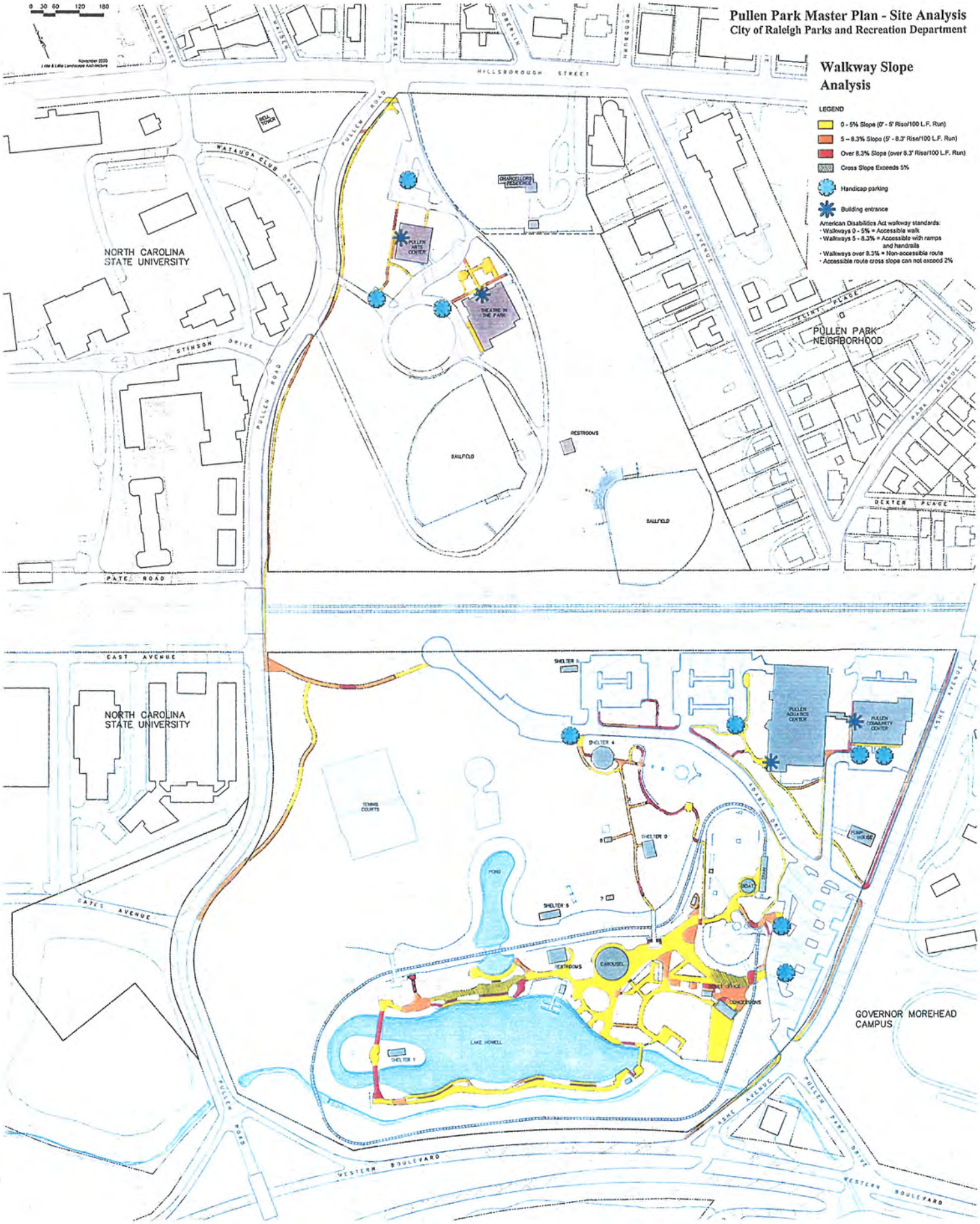
This map is intended to define the accessibility of existing pedestrian routes within Pullen Park as defined by the American Disabilities Act and the North Carolina Accessibility Code. This information is intended for use during the Master Planning process to aid with the development of proposed improvements that will improve accessibility within the existing and future park infrastructure.

Source of Information

Walkway Slopes – All slope information obtained from onsite measurements, October 2000.

Pullen Park Master Plan - Site Analysis

City of Raleigh Parks and Recreation Department

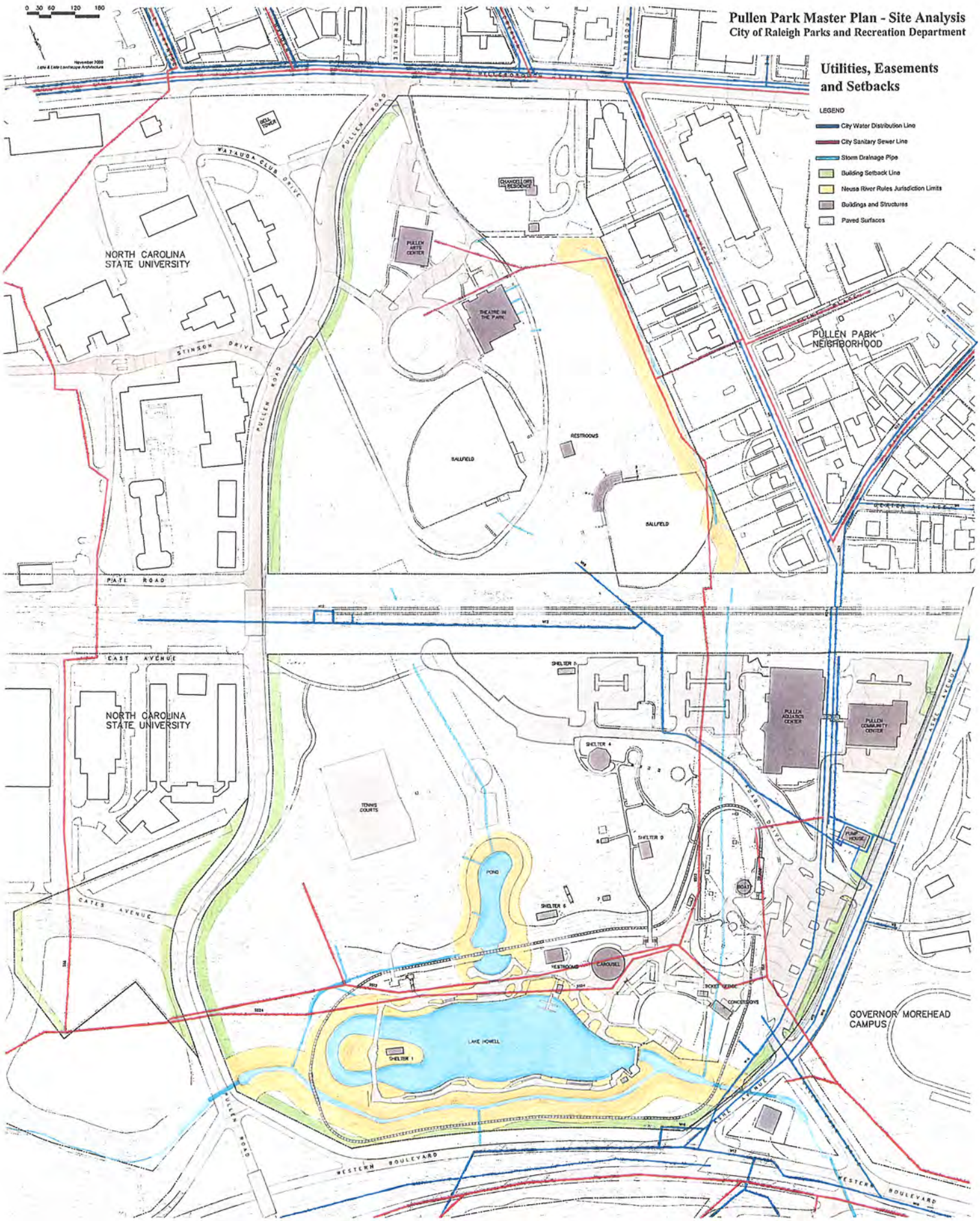


Supplemental Information

1. This map indicates the site constraints of utilities, easements and setbacks. Utilities that are indicated are typically large service lines shown on City Utilities Department maps. Small service lines to individual structures are not indicated. Water, sanitary sewer, and storm sewer are City maintained utilities; therefore, no easements are located on park property. Regardless, a protective area should be observed between any utility and proposed buildings.
2. Unmapped Utilities:
    - 16" water main shown ending at ball field in North Pullen Park extends to Hillsborough Street.
    - 116" water main may have connections to Theatre in the Park and Pullen Arts Center.
    - Additional water main exists starting from 16" main south of Red Diamond Square and extends into the neighborhood off of Cox Avenue. This main runs south and parallel to the outfield fence.
    - Water main shown on City map in railroad right of way is not correct. This main ties into water vaults directly across from Dunn Avenue on the Pullen Park side.
    - Three additional water lines run through the concession stand area. Where they connect to the City main and where they go are not known.
    - There is an existing sewer pipe not shown on the City utility plans that connects to existing SS immediately north of rail lines. This pipe serves the property adjacent to Cox Avenue.
3. Utility Relocation:
    - Water and sewer must be relocated outside new construction for buildings or decks. Minimum slope for SS is 0.5%.
4. City of Raleigh building setbacks are indicated.
5. Neuse River Rule setbacks are also indicated. Refer to hydrology text within 'Section A' for specifics of Neuse River Rule requirements and constraints.

Sources of Information

1. Water and sanitary sewer information is from City of Raleigh Utilities Department, September 2000 and 9 April 2001. The Utilities Department does not have any mapped utility easements within Pullen Park.
2. The storm water system is from the City of Raleigh planimetrics map, supplemented by on-site observation. The City of Raleigh has no further information pertaining to storm drainage within the park.
3. No utility easement information is available at the Register of Deeds Office, nor is there any in any deed books or pages referenced at Wake County GIS for the Pullen Park property, September 2000.


Pullen Park Master Plan - Site Analysis
City of Raleigh Parks and Recreation Department
Utilities, Easements and Setbacks
LEGEND
City Water Distribution Line
City Sanitary Sewer Line
Storm Drainage Pipe
Building Setback Line
Neuse River Rules Jurisdiction Limits
Buildings and Structures
Paved Surfaces
0 30 60 120 180
NORTH CAROLINA STATE UNIVERSITY
PULLEN PARK NEIGHBORHOOD
GOVERNOR MOREHEAD CAMPUS
PULLEN ARTS CENTER
THEATRE IN THE PARK
BALLFIELD
RESTROOMS
PULLEN AQUATICS CENTER
PULLEN COMMUNITY CENTER
TENNIS COURTS
POND
LAKE HOWELL
CAROUSEL
CONCESSIONS
PUMP HOUSE
BOAT
SHELTER 1
SHELTER 4
SHELTER 6
SHELTER 9
BELL TOWER
CHANCELLOR'S RESIDENCE
WATAUGA CLUB DRIVE
STINSON DRIVE
PULLEN ROAD
PATE ROAD
EAST AVENUE
CATES AVENUE
WESTERN BOULEVARD
ASHE AVENUE
ROADA DRIVE

Supplemental Information

Soil Types in Pullen Park

1. *Ce - Cecil Series Soils* – The Cecil series consists of gently sloping to steep, well-drained, deep soils of the Piedmont uplands. These soils are on side slopes and on rounded divides that have a difference in elevation of about 75 feet between the highest and the lowest points. They occupy large areas in the northern and central parts of the county, where they have formed under forest in material that weathered from gneiss, schist, and other acidic rocks. The water table remains below the solum, the altered layer of soil above the parent material that includes the A and B horizons.

   Natural fertility and the content of organic matter are low, and permeability is moderate. The available water capacity is medium, and the shrink-swell potential is moderate. Except in areas that have received lime, these soils are medium acid to strongly acid. Response is good if suitable applications of lime and fertilizer are made.

   a. *CeB2 – Cecil Sandy Loam Soils* – 2 to 6 percent slopes, eroded. This soil is on broad, smooth inter-stream divides in the uplands. Its surface layer is 3 to 7 inches thick. In many places, it is a mixture of the remaining original surface layer and of material from the subsoil. In the less eroded areas, the surface layer is yellowish-brown sandy loam, but the color ranges to reddish brown and the texture ranges to clay loam in the more eroded spots. The subsoil is red, firm clay that is 30 to 50 inches thick. Infiltration is fair, and surface runoff is medium. The hazard of further erosion is moderate. This soil is difficult to keep in good tilth, but it can be worked throughout a fairly wide range of moisture content.

   b. *CeC2 – Cecil Sandy Loam Soils* – 6 to 10 percent slopes, eroded. This soil is on short to long side slopes in the uplands. The surface layer is 3 to 7 inches thick and in many places, it is a mixture of the remaining original surface soil and of material from the subsoil. In the less eroded areas, the surface layer is yellowish-brown sandy loam. In the more eroded spots, the color changes to reddish brown and the texture ranges to clay loam. The subsoil is red, firm clay 30 to 45 inches thick. Infiltration is fair, and surface runoff is rapid. The hazard of further erosion is severe.

   c. *CeD – Cecil sandy loam* – 6 to 15 percent slopes. This is a well-drained, slightly to moderately eroded soil on narrow side slopes bordering upland drainageways. Where erosion is only slight, the surface layer is dark grayish-brown to yellowish-brown sandy loam 6 to 10 inches thick. Where erosion is moderate, the surface layer is yellowish-brown to reddish-brown sandy loam to clay loam 3 to 6 inches thick. The subsoil is red, firm clay that is 30 to 40 inches thick. Infiltration is fair to good, and surface runoff is very rapid. The hazard of erosion is very severe.

d. *CeF – Cecil sandy loam* – 15 to 45 percent slopes. This is a slightly to moderately eroded soil on narrow side slopes bordering upland drainageways. Where erosion is only slight, the surface layer is dark grayish-brown to yellowish-brown sandy loam 5 to 9 inches thick. Where erosion is moderate, the surface layer is only 3 to 6 inches thick, its color ranges from yellowish brown to reddish brown, and its texture ranges to clay loam. The subsoil is red, firm clay 30 to 36 inches thick. Infiltration is fair to good, and surface runoff is very rapid. This soil is highly susceptible to erosion.

2. *Cm - Chewacla Soils* – The Chewacla soils consist of nearly level, somewhat poorly drained soils on the flood plains of most of the streams in the county. These soils have formed in alluvial deposits of fine loamy material. A seasonal high water table is at a depth of about 1-½ feet.

   Natural fertility and the content of organic matter are low, permeability is moderate to moderately rapid, and the available water capacity is medium. The shrink-swell potential is moderate to low. These soils are frequently flooded, but the floodwaters remain for only a brief period of time. Except in areas that have received lime, the soils are strongly acid. Response is good if suitable applications of lime and fertilizer are made.

   The soils of this mapping unit are on the flood plains of streams. Their surface layer is brown to dark grayish-brown sandy loam to silt loam 4 to 12 inches thick. Beneath the surface layer, the color of the soil material ranges from brown to dark grayish brown, with mottles of brown and gray, and the texture ranges from sandy loam or silt loam to clay. The total thickness of the profile ranges from 34 inches to more than 72 inches. Infiltration is good, and surface runoff is slow. The hazard of flooding is severe, and the hazard of wetness is very severe. These soils are easy to keep in good tilth and can be worked throughout a wide range of moisture content.

3. *Ma - Made Land Soils* – Made land is a miscellaneous land type in which the areas have been altered by man to the extent that the profile of the original soils cannot be recognized. The altered soil material does not function as did the original soil, and in many places, it does not resemble the original soil.

4. *Me - Mantachie Soils* – The Mantachie soils consist of nearly level or gently sloping, deep somewhat poorly drained soils in depressions of the Piedmont and Coastal Plain uplands. These soils have formed in coarse loamy deposits of local alluvium washed from surrounding soils of the uplands. A seasonal high water table is at a depth of about 2 feet.

   Natural fertility and the content of organic matter are low, and permeability is moderate to moderately rapid. The available water capacity is medium, and the shrink-swell potential is low. These soils are frequently flooded, but the floodwaters remain for only a brief period

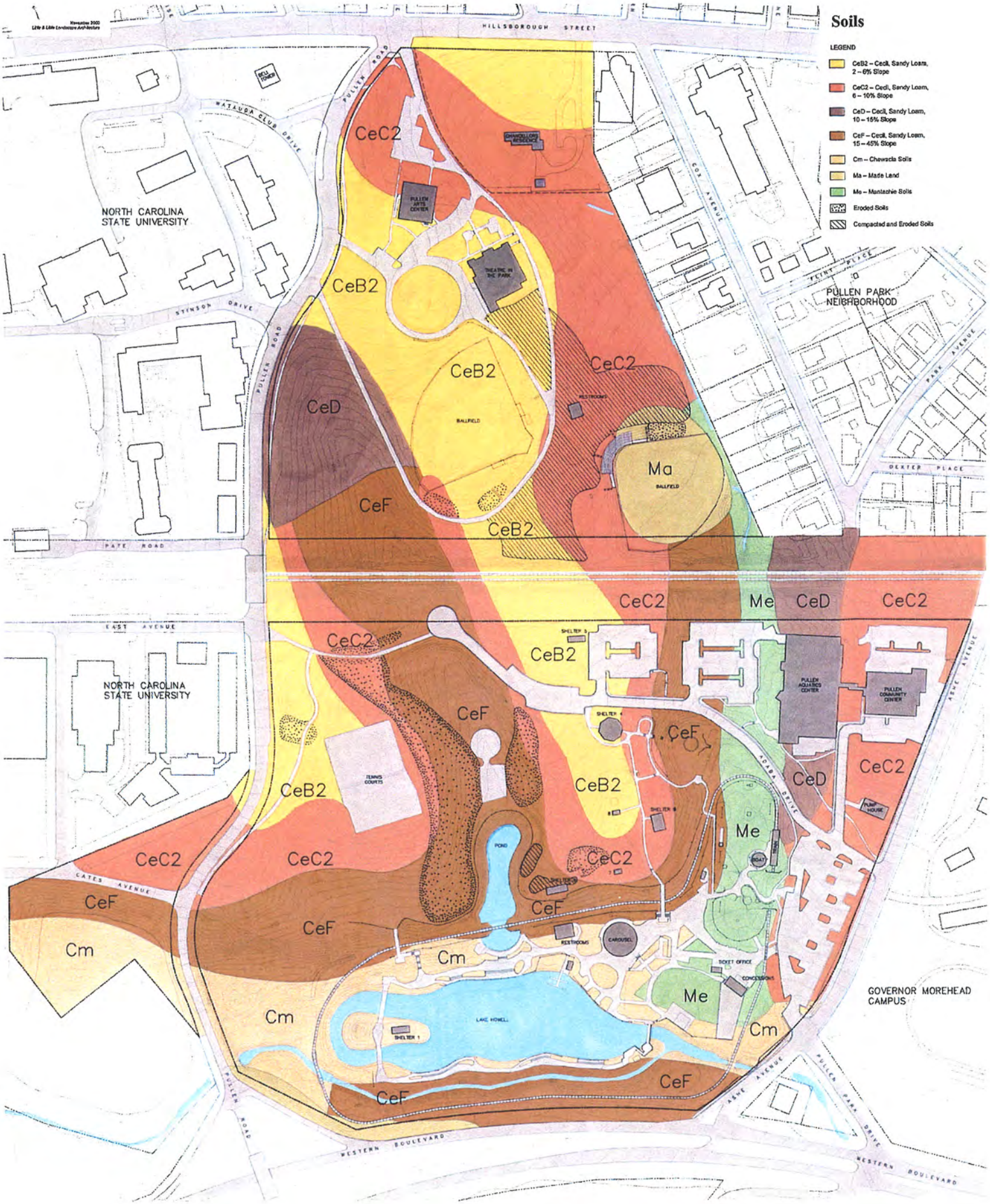
of time. Except in areas that have received lime, the soils are medium acid. This soil responds fairly well if suitable application of lime and fertilizer are made.

These soils are in depressions and draws in the upland. Their surface layer is dark-brown or gray to dark grayish-brown sandy loam to silt loam 4 to 20 inches thick. The subsoil is 10 to 40 inches thick and ranges from gray or very pale brown to dark brown in color and from sandy loam to loam in texture. It contains common gray mottles.

Infiltration is good, and surface runoff is slow to medium. Flooding is frequent but of short duration. These soils are easy to keep in good tilth, and they can be worked throughout a wide range of moisture content.

Sources of Information

1. Soil types within Pullen Park obtained from Soil Survey of Wake County dated November 1970. This information was verified as the latest available soil data through Wake County, Summer 2000.
2. Compaction and erosion information based on site observations by Little & Little staff, October 2000.


Soils
LEGEND
CeB2 – Cecil, Sandy Loam, 2 – 6% Slope
CeC2 – Cecil, Sandy Loam, 6 – 10% Slope
CeD – Cecil, Sandy Loam, 10 – 15% Slope
CeF – Cecil, Sandy Loam, 15 – 45% Slope
Cm – Chewacla Soils
Ma – Made Land
Me – Mantachie Soils
Eroded Soils
Compacted and Eroded Soils
HILLSBOROUGH STREET
NORTH CAROLINA STATE UNIVERSITY
PULLEN ROAD
WATAUGA CLUB DRIVE
STINSON DRIVE
PATE ROAD
EAST AVENUE
CATES AVENUE
WESTERN BOULEVARD
COX AVENUE
FLINT PLACE
PULLEN PARK NEIGHBORHOOD
PARK AVENUE
DEXTER PLACE
ASHE AVENUE
PULLEN PARK DRIVE
ADAMS DRIVE
GOVERNOR MOREHEAD CAMPUS
PULLEN ARTS CENTER
THEATRE IN THE PARK
BALLFIELD
RESTROOMS
TENNIS COURTS
POND
LAKE HOWELL
SHELTER 1
SHELTER 3
SHELTER 4
SHELTER 6
PULLEN AQUATICS CENTER
PULLEN COMMUNITY CENTER
PUMP HOUSE
CAROUSEL
TICKET OFFICE
CONCESSIONS
BOAT
CeC2
CeB2
CeD
CeF
Ma
Me
Cm

Supplemental Information

This map and text describe the existing tree population of Pullen Park and discusses the importance of these trees to the park and the community. Sources include the "Pullen Park Tree Inventory" by the City of Raleigh Parks and Recreation Department, observations and comments by James R. McGraw, Ph.D., and observations by the author.

History

Since its founding, trees have been an integral part of Pullen Park. The following are excerpts from Elizabeth Reid Murray's "Pullen Park - Some Historical Notes".

Wiley A. Howell recalled that when Pullen gave the park, "it was just an old cow pasture, red and rocky".

Mr. Pullen's interest in trees is well documented. The News and Observer reported in 1907: "(Pullen) was always planting; wherever Stanhope Pullen's foot was laid he dropped seed in his track. And the seed always grew! Nothing that he planted died; he had the way with flowers and green things and trees. His deep and practical love of nature is testified today by hundreds of spreading trees shading sidewalks populous with children at play, with the haunting deeps of the park at night, with cool stretches of lawn and clumps of shrubbery in which birds are nesting."

Hope Summerell Chamberlain wrote in the History of Wake County (1922): "He… superintended the planting of the cedars, the magnolias, and the willow oaks which he loved best, and which loved to grow for him."

Per the Annual Report year ending Feb. 28, 1889; Alderman's Minutes, July 10, 1889: "Under Pullen's guidance and with further expenditure on his part (augmented by less than $500 of city funds) Howell and city crews built two bridges (one over railroad, presumably second over Rocky Branch); laid off and graded main drive from Hillsborough Street to Rocky Branch as well as several cross drives; began landscaping various areas destined for different activities, including a half acre in shade trees; sowed seeds for maple, magnolia, pecan, English walnut, almond, and chestnut trees; and transplanted the following trees: 151 walnut, 136 cedar, 200 basswood, 96 sugar maple, 110 magnolia, 136 evergreen, 100 hemlock, 47 holly bushes."

And, in 1905 "Howell reported having planted… numerous cedar trees. William M. Boylan had donated many of the cedar trees."

Many of these plantings remain today, the most visible examples being the 240 Eastern Red Cedars that currently dot the landscape of Pullen Park. Some appear as single specimens, many are arranged along walks and roads, and others form patterns that no longer relate to existing development.

Tree plantings have continued throughout the history of the park. The existing tree inventory includes a broad mix of native trees and introduced varieties.

The Pullen Park Tree Inventory

The 62 acres of Pullen Park contain nearly 2,000 trees of 79 different varieties. These trees have been the subject of a detailed inventory and health assessment by the City of Raleigh Parks and Recreation Department. "The Pullen Park Tree Inventory" counted, mapped, and identified all of the 1,971 existing trees in the park and the health of each tree was assessed using the "Guide for Plant Appraisal" Eighth Edition, by the Council of Tree and Landscape Appraisers. See the Tree Conditions Summary Map for additional information.

Tree Descriptions

With such a detailed and accurate inventory and health assessment of the existing trees in hand, it is appropriate to look at the trees of Pullen Park more in terms of their intrinsic value to the park and the community. Trees are reviewed in terms of their visual characteristics, their function, and the general value they add to the site. The trees are divided into eight groups, described below and outlined on the summary map.

Remnants of Upland Oak – Hickory Forest

According to Dr. McGraw, much of the undeveloped upland portions of Raleigh were covered by an Oak-Hickory forest in the 19th and early 20th century. The forest consisted of several varieties of oaks, hickories, and various understory trees, with White Oak and Post Oak being the predominant oak species. Remnants of this native forest remain in the western and central portions of the park, where old White Oak, Post Oak, and Hickories provide a broad, green canopy.

Since these tree species do not adapt well to urbanization and the encroachment of buildings and pavement, few mature stands remain. This is particularly true with the Post Oak, the range of which is shrinking due to our continued urbanization. Few Post Oaks remain in the surrounding area. However, over 10% of the shade trees in Pullen today are Post Oak, while Post Oak, White Oak, and Hickory make up over 20% of the park's shade trees. These native trees are a link to the past natural history of the region and are an important part of the City of Oaks' heritage.

Mixed Hardwoods

This diverse mix of trees is an important component of the park. Of the 1,971 trees identified in Pullen Park, nearly 50% are mixed hardwood trees other than White Oak, Post Oak, and Hickory. The majority of these are large-growing, canopy-forming shade trees. This group consists chiefly of species of Oak, Maple, Sweetgum, Black Gum, Ash, Locust, and Pecan. Many of these trees, particularly the Willow Oaks on the south side of the park, create a broad, continuous canopy that provide shade, enclosure, continuity, and beauty to the more developed portions of the park.

Conversely, the group of Willow Oaks located east of the Armory and south of the Chancellor's house appears low in vigor due to the poor soils, lack of water, and density of the stand. Although not particularly ornamental from inside the park, they do create a pleasant view from off site.

Evergreen Conifers
Several varieties of evergreen conifers (cone producing plants) grow throughout the park, with considerable diversity in size and form. Primary species in this group are Eastern Red Cedar and Loblolly Pine. Many of these trees are visually dominant due to their size and character.

Deciduous Conifers
Most conifers are evergreen, but a few varieties of conifers are deciduous (drop their leaves in fall). Three deciduous conifer varieties exist in Pullen Park: Bald Cypress, Pond Cypress, and Dawn Redwood. All three varieties have large upright forms and interesting, fine texture. The large Bald Cypresses are dominant features along the north edge of Lake Howell. The groupings of Dawn Redwood in the southwest corner of the park offer contrast to the surrounding mixed hardwoods.

Southern Magnolias
Southern Magnolias are outstanding in the park landscape due to their size, their broadleaf evergreen foliage, and their tradition as a dominant southern landscape feature.

American Holly
American Holly is a long-lived tree easily identified by its horned evergreen foliage and red fruit. It is an important traditional southern landscape plant. American Hollies occur naturally across the region, but are infrequently planted today.

Understory
This group includes small growing deciduous and evergreen trees and consists chiefly of Flowering Dogwood, Redbud, Japanese Maple, Holly varieties, Crapemyrtle varieties, Flowering Cherry varieties, deciduous Magnolia varieties, and Crabapple varieties. Many of these small trees provide additional interest with flowers, foliage and fruit.

Trees of Note
Certain trees have added distinction due to their visual dominance, size, species, location, character, and beauty. These trees often define a view or area and therefore have increased value.

Aesthetics and Function

The trees of Pullen Park provide much of the character of the site and offer beauty and interest throughout the year. Tree forms are the dominant elements of the park from outside and from within. They create spaces, direct attention, make views, and hide clutter. The light greens of spring brighten the landscape. The summer foliage creates great masses of greens and provides dense shade, making our hot summers more livable. Fall colors include the reds, oranges and yellows of Maples, the golden brown spires of Bald Cypress, the clear yellow of the Hickories, and the many subdued hues of the Oaks. Wintertime reveals the beauty of the trees' individual and group architecture. Flowers and fruit add additional seasonal interest.

The trees create valuable habitat for a variety of wildlife. This habitat is especially valuable in an urban setting. Foliage provides cover and protection. Fruits, seeds, and nuts provide food.

Memorials

Several memorial plaques have been observed under trees on site, although the park has no formal memorial program.

Closing

The trees of Pullen Park are highly prized by the users of the park and the community. They not only offer beauty, comfort, and continuity, but also provide a link to our past and an educational opportunity regarding the natural history of the region.

Sources of Information

"Pullen Park Tree Inventory" April 2000, City of Raleigh Parks and Recreation Department
"1887 - Pullen Park - Some Historical Notes - 1987", Elizabeth Reid Murray, 21 May 1987
Observations by James McGraw, Ph.D., October 2000 (as recorded by the author)

Pullen Park Master Plan - Site Analysis

City of Raleigh Parks and Recreation Department

Supplemental Information

The Tree Condition Map Assessment was developed from the individual tree assessments contained in the complete "Pullen Park Tree Inventory", City of Raleigh Parks and Recreation Department. Included here is only the summary of the inventory.

The map shows only large growing trees over 4" caliper.

Pullen Park Master Plan - Site Analysis
City of Raleigh Parks and Recreation Department
Tree Condition Assessment
LEGEND
Tree Canopy
Excellent or Good Condition
Fair Condition
Poor Condition
Very Poor Condition
Map includes only large growing trees over 4" caliper
0 30 60 120 180
November 2000
Little & Little Landscape Architecture
HILLSBOROUGH STREET
ENTERPRISE
WAIDEN
FERNDALE
OBERLIN
WOODBURN
BELL TOWER
WATAUGA CLUB DRIVE
PULLEN ROAD
CHANCELLORS RESIDENCE
PULLEN ARTS CENTER
THEATRE IN THE PARK
NORTH CAROLINA STATE UNIVERSITY
STINSON DRIVE
COX AVENUE
FLINT PLACE
PULLEN PARK NEIGHBORHOOD
PARK AVENUE
DEXTER PLACE
BALLFIELD
RESTROOMS
PATE ROAD
EAST AVENUE
SHELTER 5
PULLEN AQUATICS CENTER
PULLEN COMMUNITY CENTER
ASHE AVENUE
SHELTER 4
TENNIS COURTS
SHELTER 9
PUMP HOUSE
POND
BOAT
CATES AVENUE
SHELTER 6
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TICKET OFFICE
CONCESSIONS
GOVERNOR MOREHEAD CAMPUS
LAKE HOWELL
SHELTER 1
WESTERN BOULEVARD
PULLEN PARK DRIVE

City of Raleigh
North Carolina

Parks and Recreation Department
Design / Development Division

Urban Forestry Section

PULLEN PARK
TREE INVENTORY

Prepared by

Cullen E. Whitley
Urban Forestry Inspector

Layna E. Thrush
Urban Forestry Program Specialist

Raleigh Parks and Recreation Department
Urban Forestry Section

Pullen Park Tree Inventory

Forward

This Pullen Park tree inventory was completed in April 2000. Every tree in Pullen Park has been inventoried and assessed for general condition. Condition assessment was made using "Guide for Plant Appraisal" Eighth Edition, by the Council of Tree and Landscape Appraisers. An average condition grade was assigned to the root system, the main stem and the crown with an average over-all condition assigned to each tree. Condition percentages range from 0 to 100, with 100 being the best. Tree grade ranges were assigned as follows:

Grade	Average	% Range
Excellent	95	90 -100
Good	80	70 - 89
Fair	60	50 - 69
Poor	40	25 - 49
Very Poor	20	0 - 24

Each tree has been assigned an inventory number by geographical area. All trees that are north of the main railroad tracts have an inventory number that begins with N. All trees that are south of the main railroad tracts have a number that begins with S.

North Pullen Park has been divided into 6 separate zones:
N1 Pullen Arts Center
N2 Theater in the Park and round circle
N3 Red Diamond ball field to park entrance
N4 Pullen Drive to ball fields
N5 Between ball fields, comfort station
N6 Woods behind Chancellor's house

South Pullen Park has been divided into 6 separate zones:
S1 Lower main parking lot
S2 Aquatic Center, north of Adaba Drive
S3 Main picnic area, round house
S4 Tot lot, plaza, Lake Howell to Western Boulevard
S5 Bottomland, headwaters
S6 Tennis Courts

In the inventory, each tree is listed by zone, tree number, species, diameter at breast height, total height, separate condition grade for roots, stem, crown and a column for comments. For inventory purposes, some similar groupings of trees were given the same inventory number; however, the total number of trees in each grouping were tallied separately. For hazard trees, the comment box has been shaded for easy recognition. Each tree that is listed as a candidate for removal or for re-inspection has a photograph and location map. Two separate maps for the north and south sides accompany this written report. Each map shows the location and number by zone for each tree and stump.

PULLEN PARK TREE INVENTORY TOTALS

Pullen Park contains 1971 trees.

Numbers of trees in each condition class and percentage of total trees:

Excellent:	59	3%
Good:	890	45%
Fair:	850	43%
Poor:	113	5.7%
Very Poor:	48	2.4%
Dead:	13	. 66%
Stumps:	75	
Trees Recommended for Removal:	**50**	**2.5%**
Trees to Re-inspect:	10	. 51%

SOUTH PULLEN PARK TREE INVENTORY TOTALS

South Pullen Park contains 1199 trees.

Numbers of trees in each condition class and percentage of total trees:

Excellent:	59	4.9%
Good:	681	56.8%
Fair:	348	29%
Poor:	80	6.7%
Very Poor:	31	2.6%
Dead:	2	
Stumps:	16	
Trees Recommended for Removal:	**26**	**2%**
Trees to Re-inspect:	5	. 045%

NORTH PULLEN PARK TREE INVENTORY TOTALS

North Pullen Park contains 772 trees.

Numbers of trees in each condition class and percentage of total trees:

Excellent:	0	
Good:	209	27%
Fair:	502	65%
Poor:	33	4.3%
Very Poor:	17	2.2%
Dead:	11	1.4%
Stumps:	59	
Trees Recommended for Removal:	**24**	**3.1%**
Trees to Re-inspect:	5	. 65%

PULLEN PARK TREE INVENTORY, SPECIES COUNT

1971 trees in Pullen Park, 79 Species of trees in Pullen Park

Species	Total # Of	% of Total		Species	Total # Of	% of Total
A. HOLLY	23	1.17		MAPLE CULTIVAR	4	0.20
AILANTHUS	1	0.05		MIXED HARDWOOD	293	14.87
ARMSTRONG MAPLE	4	0.20		MOCKERNUT HICKORY	9	0.46
ASH	32	1.62		MUSCLEWOOD	1	0.05
BALD CYPRESS	12	0.61		N. RED OAK	1	0.05
BEECH	6	0.30		N. WHITE CEDAR	1	0.05
BLACK CHERRY	3	0.15		NRS HOLLY	23	1.17
BLACK GUM	7	0.36		OKAMI CHERRY	32	1.62
BLACK LOCUST	13	0.66		PECAN	15	0.76
BLACK PINE	4	0.20		PERSIMMON	3	0.15
BLACK WALNUT	1	0.05		PHOTINIA	1	0.05
BLACK WILLOW	2	0.10		PIGNUT HICKORY	9	0.46
BLACKJACK OAK	2	0.10		PIN OAK	16	0.81
BRADFORD PEAR	14	0.71		POND CYPRESS	4	0.20
CALLERY PEAR	22	1.12		POST OAK	107	5.43
CHERRY LAUREL	4	0.20		RED BUD	13	0.66
CHERRY, FLOWERING	21	1.07		RED MAPLE	40	2.03
CRABAPPLE	41	2.08		RED MULBERRY	5	0.25
CREPE MYRTLES	207	10.50		RIVER BIRCH	18	0.91
CRYPTOMERIA	6	0.30		S. MAGNOLIA	69	3.50
DAWN REDWOOD	27	1.37		S. RED OAK	24	1.22
DECIDUOUS MAGNOLIA	39	1.98		SAWTOOTH OAK	1	0.05
DEODORA CEDAR	2	0.10		SCARLET OAK	2	0.10
DOGWOOD	27	1.37		SHORTLEAF PINE	2	0.10
DWARF LOBLOLLY	2	0.10		SHUMARD OAK	10	0.51
E. RED CEDAR	242	12.28		SUGAR MAPLE	22	1.12
ELM	8	0.41		SWAMP CHESTNUT OAK	2	0.10
FOSTER HOLLY	5	0.25		SWEETGUM	14	0.71
GINKO	7	0.36		SYCAMORE	2	0.10
HACKBERRY	1	0.05		WATER OAK	9	0.46
HEMLOCK	2	0.10		WAX MYRTLE	5	0.25
INCENSE CEDAR	1	0.05		WEEPING CHERRY	3	0.15
JAPANESE MAPLES	66	3.35		WEEPING WILLOW	1	0.05
KATSURATREE	1	0.05		WHITE CEDAR	2	0.10
LAUREL OAK	1	0.05		WHITE OAK	82	4.16
LEYLAND CYPRESS	85	4.31		WHITE PINE	10	0.51
LIVE OAK	2	0.10		WILLOW OAK	130	6.60
LOBLOLLY PINE	22	1.12		YELLOW POPLAR	2	0.10
MAGNOLIA, UMBRELLA	1	0.05		YAUPON HOLLY	18	0.91
MAPLE CULTIVAR	4	0.20				

SOUTH PULLEN PARK TREE INVENTORY, SPECIES COUNT

1199 trees in South Pullen, 76 Species of trees in South Pullen

Species	Total # Of	% of Total		Species	Total # Of	% of Total
A. HOLLY	22	1.83		MAGNOLIA, UMBRELLA	1	0.08
AILANTHUS	1	0.08		MAPLE CULTIVAR	3	0.25
ARMSTRONG MAPLE	3	0.25		MIXED HARDWOOD	48	4.00
ASH	17	1.42		MOCKERNUT HICKORY	6	0.50
BALD CYPRESS	11	0.92		MUSCLEWOOD	1	0.08
BEECH	6	0.50		N. WHITE CEDAR	1	0.08
BLACK CHERRY	1	0.08		NRS HOLLY	23	1.92
BLACK GUM	7	0.58		OKAMI CHERRY	32	2.67
BLACK LOCUST	13	1.08		PECAN	5	0.42
BLACK PINE	4	0.33		PERSIMMON	2	0.17
BLACK WILLOW	2	0.17		PHOTINIA	1	0.08
BLACKJACK OAK	1	0.08		PIGNUT HICKORY	3	0.25
BRADFORD PEAR	6	0.50		PIN OAK	16	1.33
CALLERY PEAR	2	0.17		POND CYPRESS	4	0.33
CHERRY LAUREL	4	0.33		POST OAK	61	5.09
CHERRY, FLOWERING	21	1.75		RED BUD	11	0.92
CRABAPPLE	33	2.75		RED MAPLE	40	3.34
CREPE MYRTLES	145	12.09		RED MULBERRY	5	0.42
CRYPTOMERIA	4	0.33		RIVER BIRCH	18	1.50
DAWN REDWOOD	27	2.25		S. MAGNOLIA	40	3.34
DECIDUOUS MAGNOLIA	12	1.00		S. RED OAK	17	1.42
DEODORA CEDAR	2	0.17		SAWTOOTH OAK	1	0.08
DOGWOOD	24	2.00		SCARLET OAK	1	0.08
DWARF LOBLOLLY	2	0.17		SHORTLEAF PINE	2	0.17
E. RED CEDAR	71	5.92		SHUMARD OAK	7	0.58
ELM	2	0.17		SUGAR MAPLE	17	1.42
FOSTER HOLLY	5	0.42		SWAMP CHESTNUT OAK	1	0.08
GINKO	5	0.42		SWEETGUM	13	1.08
HACKBERRY	1	0.08		SYCAMORE	2	0.17
HEMLOCK	2	0.17		WATER OAK	5	0.42
INCENSE CEDAR	1	0.08		WEEPING CHERRY	3	0.25
JAPANESE MAPLES	59	4.92		WEEPING WILLOW	1	0.08
KATSURATREE	1	0.08		WHITE CEDAR	2	0.17
LAUREL OAK	1	0.08		WHITE OAK	67	5.59
LEYLAND CYPRESS	37	3.09		WHITE PINE	10	0.83
LIVE OAK	1	0.08		WILLOW OAK	108	9.01
LOBLOLLY PINE	21	1.75		YELLOW POPLAR	2	0.17
MAGNOLIA CULTIVAR	25	2.09		YAUPON HOLLY	17	1.42

NORTH PULLEN PARK TREE INVENTORY, SPECIES COUNT

772 trees in North Pullen, 42 Species of trees in North Pullen

Species	Total # Of	% of Total		Species	Total # Of	% of Total
ARMSTRONG MAPLE	1	0.13		MOCKERNUT HICKORY	3	0.39
ASH	15	1.94		N. RED OAK	1	0.13
BALD CYPRESS	1	0.13		PECAN	10	1.30
BLACK CHERRY	2	0.26		PERSIMMON	1	0.13
BLACK WALNUT	1	0.13		PIGNUT HICKORY	6	0.78
BLACKJACK OAK	1	0.13		POST OAK	46	5.96
BRADFORD PEAR	8	1.04		REDBUD	2	0.26
CALLERY PEAR	20	2.59		S. MAGNOLIA	29	3.76
CRABAPPLES	8	1.04		S. RED OAK	7	0.91
CREPE MYRTLE	62	8.03		SAUCER MAGNOLIA	2	0.26
CRYPTOMERIA	2	0.26		SCARLET OAK	1	0.13
DOGWOOD	3	0.39		SHUMARD OAK	3	0.39
E. RED CEDAR	171	22.15		SUGAR MAPLE	5	0.65
ELM	6	0.78		SWAMP CHESTNUT OAK	1	0.13
GINGKO	2	0.26		SWEETGUM	1	0.13
HOLLY	1	0.13		WATER OAK	4	0.52
JAPANESE MAPLES	7	0.91		WAX MYRTLES	5	0.65
LEYLAND CYPRESS	48	6.22		WHITE OAK	15	1.94
LIVE OAK	1	0.13		WILLOW OAK	22	2.85
LOBLOLLY PINE	1	0.13		YAUPON HOLLY	1	0.13
MAPLE CULTIVAR	1	0.13		TREES NEAR COMFORT STATION	245	31.74
				(Mostly Oaks)		

Pullen Park Wildlife Report

November 2000

Dr. Chris Moorman
Wildlife Biologist

Introduction

City parks, like Pullen Park in Raleigh, North Carolina, can provide suitable habitat for a number of wildlife species. With proper planning and management, these parks can become relatively high quality habitats for a surprisingly diverse wildlife community. Urban landscapes with many different plant species distributed in a pattern that affords complex vegetative structure should attract the greatest number of wildlife species. When a variety of plant species are present within a small area, alternative food sources are available throughout the year and preferred foods are present for a variety of animal species. Complex vegetative structure (i.e., the way plants and trees are distributed along the vertical and horizontal planes) also promotes a diverse and abundant wildlife community in an urban environment. Vertical plant structure allows ground-dwelling, shrub-dwelling, and treetop wildlife to exist in the same horizontal space, and horizontal plant structure increases the abundance of alternative food sources.

Many birds, including Northern Mockingbird, Brown Thrasher, Northern Cardinal, Carolina Chickadee, Carolina Wren, Blue Jay, Red-bellied Woodpecker, and Eastern Tufted Titmouse, have adapted to urban environments and should be abundant in urban parks. Sufficiently large parks, generally surrounded by inhospitable concrete and asphalt development, may even attract wide-ranging species like Red-tailed Hawk or Pileated Woodpecker. Gray Squirrels thrive in city parks, especially those containing oaks, hickories and other mast producing hardwoods. Individual butterfly species will use a park that contains its specific larval host plant(s) or preferred nectar-producing plants for its adult form.

Although urban parks offer many opportunities to attract wildlife, there also are inherent limitations. Excessive human activity in parks makes them inhospitable to animals sensitive to man-made disturbance. Most urban parks are too small to provide sufficient habitat for larger, wide-ranging species. The public typically prefers the looks of a neat and well-maintained urban landscape (i.e., grass is mown, leaves are raked and hedges are trimmed), but most wildlife prefer an unkempt, weedy landscape. Many actions taken to improve habitat for desirable wildlife, such as shrub-loving birds, also may create habitat for undesirable animals like Eastern Cottontail Rabbits or Norway Rats. The aforementioned opportunities and limitations should be considered when developing park management plans.

October 2000 Inventory

The effects future master planning will have on Pullen Park's wildlife community can best be determined if baseline values, which include the types of species and numbers of animals currently present within the park, are recorded. Therefore, I conducted five casual surveys of Pullen Park's wildlife community during October 2000. During each survey, I spent 1-2 hours walking leisurely through all areas of the park, and I recorded the species and number of animals seen or heard. I attempted to conduct each survey during a different time of the day in order to view activity by all wildlife species present (i.e., different animals are active during different times of the day). Results of the five surveys are attached. I also included a separate attachment that lists all species recorded.

Birds

Forty-three bird species were recorded during the October surveys. Shrub-loving species, including Eastern Towhee, Brown Thrasher, Northern Mockingbird, Northern Cardinal, and Song Sparrow, typically were recorded near hedges and other low-growing vegetation. Canopy-dwelling birds, including Carolina Chickadee, Eastern Tufted Titmouse, Blue Jay, and American Crow, and migrant species, including Rose-breasted Grosbeak, Northern Parula, Black-throated Green Warbler, Tennessee Warbler, and Nashville Warbler, were most commonly observed in the canopies of the mature oaks found throughout the park. Eastern Bluebirds and American Robins were seen in or near the open, grassy areas of the park. Because Downy Woodpecker, Red-bellied Woodpecker, White-breasted Nuthatch, and Northern Flicker feed on dead trees and dead parts of live trees, they were seen in or near the mature oak groves within the park.

Butterflies

Twenty-four butterfly species were recorded during the October surveys[1]. Most butterflies were observed feeding on Lantana and Butterfly Bush blooms. Other than these two plants, few plants were in bloom in Pullen Park during the time of the surveys. A few of the less common butterflies, including Question Mark, Carolina Satyr, and Pearly Eye, were seen only in and around the mature oak groves. Checkered Skippers only were observed sunning or feeding in grassy, sunlight areas.

Mammals

Two mammal species were recorded during the October surveys. As expected, Gray Squirrels were extremely abundant within the park. During the surveys, most squirrels were observed collecting acorns from beneath the mature oaks. Eastern Chipmunks were seen twice in the rip rap running along the stream at the south end of the park. The population of chipmunks in Pullen Park is one of the most eastern populations known to occur in North Carolina.

Reptiles/Amphibians
One reptile species and no amphibians were recorded during the October surveys. Six Yellowbelly Sliders were seen sunning at the lake's surface during one of the afternoon surveys.

Fish
Two fish species were recorded in the park's lake during the October surveys. Bullhead Catfish and Bluegill were observed during an afternoon visit to the park.

Comments

The species present in the park and the abundance of each species likely change from season to season. Therefore, the results of the October surveys should not be considered a comprehensive inventory of Pullen Park's wildlife community.

Many songbird species pass through North Carolina on their trips north in the spring and south in the fall. Several of these Neotropical migrant bird species were not recorded during the October surveys but likely use the park as stopover habitat during spring or fall migration. Examples of these species might include Cape May Warbler, Bay-breasted Warbler, Yellow-throated Warbler, Yellow Warbler, Summer Tanager, Scarlet Tanager, Baltimore Oriole, and Indigo Bunting. Other migrant bird species, including Great-crested Flycatcher and Eastern Kingbird, might breed within the park during the spring and summer months and migrate southward before the end of September. Therefore, these birds would not be detected during October surveys. Many birds migrate from areas north of North Carolina southward to spend the winter in the state. Such species, including Yellow-bellied Sapsucker and Cedar Waxwing, likely occur in Pullen Park beginning in late October through early November. Some bird species that infrequently visit the park likely were missed during the surveys. For example, Red-headed Woodpecker, a species of some conservation concern in North Carolina, was not recorded but historically has been present in the park.

Although most butterflies are not active during the coldest months of the year, most of the principles guiding bird use of the park hold true for butterflies. No amphibians and few reptiles were observed during the surveys. Most amphibian and reptile species, including frogs, toads, snakes, lizards and salamanders, are most active during the spring and summer months. Additional surveys during those periods should document several new species. Several bat species likely feed and/or raise young in or near the park. Big Brown Bats are known to have maternal roosts in Raleigh, and therefore might breed in Pullen Park. Despite the shortcomings of the October surveys, I likely documented a large percentage of the bird and butterfly species that use the park. Nearly all year round residents of the park should have been recorded and many fall migrants and winter residents also were observed.

Recommendations

When possible, urban landscaping should be accomplished using native plant species. Animals are adapted to the native plants around them and should receive all life requirements from a properly organized suite of native vegetation. Many butterfly species select specific plants as hosts for their eggs and larva, and in the absence of these plants, the butterflies will be unable to reproduce. Additionally, native plants do not present the problems that often occur with establishment of exotic plant species (e.g., disease introduction and unabated growth). The presence of native plants within urban parks also affords environmental educators and university professors the opportunity to teach students native plant identification using living specimens.

Although many birds eat insects in the spring and summer, some will feed on fruits whenever they are present and many birds depend heavily on fruits in the fall and winter months. Because the importance of different foods changes seasonally, a variety of fruiting species should be available so fruits are present throughout the year. Butterflies and hummingbirds require year round sources of nectar. Therefore a diversity of flowering plants should be available so nectar sources are present from spring to fall. A butterfly and hummingbird native plant garden, situated in a sunny portion of the park, would be an excellent addition to Pullen Park and likely would be a focal point for visitors.

Seeds and acorns are important to many animals during fall and winter. Oaks and hickories are important sources of hard mast, and many grasses produce important seeds. Each oak that falls or is removed should be replaced with a new seedling. To promote seed production, maintenance personnel could leave a portion of the grounds unmown, especially during the late-summer, fall and winter months. Dead trees are important nesting sites for cavity-nesting birds, bats, and Gray Squirrels and should be protected when possible. Nest boxes often are used as surrogates for natural cavities and act as nesting sites for a variety of bird species, including Great-crested Flycatchers, Screech Owls, Carolina Wrens, Carolina Chickadees, Eastern Tufted Titmice, and Eastern Bluebirds. Providing bat boxes within the park boundaries, including the "Rocket Box" now recommended by Bat Conservation International to attract Big Brown Bats, might also be a worthwhile endeavor. Consideration should be given to designating a portion of the park as a Natural Area. This Natural Area would be a great demonstration of the untidiness many wildlife species prefer (e.g., unmown grass, dead trees, and fallen limbs), and should be clearly marked as to its purpose.

Dense vegetation and evergreen plants provide places for birds and other prey species to escape from harsh weather and predators such as hawks. Just as with food, cover requirements change seasonally. During the spring and summer, foliage is abundant and cover should be plentiful in a well-landscaped park. However, cover can become scarce during the winter. Therefore, it is important to provide coniferous trees (i.e., pines and Eastern Redcedars) and hedges (i.e., American Holly and Wax Myrtle) throughout the park grounds,

especially adjacent to important feeding and watering spots. Conifers or dense shrubbery also can provide nighttime roosting spots for birds and other animals throughout the year.

Any manipulation of the wildlife habitat in Pullen Park will positively benefit some species and negatively affect others. Because many of the above recommendations might also attract undesirable species like Norway Rats, the positive and negative aspects of each potential habitat improvement activity should be weighed. On a final note, European Starling, House Finch, and English Sparrow are not endemic to North Carolina and should not be given priority during the planning process.

[1]John Connors from the North Carolina Museum of Natural Sciences made a special trip to help identify many of the butterfly species present within Pullen Park. John's thoughts and ideas were extremely helpful.

SPECIES RECORDED DURING SURVEYS

Birds

American Crow
American Redstart*
American Robin
Belted Kingfisher
Blackpoll Warbler*
Black-throated Green Warbler*
Blue Jay
Brown Thrasher
Carolina Chickadee
Carolina Wren
Chimney Swift*
Common Grackle
Downy Woodpecker
Eastern Wood Peewee*
Eastern Bluebird
Eastern Phoebe+
Eastern Towhee
Eastern Tufted Titmouse
English Sparrow
European Starling
Fish Crow
Golden-crowned Kinglet+
Gray Catbird*
House Finch
Mallard
Mourning Dove
Nashville Warbler*
Northern Cardinal
Northern Flicker
Northern Mockingbird
Northern Parula*
Palm Warbler*
Red-bellied Woodpecker
Red-eyed Vireo*
Red-tailed Hawk
Rose-breasted Grosbeak*
Ruby-crowned Kinglet+
Ruby-throated Hummingird
Song Sparrow+
Tennessee Warbler*
White-breasted Nuthatch
White-throated Sparrow+
Yellow-rumped Warbler+

*Neotropical and short-distance migrant species likely present within the park only during the migratory period. Some species, including Gray Catbird and Chimney Swift, may breed in or near the park.
+Species likely present only during migration and winter. Some species, including Eastern Phoebe and Song Sparrow, may breed in or near the park.

Butterflies

Alfalfa Butterfly
American Painted Lady
Cabbage Butterfly
Carolina Satyr
Checkered Skipper
Clouded Sulphur
Common Buckeye
Fiery Skipper
Horace's Duskywing
Little Glassywing
Long-tailed Skipper
Monarch
Ocola Skipper
Pearl Crescent
Pearly Eye
Question Mark
Red-banded Hairstreak
Red-spotted Purple
Sachem Skipper
Silver-spotted Skipper
Sleepy Orange
Variegated Frittilary
Vicerory
Clouded Skipper[1]

Mammal

Eastern Chipmunk
Gray Squirrel

Reptile/Amphibian

Yellowbelly Slider

Fish

Bluegill
Bullhead Catfish

[1]John Connors from the North Carolina Museum of Natural Sciences made a special trip to help identify many of the butterfly species present within Pullen Park. John's thoughts and ideas were extremely helpful.

SURVEY RESULTS

SURVEY RESULTS

	Survey Dates				
Species	4-Oct	5-Oct	7-Oct	13-Oct	27-Oct
Bird					
American Crow	1		2		1
*American Redstart		1			
American Robin	8	100	4	1	4
Belted Kingfisher			1		1
*Blackpoll Warbler				2	
*Black-throated Green Warbler			2		
Blue Jay	5	12	8	1	3
Brown Thrasher		3	5		
Carolina Chickadee		1	7	2	5
Carolina Wren		2	4		1
*Chimney Swift		1			
Common Grackle	5	1	8	20	35
Downy Woodpecker					3
*Eastern Wood Peewee		1	1		
Eastern Bluebird			5		
+Eastern Phoebe		1	6		1
Eastern Towhee		12	3	2	6
Eastern Tufted Titmouse	2	4	5	2	9
English Sparrow	10	5	6	4	7
European Starling					7
Fish Crow		1	1		
+Golden-crowned Kinglet					5
*Gray Catbird			7		
House Finch		4	8		2
Mallard	5	4	10	6	13
Mourning Dove			15	10	
*Nashville Warbler			1		
Northern Cardinal	2	10	11	3	2
Northern Flicker		1	1	2	3
Northern Mockingbird	4	3	10	4	3
*Northern Parula		2			
*Palm Warbler			1		
Red-bellied Woodpecker		4		1	5
*Red-eyed Vireo		4	1		
Red-tailed Hawk	1	2			1
*Rose-breasted Grosbeak		1			
+Ruby-crowned Kinglet		1	1		2
*Ruby-throated Hummingird		1			
+Song Sparrow		2	2	8	5

*Tennessee Warbler			1		
White-breasted Nuthatch		1		2	2
+White-throated Sparrow			1	3	2
+Yellow-rumped Warbler				4	20
Butterfly					
Alfalfa Butterfly				2	2
American Painted Lady	1	5		4	
Cabbage Butterfly	1	2	1	10	7
Carolina Satyr					1
Checkered Skipper		1			13
Clouded Sulphur				1	
Common Buckeye		1			
Fiery Skipper	1	8		25	6
Horace's Duskywing		1			
Little Glassywing		1			5
Long-tailed Skipper		1			
Monarch	3	2	1		
Ocola Skipper		3		2	1
Pearl Crescent				1	
Pearly Eye		1			
Question Mark		1			
Red-banded Hairstreak		1			
Red-spotted Purple		1			
Sachem Skipper		6		4	1
Silver-spotted Skipper	1	4		3	
Sleepy Orange	2	2		2	
Variegated Frittilary		1			
Vicerory		1			
Mammal					
Eastern Chipmunk			1	1	
Gray Squirrel	8	20	24	35	29
Reptile/Amphibian					
Yellowbelly Slider				6	
Fish					
Bluegill				200	
Bullhead Catfish				200	

*Neotropical Migrant
+Winter Migrant

The report that follows was prepared by Christopher E. Moorman, Ph.D. Dr. Moorman is an assistant professor at North Carolina State University, College of Forestry Resources, Department of Extension Forestry, where he serves as Extension Wildlife Specialist. Dr. Moorman is responsible for leading extension activities that relate to forest wildlife management and environment education.

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* *Refer to map for specific locations*

Buildings – North Pullen

Arts Center
- Appearance: Red brick, stainless steel window trim, tan building panels.
- Roof: Flat.
- Item of note: Front door entrance not apparent from parking areas.

Theatre In The Park
- Appearance: Imposing brick structure painted gray; iron bars on windows.
- Roof: Flat.
- Items of note:
  - Paint splotched in several shades creates an unused appearance.
  - The gray color, along with the iron bars at the windows, create an imposing, uninviting appearance.

Restrooms
- Appearance: Red brick structure.
- Roof: Black asphalt shingles.
- Items of note: Appears to be in poor condition and in need of updating.

Buildings – South Pullen

Aquatics Center

- Appearance: Building colors are bright red, blue, white and faded yellow. Utilitarian structure of exposed steel beams and panels.
- Roof: Light blue metal.
- Item of note: Building commands view from all adjacent areas of the park.

Community Center

- Appearance: Red brick with utilitarian appearance.
- Roof: Flat.
- Items of note:
  - No apparent front entrance.
  - Abrupt material and color change at connection to Aquatics Center.

Water Pumping Station

- Appearance: Red brick similar to Community Center. Stark utilitarian structure.
- Roof: Flat.
- Item of note: Significant feature at a main park entrance.

Buildings – Amusement Area

Boathouse

- Appearance: Tan wood siding.
- Roof: Brown asphalt shingle.

Carousel

- Appearance: Light yellow wood structure.
- Roof: Green asphalt shingle.

Concession Stand

- Appearance: Stone base with tan wood siding.
- Roof: Gray asphalt shingle.

Restrooms

- Appearance: Red brick, brown trim.
- Roof: Brown asphalt shingle.
- Items of note:
  - Very isolated location during non-peak hours.
  - Woman's entrance is in the rear and is not visible from public areas. Feels unsafe.

Ticket Stand
- Appearance: Tan painted brick with tan wood siding.
- Roof: Brown asphalt shingle.

'Train Station'
- Appearance: White wood structure.
- Roof: Flat Angled V-shape.

Parking Lots

P-1: Arts Center parking lot (23 spaces & 2 handicap spaces)
- Configuration of lot appears to be an inefficient layout of spaces.
- Lot poorly accessed from surrounding drives.

P-2: Theatre In The Park parking lot (22 spaces)
- Only area of parking with a direct connection to the front of T.I.P.
- Lot is poorly constructed and in very bad condition.
- No clear connection to Community Center entrance.

P-3: Community Center parking near Pullen Drive (2 spaces & 2 handicap spaces)
- Small parking area off narrow entrance driveway.

P-4: Theatre In The Park side parking lot (14 spaces & 2 handicap spaces)
- Small parking area against edge of building at side entrance.

P-5: Aquatics Center upper parking lot
- Serves as overflow parking for Aquatics Center and an upper area shelter.
- Area commands view of large area of park.

P-6: Aquatics Center lower parking lot
- Clear connection of walks to building entrance.
- Drop-off areas appear adequate.

P-7: Community Center rear parking lot (2 bays - 47 spaces – No handicap spaces)
- Primary use appears to be as a maintenance and storage yard.
- Entry to building not clearly defined.
- Views of chain link fence and plantings to the north.
- View of parking abutting building to the south.
- Views of dumpsters, maintenance equipment and material storage to the east and west.

P-8: Community Center front parking lot (1 bay - 19 spaces & 4 handicap spaces)

- Handicap parking not ADA accessible to the building via existing walks.
- View of concrete sidewalk and building wall to the north.
- Views of large Willow Oak grove to the south.
- Views of concrete block retaining wall and security fence along Ashe Avenue to the east.
- View of Aquatics Center wall to the west.

P-9: Amusement Area parking lot (approx. 123 spaces, 8 compact spaces, 3 handicap)

- Large parking lot with large tree islands throughout.
- Lot striped for one-way traffic lanes. Generally unclear and not observed by users.
- One accessible ADA handicap space, two handicap spaces not ADA accessible via walks.
- Views of large trees and pumping station to the north.
- Views of Ashe Avenue filtered by large crapemyrtles to the east and southeast.
- Views of Amusement Area entrances to the west and southwest.

Vehicular Entrances

V-1: North Pullen Park exit to Hillsborough Street

- Exit only with right turn only.
- Confusing exit with limited visibility.

V-2A: Pullen Drive entrance to Theatre In The Park & Community Center.

- Skewed angle to the driveway.
- Entrance is very narrow. Appears one way; however, it is not clearly marked from inside property.
- Difficult to locate from Pullen Road.

V-2B: Pullen Drive maintenance driveway entrance

- Narrow asphalt driveway. Typically closed by chain and used only for maintenance.

V-3: Amusement Area parking lot entrance – north side

- Adaba Drive entrance. Primary entrance for Aquatics Center and Community Center.

V-4: Amusement Area parking lot entrance – south side

- Confusing configuration remaining from abandonment of old road through Pullen Park.
- Limited visibility when exiting. Limited sight distances created by road curvature and crapemyrtles.

Pedestrian Entrances

E-1: Arts Center main entrance

- Building faces Pullen Road with little visible connection to the street or parking lots.
- Walks approach from parking areas along sides of the building front. No direct sense of approach to the front door.
- Handicap ramp addition dominates building entrance.

E-2: Arts Center lower entrance

- Entrance is most visible from the parking lot near Hillsborough Street; however, it is not the primary entrance and is often locked.

E-3: Theatre In The Park entrance

- Main entrance walk is underused, as it connects to the small parking area in front of the building.
- Major parking areas in the rear of the building have no direct front approach to the main entrance. A large number of people are required to enter along narrow walks paralleling the front of the building.
- No sense of arrival through the exterior courtyard space.

E-4: Aquatics Center entrance

- Appears to have good connection to parking and other adjacent areas.
- Drop-off area appears to be too far from the door and appears to get little use. Most drop-off activities occur in the parking lot nearest to the entrance walk.

E-5: Rear entrance to Community Center

- Entry is along the narrow handicap ramp located close to the building wall.
- Entrance is not clearly defined. View of the entrance ramp is mostly hidden behind the building. A small sign identifies the entrance location.
- Approach to the door has no visible welcoming connection with the doorway. Feels as though the entrance is the back door.

E-6: Front entrance to Community Center

- Entry is along the narrow handicap ramp located close to the building wall.
- Approach to the front door has no visible welcoming connection with the doorway. Feels as though the entrance is a back door to the larger Aquatics Center to the west.

E-7: Picnic Area entrance

- Entrance off the parking lot is on Adaba Drive.
- Not an open, welcoming pedestrian entry. The walk does not welcome you into the space. It abruptly curves as is to avoid the space.

E-8: Amusement Area playground entrance

- Very visible throughout the parking lot.
- Appears to be the main entrance from the parking lot.
- No defined drop-off area. Single one-way lanes are too narrow for drop-off.
- Handicap spaces are not ADA accessible.
- Entrance walk is very steep and not ADA accessible.

E-9: Amusement Area main entrance

- Large stone columns are located on each side of the large entry opening. Opening gate is closed.
- Actual entry is a small walk to the left of columns, hidden by parked cars.
- Entrance appears closed from a majority of the parking lot.
- No defined drop-off area.
- Single accessible handicap space is located within proximity of the entrance.

Spaces

S-1: Open lawn at Pullen Road & Hillsborough Street

Space:

- Open space of lawn and large shade trees within close proximity to shops across Hillsborough Street.
- High visibility from Pullen Road creates exposed, uninviting space.
- Crosswalks provide some access from across Hillsborough, although intersection is busy and confusing.
- Single bench with its back to Pullen Road overlooks space.

Enclosure/Views:

- View to the north – Hillsborough Street shops and very large oaks near Pullen/Hillsborough intersection.
- View to the south – Pullen Arts Center entrance.
- View to the east – cars parked in Arts Center parking lot.
- View to the west – busy traffic along Pullen Road. Limbed up Magnolias provide very little enclosure. No sense of separation from roadway activity. Filtered view of bell tower and campus.

S-2 Arts Center front entrance lawn

Space:

- Grassy lawn area with two wood and metal benches under small shade trees.
- Space very open to surrounding areas. Edges not well defined.
- Space not inviting from Pullen Road. Appears to be a front lawn, not part of a usable park space.

Enclosure/Views:
- View to the north – grassy lawn and large trees.
- View to the south – parking lot. Some enclosure provided by ornamental trees.
- View to the east – enclosed by building.
- View to the west – NCSU campus and major traffic movements along Pullen Road.

S-3: Northern knoll

Space:
- The gentle knoll forming the highest location in Pullen Park is dominated by a magnificent oak that fills much of the space. The space and oak are currently screened from most areas by a dense hedge of crapemyrtle.

Enclosure/Views:
- The space is enclosed and defined on all sides by large deciduous trees.
- View to the north – the Arts Center building.
- View to the south – further defined by the ridge above the narrow valley below.
- View to the east – the old circular planting of red cedar, with Theatre In The Park in the distance.
- View to the west – Pullen Road.

S-4 North Cedar Circle

Space:
- Primarily mulched area dominated by two large Willow Oaks. Area is surrounded by old red cedar trees forming a large circular space. A single wood and metal picnic table is provided.

Enclosure/Views:
- View to the north – parking and the Arts Center.
- View to the south – Red Diamond and the grassed valley to the west.
- View east – Theatre In The Park.
- View to the west – NCSU campus and heavy traffic along Pullen Road.

S-5 Theatre In The Park Courtyard

Space:
- Area contains a front walk connection to the entrance of Theatre In The Park. Each side of the walk is a small brick patio and walks, bordered by ornamental plantings.
- Large oaks provide significant shade to the west side of the space.

Enclosure/Views:
- View to the north – open to view of the parking lot and the back of Arts Center.
- View to south – enclosed by Theatre In The Park.
- View to east – heavily wooded areas, the rear of NCSU Chancellor's house and a playground.
- View to the west – dominated by cedar circle and large shade trees.

S-6 Heavily wooded areas

Space:

- Large area of Willow Oaks at varying ages, bisected by a double row of red cedar lining an old driveway.
- Large open area not clearly defined.

Enclosure/Views:

- View to the north – enclosed by the rear of Theatre In The Park.
- View to the south – no discernable edges. View of old restrooms, with ball field fence and train track in distance.
- View to east – rear of commercial areas, parking lots and some residential uses.
- View to the west – fence for Red Diamond baseball field.

S-7: North Pullen north valley

Space:

- Narrow valley containing large lawn area under mixed shade trees.
- Used extensively by NCSU students for studying and as a cut through from campus to residential housing to the east.

Enclosure/Views:

- View to the northeast and northwest – defined by ridgelines at top of slope.
- View to the south – enclosed by dense plantings along edge of CSX railroad tracks.
- View to the east – NCSU Brooks Hall and Pullen Drive.
- View to the west – defined by old drive and red cedars.

S-8: Area between ballfields

Space:

- Very open and exposed plateau.
- Rocky soils compacted from parking uses.

Enclosure/Views:

- Very little enclosure of space. Views: Ball field to the north, railroad to the south, open view to ball field and housing to the east, and NCSU campus to the west.

S-10: Community Center courtyard

Space:

- Undeveloped courtyard space between Community Center and rear of Aquatics Center.
- Existing lawn area with minimal plantings. Space is not welcoming.

Enclosure/Views:

- Space enclosed to the north, east and west by building walls. View down entrance driveway to the south.

S-11: Willow Oak grove near Community Center

Space:

- Grove of large Willow Oaks south of the Community Center. Observed a single bench used at lunch breaks.

Enclosure/Views:

- View to the north – enclosed by parking lot and Community Center
- View to the south – lawn, pump house and Pullen Park entrance.
- View to the east – enclosed by low shrubs along Ashe Avenue. Governor Morehead School campus is visible in the distance.
- View to the west – large trees along side of Aquatics Center.

S-12: Picnic area above Aquatics Center parking lots

Space:

- Grassed knoll forming high point for the south side of Pullen Park.
- Few trees provide open sunny area.
- A large picnic shelter of natural wood and brown shingle roof is located just above the adjacent parking lot.

Enclosure/Views:

- View to the north – enclosed by CSX railroad tracks. The view is partially screened by mixed understory vegetation, with openings to the lower ballfield at north Pullen.
- View to the south – Adaba Drive and adjacent parking, with distant views of the deep valley and its slopes of tall shade trees, and the tennis courts.
- View to the east – the Aquatics Center and parking lots.
- View to the west – the Adaba Drive cul-de-sac, parked cars and dumpsters.

S-13: Picnic area at oak grove

Space:

- Picnic area under a single group of large oaks.

Enclosure/Views:

- View to the north – railroad tracks through a thin stand of understory trees.
- View to the south – Adaba Drive, parked cars, and valley with slopes of large oaks in distance.
- View to the east – open lawn to a shelter, where the shelter and Aquatics Center compete for prominence.
- View to the west – cul-de-sac and dumpsters, path to NCSU and open lawn beyond.

S-14: Lawn at Adaba cul-de-sac

Space:

- Open grassed lawn with wood picnic table.
- Few trees provide sunny area.

- Area is adjacent to the asphalt walk connection between Adaba Drive cul-de-sac and Pullen Road/NCSU Campus.

Enclosure/Views:

- Space is open and sunny, with enclosure on the south, east and west by large shade trees.
- View to the north – enclosed by thick understory trees, filtering view of railroad tracks.
- View to the south – asphalt walk and ridgeline above valley beyond. Distant view of slopes with large shade trees and tennis courts.
- View to the east – cul-de-sac and dumpsters. Aquatics Center in the distance and parking along Adaba Drive dominate view.
- View to the west – grassed lawn to ridgeline that partially screens Pullen Drive.

S-15: South cedar circle/asphalt path

Space:

- Gently sloping linear space with greenway path meandering between tennis courts on the east and earth berm on the west.

Enclosure/Views:

- Area partially enclosed by remains of old circular planting of red cedar.
- View to the north – thick understory trees along railroad edge.
- View to the south – meadow and grassed ridge.
- View to the east – enclosed by tennis courts, holly, and cedar along ridgeline above the valley below.
- View to the west – enclosed by hedges and a grassed berm screening views of Pullen Road.

S-16: Gentle sloped meadow

Space:

- Grassed meadow with few trees providing narrow sunny area.

Enclosure/Views:

- View to the north – steep mulched slopes up to the tennis court fence.
- View to the south – enclosed by slopes and vegetation along bluffs, with view southeast of the bridge to the amusement area and filtered views of Western Boulevard in the distance.
- View to the east – large Post/White Oak groves.
- View to the west – NCSU campus buildings.

S-17: Overlook above bluffs

Space:

- A narrow level plateau overlooking the floodplain meadow below.
- Ridge to the west muffles some traffic noise from Pullen Road. Appears to be an equal amount of sound from traffic on Pullen Road and Western Boulevard.

Enclosure/Views

- Views to the north and east – meadow toward the tennis courts. Tennis courts punctuate at high point of northern view.

- View to the south – floodplain meadow below bluffs.
- View to the west – grassed ridge screening Pullen Road.

S-18: Deciduous conifer meadow

Space:

- Rolling grassed floodplain meadow adjacent to stream (Rocky Branch). Groups of large deciduous conifers provide accents within the meadow.

Enclosure/Views:

- View to the north – enclosed by steep bluffs rising above the floodplain meadow.
- View to the south – Rocky Branch and bamboo grove beyond.
- View to the east – amusement area railroad tracks, narrow rear portion of lake and island. Berm on island blocks views further east.
- View to the west – slope up to Pullen Drive.

S-19: Old parking lot valley

Space:

- Strongly defined valley that contains remains of old parking lot and cul-de-sac.
- Partially open to sky in the center with spaces surrounded by large shade trees.
- Sound of pumped waterfall in adjacent pond is noticeable.

Enclosure/Views:

- View to the north – slope up to Adaba Drive and parked cars.
- View to the south – shrubs ringing pond area. Shrubs block further view to the lake and Western Boulevard beyond.
- Views to the east, west and southwest – steep slopes and Post/White Oak tree groups.

S-20: Ridge above picnic area

Space:

- Grassed ridge separating the narrow valley of the picnic area and the deep valley to the west.
- Very few trees provide a sunny area. Lawn blends into the adjacent picnic area lawn, forming a large open area.
- Area provides distant views across the south portion of the park. Two benches provide areas for observation.
- Additional interest provided by old concrete steps providing access from lower area to south.
- Space dominated by giant pole light in the center.

Enclosure/Views:

- View to the north – cars parked along end of Adaba Drive. Space enclosed by large shrubs that screen adjacent parking lot.
- View to the south – enclosed by plantings with accent of carousel roof rising above.

- View to the east – picnic area and shelters. View somewhat demoted by competition with Aquatics Center.
- View to the west – deep grassy valley, old remains of parking lot and large groups of shade trees. Distant view of tree covered slopes rising to the tennis courts. Filtered view through shrubs of pumped waterfall feature when viewed from edge of ridgeline.

S-21: Picnic area valley

Space:

- A large grassed lawn within a gentle shallow valley space. Lawn flows up to the ridge along the west side, creating a large open area.
- Very few trees provide a sunny area.
- Space contains four picnic shelters, three of which are located along the edges of the space. One shelter, number 8, is located within the center of the valley area. Although this provides a cozy area when used, this shelter disrupts the views from the higher edges of the space.
- Only one shelter is a true architectural structure with unique interest. Shelter 4 is an octagon shaped structure with a brick base, painted tan, and concrete caps on the columns. The structure is of an open post construction above the columns. All wood is painted brown. The octagonal roof is of brown asphalt shingles.
- All other picnic shelters are wood or wood with metal posts, either natural finish or painted brown. All shelters have brown asphalt shingle roofs.

Enclosure/Views:

- Views from the shelters and space are generally focused into the center lawn area, a gentle shallow valley. Views outside the space are:
- Screened by tall shrubs to the north. Shelter 4 provides a unique architectural interest.
- Screened by plantings to the south. The green roof of the carousel is visible.
- A competition between the large cedars and magnolias to the east and the Aquatics Center in the distance.
- Enclosed by the natural ridgeline and the many groups of large shade trees to the west.

S-22 Ridge over pond

Space:

- Shaded area with Picnic Shelter 6. Space overlooks pond and pumped waterfall to the west.

Enclosure/Views:

- View to the north – large trees and enclosed by the ridge rising above.
- View to the south – enclosed by a screen of large shrubs. The lake and Western Boulevard can be viewed through a maintenance opening from the picnic shelter.
- View to the east – lower portion of the picnic area valley area.
- View to the west – screened with deciduous shrubs, providing a filtered view of the pond and waterfall.

S-23: Terraced garden area

Space:

- Large grassed space defined by terraced slope and stairways to the west. Old circular concrete edge and lower steps give the impression of an old abandoned formal garden area. The eastern edge of the space is a low, unused triangular area between Adaba Drive and the amusement area train tracks.

Enclosure/Views:

- View to the north – Aquatics Center parking lot and Adaba Drive.
- View to the south – the playground to the left and grassed slope below the picnic area to the right. The view is disrupted by an abrupt stub-out off the concrete walk that connects the playground with the picnic area.
- View to the east – dominated by the Aquatics Center.
- View to the west – maintains original formality of the terraced steps, with the brick picnic shelter as the centerpiece at the top.

S-24: School age playground area

Space:

- Area accessed directly from the parking lot by a very steep brick walk enclosed by tall shrubs. Children observed making a quick retreat from the playground to the parking lot using this direct access.
- Area of sand safety surfacing. No handicap accessible areas.
- Equipment consists of swings and climbers in wood and metal mix. Colors are primarily red and yellow on older equipment, green on newer equipment.
- Safety zones do not meet current government standards.
- Very little shade except close to the entrance.
- Large open grassy area in the center.
- Raised concrete block retaining walls near the entrance present a fall hazard to the concrete pavers below. Children frequently climb terraced area below the tree to the top of the wall.

Enclosure/Views:

- View to the north – dominated by Aquatics Center.
- View to the south – the preschool playground.
- View to the east – enclosed by landscaping and 'train station'.

S-25: Preschool playground area

Space:

- Area of sand safety surfacing under large shade trees. No handicap accessible areas.
- Equipment consists of toddler swings, low climbers, and sand scoopers.
- Safety zones do not meet current government standards.
- Raised concrete block retaining walls near the entrance present a fall hazard to the concrete pavers below. Children frequently climb terraced area below the tree to the top of the wall.
- Noise of fountain waterfall masks a small portion of traffic noise.

Enclosure/Views:

- View to the north – school age playground. Aquatics Center commands view.
- View to the south – partially enclosed by fencing and plantings with a filtered view of the concession stand and entrance plaza.
- View to the east – parking lot and water feature.
- View to the west – enclosed by fencing and plantings with a filtered view of carousel and bridge structure to the picnic area in the distance.

S-26: Park interior playground entrance

Space:

- Large paved area at convergence of walks from the playground, main entrance, carousel, and bridge structure to the picnic area.
- Generally lacks clear connection between different areas, especially near the train caboose area at the playground entrance.
- Adjacent planting area is raised behind concrete retaining walls. One wall on the north side has stone veneer.
- No seating is provided within this area. Tops of walls are too narrow for seating.

Enclosure/Views:

- View to the north – the playground and Amusement Area train above stone veneer retaining wall. Sloped hillside partially encloses the space. Aquatics Center commands view.
- View to the south – Amusement Area entrance plaza and raised triangular concrete planters.
- View to the east – toward the playground. View of the playground is limited by fencing on each side of raised planting bed – one chain link and the other white metal picket. Playground screened further by concrete block retaining walls at the playground entrance.
- View to the west – carousel plaza in the distance and large walls of step and bridge structure. Bridge structure appears to be concrete block construction, partially covered on front side by Ivy. View of the lake is visible in the distance.

S-27: Amusement Area entrance plaza

Space:

- Large plaza of concrete pavers surrounded by raised planters surrounded by concrete walls. Tops of walls are too narrow for seating. Walls are cracked, broken and decomposed in many locations. Areas designated for seating within walls have rotted and been removed.
- Brick seatwall separates the concession stand paving from the plaza.
- Area contains yellow and red picnic tables near the concession stand.
- The ticket stand sits in a low corner to the south. Slopes within this area are not ADA accessible.

- A wooden information box with site maps, tee shirts, and announcements is located between the playground and entrance plaza. It appears temporary and is difficult to locate and view behind the raised planter wall.
- Black plastic pots provide seasonal flowers.

Enclosure/Views:

- View to the north – provides a filtered view of the playground.
- View to the south – the concession and ticket stands.
- View to the east – a gated entrance with the parking lot beyond.
- View to the west – raised triangular planters contained within concrete walls.

S-28: Picnic at raised triangular planters

Space:

- Area of intersecting walks and adjacent paved areas for picnic tables.
- Appears unutilized. Only one picnic table located within the paved areas. Paving is quite steep.
- Two wood benches remain within recessed areas of concrete planter walls. Benches are set below tops of walls with no direct view other than the opposite wall. Recessed areas are not inviting.

Enclosure/Views:

- View to the north – provides limited view of playground.
- View to the south – enclosed by plantings separating area from 'The Plaza'.
- View to the east – Amusement Area entrance plaza.
- View to the west – the carousel plaza.

S-29: Carousel plaza area

Space:

- Large area of concrete pavers.
- A long row of benches is provided on the south side. These benches are set behind a section of sidewalk and curb remaining from the original roadway that crossed the area.
- A three foot high concrete block retaining wall borders the north portion of the area. A curved bench is provided below a portion of this wall.

Enclosure/Views:

- View to the north – partially enclosed by retaining wall. View of Amusement Area train and landscaping above retaining wall.
- View to the south – enclosed by low wall of benches. Beyond, filtered by Japanese maples, 'The Plaza' is visible along with Western Boulevard in the distance.
- View to the east – Amusement Area entrance and raised planting beds.
- View to the west – enclosed by landscaping.

S-30: Picnic area below carousel

Space:

- Concrete paver patio with eight red and yellow picnic tables.
- Space is shaded by very large Bald Cypress trees. Area appears very popular.
- Traffic noise noticeable from across the lake.

Enclosure/Views:

- View to the north – the carousel and the backs of wooden benches partially walling off the view. The space is separated from the carousel area by a low retaining wall with the carousel sitting above.
- Remaining views are filtered by mixed plantings, including Japanese maple & dogwood.
- Views to the south and east - 'The Plaza' area.
- View to the west – the raised triangular concrete planters near the Amusement Area entrance.

S-31: 'The Plaza'

Space:

- Large open lawn enclosed by garden planting to the north and west, chain link fencing on the south, and concession stand patio on the east.
- Furniture consists of yellow and red mesh benches and trash receptacles.
- Narrow steps to lake greenway on the south side do not appear welcoming.
- Access from ticket and concession stands is narrow and not easily noticed. A grassed cut-through is provided within the plantings near the concession stand.
- Traffic noise is noticeable.

Enclosure/Views:

- Views to the north and northwest – garden plantings, large specimen trees, and yellow/red benches. A filtered view of the carousel is in the distance.
- Stage area is provided abutting fencing on the south side.
- View to the south beyond the stage – chain link fence, rip rap creek stabilization and large oaks. Utility boxes are also viewed on the south to the left of the stage.
- View to the east – concession area patio and yellow/red benches.
- View to the west – the lake and bridges.

S-32: Concession stand patio area

Space:

- Concrete patio overlooking "plaza".
- Somewhat hidden behind concession stand with access through a narrow entrance. Area is not visible by concession stand customers.
- Space contains yellow & red picnic tables and trees in black plastic containers.
- Traffic noise is noticeable.

Enclosure/Views:

- View to the north – the rear of the concession stand.

- Views to the south and east – enclosed by chain link security fence and evergreen shrubs. An opening is provided near the rear of the concession stand to view the Amusement Area train.
- View to the west – separated from adjacent 'plaza' by a white metal picket fence. Distant views of the bridges over the lake.

S-33: Pullen Park perimeter plantings

Space:
- Large landscape beds of daylilies, crapemyrtle, Japanese maple and other plantings maintained by the City.

Enclosure/Views:
- Larger plantings provide buffer between the park and adjacent properties.
- Landscaping visible from Amusement Area train and Ashe Avenue.

S-34: Pullen Park perimeter – Oak grove, Ashe Avenue and Western Boulevard

Space:
- Grove of very large oaks visible from Ashe Avenue and interior to the side along the lake boardwalk.

Enclosure/Views:
- View to the north – across Rocky Branch to the park.
- Views to east and south – the intersection of Ashe Avenue and Western Boulevard.

S-35: Pullen Park perimeter – Mixed garden plantings

Space:
- Mixed garden planting visible from Western Boulevard and Amusement Area train.

Enclosure/Views:
- Provides landscape edge to Western Boulevard.
- Landscaping is part of buffering between Pullen Park and Western Boulevard.

S-36: Greenway trail south of Lake Howell

Space:
- Asphalt trail along the lake edge generally separated from the lake by planting beds.
- Concrete ramps and steps lead to two separate lower walks, which provide connection to the lake. Railings separate the lake from paved areas.
- Noticeable sewage smell of stagnant water from the lake.
- Some benches are provided, with planter seatwalls and steps providing some added seating areas. Some large trees provide shade to portions of the walk.
- A landscaped berm separates Rocky Branch from the walkway. This portion of Rocky Branch is an engineered stream lined with rip rap on both sides.

Enclosure/Views:

- The walk is very enclosed by the heavy landscaping along Rocky Branch, as well as the stream itself.
- Views to the north include the majority of the amusement area and Lake Howell.
- Views to the south are of the amusement area train track, heavy landscaping, and berms that provide significant screening of Western Boulevard.

S-37: East lakeside picnic area

Space:

- Paved area with four yellow/green picnic tables and five metal/wood benches.
- Space is set along the lake edge under very large Willow Oak and Bald Cypress trees.

Enclosure/Views:

- Enclosed on north and northeast by mixed plantings.
- Views to the south and southeast – Lake Howell, the arched bridges and Western Boulevard in the distance.
- View to the east - 'The Plaza' area and the rear of the concession stand.

S-38: Amusement area restroom/boathouse

Space:

- A pass through walkway between the fenced pedal boat rental area and the restrooms.
- In comparison to other walk areas, this space feels narrow and confined with limited visibility of what is ahead.
- Walk is lined with boulders along the base of the fence.
- Two green/yellow benches face the fence and boat area.

Enclosure/Views:

- Area is tightly enclosed by a white picket fence to the south and thick mixed vegetation to the north.
- Alignment of plantings, boat rental fence, and carousel create blocked views as you approach from the east or west. Area separates east and west sections of the lakeside walkway.

S-39: West lakeside picnic area

Space:

- A sunken concrete area near water level with four metal and wood picnic tables. This is part of a large paved area consisting of three levels – the sunken area, the main walk, and a walk at the pond under the railroad. Paved area is separated from the lake by a white metal picket handrail.
- Space located below the main concrete walk forms a large paved area. Spaces are directly accessed via steps. Access by ramps provided on each side.

- Very sunny and open. No shade trees within the immediate area. There are small trees in black plastic pots.
- Noticeable sewage smell of stagnant water from the lake.

Enclosure/Views:

- View to the north – railroad bridge, stone wall below and concrete steps and paving. The pond under the railroad is not visible.
- View to the south – Lake Howell.
- View to the east – Lake Howell and east picnic area with significant large trees.
- View to the west – arched bridges and the lakeside greenway.

S-40: Upper pool at railroad bridge

Space:

- Circular pool raised above circular concrete walk.
- Steps provide access to the walk around the lake. A steep ramp connects to the east.
- Larger paved picnic area is located on the west side of the pool with four wood and metal tables.
- Picnic area is close in elevation to the adjacent portion of the north picnic area.

Enclosure/Views:

- View to the north – enclosed by natural slopes, split rail fence, train track and bridge. Small waterfall is formed from a weir under the railroad bridge. Large waterfall at the rear of the pond is visible if viewed through a small crack between the weir and bridge.
- View to the south – the lake with Western Boulevard quite noticeable from the raised elevation.
- View to the east – thick vegetation.
- View to the west – amusement train track, large trees and landscaping.

S-41: Lakeside path at north bridge structure

Space:

- Large paved concrete area. Single green/yellow bench set at base of bridge steps faces the lake.

Enclosure/Views:

- View to the north – steep landscaped slope, large oaks and magnolia and amusement area train tracks. Grassed area is visible beyond train tracks toward the tennis courts.
- View to the south – the lake with a filtered view through crapemyrtles of the island and arched bridges. Lake view is the only area not obstructed by a handrail on the northern side of Lake Howell.
- View to the east – the lake, large shade trees and the lakeside walk.
- View to the west – security gate blocking access to west side of the Park.

S-42: Picnic shelter on island

Space:

- Small grassed area with large picnic shelter. Split rail fence provides separation from water on a portion of the south side. Remaining lake edges are separated by juniper hedges.
- Picnic shelter is a simple wood structure with brown shingled roof. Major focus of visibility from all lakeside views across Park.
- Traffic noise noticeable over the lake.

Enclosure/Views:

- Views to the north and south – lakeside walks.
- View to the east – Lake Howell and majority of amusement areas, lakeside walks, and filtered view to Western Boulevard.
- View to the west – grass berm.

S-43: Picnic shelter on west side of island

Space:

- Large berm area with lawn on the east side, eroded with exposed roots on the west side.
- A large oak provides shade to three wood and metal picnic tables.
- Lake edge is partially blocked by juniper. Some areas near the tree are accessible to water.
- Traffic noise is noticeable over the lake.
- Noticeable sewage smell of stagnant water from the lake.

Enclosure/Views:

- View to the north – steep bluffs above the floodplain meadow.
- View to the south – screened by thick vegetation.
- View to the east from top of berm – command vista of whole lake area, somewhat diminished by shelter on the east side of the island.
- View to the west – amusement area train, grassed meadow and Pullen Road in the distance.

Site Materials

Fencing and Railings

Split rail fence - *Amusement Area parking lot, north Pullen parking lots.*
Chain link security fence - *Community Center along Ashe Avenue, near playground caboose and boats.*
Chain link mesh over wooden posts – *Near train caboose.*
Wooden picket railing, natural finish – *Adaba Drive near Aquatics Center.*
Wood post & wire mesh – *Adaba Drive near Aquatics Center.*
Wood picket fence, white – *Playground 'train station'.*
Pipe handrail, light blue, single round rail – *Adaba Drive near Aquatics Center.*
Pipe handrail, black, 2 rails with square posts – *concrete walk from playground to picnic area.*

Metal picket fence, white, 2 rails top, 1 bottom – *Around playground.*
Metal picket fence, light blue, 2 rails top, 1 bottom – *Aquatics Center patio, upper picnic shelter 5.*
Metal picket fence with stained wood rail, white – *bridges over railroad.*

Trash Receptacles
Amusement Area Entrance and Parking Lot:
- Metal barrel, brown, open top (12)
- Plastic cans, brown (1)

Aquatics Center Entrance and Lot
- Manufactured metal mesh, blue, open top (1)
- Metal barrel, brown, open top (3)
- Metal barrel, blue, open top (1)
- Metal barrel, brown, red plastic top (1)

Amusement Area
- Manufactured metal mesh, yellow, red tops
- Metal barrel, brown, open top (12)

Picnic Area and north Pullen Park
- Metal barrel, black, open top (throughout)

Park Lighting
Contemporary pole lights, round white pole, shoe box fixtures – *Aquatics Center.*
Contemporary pole lights, octagonal green pole, sloped shoebox fixtures – *Rear of Community Center.*
Contemporary pole light, square rusted, double shoebox – *Adjacent to playground area and main entrance to Amusement Area.*
Contemporary pole light, giant multi-sided structure, looks like an air raid siren – *West of picnic area.*
Stainless steel streetlights (standard CP&L) – *Adaba Drive.*
Utility floodlights (standard CP&L) – *Rear of Community Center.*
Contemporary path lights, white, square, with curved-down tops – *Aquatics Center.*

Source of Information
All information was obtained through on-site observations by Little & Little staff.

Pullen Park Master Plan - Site Analysis

City of Raleigh Parks and Recreation Department

Sources of Information

1. Zoning map obtained from City of Raleigh Planning Department. The Planning Department verified that no zoning overlay districts are located within general area of Pullen Park.
2. Adjacent property owners information from Wake County GIS (September 2000). Possible rental properties determined based on differing mailing and street address listings. Uses obtained from site observation, October 2000.
3. Small Area Plan provided by City of Raleigh Planning Department, October 2000.

Section 10-2011(b)(1) SCHEDULE OF GENERAL USE DISTRICTS

ZONING DISTRICTS	COMMONLY FOUND USES	OTHER USES	FEATURES
Rural Residential (RR)	•Detached residences up to one *dwelling unit* per 40,000 square feet (80,000 square feet in *primary reservoir watershed protection area*).	•Religious, institutional uses including *supportive housing and multi-unit supportive housing residences*, educational, recreational, governmental uses; *utility services*. (Ord. No. 1994-365-TC-71, §5, TC-22-94, 4-5-94)	•Rural character is created in that *agricultural restricted* uses and boarding of animals are permitted uses. Appropriate where infrastructure, including utility lines and stormwater, environmental concerns, or prevailing development patterns are such that land use be limited.
Residential-2 (R-2)	•Detached residences, and attached residences in *cluster unit developments* of 20 or more acres, up to one *dwelling unit* per 20,000 square feet.		•Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.
Residential-4 (R-4)	•Detached residences, and attached residences in *cluster unit developments* of 20 or more acres, up to 4 *dwelling units* per acre.		
Special Residential-6 (Sp. R-6)	•Detached residences and duplexes, and other attached residences within *cluster unit developments* of 10 or more acres, up to 6 *dwelling units* per acre.		
Residential-6 (R-6)	•Attached and detached residences, including *townhouses, unit ownership (condominiums)*, and *congregate care developments*, up to 6 *dwelling units* per acre.	•Religious, institutional uses including *supportive housing and multi-unit supportive housing residences*; educational, recreational, governmentall uses; *utility services*. (Ord. No. 1994-365-TC-71, §5, TC-22-94, 4-5-94)	
Mobile Home (MH)	•*Mobile homes* in *mobile home parks* and subdivisions		
Residential-10 (R-10)	•Attached and detached residences, including *townhouses, unit ownership (condominiums)*, and *congregate care developments*, up to 10 *dwelling units* per acre. •Transient lodging including *tourist home, lodging house, rooming house, guest house*, and *bed and breakfast inn*.	•Religious, institutional uses including *supportive housing and multi-unit supportive housing residences*; educational, recreational, governmental uses; *utility services*. (Ord. No. 1994-365-TC-71, §5, TC-22-94, 4-5-94)	

Section 10-2011(b)(1) SCHEDULE OF GENERAL USE DISTRICTS

ZONING DISTRICTS	COMMONLY FOUND USES	OTHER USES	FEATURES
Residential-15 (R-15)	•Attached and detached residences, including *townhouses, unit ownership (condominiums),* and *congregate care developments,* up to 15 *dwelling units* per acre. •Transient lodging, including *tourist home, lodging house, rooming house, guest house,* and *bed and breakfast inn.*	•Religious, institutional uses including *supportive housing and multi-unit supportive housing;* educational, recreational, governmental uses; *utility services.* (Ord. No. 1994-365-TC-71, §5, TC-22-94, 4-5-94)	•Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.
Residential-20 (R-20)	•Attached and detached residences, including *townhouses, unit ownership (condominiums),* and *congregate care developments,* up to 20 *dwelling units* per acre. •Transient lodging including *tourist home, lodging house, rooming house, guest house,* and *bed and breakfast inn.* •Fraternities/sororities		
Special Residential-30 (Sp. R-30)	•Attached and detached residences, including *townhouses, unit ownership (condominiums),* and *congregate care developments,* up to 30 *dwelling units* per acre with a special use permit.		•Appropriate in already developed neighborhoods where high density residential is desired and concern for the existing character necessitates that these higher densities be made compatible through special use permits, minimum *lot* sizes, and contextual setbacks and height standards. •Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.
Residential-30 (R-30)	•Attached and detached residences, including *townhouses, unit ownership (condominiums),* and *congregate care developments,* up to 30 *dwelling units* per acre. •Transient lodging including *tourist home, lodging house, rooming house, guest house,* and *bed and breakfast inn.* •Fraternities/sororities		•Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.

Section 10-2011(b)(1) SCHEDULE OF GENERAL USE DISTRICTS

ZONING DISTRICTS	COMMONLY FOUND USES	OTHER USES	FEATURES
Conservation Management (CM) (Ord. No. 1996-851-TC-128, §3, TC-23-95, 4-2-96)	•Outdoor uses including *agriculture restricted* and public parks.	•Transfer of residential density to contiguous land under the same ownership.	•Intended to protect and conserve park lands, wilderness areas, open spaces, scenic or historic areas, trees and other plants, steep slopes, floodplains, watersheds and water supplies, fish and wildlife.
Agricultural Productive (AP)	•Agriculture, farm house, *forestry*, and other uses.	•Limited commercial and recreation, including plant nursery, fruit and vegetable stand, and riding stable.	•Intended to protect and preserve agricultural lands for performance of *agricultural, general* and *restricted;* encourage concentration of such uses in areas where potential friction with urban use will be minimized; preserve in agricultural uses lands suited for future urban development pending proper timing and economical provision of public utilities and community facilities to ensure compact and orderly land use development.
Residential Business (RB)	•Residences up to 10 *dwelling units* per acre. •Certain offices and *retail sales* supportive of and compatible in scale with residences, including *personal services* and *food stores* and transient lodging.	•Religious, civic, institutional uses; elementary and secondary schools; recreational, governmental uses; *utility services.*	•To be used in areas of employment in the City. •Regulations restrict outdoor facilities and *floor area gross* of structures. •Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.
Office and Institution-1 (O&I-1)	•Offices, institutions, colleges, and schools. •Residences up to 10 *dwelling units* per acre as a general use, and 25 *dwelling units* per acre with a special use permit.	•Religious, civic, recreational, governmental, limited commercial as an *accessory use,* transient lodging, *utility services.*	•Intensity of office developments regulated by *floor area ratio* and *building lot coverage.* •Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.
Office and Institution-2 (O&I-2)	•Offices, institutions, colleges, and schools; *hotels or motels.* •Residences up to 10 *dwelling units* per acre as a general use, and 40 *dwelling units* per acre with a special use permit.		•Compared to other *office districts,* provides more flexible height, yard setback, off-street parking regulations and allows the greatest *floor area ratio* and *building lot coverage* for office uses. •Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.

Section 10-2011(b)(1) SCHEDULE OF GENERAL USE DISTRICTS

ZONING DISTRICTS	COMMONLY FOUND USES	OTHER USES	FEATURES
Office and Institution-3 (O&I-3)	•Offices, colleges, and schools.	•Religious, civic, institutional, governmental, limited commercial as an *accessory use*, and *utility services*.	•Compared to other *office districts*, yard setbacks are the greatest, *building* heights the most restrictive, and the *floor area ratios* and *building lot coverages* for office uses are the lowest. •No *dwelling units* are permitted. •Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.
Buffer Commercial (BC)	•*Retail sales*, including *personal services, convenience*, and those related to residences and offices	•Residences up to 10 *dwelling units* per acre, *utility services; hotels* and *motels;* religious, civic, recreational, and governmental uses.	•Regulations restrict outdoor facilities and *floor area gross* of the structures. •Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.
Shopping Center (SC)	•*Retail sales* of all kinds, and offices.	•Residences up to 15 *dwelling units* per acre as a general use, and 30 *dwelling units* per acre as a special use; *hotels or motels*; religious, civic, recreational, institutional, governmental uses, and *utility services*.	•Compared to other retail districts, provides for nonresidential *buildings* more flexible yard setback regulations and allowances under certain conditions for more than one *principle building* on a *lot*. •Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.
Neighborhood Business (NB)	•*Retail sales* of all kinds, and offices. •Residences up to 10 *dwelling units* per acre; *hotels or motels*, emergency shelters, religious, civic, recreational, institutional, and governmental uses, and *utility services*.	•Provides for nonresidential *buildings* some flexibility in side and rear yard setbacks. •*Shopping areas*	•Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.
Business Zone (Bus Z)	•*Retail sales* of all kinds, including offices, *hotels, or motels*. •Residences up to 10 *dwelling units* per acre. •Religious, civic, institutional, and governmental uses. (Ord. No. 1992-88-TC-401, §3, TC-4-92, 11-4-92)	•Warehousing, wholesaling, *manufacturing-restricted*, recreational use, and *utility services*.	•Compared to other districts, permits taller *buildings*; allows zero yard setbacks for nonresidential *buildings*. •Primarily located in downtown area. •Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.

Section 10-2011(b)(1) SCHEDULE OF GENERAL USE DISTRICTS

ZONING DISTRICTS	COMMONLY FOUND USES	OTHER USES	FEATURES
Thoroughfare District (TD)	•*Retail sales* of all kinds, offices, *hotels or motels, manufacturing-general,* wholesaling, warehousing. •Residences up to 20 *dwelling units* per acre as a general use, and up to 40 *dwelling units* per acre as a special use.	•Religious, civic uses; indoor and outdoor recreational and governmental uses; *utility services.* •*Shopping areas.*	•Compared to other zoning districts, permits the widest range of uses. •Generally land in the district contains substantial boundaries adjacent to thoroughfares. •Guidelines for application of the district contained in City Council resolution No.(1986)-301. •Access point standards and landscape *protective street yards*, and tree preservation regulations included in the district. •Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure. (Ord. No. 1996-851-TC-128, §4, TC-23-95, 4-2-96)
Industrial-1 (I-1)	•*Manufacturing-general,* wholesaling, warehousing, and other industrial uses. •*Retail sales* of all kinds, offices, *hotels or motels.* •Indoor and outdoor recreational uses; *landfills;* quarrying; transportation terminals.	•Religious, civic, institutional, and governmental uses; *off-premise signs; utility services.* •*Shopping areas.*	•No *dwelling units* are permitted except as either a special use permit in the Downtown Housing Overlay District, or as a rectory or parish house, or as a caretaker. •Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure. (Ord. No. 1992-88-TC-401, §2, TC-4-92, 11-4-92)
Industrial-2 (I-2)	•*Manufacturing-general,* wholesaling, warehousing, and other industrial uses. •*Retail sales* of all kinds, offices, *hotel or motels.* •Indoor and outdoor recreational uses; *landfills,* quarrying, transportation terminals.	•Religious, civic, institutional, and governmental uses; *off-premise signs; utility services.* •*Shopping areas.* •No *dwelling units* are permitted except as either a special use permit in the Downtown Housing Overlay District, or as a rectory or parish house, or as a caretaker. (Ord. No. 1992-88-TC-401, §2, TC-4-92, 11-4-92)	•Distinguished from Industrial-1 in that all district yard setbacks are zero, so located in areas where either the intensity of use or the flexibility afforded by zero setbacks warrants this district. •Is generally served or planned to be served by public water and sewer facilities and other supporting infrastructure.

Part 7 Hillsborough/Morgan Small Area Plan

(Numbered items are keyed to the small area plan map)

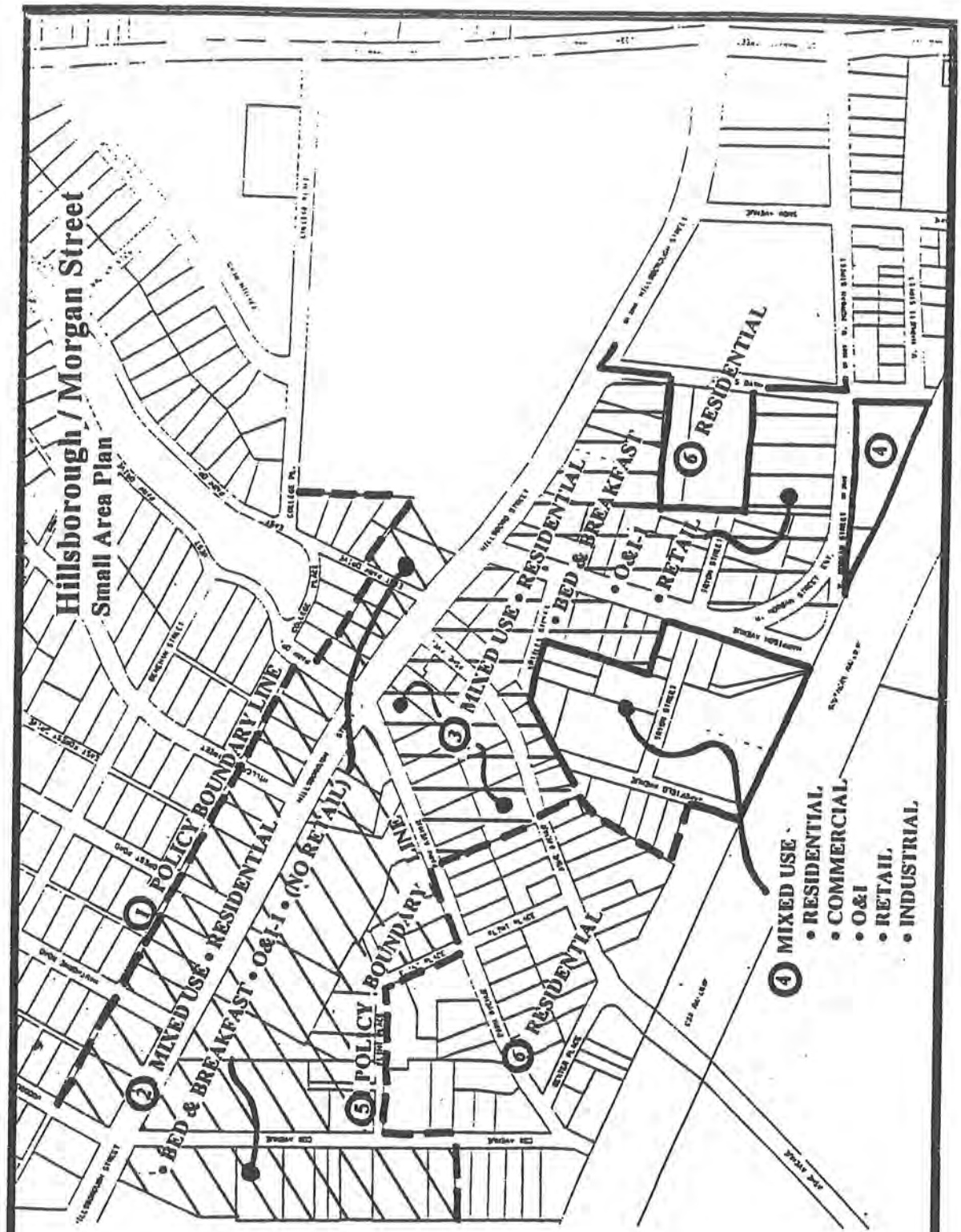
TRANSPORTATION/PARKING/STREETS

1..Support requests for on-street parking opportunities for this area of Hillsborough Street from 7 pm to 6 am, similar to the University area.
2. The community strongly recommends exploring alternative treatments at the intersection of Hillsborough Street and the Morgan Street extension intersection. Examples discussed include taking the median out, new stoplight, new crosswalks, T intersection, etc..
3. Evaluate problems with excessive speed, traffic volume, access from side streets and pedestrian conflicts along the West Morgan extension from Hillsborough to West Morgan Streets.
4. In order to ease traffic movement from Hillsborough to Western Boulevard possible sidewalk, parking zone and roadway improvements should be explored for Ashe Avenue as a first priority. The need for similar improvement to Cox, Dexter and Park Avenues should also be explored.
5. Explore long range street connection issues relating to completion of the Western Boulevard-Martin Luther King Jr. Boulevard connection. This includes further evaluation of study area circulation issues discussed above and improving connections between Hillsborough and Westn Boulevard both within the study area and elsewhere. Examples for discussion include exploring issues involved with extending West Morgan Street to Western Boulevard.
6. Extend streetscape improvements for Hillsborough Street onward to Oberlin Road as a continuation of improvemnts presently pllanned for Hillsborough Street from Glenwood Avenue terminating at the West Morgan Street extension intersection. A streetscape plan should be developed to address improvemtns throughout the length of Hillsborough Street to the State Fairgrounds.

LAND USE

1. A policy boundary line north of Hillsborough Street separates residential areas from mixed uses south of the line.
2. Mixed use areas north of Hillsborough Street and south of Hillsborough Street west of Park Avenue may contain residential, office and institutional, and bed and breakfast uses. No retail will be allowed. New residential compatible development and adaptive reuse of existing residential style structures in this area is encouraged.
3. For areas south of Hillsborough Street east of Park Avenue, along West Morgan Street extension and West Morgan Street, mixed uses including retail are allowed.
4. Mixed uses including industrial are allowed south of Whitley surrounding the intersection of Wakefield and Tryon Streets, and south of West Morgan.
5. A policy boundary line south of Hillsborough Street separates mixed use areas from residential areas.
6. Areas for residential use only are along Ashe, Park and Cox Avenues at Mayo street. New development in the Park, Ashe and Cox Avenues area should receive similar setback, building orientation and attention to architectural detail typical of residences in this area. Special r-30 zoning should be considered for the Ashe, Park, Cox area.

LAND USE MAP



Land Use

1. A Policy Boundary Line north of Hillsborough Street separates residential areas from mixed uses south of the Policy Boundary Line.

2. Mixed use areas north of Hillsborough Street *and South of Hillsborough Street west of Park Avenue* may contain Residential, Office and Institutional - I and Bed and Breakfast uses. No retail will be allowed. New residentially compatible development and adaptive reuse of existing residential style structures in this area is encouraged.

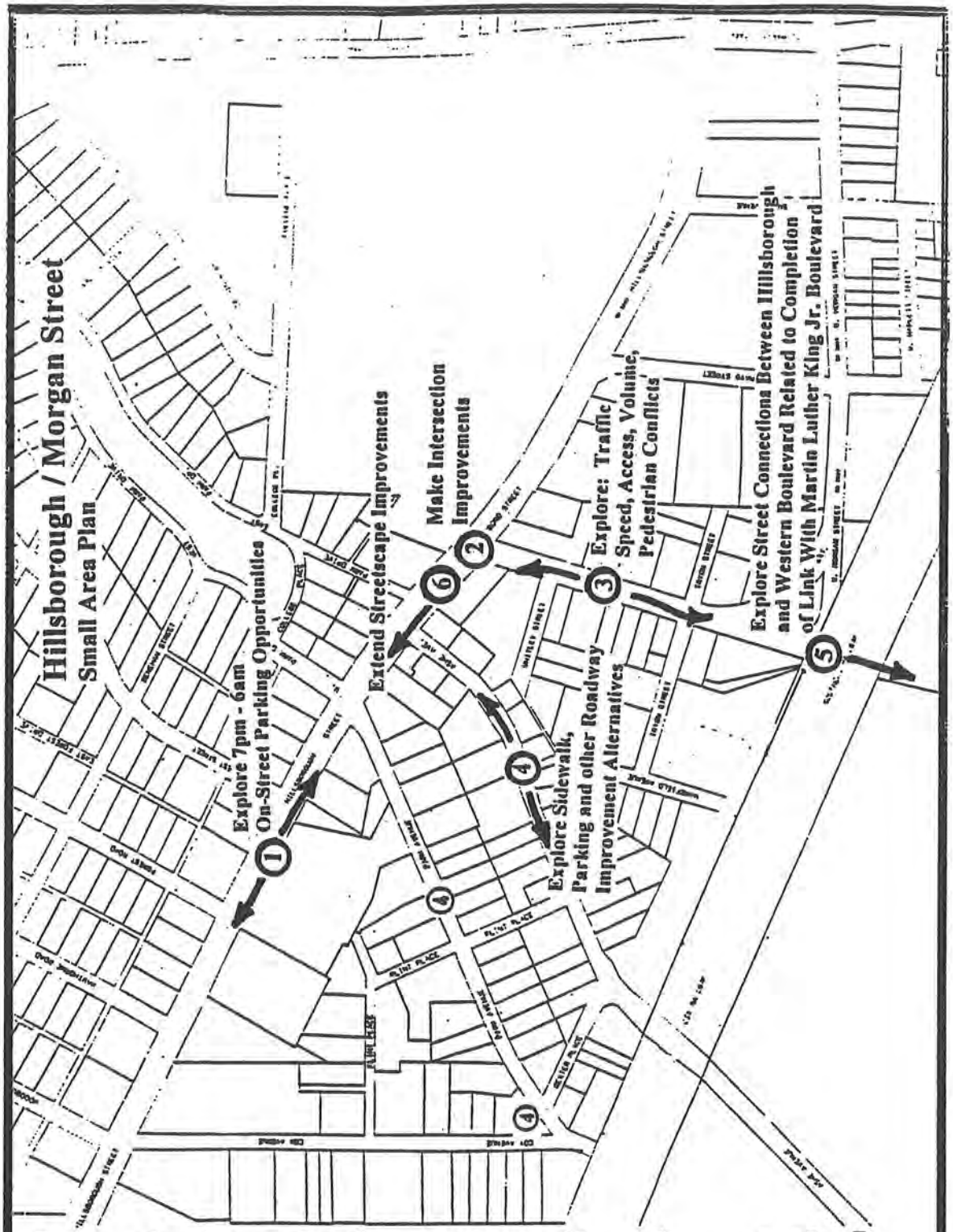
3. For areas south of Hillsborough Street *east of Park Avenue*, along West Morgan Street extension and West Morgan Street, mixed uses including retail are allowed.

4. Mixed uses including Industrial are allowed south of Whitley surrounding the intersection of Wakefield and Tryon Streets, and south of W. Morgan as shown.

5. A Policy Boundary Line south of Hillsborough Street separates mixed use areas from residential areas.

6. Areas for Residential Use only are along Ashe, Park and Cox Avenues and at Mayo Street as shown. New development in the Park, Ashe, Cox Avenue area should receive similar setback, building orientation and attention to architectural detail typical of residences in this area. "Special R-30" zoning should be considered for the Ashe, Park, Cox street area.

TRANSPORTATION MAP



Transportation / Parking / Streets

1. Support requests for on-street parking opportunities for this area of Hillsborough Street from 7pm to 6am. (similar to the University area)

2. The community strongly recommends exploring alternative treatments at the intersection of Hillsborough Street and the Morgan Street extension intersection. Examples discussed include taking median out, new stoplight, new crosswalks, T-intersection, etc.)

3. Evaluate problems with excessive speed, traffic volume, access from side streets and pedestrian conflicts along the West Morgan Street Extension from Hillsborough to W. Morgan Street.

4. In order to ease traffic movement from Hillsborough to Western Boulevard possible sidewalk, parking zone and roadway improvements should be explored for Ashe Ave as a first priority. The need for similar improvement to Cox, Dexter and Park Avenues should also be explored.

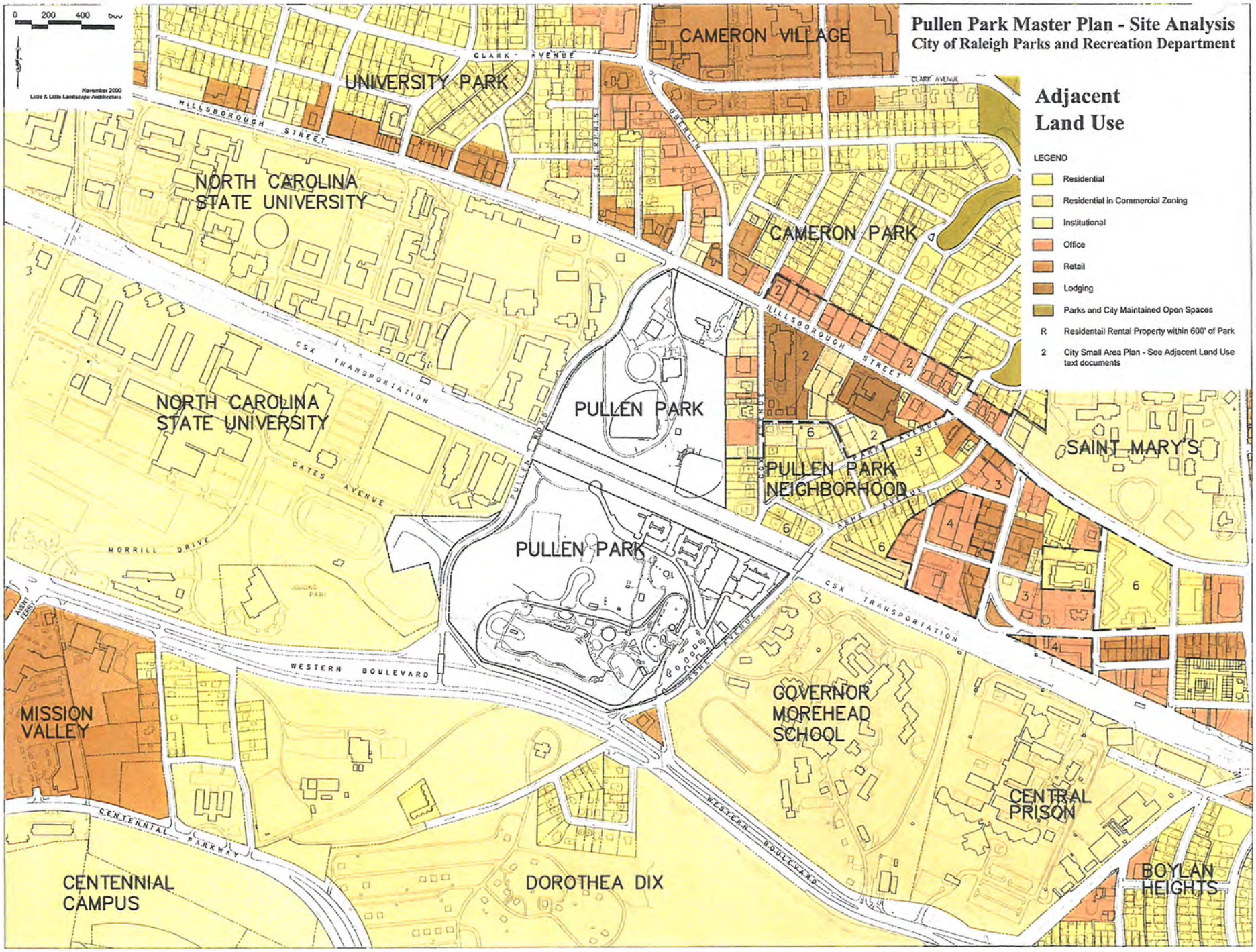
Long Range

Transportation Planning Issues

5. Explore long range street connection issues relating to completion of the Western Boulevard - Martin Luther King Jr. Boulevard connection. This includes further evaluation of study area circulation issues discussed above and improving connections between Hillsborough and Western Boulevard both within the study area and elsewhere. Examples for discussion include:
   a. Explore issues involved with extending the W. Morgan St. extension to Western Boulevard.

Streetscape Plan

6. Extend Streetscape Improvements for Hillsborough Street onward to Oberlin Road as a continuation of improvements presently planned for Hillsborough Street from Glenwood Avenue terminating at the W. Morgan Street extension intersection. A Streetscape Plan should be developed to address improvements throughout the length of Hillsborough Street to the State Fairgrounds.


Pullen Park Master Plan - Site Analysis
City of Raleigh Parks and Recreation Department
Adjacent Land Use
LEGEND
Residential
Residential in Commercial Zoning
Institutional
Office
Retail
Lodging
Parks and City Maintained Open Spaces
R Residentail Rental Property within 600' of Park
2 City Small Area Plan - See Adjacent Land Use text documents
0 200 400
November 2000
Little & Little Landscape Architecture
CAMERON VILLAGE
UNIVERSITY PARK
CLARK AVENUE
HILLSBOROUGH STREET
NORTH CAROLINA STATE UNIVERSITY
CAMERON PARK
CSX TRANSPORTATION
PULLEN PARK
PULLEN PARK NEIGHBORHOOD
SAINT MARY'S
GATES AVENUE
MORRILL DRIVE
ASHE AVENUE
WESTERN BOULEVARD
MISSION VALLEY
GOVERNOR MOREHEAD SCHOOL
CENTRAL PRISON
CENTENNIAL PARKWAY
CENTENNIAL CAMPUS
DOROTHEA DIX
BOYLAN HEIGHTS

Supplemental Information / Sources

Western Boulevard Improvements

1. City of Raleigh Transportation Department provided the information on the proposed Western Boulevard improvements. From information contained within Western Boulevard Improvements Public Meeting information, dated October 26, 2000, and per conversations with Carl Dawson, the following apply:
   a. No widening of Western Boulevard adjacent to Pullen Park.
   b. Existing off ramp from Western Boulevard to Pullen Road will be widened and curb and gutter will be added. These improvements will not encroach any further than existing conditions along park's boundary.
   c. A proposed sidewalk spanning the Pullen Road bridge at the intersection with Western Boulevard is under review, awaiting bridge structural review by the State.
   d. Proposed walkway improvements along Western Boulevard include a combination of 5 foot and 8 foot wide multi-purpose asphalt walks along the northern portion of Western Boulevard connecting from the existing multi-purpose (bike path) at Ashe Avenue and extending west to Morrill Drive. Estimated completion date for this section of walk is July 2002. Improvements also include connection to the existing greenway on the south side of Western Boulevard and continuing an 8-foot multi-purpose path to east of Jones Franklin Road. Completion date for this improvement is July 2002.
   e. Note: Transportation Department feels that neither Pullen Road nor Ashe Avenue will be widened in the future.

Road System Improvements

2. Extensions of Pullen Road and Morgan Street are from the City of Raleigh Comprehensive Plan, dated May 1998. Both proposed road extensions will connect to NCSU Centennial Campus. Per Raleigh Transportation, the Morgan Street extension is not on the Transportation Improvement Plan during the next ten years. At this time, the Raleigh City Council is not interested in or supportive of the Morgan Street extension due to expense.
3. Hillsborough Street improvements information (proposed roundabouts) provided by NC State University. Kimley-Horn has been contracted by the City to complete feasibility and cost estimating study along with refined conceptual plans for the portion of Hillsborough Street from Oberlin Road to Gorman Street. This study will be completed in early spring 2001.

City Greenways/Bike Paths

4. Greenway and future connector information provided by City of Raleigh Parks and Recreation Department. Map used to identify this information titled 'System Map 1999-2000', obtained October 2000.
5. Existing Greenway connection to Lake Wheeler Road begins east of Bilyeu Street at dead end of Cardinal Gibbons Drive. There is no greenway easement continuing west into Cardinal Gibbons property, per Raleigh Parks and Recreation System Map 1999-2000.
6. A bike path is provided along Ashe Avenue from Western Boulevard to the bridge over CSX railroad tracks.

NCSU Greenways/Trails

7. Location of existing NC State jogging path obtained from NCSU survey drawing provided by Jill Coleman, NCSU Campus Planning. The original survey noted as by John J. Johnson dated September 26, 2000. This jogging path is a non-paved path along the south side of Rocky Branch Creek starting at Morrill Drive and ending at Western Boulevard just east of Pullen Road.
8. Future NCSU Rocky Branch Greenway information provided by NCSU Campus Planning, through conversations with Jill Coleman during October and November 2000. Phase One of the greenway, from Gorman to Dan Allen Drive, is scheduled for completion December 31, 2001. Phase Two designs for area between Dan Allen Drive and Pullen Road are not complete at this time. The closest approximated date for completion of construction is 2003; however, this is very preliminary. The proposed Rocky Branch Greenway would connect to Pullen Park via a pedestrian culvert passing beneath Pullen Road adjacent to Rocky Branch Creek. This underpass is not affirmed at this time.

Bus Service

9. Wolfline bus stop information from Wolfline Transit Service, fall 2000 Routes and Schedules. Only stops within immediate adjacency to Pullen Park are indicated.
10. Capital Area Transit bus stop information from City of Raleigh web site and onsite observation, October 2000.

Pullen Park Master Plan - Site Analysis
City of Raleigh Parks and Recreation Department
Transportation
LEGEND
Existing Road
Planned Road
Possible Hillsborough St. Roundabouts
Existing Paved Multi-purpose Path
Proposed Paved Multi-purpose Path
Existing NCSU Dirt Jogging Path
Propose NCSU Rocky Branch Paved Greenway
Existing City Paved Greenway
Future Connector (Greenway System)
City Bus Stop
Wolfline Bus Stop
0 200 400 600
November 2000
Little & Little Landscape Architecture
FUTURE CONNECTOR TO ROSE GARDEN AND RALEIGH LITTLE THEATRE
UNIVERSITY PARK
NORTH CAROLINA STATE UNIVERSITY
NORTH CAROLINA STATE UNIVERSITY
CAMERON PARK
PULLEN PARK
PULLEN PARK NEIGHBORHOOD
SAINT MARY'S
FUTURE NCSU ROCKY BRANCH GREENWAY
PULLEN PARK
POSSIBLE NCSU GREENWAY UNDER ROAD
WESTERN BOULEVARD
MISSION VALLEY
MULTI-PURPOSE PATH TO JONES FRANKLIN ROAD
POSSIBLE PULLEN ROAD EXTENSION
GOVERNOR MOREHEAD SCHOOL
CENTRAL PRISON
CENTENNIAL CAMPUS
DOROTHEA DIX
GREENWAY TO LAKE WHEELER ROAD
BOYLAN HEIGHTS
FUTURE CONNECTOR TO CENTENNIAL CAMPUS
POSSIBLE MORGAN STREET EXTENSION
BIKE PATH TO BOYLAN HEIGHTS

Accuracy

These maps were compiled using a variety of sources, supplemented with onsite observations and analysis. It should be noted that with any information based on visual observations, there is no claim, either stated or implied, that all conditions were observed. This map is not a survey, and is intended for use only for conceptual master planning purposes.

Sources of Information

1. Pullen Park general base information:
   City of Raleigh GIS Department
   - City planimetrics (buildings/roads), latest update October 2000
   - Topography, latest update October 2000

   City of Raleigh Engineering Department
   - Pullen Park AutoCAD drawing, obtained September 2000

   Wake County GIS
   - Property boundaries and Right of Ways, Cadastral drawings dated January 2000
2. Additional sidewalk information: Information was obtained through site observations and NCSU 'Accessibility Map' dated May 1999.
3. Site features, swales, dirt path information: Information was obtained through site observation, September through November 2000.

Appendix B
Surveys & Neighborhood Forums

Pullen Park Master Plan

Appendix B
Surveys & Neighborhood Forums

CONTENTS

1999 Pilot Survey (Report for the City of Raleigh Parks, Recreation, and Greenways Advisory Board on The Future of Pullen Park: Public Review and Comment on Proposed Improvements) – October 21, 1999

- Background — Pages 1 – 4
- Appendix E. Public Forum Results — Pages 10 – 16
- The Future of Pullen Park Park User Survey Results — Pages 1 – 11

Pullen Park Neighborhood Forum 3 January 2001 - Summary of Comments — Pages 1 - 6

Public Input for Pullen Park Master Plan Community Survey Summary – 17 January 2001

- Countywide Parks Survey — Pages 1 - 6
- Survey Analysis Charts — 3 Charts

Pullen Park Neighborhood Meeting 15 January 2001 Report — 3 Pages

Summary of 1999 Pilot Survey & Neighborhood Forums — 1 Page

Report for the

City of Raleigh Parks, Recreation, and Greenways Advisory Board

on

The Future of Pullen Park:

Public Review and Comment on Proposed Improvements

Submitted by the Parks Committee on October 21, 1999

Parks Committee Members: Robin Moore, Jody Patterson, Hubert Poole, Marsha Presnell-Jennette, Jamie Ramsey, Betsy Ross, Pat Wheeler

Background

On February 16, 1999, City Council asked the Parks, Recreation and Greenways Advisory Board to conduct a thorough review of proposed changes/additions planned for Pullen Park. A follow-up memorandum from Councilor Benson Kirkman authorized the Board to solicit input from the public about these proposed plans, provided a list of community groups to include, and a short list of questions/issues councilors had raised about these plans.

After reviewing the City's plans for changes to Pullen Park, the Parks, Recreation and Greenways Advisory Board referred this issue to its Parks Committee for further study and recommendations. The Parks Committee felt that public feedback on the City's proposals was needed to inform its response to the Council's charge. The full Parks Board authorized the Committee to undertake a public participation process that would assist the Board in responding to Council. A three-part public participation effort was planned and carried out by the Parks Committee, as follows. A mailing list of potentially interested parties was developed and a notice about the public participation process, called "The Future of Pullen Park: Public Review and Comment on Proposed Improvements," was sent out to this list to encourage awareness about the upcoming process.

I. Public Forum

On July 17, from 10:00 a.m. until noon, approximately 60 citizens gathered for a Public Forum at the Pullen Park Community Center to discuss planned improvements to the park and to inform citizens further about the public participation process. Robin Moore of the Parks Committee facilitated this discussion. The results of this meeting are included in Appendix E, including participants' recommendations regarding the Board's response to City Council.

II. Park User Survey

Between July 8 and July 17, a Park User Survey was distributed to park users and staff at the following park locations: the Community Center, the Aquatics Center, the Amusements Ticket Booth, the Arts Center, and the Theater in the Park. Posters and signs were placed around the park to encourage visitors to complete a survey. Surveys were also mailed out upon request. Over 200 surveys were completed by park users and staff from all over Wake County. The results of this survey is located in Appendix F.

III. Comments on Display of Proposed Improvements

From July 8 to July 17, written and graphic descriptions of proposed improvements were displayed in the lobby of the Pullen Park Community Center. (Project Description in Appendix G.) Comment sheets were provided for citizens to provide their perceptions and opinions related to these plans. Copies of these comment sheets are attached.

Conclusions and Recommendations

The Parks Committee made a significant effort to hold an inclusive public process to become better informed about the public's perception of Pullen Park. Citizens who filled out surveys, participated in the Public Forum, and commented on the display of proposed improvements expressed appreciation for the opportunity to become better informed about plans for Pullen Park. They also appreciated the chance for their concerns and input to be heard through the process. No negative comments were received from the public about the process that was used. A substantial amount of valuable information was received.

In researching the history of planning efforts at the park, it was realized that City Council has not adopted any amendments to the 1970 Master Plan for Pullen Park. Therefore, this document, now almost thirty years old, should still guide the park's future development. Many of the City's current proposals do not agree with the adopted Master Plan.

The Parks Committee also learned that the general public was never provided an opportunity to participate in the development of this popular park's Master Plan thirty years ago. An important goal of the Parks, Recreation, and Greenways Advisory Board is to "provide the opportunity for public involvement." Objectives related to this goal are: "to promote public participation in the planning of park facilities; to inform citizens of plans, available services, and needs; and to develop leisure opportunities that are sensitive to the needs of Raleigh's citizens." (Comprehensive Plan 4-4.8)

One of the key points made at the Public Forum was the need for a new Master Plan for the Park. The age of the plan, the demographic changes that have taken place in Raleigh since 1970, the condition of the park, and the previous lack of community participation in the Master Plan all reinforce this recommendation. A proper, current Master Plan for Pullen Park will allow future development to be responsive to the public's needs and wants. This Master Plan should be developed with significant community input.

The Parks Committee therefore recommends to the Parks, Recreation and Greenways Advisory Board that it:

- Provide City Council with a copy of this Report;
- Recommend authorization and consultant funding for a new Master Plan for Pullen Park; and
- Refer this report to any Master Planning Committee that may result from the recommendation to City Council.

In the meantime, to alleviate parking problems that occur at peak use periods, the Parks Committee recommends the following:

Signage

1. The Dept. of Parks and Recreation should improve signage at the park, clearly showing alternative parking locations, such as NCSU and the Governor Morehead School.
2. The Dept. of Parks and Recreation should provide signage and necessary information/props to encourage buses to drop off visitors and park off site.

Cooperative Relationship with NC State University and Others

3. The Parks Board and the Dept. of Parks and Recreation should further pursue a cooperative relationship with NC State University and other neighbors to maximize use of existing parking.

Shuttle

4. A shuttle should be provided for Theater in the Park patrons at expected peak periods.

October Hillsborough Street Charrette

5. The Parks Board should provide this report to the organizers of the Hillsborough Street charrette planned for October of this year.

Pedestrian Bridge

6. The City should investigate other sources of funding for the pedestrian bridge called for in the Master Plan, including state and federal Dept. of Transportation funds, foundation funds, or corporate donations.

Additional Park Property

7. The City should investigate purchase of other properties in close proximity to the park site. This property could provide additional parking for the park without removing valued green open space.

Other Recommendations

8. The Parks Board, in its report to Council, should reiterate its previous recommendations regarding the need for:
   i. an update to the Parks and Recreation element of the City's Comprehensive Plan, and
   ii. the need for purchase of additional park land to keep up with the City's growth and resulting loss of open space.
9. A recommendation for additional funds for park maintenance should also be included. This recommendation is in response to Pullen Park survey results, the growth of the park system relative to the growth of the park maintenance budget, and previous recommendations Council has received from the public at budget hearings.

Appendix E.
Public Forum Results

The Public Forum was held on Saturday, July 17, 1999 from 10:00 a.m. to noon at the Pullen Park Community Center. Fifty-nine citizens attended, according to the sign-in sheet. A summary of the meeting is provided here, followed by verbatim comments recorded at the meeting.

I. **Opening:** Marsha Presnell-Jennette, vice-chair of the Parks, Recreation and Greenways Advisory Board, provided the background and purpose of this event.

II. **Introductions:** Robin Moore facilitated the meeting, and introduced board members and staff present. Each citizen in attendance was asked to provide their name and interest group affiliation, if any.

III. **Preliminary Results of the Park User Survey:** Robin Moore presented the early results of the survey distributed throughout the park.

IV. **Overview of Plans for Pullen Park to Date:** Jamie Ramsey, a member of the Parks Board, gave an overview of planning efforts and funding for Pullen Park since 1970, when the current master plan for the park was developed and adopted by City Council.

V. **Discussion/Comment on Planning Process:** Citizens were provided an opportunity to speak. Their comments were recorded on paper attached to the wall and simultaneously entered in a laptop computer. For a more detailed discussion of comments see the back of this Appendix. Below is a summary of key comments:

Citizens provided suggestions for alternatives to paved parking as proposed, including a developing a cooperative relationship with NC State University to make the most of existing parking, such as that at Riddick Stadium, and providing better signage to inform park users of nearby available parking.

Citizens expressed concern over spending limited funds on additional parking when other parking lots nearby might be used instead, and the reduction of bird habitat that could result from additional parking.

It was suggested that an analysis of use patterns would assist in determining appropriate solutions to perceived parking problems.

Bus parking was recognized as a concern. Mention was made of a shuttle that used to assist parking and access to the park from NCSU parking lots. A parking garage was suggested, as well as a mass transit connection.

Many participants agreed that if crowding in the park is a concern, it made sense to provide more park, not more parking. A suggestion was made to create a "tricentennial park" to connect Pullen Park to Lake Johnson.

"Dark sky" type light fixtures were recommended.

Comments suggested that bathrooms need to be renovated.

A suggestion was made that tennis players would benefit from wind screens and water fountains.

The need for the north and south ends of the park to be connected (other than the bridge on Pullen Road) was stated, with concern expressed about the liability of no pedestrian bridge and people walking across the railroad tracks.

The lack of similarity between the adopted 1970 Master Plan for the park and the proposed improvements was noted. The desire to extend park amenities to the north, in keeping with the Master Plan, was expressed. The need for a new master plan for the park was expressed. No open public participation took place in the development of the existing master plan.

Citizens stated an interest in a shaded water play/fountain area where the outdoor pool was located.

VI. **Review of Proposed Physical Improvements:** Dick Bailey, Design Development Director for the City Parks and Recreation Department, presented the City's proposals for parking, lighting, and pathway improvements to the park.

VII. **Discussion/Comment on Current Design/Proposal:** Citizens expressed concern about providing parking for peak use periods. Participants again encouraged alternatives to paving, such as providing a drop off area and parking busses off site (fairgrounds or Dix property), and taking advantage of existing parking in the vicinity through purchase, lease, or cooperative agreements (the Hillsborough CAC provided a map of existing parking surrounding the park). It was suggested that Pullen Park should be included in the charrette planned for Hillsborough Street in October. Parking visible from Pullen Drive is not desired.

The need for an accessible connection to Pullen Park along Rocky Branch Creek was noted.

As central neighborhoods are becoming more dense through infill development, the need to conserve and protect open space becomes increasingly important.

It was noted that Pullen Park can not continue to handle so much growth and priorities need to be developed to save the park from overuse.

The need for additional accessible bathrooms and better accessibility to park amenities in general was suggested.

Theater in the Park representatives noted that the Theater needs to be accessible, and that they need 117 parking spaces for 71 performances, which are all held in the evenings. It was recognized that peak use time at the theater (evenings) is not the same as the rest of the park. The potential for a shuttle to assist non-handicapped theater-goers was suggested; spaces close to the theater should be reserved for handicapped. The surface of walkways was

mentioned as important. It was suggested that the number of proposed parking spaces at the north end of the park should be accepted.

The feeling that concrete paths leading to the tennis courts are not needed and electrical outlets at the tennis courts need to be covered was mentioned.

Other miscellaneous comments received: the need to include senior citizens, the need for air conditioning repairs in the Community Center, and the need to coordinate with new park development in W. Raleigh/ Centennial Campus area.

VIII. Recommendations to Parks Board for Presentation to City Council:

1. Preserve open space; open space is priority.
2. Small parking around periphery.
3. Proposed parking at north end as it is stated.
4. Consensus to conserve open space over parking primary need for handicapped specialized use parking at point areas. bus parking somewhere else.
5. More time is needed for proper input.
6. New master plan is needed.
7. For any redevelopment of master plan... when drawing plans, show in graphic detail existing parking – maps are deceptive as is.
8. Any reconsideration of plan should consider intensive playground use/fountains for old pool site.
9. Develop overlays of maps to see changes.
10. Minimize impact on existing vegetation and trees.
11. Do not use parking at north end to get people to south side. This is dangerous for children.
12. Make bathrooms safe and child-friendly.
13. Develop a long range master plan – need more time.
14. Include changes in surrounding community in master planning process (coordinate with it rather than see it as separate).
15. Mitigate erosion by using vegetation.
16. Storm water management and water quality should be considered in any plans.
17. Include water play fountains for children in summer (free of charge).
18. Between Park and Cox (Flint Street) should be retained as a pedestrian entrance.
19. Develop a shuttle service during peak times for Theater in the Park (TIP).
20. City buy gravel parking on Cox Avenue at end of proposed walkways.
21. Need for handicapped parking for Theater in the Park (TIP) – properly mark some/all of existing parking for them.
22. Lighting fixtures should be of "dark sky" variety.
23. Exceed or meet flora requirements for parking lots.
24. Investigate alternatives to asphalt parking.

Appendix F.
Park User Survey Results

As of August 7, 1999 a total of 207 park user surveys had been received and tabulated. A summary of the most frequently named responses follows. For more detailed information, see the actual response tabulations located at the back of this Appendix.

Question 1. What do you like/value about Pullen Park?

71	Amusements
43	Open space
37	Large trees/trees
30	Aquatics Center
26	Location
21	Picnic shelters
20	Playground
19	Lake
15	Variety of things to do/attractions
15	Urban oasis
15	Green
13	Landscaping
12	Historical
12	Flowers
10	Arts Center
10	Beautiful

Pullen Park's unique qualities and attractions are its greatest assets, according to survey respondents. The natural beauty of the park, including the trees, open space, lake, green, and landscaping, is by far the most liked and valued aspect of the park, with a combined total of 154 votes. The amusements, particularly the train and the carousel, are by far the most popular built elements of the park. The Aquatics Center is also very popular. The central location of the park, and its "urban oasis" feel, are very important to respondents, with a combined total of 41 votes. The picnic shelters and children's playground are also relatively well liked elements of the park. The park is highly appreciated for its historic ambiance.

Question 2. What don't you like about Pullen Park?

31	No answer/Nothing
30	South end bathrooms old, secluded, dangerous, dirty, not fully accessible to special populations
17	Children's playground related (equipment)
16	Too crowded
14	Neglect/lack of maintenance in general
13	Pool/locker room maintenance, cleanliness, vandalism
13	Security/safety related
11	Too few restrooms
11	Lack of parking at times
10	Trash related

10 Poor lighting related
9 Needs more parking and lighting around TIP
7 Concerns about homeless
6 No pedestrian walkway over railroad tracks

Survey respondents expressed greatest concern over the condition of the bathrooms, particularly those at the south end of the park. That there are too few restrooms was also disliked. Dissatisfaction with the play equipment on the children's playgrounds was cited relatively frequently. Many respondents felt that the park is too crowded at times. Maintenance of the park in general, and specifically of the Aquatics Center facilities, was often cited as a concern. Security concerns were noted. Respondents mentioned parking and lighting inadequacies, especially around the Theater in the Park. Concerns about the homeless and the need for a pedestrian connection between the north and south ends of the park were noted.

Question 3. Why do you come to Pullen Park/what do you do here?

Results not yet tabulated.

Question 4. What is your favorite part of Pullen Park?

40 Train
39 Carousel
26 Large trees/trees
18 Theater in the Park
17 Aquatics Center
16 Green space/open spaces
10 Play area
9 Flower beds/landscaping

Similar to question one results, favorite aspects of the park focused on the amusements, nature, the Aquatics Center and children's play areas. One exception is the relatively high number of votes received for Theater in the Park. The ballfields are the only major element of the park that was never mentioned as a favorite part of the park; they were only mentioned once in the 207 surveys as being a valued part of the park.

Question 5. What types of improvements would you like to see made to enhance your recreational experience here?

56 Better maintenance related
26 More/better play equipment related (not including 13 below)
18 Specific to south end bathroom improvements (not included in 56 above)
17 Favoring parking/road improvements (not including 15 below)
16 Parking alternatives suggested
16 More bathrooms
15 More/better parking, especially for TIP
15 No answer/no improvements needed
14 Add artwork/color
14 Water play area for children
14 Improved lighting related
13 More children's activities/rides

10 Related to improving safety and security
9 No more parking spaces
8 Offer healthy food alternatives at Concessions Stand
8 Put kids height sinks and potties in bathrooms

Maintenance of the park was by far the most often requested improvement to enhance park user's recreational experience. Enhancement of children's play areas and equipment is in great demand, including more and better playground equipment, a shaded water play area, and more children's activities and rides. (Total 53 votes.) Bathroom improvements are wanted, including making the bathrooms cleaner, safer (move bathrooms to a safer location, change the entrance to the ladies room), and more child-friendly with child height sinks and potties. More bathrooms are also desired – locations for new bathroom facilities are suggested. Parking and road improvements, especially for the Theater in the Park area were requested relatively often. The desire for the park to be improved through color and artwork such as sculpture or murals was expressed. Lighting improvements are wanted, especially on the north end of the park. Alternatives to the parking improvements as proposed were mentioned often, with a strong desire to have no more parking spaces and no more paving of the park. Respondents want the Concessions Stand to offer healthy food alternatives.

Question 6. Is there anything else you would like to say about Pullen Park?

Results not yet tabulated.

Question 7. Received survey from:

Aquatics Center 19
Amusements Area 49
Theater in the Park 14
Arts Center 15
Community Center 31
Other 31
Internet 13
Left blank 14

Question 8. Are you a:

Park User 190
City of Raleigh Parks and Recreation Staff Person 8
Left Question Blank 12

Question 9. Are you a Wake County resident?

Results not yet tabulated.

Question 10. What is your zip code?
Blank/no answer 7
27330 3
27407 1
27502 3
27508 1

27511	9
27513	5
27520	1
27521	1
27522	1
27529	4
27530	1
27559	1
27560	1
27577	1
27591	1
27592	1
27601	1
27603	10
27604	4
27605	17
27606	15
27607	26
27608	8
27609	8
27610	3
27611	0
27612	18
27613	5
27614	3
27615	7
27616	1
27713	1
27804	2
27823	1
46228	1
27540	1

The Future of Pullen Park
Park User Survey Results

1. What do you like about Pullen Park?

Landscape
Open space 43
Large trees 37
Lake 19
Green 15
Landscaping 13
Flowers 12
Diversity of landscaped areas v. open/natural areas 6
Grass 4
Cool shady paths 2
Waterfall features 2
Gardens 2
Rolling topo
Sidewalks
Trail around lake
Wooded area
Fish pond
Walking room
Bike path at Morehead School that could link to Pullen
Greenway that goes toward Dix Hospital

Facilities
Amusements 71
Aquatics Center/pool 31 — therapy pool
Picnic shelters 21
Arts Center 10
Paddle boats 7
Community Center 6 — gym
Theater in the Park 6
Concessions 4 — off to itself 1
Small scale baseball field
Benches in the shade
Caboose
Picnic tables
Wooden floor for dancing

Qualities
Location 27
Variety of attractions/things to do 15
Urban park/oasis 15
Historical 12
Beautiful 10
Natural 6
Good for family get together 6
Quiet setting 4
Restful/Relaxing 3
Feels safe 3
Clean 3
Appears old 2
Uncrowded feeling 2
Inviting 2
Passive 2
Unique 2
Diverse population 2
Walkability 2

Shade 2
Families there (not unsupervised children racing everywhere)
Easy parking
Well organized
Sunny spaces
Pedestrian connection between NCSU and neighborhoods
Open feeling, shaded areas on north side
Size
Comfortable, not overdesigned and sterile
North section refuge from civilization
Little vehicular traffic
Remains unchanged
Simplicity
Refreshing
In nice neighborhood
Jewel within beltline
Not comercialized
Fun
Family atmosphere
Public

Maintenance
Well maintained 3
Clean 2

Related to Children
Playground 20
Good place for small children 6
Swings 3
Kids love it
Sand diggers
Preschool area and area for older kids
Play areas under trees (shady)
Lots of kiddies

Miscellaneous
Reasonable cost of pool, rides, to reserve picnic areas 5
Wildlife, especially ducks 5
Everything 4
No answer 4
Walking opportunities 3
Art classes 3
Special events 2
Neighborhood park
Community Center staff helpful and cooperative
Arts Center staff
Fond memories of childhood activities
Dancing at Community Center
Parking is adequate
Staff
No admission fee
Good place to bring visitors

2. What don't you like about Pullen Park?

Bathrooms
Comfort station (not ballfield) old and outdated, the pits – secluded, dangerous, location, child unfriendly, dirty, unsafe, not fully accessible to handicapped 30
Too few bathrooms 11
Bathrooms too far 2
Bathrooms locked before dark

Maintenance
Neglect/lack of maintenance 14
Generally low sanitation standards
More parking lot maintenance needed
Upper pond and water cascade neglected
Picnic shelters need upgrading 2
North end of park has received little attention
Dumpsters
Aquatics Center: Pool area is dirty, especially locker rooms – clean and maintain 6
Soap dishes gone
Shower heads do not work properly 3
Shower drains frequently clogged
Vandalism in pool locker room
Trash: Trash on ground 5
Trash in lake 2
Trash in obscure places not cleaned out 2
Trash cans an eyesore
Trash at pool building does not get picked up on regular basis
Ballfields: Condition of the ballfields
Lower ballfield not kept clean
Amusements: Animals on carousel need paint
Poor conditions of rides
(See also Bathrooms above)

Facilities
Miss the outdoor pool 5
Not enough water fountains 3
Fence around boats 3
Not enough shelters 3
Not enough tables 2
Air conditioning in community center 2
Concession stand 2
Swingsets for adults
Penitentiary look of rides and equipment
Modernize concessions and ticket office with color
Pool not oriented toward families and kids
Community Center dark in dance room
Community Center exterior not inviting or visible

Landscape
No pedestrian crossing over RR tracks 6
Erosion 3
Poor landscaping 2
Dead space former swimming pool 2
Dead space by mulch pile 2
Hot grassy area in front of train
More irrigation of turf areas needed
Lack of landscape design
Need better path surfaces in lake and ballfield sections
Ill defined spaces

Not enough open space meadow with big tree shading – quiet space
Increasing amount of asphalt walkways – use mulch instead
Mud puddles after rain
Cut down giant tree by pavillion
Slow but constant attrition of greenspace as gardens and paths become even more extensive
Holly bush hedge at entrance dangerous to children

Related to children
Play equipment 6
Rides close too early before cool evenings 4
Metal slides are too hot 4
Daycare groups inadequately supervised 3
Need more shade in older kids playground 3
Needs new sliding board 2
No winter rides 2
Older kids out of control on weekends
Miss airforce jet
Play equipment not safe
Rocking toys don't rock very well
Play areas not friendly to disabled
No drinking fountains at kids height
Rides for smaller children
Hot monkey bars
Want grass in playground
No see-saw
Younger and older childrens playgrounds combined
Not enough game areas for children
Red train stripped down
The railroad
Train breaks down
Need upper age limit for rides
Paint carousel building a bright color or colors
Sand!
Amusement area

Qualities
Too crowded 16
Poor water quality in lake/unnatural water color in lake 4
Over utilized 3
Lacks color 2
No control of number of people allowed in 2
Lack of community based activity
Too small
Tries to pack in too many specific uses
Design of Aquatics Center is not same as park character
Too hot
Too far away from North Raleigh
Not accessible for handicapped/no activities for handicapped children

Related to cars/parking and lighting
Lack of parking at times 11
Needs more parking and lighting 3 around TIP 9
Parking at north end 4
Poor lighting 4
Parking situations 3
Too dedicated to cars 3
Too much traffic on Pullen Road 3
Lack of lighting around Arts Center 3
Need signs re: where to park if lots are full

Unofficial parking damaging trees
Unpaved road
Need traffic light at north end
Car exhaust
Need more parking outside of park
Too much paved parking
Parking restrictions – want to park there on rainy days (student)

Security
Not safe for women in evening/does not feel safe 7
More security presence needed
Lack of adequate policing
Location makes me nervous
People hanging out sometimes doesn't look safe
Generally low security standards 2
Bodies have been found there

Miscellaneous
Nothing/ no answer 31
Increased cost of rides 4
Winos/homeless 4
Street people sleeping there/homeless bed under bridge 3
New yellow benches are extremely uncomfortable to sit on 2
Potential for over development of park 2
Prospect of "improvements" 2
More accessible recycling bins 2
Lack of respect for facility 2
Lack of personnel at amusement area, especially paddle boats 2
Shortages of lifeguards at times cause pool opening delay
Walk around park
North end seems like forgotten part of NCSU
Not open enough of the year
Cost of boat rentals
Rude baseball players
Gangs of teenagers "hanging out"
Not enough ducks

3. Why do you come to Pullen Park/what do you do here?

Results not yet tabulated.

4. What is your favorite part of Pullen Park?

Landscape
Large trees 26
Lake 14
Green space 11
Flower beds/landscaping 9
Picnic areas 8
Trail around lake 6
Big open area above playground near tennis courts 5
Open spaces 5
Setting/scenery 4
Naturalized areas 3
Water 3
Shaded meadows 2

Cherry trees along drive near Aquatics Center
Fish pond
Slope
Cedars
Island
Field beside creek and Pullen Rd.
Upper pond above lake
Intimate settings
Bridges over pond
Grassy hills
Spaciousness
Park by pond
Small water features with landscaping
Site planning around lake
Layout of amenities

North End of Park
North end, especially around Red Diamond/TIP 3
Open space at north end 2
North side trees 2
North side as is!

Amusements
Train 40
Carousel 38
Amusement area 5
Paddle boats 3
Small boats 3
Caboose

Children's Play Areas
Play area 10
Swings 2
Big open field between swing sets 2
Big turtle 2
Dolphin
Children's voices
Happy faces of children
Children's resources
Clean sand
Climbing structures
Climbable tree on playground
Diggers

Facilities
Aquatics Center 17
Theater in the Park 18
Community Center 7
Arts Center 7
Benches under trees 2
Concession stand
All outdoor facilities
Walkways
Picnic shelters

Qualities
No answer 4
Everything 4
People met on staff 2

Calm
Stability
Old
Not neglected
Maintenance is good
Diverse park users
Beautiful
Activities planned at the park
Across from NCSU

Miscellaneous
Kiwanis Club
Memories of good times here
Nature can be maintained while providing services
Friends who enjoy swimming
Ducks
Variety of things to do

5. What types of improvements would you like to see made to Pullen Park to enhance your recreational experience here?

Landscape
Leave the trees/more trees 9
Keep it as natural as possible 8
Control erosion 5
Better path system – layout and surfaces 5
Hiking/running trails 4
More diverse vegetative cover on north side/better landscaping 4
More diversity in vegetation
Control erosion, especially along north side by having more "formalized" yet unpaved parking along trees
More open space – less "structured" areas for ballfields, rides, etc.
Reduce contact with cars, people, noise
Pathway delineation, mulching, etc.
Reinforce and increase natural areas
More irrigation
Greater density of vegetation
Add shade to north of ballfield
Better organize, formalize circulation and access at north end
Make the worn path through the woods graded and stepped, with an official bike path beside it
Add waterfall on lake big enough to hear and see
Enhance park aesthetics
Greenway access
Butterfly garden
More native plants
Open view to upper pond and waterfall with observation deck
Naturalize rip rap channel between Western Blvd. and Pullen Road
Bike riding and skating path

Maintenance
Better maintenance 8
Fix TIP roof 6
Paint exterior of TIP 5
Keep bathrooms cleaner 4
Fresher appearance – color 3
Keep shelters cleaner 3
Clean up pool area and locker rooms 3
Fix miscellaneous shower problems in Aquatics Center locker rooms 3

Improve rides, improve grounds and then maintain 2
Put trash in less obtrusive locations, use more natural colors, cover cans
Repair wooden walks/nail down boards
Paint carousel animals
Small creek on NE boundary maintenance
Better housekeeping in Community Center
Exterminator needed more often at pool
Upkeep of TIP grounds
Cleanliness

Parking
More/better parking, expecially for TIP 15
No more parking spaces 9
Parking 7
No more pavement 7
Road improvements at north end 5
Cooperative access/parking with surrounding landowners, such as NCSU 5
Optimize existing parking only 4
Less pavement 3
Use parking in adjoining properties 2
Vertical parking garage near Community Center on existing parking space 2
Parking is adequate for numbers park can accommodate
Tie north end parking to comfort station
More trees in parking lots
Use pavers instead of asphalt
Parking limited to Arts Center patrons only!
Paved parking
Use signage to show parking that exists in and around park
Avoid overuse of park by limiting parking
Park busses further away
More flexible parking regulations
Make parking safer, don't add more parking
Use gravel near ballfields
Do not sacrifice people space for parking
Stop NCSU people from parking here

Lighting
Improve lighting 7
Improve lighting, especially for TIP 4
Lights around Arts Center 3
No more artificial lights 2

Bathrooms
Bathroom renovations/improvements (cleaner, safer, child friendly) 24
Top priority bathroom at amusement area facility 18
More bathrooms 16 (on hill, near playground, more to other side where shelters are needed, at train stop)
Put kids potties and sinks in bathrooms 8
Change entrance to ladies room
Move bathrooms to safer location

Children's Play Areas
Water feature/fountain/play area for kids to play in 14
More/updated playground equipment 14 high quality, creative
More children's activities/rides 13
Add shade to kid's playground 6
Water fountain for small children or step up to existing 5
More toddler playthings 4
More playthings for older children 8+ years of age 3

Shade around big brown slide 3
Redesign tot lot/waterfall area
More undefined play space
Better separation of older and younger kids
More bucket swings
Put railing or fence on top of wall around tree in playground
Landscape playground
Put jet plane back
Bigger turtle to climb under
Tell older kids not to go on kiddie playground
More slides, monkey bars
Retired fire engine
Replace sand with mulch
Grass instead of sand for strollers
Use sawdust as safety surfacing material

Facilities

General:
- Build pedestrian bridge over railroad tracks 7
- Picnic shelters/more picnic space 7
- More stuff for handicapped 2
- No more buildings 2
- Water fountains 2
- Install community news kiosk for anyone to be able to post on
- Sand volleyball courts
- Skate park
- Outdoor pool
- Provide golf carts to get around park
- Golf course
- More benches/tables

Community Center:
- Improve air conditioning in community center 5
- Soundproof community center meeting room
- Large meeting room for Kiwanis
- New carpet in Community Center
- Install local use only phone in Community Center, cost minimal

Concessions:
- Offer healthy food at concessions stand 8
- Soda/juice machine outside
- Ice cream vendor
- Concession area

TIP:
- Larger lighted sign for Theater in the Park 4
- Enlarge TIP

Amusements:
- Restore and use carousel Wurlitzer more often 3
- Fix up kiddie boats 2
- Cool/warming room at train stop
- Run train every 15 minutes only
- Center with video games
- Rides open longer season
- Longer operating hours for rides
- Fix the train
- Keep train light on in tunnel
- Lower cost of rides

Arts Center:
- Artistic renovations to Arts Center 3
- Develop a photography program 2
- Expand/renovate Arts Center
- Make Arts Center and signs easier to see
- Promote Arts Center as much as rest of park

Aquatics Center:
- Put slide in pool
- Better pool management
- Expand hours of pool use
- During summer swim team should only be given 4 lanes from 5:30–8:30 a.m.

During fall/win/spr swim teams should not have exclusive use of deep end
Have sufficient lifeguards on duty so pool opens on time & all areas of pool are useable

Ballfields: Improve ballfield condition
Use baseball fields space for passive recreational purposes

Miscellaneous

No improvements needed/no answer 15
Improve safety 8
Sculpture 5 sculpture garden in front of Arts Center
Music at stage area/more concerts 4
Leave it alone 4 or as few as possible improvements
Maintain elements of 1970 master plan 3 or do a new plan
Encourage biking to park via greenways 2
Increase park acreage 2
Build a similar facility in North Raleigh to accommodate growth, relieve pressure on Pullen 2
Add parks elsewhere 2
Sculpture/sculpture garden in front of Arts Center 2
Use of murals and other artwork to brighten built areas/Paint a mural on that awful cement wall 2
Don't change character 2
No busses
Reduce number of kids camps using park in summer
More welcoming, friendly staff
Keep commercialism out
Don't do anything to detract from old fashioned atmosphere
Better access by bus or TTA train
Improve community center presentation equipment availability
Organic farmer's market
Recycling area for park user trash
Sidewalk fairs
Sidewalk drawings
Festivals
Storytellers for children
Add artwork to Concession Stand
Relocate homeless to shelter
Advertise Pullen Park
Staff person identifiable with shirt/cap to walk park & provide customer service
More useable space for senior citizens
Lot more game indoor
Around slide outside
Area for movie only
Area for old and young to socialize
Area for physican fit
Area for social club
Area for party club
Area for gym
Dance and sing in the park
Clown and treats
Dogs on Saturday and Sunday

6. Is there anything else you would like to say about Pullen Park?

Results not yet tabulated.

7. Received survey from:

Aquatics Center 19
Amusements Area 49
Theater in the Park 14
Arts Center 15
Community Center 31
Other 31
Internet 13
Left blank 14

8. Are you a:

Park User 190
Raleigh Dept. of Parks and Recreation staff person 8
No answer 12

9. Are you a Wake County resident?

Results not yet tabulated.

10. What is your zip code?

Blank/no answer 7
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27407 1
27502 3
27508 1
27511 9
27513 5
27520 1
27521 1
27522 1
27529 4
27530 1
27559 1
27560 1
27577 1
27591 1
27592 1
27601 1
27603 10
27604 4
27605 17
27606 15
27607 26
27608 8
27609 8
27610 3
27611 0
27612 18
27613 5
27614 3
27615 7
27616 1
27713 1
27804 2
27823 1
46228 1
27540 1

What do you like about Pullen Park?

Landscape

- Natural spaces (9 responses)
- Large trees (9)
- Open spaces (7)
- Landscaped areas (4)
- Landforms (3)
- Water features (3)
- Lake (3)
- Lake & stream (1)
- Wildlife (1)
- North Cedars (1)
- Breezes (1)
- Diversity of plants and animals (1)

Facilities

- Amusements (7)
- Carousel (5)
- Train (3)
- Paddle boats (3)
- Aquatic Center/Pool (3)
- Arts Center (3)
- Play fields (2)
- Paddle boats (1)
- Trails (1)
- Tennis courts (1)
- Art Center (1)
- Activity areas for children/adults (1)
- Theatre in the Park (1)
- Community Center (1)
- Restaurant (1)
- Tennis courts (1)

Qualities

- Historic character (7)
- Variety of attractions/ things to do (6)
- Convenient location (5)
- Diverse age groups (3)

- Quiet spaces (2)
- Variety (1)
- Privacy (1)
- Urban location (1)
- Family oriented (1)
- No fees (1)
- Public use (1)

What do you not like at Pullen Park?

Maintenance

- Restrooms/unkept and lack of (6)
- Unkept appearance (6)
- Stagnant stream and lake (4)
- Erosion/Poor ground cover (1)
- Lake edge/sterile lake (1)

Facilities

- Lack of water fountains (2)
- Dowdy/insufficient art center (1)
- Uses not clearly marked (1)
- Poor circulation – not handicapped friendly (1)
- Entrances (1)
- Caged appearance to structures (1)
- No outdoor pool (1)
- Location of aquatics (1)
- Location of tennis courts (1)
- Location of baseball fields (1)
- Concrete walls (1)

Landscape

- Lack of native plants (2)
- Poor health of trees/tree removals (2)

Related to children

- Playground equipment (3)
- Lack of opportunities for teens (2)
- Two separate play areas (1)

Qualities

- No connection between north and south (13)
- Not unified/unplanned appearance (5)
- Not connected to adjacent areas (4)
- Entrances/No official entrance (4)
- Poor circulation (4)
- Overuse/Overcrowding (3)
- Traffic noise (3)
- Poor connection/circulation on north side (2)
- Not enough open play space (1)
- Lack of openness (1)

Related to cars/parking and lighting

- Lack of parking (5)
- Poor lighting (2)
- Lack of TIP parking (1)
- Too much parking with existing uses (1)
- Congestion on the Ashe Avenue area (1)
- Congestion on Pullen Road (1)

Miscellaneous

- NCSU student abuse (2)
- Homeless problem (1)

<u>What would you like added or changed at Pullen Park?</u>

Improve natural areas (15)

- More naturalized wildlife habitats. Things to attract and support more wildlife (3)
- Restored 'Natural' looking creek at Cox (2)
- Recognition of animal habitats
- Wetlands area
- Improve lakes to diversify life in them – make it more interesting
- Policy that allows dead trees to remain (havens for birds)
- More flowering areas near eating area
- Better maintain built environment and landscaping
- Comprehensive beautification plan
- More trees/shrubs, etc.
- More outdoor rooms
- More room for laying around, as in flat ground to lay a blanket down and sit to read a book, have a picnic

Connect North and South (9)

- Connect the halves (9)

Add Activities (8)

- Fitness trail, nature walk space/nature trail (2)
- Tire swings (2)
- Addition of basketball courts – something to attract young people (teens and twentysomethings)
- Alpine tower or high ropes course
- Low ropes initiatives for team building
- Semi-soft surface to all tennis courts

New/Improved Facilities (5)

- Improve bathrooms
- Addition to south side of TIP for class space, rehearsals, & storage
- Remodel/replace Art Center
- More group picnic shelters
- Several more "pavilions" for group picnics

Define/Improve Entrances (5)

- Defined (more) entrances to park on Pullen, clear sense of entry – visual celebration of park from street (4)
- Traffic light on Pullen Road positioned to allow north park users to exit during rush hour

Utilize Off site Parking (4)

- Access to offsite parking
- Parking & ride to parks
- Parking (deck) located on perimeter and shared with NCSU & Hillsborough St. (location Dan Allen/Hillsborough area)
- Additional TIP parking off park

Add Artwork (4)

- Capitalize on/enhance arts in this park (2)
- Add: an artistic water fountain/water feature
- Add natural sculptures . . . large animal sculptures reflecting local species that kids could touch, climb
- Santa on the lake

Playground/Recreation (4)

- A more innovative, colorful playground
- Water play plaza with sculpture/artistic elements
- A place for teens to fit and enjoy for more times
- Fountain to play in

Add Lighting (4)

- More lighted areas for evening activity (3)
- Low trail lighting

Provide better transit access (4)

- Better transit (trolley) accessibility (3)
- Pay money to park cars at park

Improve access across site (4)

- Improve access (including upgrading paths) (2)
- More walkways for pedestrians at various entrances
- Better access to natural areas

Improve connections to adjacent areas (3)

- Coordinate with Western Blvd. to achieve: safe access, easy access, aesthetically pleasing
- Better pedestrian access to the park (greenways, etc.)
- Expanding to Centennial Campus greenway

Restore historic character of park (3)

- Restore historic aspects, especially north of railroad and carousel
- Carousel restored (and carousel house) and cared for!
- Exploration of history through public art, gardens and other "special" amenities

Add Parking (3)

- Additional parking
- Additional parking for TIP
- Additional parking for peak season usage – NCSU side!

Add Programming (3)

- Programming to attract teens to the park
- More programs offered at community center
- A regular event outdoors scheduled so the community will know

Define edges (2)

- Define edge with Pullen Road and NCSU (2)

Improve signage (2)

- Better identity of the park (signage)
- Make signage (like on the greenways – the ones that designate exercises to do) that encourages exploration of the park

Remove Activities (2)

- Remove one of ball fields in north section
- No ball fields here!

Misc.

- Two or three more parks similar to Pullen – one in east or southeast Raleigh, one in north Raleigh
- Acquire more land for park and outdoor pool
- Chairs at the top of stairways
- Water features to cover traffic noise
- Link up with institutional neighbors – YMCA, NCSU – and exploit mutual interests (parking, shared spaces, facilities)
- Make more child & family friendly

Public Input for Pullen Park Master Planning
Community Survey Summary

North Carolina State University
Department of Parks, Recreation, and Tourism Management
17 January 2001

A comprehensive citizen survey was conducted to gather information on current participation rates and levels of interest for certain recreational activities. The survey was designed to provide information on recreation in general and number of household visits to Pullen Park in the previous 12 months. There were two populations that were sampled in this survey effort. The first random sample was from a mailing list of all Wake County households. The second sample was from the mailing list of participants in programs at Pullen Park. The first survey mailing was distributed to 3500 random households county wide and to 2274 participants from Pullen Park programs. Of these surveys, 157 household and 129 individual participants could not be delivered, resulting in a final mailing of 3343 and 2145 surveys, respectively. There were 434 household and 458 participant surveys returned, resulting in a response rate of 13 percent and 21.4 percent, respectively. The large random sample of residents and the high response rate contributes to the confidence of these findings.

The first question of the Wake County resident survey determined the respondents who had not lived in Wake County for longer than 12 months prior to the survey. Only 2.46 % of the respondents had lived in Wake County for less than 12 months. Almost five percent of the respondents had moved from one location to another within Wake County in the last 12 months. Residents of Wake County that responded who have lived in the county for more than 12 months made up 94.26 percent of the respondents. There was no correction factor used to adjust the reported statistics based on these proportions.

Were you living at this residence in September '99?		
		Percentages
Total responding to this question	**974**	**100.0%**
Did not live in Wake County in 1999	**24**	**2.46%**
In Wake County in '99, but not this residence	**47**	**4.83%**
Lived here in September of 1999	**918**	**94.26%**

The length of residence in the community was asked and proportions of the respondents were calculated. The distribution among the categories should not be compared due to unequal time periods. New residents made up 0.62 % of the respondents, having lived in Wake County for less than one year. Long term residents made up a little over 51 percent of the respondents. From this analysis, there is clear evidence that the majority of residents have lived in Wake County for more than 10 years. In comparing the Wake County sample and the Pullen Park participant responses, there does seem to be a slight difference in that the Pullen Park respondents have lived in the area slightly longer. No adjustments were made in the reported statistics based on these distributions.

How long have you lived in the Raleigh area?	<1 year	1-5 years	6-10 years	11-15 years	>15 years	Sum of totals
Sample *	2	100	71	45	228	446
Percentages	0.45%	22.42%	15.92%	10.09%	51.12%	100.00%
Participants	4	86	92	71	269	522
Percentages	0.77%	16.48%	17.62%	13.60%	51.53%	100.00%
TOTALS	6	186	163	116	497	968
Percentages	0.62%	19.21%	16.84%	11.98%	51.34%	100.00%

* Sample from Wake County residents

Respondents provided their zip code for the third question on the survey. A comparison was made for the sample of Wake County residents and the Pullen Park participant respondents. This comparison shows that there are differences in the areas within the county. It is the assumption of this analysis that the Wake County sample represents what the average household in the county would do for recreation and the Pullen Park participants represent a special subset of this population. It is, shall we say, an over sampling of those who use the park for recreation. Indeed, the Pullen Park participant respondents do live nearer to the park than the overall county respondents. Below are listed those zip codes that were significantly different for the two different surveys. The respondents from the zip code regions within the Beltline represent a higher proportion of the park participant respondents than those from the county sample. The distribution of the zip codes represented responses from across the county. There were a few zip codes outside the Beltline that had a higher representation than for the Park participant respondents. These zip codes included 27511 and 27513, both in Cary and 27614 and 27616, both in north Raleigh.

Zip Code Summary of Differences for Both Surveys

Zip Code		Percentages	
		Sample	Participants
	27605	0.67%	2.70%
	27606	6.65%	8.11%
	27607	4.43%	8.69%
	27608	2.00%	6.37%
	27609	6.43%	11.00%
Total		20.18%	36.87%

The fourth question regarding the name of the nearest park to the respondent's house was not recorded due to lack of time for the data entry. The surveys have been retained for this question to be analyzed at a later date.

The number of visits in the past 12 months by anyone in the household to the nearest park was 17.96 visits for the county respondents and 24.02 visits for the Pullen Park participant respondents. This average included all the households responding, even households that reported no park visits. The average number of visits for the county respondents to Pullen Park in the past 12 months was 4.51 visits, while for those who are Pullen Park participants, the average number of visits was 19.31. These visits included visits by all members of the household during the previous year.

Mode of transportation to Pullen Park was one of the planning issues raised by the advisory committee. Responses to the question on mode of transportation used for the most recent visit to Pullen Park shows that almost all of the respondents are using their cars to get to the park (98.21%, county sample and 96.11% park participants).

The average number of minutes it takes to get to Pullen Park from the respondent's house is 20.13 minutes for the county sample and 18.20 minutes for the park participants. Pullen Park is located an average of 10.8 miles from the house for county respondents and 9.8 miles for the park respondents.

The number of persons in the household, for those responding to both surveys, was compared and there was no significant difference between the two groups of respondents. The remainder of the analysis combined both the survey responses for summaries.

The distribution of number of persons in the households for those responding will be compared to the 2000 census estimates when they become available in March or April of 2001.

Households	Count	Percent	2000 census
Single	177	18.63%	%
Two Persons	315	33.16%	%
Three Persons	162	17.05%	%
Four Persons	222	23.37%	%
Five Persons	54	5.68%	%
Six Persons	20	2.11%	%
Seven Persons	0		%
Eight Persons	0		%
TOTAL	950	100.00%	100.00%

The proportion of males and females who were included in the sample households were nearly split evenly with 51.83 percent of the household occupants being female.

Gender	Percentage
Female	**51.83%**
Male	**48.17%**
TOTAL	**100.00%**

The age distribution for the individuals in the households shows that there is a low representation in the teen and 20 years categories for those households responding. There also seems to be an over representation in the under 12 years category; however this category and the over 60 group represent unequal categories in terms of the number of years represented. As well, the 13-19 years category represents a smaller number of years.

Age of individuals within the household		
	Totals	Percent
# 12 and under	596	23.4%
# 13-19	184	7.2%
# 20-29	176	6.9%
# 30-39	438	17.2%
# 40-49	502	19.7%
# 50-59	306	12.0%
# 60+	345	13.6%

The respondents were asked to provide their household income and to designate if it was a single income or two incomes. For those reporting, 52.81 % of the households were a single income. For the 692 respondents who reported their household income, the average was $73,010.

Income Statistics	
Mean	$73,010
Median	$66,000
Count	692

Nearly 44% of the households that responded were couples with children. Just over 19 % were individuals and just over 30% were couples with no children.

Households	Count	Percent
Individual	184	19.23%
Couple	288	30.09%
Single Parent	44	4.60%
Unrelated Adults	20	2.09%
Couple w/Children	421	43.99%
TOTAL		100.00%

The survey respondents were asked to select the individual in the household with the most recent birthday to reply to the questions regarding recreation participation and preferences. This random selection is assumed, for purposes of this analysis, to be representative of the general population. The resulting distribution will be compared to the 2000 census estimates when they become available. It does seem that the sample under represents teens and the 20-29 year old category.

Age of individuals with recent birthday		
	Totals	Percent
# 12 and under	70	7.50%
# 13-19	27	2.89%
# 20-29	56	6.00%
# 30-39	210	22.51%
# 40-49	218	23.37%
# 50-59	164	17.58%
# 60+	188	20.15%

n=933

Responses to the level of interest and participation questions for 40 recreational activities are presented in the final table. The activities are listed in order from highest percentage of the respondents with an extreme or very high level of interest to the lowest percentage of respondents. The percentages of respondents who were extremely interested or had a very high interest in an activity are reported. The percent of respondents who reported participating in an activity during the previous 12 months are also reported in this table. Levels of participation and levels of interest of 20 percent or more are bolded in the table. The greatest percentages of respondents were interested in walking on a trail (61.05%), walking in a natural area (58.76%), picnicking (50.00%), and swimming at a pool (47.05%). Less than 10 % of the respondents had an extreme or very high interest in baseball (9.51%), softball (8.34%), football (7.43%), horseshoes (5.95%), or skateboarding (3.36%). Only 2.51 percent of the respondents indicated an interest in shuffleboard and no one had participated during the previous 12 months.

There were nine activities where there was at least a 20% difference between those respondents who had a very high interest in the activity and those that participated during the previous 12 months. These nine activities were: walking in a nature area, viewing wildlife, walking along a trail, outdoor arts/crafts, art show or festival, looking at gardens, picnicking, canoeing, and attending a performance. There were six additional activities where there was at least a 15% difference between those interested and those respondents who had participated. These activities included: bicycling, swimming at a pool, taking classes, fitness trail, kite flying, and nature study. In all but two of these activities at least 20 percent of the respondents had at least a very high interest in the activity.

Activity Interest and Participation

Activity	% Interest (extreme-v/high)	% participation 12 months
Walking along a trail	**61.05%**	**29.32%**
Walking in a nature area	**58.76%**	19.58%
Picnicking	**50.00%**	**24.00%**
Swimming at a pool	**47.05%**	**29.02%**
Viewing wildlife	**45.97%**	11.75%
Looking at gardens	**45.68%**	18.37%
Playing at a playground	**44.02%**	**33.84%**
Eating lunch at a park	**43.91%**	**30.42%**
Art show or festival	**42.84%**	13.15%
Attend performance	**41.03%**	**20.68%**
Outdoor arts/crafts	**34.82%**	4.72%
Taking Classes	**27.09%**	9.64%
Fitness trail	**26.15%**	9.74%
Bicycling	**25.98%**	7.43%
Canoeing	**24.53%**	3.82%
Pedal boats	**21.27%**	9.34%
Reading outdoors	**21.00%**	9.14%
Watch sports events	**20.78%**	13.45%
Jogging	**20.41%**	5.52%
Photography	19.09%	8.43%
Swimming at a lake	18.84%	4.22%
Tennis	18.71%	6.12%
Fishing	18.59%	4.32%
Kite flying	18.46%	2.31%
Nature study	17.60%	1.81%
Golf	16.96%	3.82%
Sailing	13.61%	1.51%
Bird watching	12.77%	5.42%
Basketball	12.64%	3.92%
Frisbee	12.57%	5.92%
Volleyball	12.26%	1.10%
Roller skating/blades	11.10%	2.91%
Soccer	11.08%	3.11%
Mountain biking	10.28%	3.21%
Baseball	9.51%	2.11%
Softball	8.34%	2.61%
Football	7.43%	1.91%
Horseshoes	5.95%	1.00%
Skateboarding	3.36%	0.70%
Shuffleboard	2.51%	0.00%

Bold > 20%

Activity Interest and Participation for the 13-19 Year Olds

Activity	% Interested	% Participating
Watch sports events	**47.83%**	**22.22%**
Swimming at a pool	**45.83%**	**55.56%**
Roller skating/blades	**45.83%**	7.41%
Bicycling	**45.45%**	18.52%
Fishing	**43.48%**	7.41%
Canoeing	**42.86%**	3.70%
Baseball	**38.10%**	18.52%
Walking along a trail	**33.33%**	14.81%
Picnicking	**33.33%**	11.11%
Sailing	**33.33%**	7.41%
Football	**33.33%**	14.81%
Softball	**30.00%**	11.11%
Taking Classes	**28.57%**	11.11%
Fitness trail	**28.57%**	3.70%
Swimming at a lake	**28.57%**	7.41%
Basketball	**28.57%**	14.81%
Frisbee	**27.27%**	18.52%
Eating lunch at a park	**26.09%**	14.81%
Volleyball	**26.09%**	3.70%
Walking in a nature area	**23.81%**	11.11%
Tennis	**23.81%**	14.81%
Golf	**23.81%**	0.00%
Kite flying	**22.73%**	0.00%
Looking at gardens	**22.73%**	3.70%
Pedal boats	**22.73%**	3.70%
Mountain biking	**22.73%**	14.81%
Art show or festival	**21.74%**	3.70%
Attend performance	**20.83%**	**25.93%**
Jogging	18.18%	7.41%
Photography	17.39%	3.70%
Playing at a playground	14.29%	**22.22%**
Reading outdoors	14.29%	3.70%
Horseshoes	14.29%	0.00%
Viewing wildlife	13.64%	0.00%
Soccer	13.64%	3.70%
Outdoor arts/crafts	13.04%	3.70%
Nature study	9.52%	0.00%
Skateboarding	9.52%	3.70%
Shuffleboard	4.76%	0.00%
Bird watching	0.00%	0.00%

Bold > 20%

PERCENT INTEREST IN ACTIVITIES
(% of population who wanted to do an activity...)

	(Survey One)	(Survey Two)		(Combined)	
	Pullen Park Participants who used Pullen in last 12 months	Wake County Residents		Combined Survey Samples	
Activity		All	Used Pullen in past 12 months	All Wake County	Wake Co. Teens
****Walking along a trail**	**63%**	**59%**	**64%**	**61%**	**33%**
****Walking in a nature area**	**62%**	**55%**	**61%**	**59%**	**24%**
****Picnicking**	**60%**	**41%**	**49%**	**50%**	**33%**
****Swimming at a pool**	**57%**	**38%**	**44%**	**47%**	**46%**
****Viewing wildlife**	**49%**	**44%**	**47%**	**46%**	14%
****Looking at gardens**	**48%**	**43%**	**42%**	**46%**	**23%**
****Playing at a playground**	**53%**	**37%**	**51%**	**44%**	14%
****Eating lunch at a park**	**52%**	**36%**	**45%**	**44%**	**26%**
****Art show or festival**	**48%**	**37%**	**37%**	**43%**	**22%**
****Attend performance**	**44%**	**37%**	**35%**	**41%**	**21%**
****Outdoor arts/crafts**	**39%**	**29%**	**33%**	**35%**	13%
****Taking Classes**	**34%**	**17%**	**17%**	**27%**	**29%**
****Fitness trail**	**26%**	**25%**	**27%**	**26%**	**29%**
****Bicycling**	**24%**	**27%**	**29%**	**26%**	**45%**
****Canoeing**	**26%**	**22%**	**28%**	**25%**	**43%**
****Pedal boats**	**25%**	**18%**	**25%**	**21%**	**23%**
****Reading outdoors**	**24%**	**18%**	**19%**	**21%**	14%
****Watch sports events**	**16%**	**27%**	**25%**	**21%**	**48%**
****Jogging**	**20%**	**21%**	**22%**	**20%**	**18%**
****Photography**	**20%**	**17%**	**19%**	**19%**	**17%**
****Swimming at a lake**	**18%**	**20%**	**21%**	**19%**	**29%**
****Tennis**	**18%**	**19%**	**22%**	**19%**	**24%**
****Fishing**	**16%**	**21%**	**24%**	**19%**	**43%**
****Kite flying**	**21%**	**16%**	**22%**	**18%**	**23%**
****Nature study**	**22%**	**15%**	**17%**	**18%**	10%
****Golf**	**15%**	**19%**	**20%**	**17%**	**24%**
***Sailing**	**15%**	11%	11%	14%	**33%**
***Bird watching**	**15%**	11%	11%	13%	0%
***Basketball**	11%	**15%**	**16%**	13%	**29%**
***Frisbee**	11%	13%	**15%**	13%	**27%**
***Volleyball**	10%	14%	**16%**	12%	**26%**
Roller skating/blades **(**teen)**	11%	10%	11%	11%	**46%**
***Soccer**	11%	12%	**15%**	11%	14%
Mountain biking **(**teen)**	10%	10%	8%	10%	**23%**
Baseball **(**teen)**	9%	10%	12%	10%	**38%**
Softball **(**teen)**	7%	10%	11%	8%	**30%**
Football **(**teen)**	6%	9%	11%	7%	**33%**
Horseshoes	5%	7%	8%	6%	14%
Skateboarding	3%	3%	3%	3%	10%
Shuffleboard	2%	2%	3%	3%	5%

** Activities ranked by percent interest and bolded if >20%
* Activities ranked by percent interest and bolded if >15% & <20%

POSSIBLE LACK OF FACILITIES/PROGRAMMING
(% Interest vs. % Participation = % of population who wanted to do an activity...but did not)

	(Survey One)	(Survey Two)		(Combined)	
	***Pullen Park Participants who used Pullen in last 12 months	Wake County Residents		Combined Survey Samples	
Activity		All	Used Pullen in past 12 months	All Wake County	Wake Co. Teens
**Walking along a trail	39%	18%	16%	32%	19%
**Walking in a nature area	46%	28%	29%	39%	13%
**Picnicking	30%	21%	19%	26%	22%
**Swimming at a pool	20%	13%	10%	18%	-10%
**Viewing wildlife	37%	29%	29%	34%	14%
**Looking at gardens	29%	22%	19%	27%	19%
Playing at a playground	12%	6%	6%	10%	-8%
*Eating lunch at a park	15%	9%	7%	13%	11%
**Art show or festival	40%	14%	12%	30%	18%
**Attend performance	29%	5%	3%	20%	-5%
**Outdoor arts/crafts	35%	22%	24%	30%	9%
**Taking Classes	22%	9%	17%	17%	17%
**Fitness trail	21%	7%	7%	16%	25%
**Bicycling	21%	14%	14%	19%	27%
**Canoeing	21%	15%	19%	21%	39%
**Pedal boats	21%	9%	10%	12%	19%
*Reading outdoors	15%	6%	6%	12%	11%
Watch sports events (**teen)	11%	0%	0%	7%	26%
*Jogging	16%	11%	12%	15%	11%
Photography	11%	7%	9%	11%	14%
*Swimming at a lake	18%	10%	10%	15%	21%
Tennis	14%	9%	8%	13%	9%
*Fishing	16%	12%	13%	14%	36%
*Kite flying	18%	13%	15%	16%	23%
**Nature study	20%	12%	13%	16%	10%
*Golf	15%	10%	10%	13%	24%
*Sailing	15%	8%	8%	12%	26%
Bird watching	10%	3%	1%	7%	0%
Basketball	9%	7%	6%	9%	14%
Frisbee	6%	4%	4%	7%	9%
Volleyball (**teen)	10%	11%	13%	11%	22%
Roller skating/blades (**teen)	10%	5%	5%	8%	38%
Soccer	9%	6%	6%	8%	10%
Mountain biking	8%	4%	2%	7%	8%
Baseball (**teen)	7%	6%	7%	7%	20%
Softball (*teen)	4%	4%	5%	6%	19%
Football (*teen)	5%	5%	5%	6%	19%
Horseshoes	5%	5%	5%	5%	14%
Skateboarding	2%	2%	1%	3%	6%
Shuffleboard	2%	2%	2%	3%	5%

** Activities ranked by percent difference and bolded if >20%
* Activities ranked by percent difference and bolded if >15% & <20%
*** Participation totals used were for activities in Pullen Park only.

15 January 2001 Report
Pullen Park Neighborhood Meeting
Re: Pullen Park Master Plan

On January 14 twenty residents of the Pullen Park neighborhood met at the 123 Ashe Avenue home of Melanie and Michael Iversen to offer perspectives on Pullen Park, for consideration by the Pullen Park Master Plan Committee. From 6:30pm – 8:30pm participants engaged in two processes: a listing of likes, dislikes and desired changes in Pullen Park (recorded below), and two independent group exercises of redrawing and annotating Pullen Park, via tissue overlays of maps of Pullen Park as it exists today.

Below is a complete listing of comments submitted; participants were invited to list (up to three) responses to the following statements. *Responses are recorded below in grouped order.*

What do you like about Pullen Park?

landscaping around the "lake"
old trees
open space
bird habitats
open green area bordering Pullen Rd.
cedar trees
lake / ducks
"natural areas," w/ large trees, grassy hills – very nice
combination of (more natural) open areas, and (more concentrated) hardscape areas, answers lots of activities
many different areas – grassy, woody, picnic shelters, water
terrain – hills, green, lake
natural beauty
landscape
large trees, open green spaces
oak grove near art center
variety – spaces, programs, facilities
lots of areas to walk, observe activities and enjoy water, play, etc.
nice walking paths
well kept
very nice indoor pool
pool is fun 'cus of diving boards and how deep the water goes
the pool
amusement area
carousel & playground area
kiddie rides (train & carousel)
carousel / train (2)
train
tennis courts (2)
art center
theater
picnic facilities

What would you like added or changed at Pullen Park?

pedestrian bridge over RR (2)
access to both sides
improve avenues for accessibility especially from NC State
greenway along tracks to NCSU & downtown
...cut through and maybe a permanent path to NC State
lights/crossing to Gov. Morehead School
paths in north side, path along creek northside
pathway at oak grove, landcaping at creek
make it easier to use as a thoroughfare for bikes/pedestrians from Ashe to Pullen Rd.
make an easier access from our neighborhood to main part of the park (walking access)
some type of lighting in the parking lot to NC State...
add lighting in wooded area between Cox Ave. parking lot & NC State/Pullen Rd.
improve parking, esp at end of Ashe Ave. and Western Blvd.
connection of southside parking access to northside
no development – building or parking
more acquisition of park land
consider altering or doing away w/ the pond;..., it is not pretty or pleasant for a pond
needs more flowering vegetation
naturalist landscape master plan
maintain/develop area around Theatre in the Park w/ native landscaping
maybe some planting – and terrace the eroding area above C.G. Kledaris Creek
needs prettier planting along Western Blvd., possibly screen or more attractive
arboretum S. of upper ball field N. side
pond in lowland North side
more watering fountains
recycling bin(s) in accessible places where heavy public traffic
amphitheater East of tennis courts
amphitheater (small)
developed amp / fields at G.M.
observation tower
renovate or replace, upgrade Art Center facility
add more activities like rock climbing, running trail around park
basketball court
more activities for all groups of people
more programs for people

Compiled and submitted by Paul Siceloff
Tissue overlay maps submitted by Melanie Iversen

nice location / access to the park from the city
nice transition between our neighborhood & school
urban location
location
swale across from Brooks Hall, NCSU
you can sort of be alone in some parts
free and no fees are charged

<u>What do you not like at Pullen Park?</u>

lack of accessibility from NC State
disconnect north to south park (RR)
no connection to Gov. Morehead School
weak connection to Cox Ave.
Pullen Rd. is very busy; hard to cross walking
traffic congestion
too much indiscriminate parking @ baseball fields
too much parking (lower area near aquatic center)
don't want any more parking
poor lighting
poor lighting (north side)
baseball field lights
late night softball in lower field
too much baseball
poor restrooms
functional bathrooms
crime near Pullen area
too cluttered – pond/train/carousel/raised pond/island in one place
plantings haphazard – no attempt at design or pattern
much space is wasted, often (apparently) filled in w/ misc. plants, esp. crepe myrtle, etc.
no habitat on north side of the park
scummy, dry creek bed
too many trees being cut down
erosion
flooding
trash & drainage erosion at oak grove
litter
roaches / rats
pesticide use seems excessive; very malodorous / toxic
no outdoor pool
too many things for younger children than older kids
dowdy, insufficient art center facility
too many people in the summer – we <u>need more parks</u>

1999 Pilot Survey & Neighborhood Forums

	1999 Pilot Survey *207 Respondents*		Neighborhood Forum 1-3-01 *14 Committee & 17 Guests*		Pullen Neighborhood Forum 1/14/01 *20 Neighbors*	
Question 1: What do you like/value about Pullen Park?						
Amusements	**71**	**34%**	**19**	**61%**	**7**	**35%**
Open space	**43**	**21%**	**10**	**32%**	**4**	**20%**
Large trees/trees	**37**	**18%**	**10**	**32%**	**4**	**20%**
Aquatics Center	30	14%	3	10%	3	**15%**
Location	26	13%	**6**	**19%**	4	13%
Picnic Shelters	21	10%			1	5%
Playground	20	10%				
Lake	19	9%	**7**	**23%**	1	5%
Variety of things to do/attractions	15	7%	**12**	**39%**	4	13%
Urban oasis/Natural spaces	15	7%	**14**	**45%**	**5**	**25%**
Green	15	7%				
Landscaping	13	6%	4	13%	3	**15%**
Historical	12	6%	**7**	**23%**		
Flowers	12	6%				
Arts Center	10	5%	4	13%	1	5%
Beautiful	10	5%				
Play fields			2	6%		
Trails			1	3%	2	10%
Tennis Courts			2	6%	1	5%
Theatre In The Park			1	3%	1	5%
Community Center			1	3%		
Restaurant			1	3%		

Items bold if >15%

Appendix C
Committee Meeting Minutes

Pullen Park
Master Plan

9 October 2000

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 4 October 2000

Location: Pullen Park Community Center, 5:30 p.m.

Attendees: Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown
Don Carlough
Carmen Cauthen
Joseph Huberman
Melanie Iverson
Amaechi Okigbo
Jessica Puckett
Michael Rieder
Paul Rowland
Mary Powers Ryan
Russ Stephenson
Robbie Stone
Scott Wilkinson

David Shouse, Parks Project Manager
Dick Bailey, Parks DD Administrator
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Distribution: Michael Harwood, Lawrence Williams, Attendees

Purpose: Design Process Startup

1. Introductions (Robin Moore)
Robin welcomed everyone in attendance. All attendees introduced themselves to the group.

2. Review of Committee Guidelines (Dick Bailey)
Presentation:
Handouts of *Master Plan Committee Guidelines/Procedures* and associated *Resolution* from the City of Raleigh were reviewed.

- Outlined committee structure and responsibilities of the chair and vice-chair.
- Reviewed master plan programming phase with focus on importance of understanding client (public) needs, the parks system as a whole, and the site that is Pullen Park.

- Discussed schematic phase as the crucial step for exploring many different alternatives.
- Reviewed process for adopting the plan by the City Council.

3. Review of Planning Process (Robb Harrison)

Presentation:

Opened with a review of the importance of Committee's participation as representatives of the client, who are the users of Pullen Park and the citizens of Raleigh. The Public (client) Participation Process was reviewed.

- The City has issued a press release and media advertising is underway.
- Notices have been placed at Pullen Park and other park facilities.
- The Parks Department is developing an information mailer.
- The web page and notices will have the telephone number for the Parks Department.
- The public is invited to attend meetings.
- Public comment is encouraged through comment forms and email on the web site.

The three phases of the design process were reviewed. A summary of each meeting within the process was provided:

- The October 25 meeting, which begins with education phase, will include a study of the Raleigh parks system by David Shouse.
- The November 15 meeting will include a review of the site analysis drawings.
- The January 3 meeting will begin the evaluation phase with the Neighborhood Forum.
- At the January 17 meeting, the results of the survey will be presented.
- At the January 31 meeting, the Chair will facilitate the development of the Program Statement for the Master Plan.
- Following development of the program statement, the master plan process will begin.

Comments and Questions Addressed:

- The Committee questioned if there is information to compare Pullen Park facilities with other parks within the system. David Shouse responded that the facilities at Pullen are unique within the system and there is no way to make a true comparison.

4. City of Raleigh Parks System Introduction (David Shouse)

Presentation:

Opened with a brief overview of overall park system and lands managed by Parks within Raleigh.

- System includes a total of 5,000 acres, not including 2,700 acres of greenway and water acreage.
- Responsibilities include all open space within each including roadway medians and islands, vacant lots, and greenways.

Reviewed types of Raleigh parks and provided example of each for visitation by Committee.

- Examples were provided as Jaycee Park, a community park
- Worthdale Park, a community park
- Kaplan Park, a neighborhood park
- Spring Forest Road Park, a neighborhood park
- Eliza Poole Park, a neighborhood park
- Gardner Street Park, a mini-park
- Rose Garden, a special park

Emphasized the importance of Pullen Park as different from other parks. In addition, the north and south sections are very different from each other.

Comments and Questions Addressed

- The Committee asked that information be provided for the Park's service area. They requested that the survey include how people arrive at Pullen Park.
- It was determined that the mission statement for Pullen Park would be developed by the Committee as the Program Statement. Until that time, the mission statement should be the quote from the deed "...to be held and used perpetually for the recreation and pleasure..., the use, enjoyment and recreation of the inhabitants of and visitors to the City of Raleigh...".
- National standards for open space will be presented during the Raleigh Parks System review at the next meeting.
- Committee assured that they are charged to look "out of the box", at the big picture of possibilities for Pullen Park.
- Committee requested crime and traffic accident statistics. David Shouse indicated these would be provided.

5. Metro Park Perspectives (Robb Harrison)

Presentation:

Reviewed two handouts: *Parks of Interest in other North Carolina Cities* and *Internet Ideas and Items of Interest.*

- Discussed information as examples to help Committee see diverse possibilities and options 'outside the box', with examples of design ideas and opinions, examples of community involvement, and other parks with similar challenges.

Comments and Questions Addressed

- Robin emphasized that the Committee should continue to read and research, with the web being an excellent resource. Good sources should be shared with Robb Harrison for distribution to the Committee.
- Chavis Park was recommended as a good local example of a park similar to Pullen.

6. Committee Open Forum (Robin Moore)

Robin asked the Committee to share any ideas or issues.

- Area maps should be provided to the Committee.
- Morgan Street connector needs to be indicated.
- Signage is inadequate both on site and off site.
- Traffic calming is needed on Ashe Avenue.
- Streetcars could be reintroduced as a feature.
- YMCA uses the park extensively.
- Stream behind Cox Avenue area needs to be revitalized.
- Teen activities are not adequate. Teens will be included in the survey results. Discussed possible additional teen input in the process; however, a direction was not determined.
- Special populations and their needs should be considered in all aspects of the design program.
- Visit Pullen at different times to understand who uses the park.

Action Items

1. Provide committee with electronic version of web addresses.
2. Provide area maps at next meeting.
3. Provide crime and traffic accident statistics with site analysis.

Meeting adjourned at approximately 7:30 p.m.

Review of the minutes with corrections and/or additions will be made at the 25 October meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

26 October 2000

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 25 October 2000

Location: Theatre in the Park, 6:00 pm

Attendees:
Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown
Don Carlough
Michael Harwood
Joseph Huberman
Melanie Iverson
Jessica Puckett
Mike Rieder
Paul Rowland
Mary Powers Ryan
Russ Stephenson

David Shouse, Parks Project Manager
Dick Bailey, Parks DD Administrator
Randy Ray, Parks Recreation Supervisor for Operations
Robb Harrison, Little & Little
Susan Little, Little & Little

Guests:
Michael Layne
Brian Davis
Katie Rosser
Hans Hesselein
Sarah Johnson
Michael Sweitzer
Kristin Thorleifsdottir
Gret Mackintosh
Matthew Martin
Jason Legnosky
Jamie Ramsey
Kimberly Shumate
Nancy Colegrove
Paul Fidishun

Distribution: Carmen Cauthen, Amaechi Okigbo, Scott Wilkinson, Lawrence Williams, Attendees

Purpose: Regional Park Review

1. Introductions (Robin Moore)
Robin welcomed everyone in attendance. He emphasized the opportunity that the Pullen Park Master Plan process provides for participation throughout the process and invited the public's continuing participation to achieve the best possible plan for the Park's future.

The minutes were accepted after it was noted that the distribution of maps of Pullen Park provided by Joseph Huberman was omitted. These are maps used for orienteering. In addition, Joseph Huberman requested that additional detail, such as attribution of comments by the committee members, be included. The Committee approved the minutes with an informal vote.

2. Announcements (David Shouse)
The meeting locations have been selected to provide the committee members experiences in the different facilities within the park. In addition to the first meeting at the Community Center and this meeting at Theatre in the Park, the next meeting will be held in the Pullen Arts Center on November 15.

3. City of Raleigh Parks System (David Shouse, Randy Ray, Dick Bailey)
Presentation by David Shouse

- **Homework**
  Responding to the request from the previous meeting to visit Raleigh parks, Jessica reported a visit to Kids Fest at Spring Forest. Claudia described visitors bringing gas powered grills to Spring Forest. David asked that Committee members continue to make an effort to visit other parks as well as Pullen noting seasonal uses.

- **Park Facilities**
  An overview of parks of various types relating to Pullen Park was presented referencing a color-coded map. (David noted he did not emphasize open spaces as a type of use in his presentation at the October 4 meeting.)

  - **Metro Parks** (Red) usually large acreage, frequently associated with specific programs or resource, such as lakes or Pullen Park. Regional in nature; serves as a destination with users frequently arriving by car.

  - **Community Parks** (Blue) typically 40-70 acres. Usually a formal athletic program (ball fields, tennis), formal playground, some undeveloped land, some aquatics facilities. Level grassy areas will become programmed by the users. Examples: Jaycee Park, Carolina Pines, Chavis Heights. He noted the spacing of the community parks make these destination parks. They are frequently driven to. The three illustrated have community centers. Activities may happen from 9am to 9pm. Chavis Park has a new play pool for interactive play – a new facility that Raleigh Parks is experimenting with. Chavis Park

also includes a carousel, ball fields, a track, and the previously mentioned community center

- **Neighborhood Park** (Yellow) typically 8-15 acres. These are usually near neighborhoods and frequently accessed on foot. Due to the proximity of neighborhoods, ball fields can be challenging to locate in these. Examples include Kentwood (14.5 acres) which has disc golf which has the advantage of leaving open space; Method Road with soccer, basketball (lighted), a community center with meeting space; and Fred Fletcher with basketball, tennis, trails, an amphitheatre, open space, and two historic buildings available for rental. Trees have been planted to replace those lost to storms.
  Eliza Poole Park (6+ acres) is a new park soon to be dedicated which has grassy areas and trails and is located not far from Rocky Branch Greenway. This will connect to the Pullen area soon.

- **Mini Park** (Brown) There is really no size standard. These could range from 0.3 acre to 3 plus acres.
  Two examples are:
  Chamberlain Street, which has basketball and picnic areas and receives constant use. It is less than one and a half acres.
  Compiegne is also less than a half acre and receives heavy use. Maintenance there is quite difficult. The installation of irrigation has helped this.

- **Special Parks** (purple) These are all very different and do not fit a pattern. Examples:
  The Raleigh Little Theatre (RLT) and the Raleigh Rose Garden. Built by the WPA, RLT has a history of a loyal following. A successful youth program has been built here. The amphitheatre is an example of a facility that is both programmed and used as open space. These are complimentary uses.
  Edna Metz Wells is three wooded acres adjoining Cameron Park. This space has been adopted by the Cameron Park homeowners, who help care for the park. There are also two other open spaces in Cameron Park. The one on Forest Drive is a wooded space and the other, between East and West Park Drive, is a grassy area with trees. These areas amount to medians between City streets.
  Hymettus Woods, at the intersection of Dixie Trail and Wade Avenue, was donated and has deed restrictions, not unlike Pullen, indicating it will stay in a natural form.

Windermere Beaver Dam is 14 acres of undeveloped median between Banbury and Nottingham Roads, just North of Hymettus Woods.

- **Open spaces** Of those listed on the inventory, most are north of Hillsborough Street. There are open spaces on the NCSU campus which are used informally, such as the Court of North Carolina. Two other considerations for open space near Pullen Park are Dorothea Dix and the Governor Morehead School. These spaces are used informally in some instances.

- **Greenways** (Dark Green) These are owned fee simple. (Light Green) These represent easements.

Questions posed by Committee to David Shouse

A question was asked regarding the Dorothea Dix Soccer Park. David noted that this area is leased to CASL by the State, and there are extensive limitations on what can be built on this property due to its former use as a landfill. The Rocky Branch Greenway runs along the south side of Western Boulevard at this point, with plans to extend the bike path in the future improvements to Western Boulevard. This would be on the north side of Western Boulevard extending toward Pullen Park.

Presentation by Randy Ray

- **Programming**
  An overview of programming for the facilities in Pullen Park was presented. Numbers of participants will be presented at the January meeting when surveys are presented, but the purpose of this introduction is to give an overview of the activities within the Park. (Randy clarified that the Theatre in the Park is not programmed by Raleigh Parks and Recreation, but that TIP does all of its own programming.)

  - **Pullen Amusement Park**
    This is regional and also has a neighborhood relationship to the Ashe Avenue neighborhood. The park offers something for everyone including rides, a children's playground, seven picnic shelters, concessions and souvenir sales, a scenic lake with kiddy boats and pedal boats, a train, an historic carousel with an organ, a waterfall, and a plaza used for concerts. WRAL-FM Mix 101.5, co-sponsors two annual special events for youth and their parents. These are the Bunny Eggspress in the spring and the Trick Or Treat Festival in the fall. The park's grounds are rented and used extensively for company picnics, family reunions, birthday parties, weddings, portrait space and for commercial

purposes. Nestle and Oscar Meyer have used the grounds for promotional events. The Park plays host annually to Domino Days, a program co-sponsored by Haven House and Parks & Recreation's Capital Youth Connection for approximately 400 area high school youth.

- **Pullen Community Center**
  This non-traditional community center attracts a large patronage of adults and senior citizens in recreation programs including aerobic, Seniorcise, beginner-advanced bridge, bingo, dancing, chorus, yoga and wood carving. Youth programs include Tiny Tumblers, gymnastics, and karate. Support groups, civic groups, and lecture series are offered on a monthly basis. The building is unique in design in that the large ballroom with wood floor connects to the middle with three additional large meeting rooms. There is also a well-equipped weight room. The building is rented regularly for weddings, receptions, anniversary celebrations and studio space.

- **Pullen Aquatics Center**
  PAC serves as one of Parks & Recreation's two year-round aquatics facilities and the only one that is permanently covered. It hosts two pools under one roof. These are a 25y x 50m competitive pool and a warm water pool. The warm water pool, with a 0" depth sloped access is used extensively for therapeutic programming and for lessons for small children. The larger pool is used for lessons, recreational and lap swimming (short and long course), aquatics exercise, diving, and intra-city swim team practice and swim meets.

  Youth classes include: Infant and Toddler classes, Fish classes (3-5 years), and Levels classes (6-14 years).

  Adult and Water Safety Classes include: Learn to Swim (15+ years), Lifeguard training (15+ years), Water Safety Instructor Course (17+), US Water Fitness Instructor Course, Water Fitness (15+), Aquacise, Water Walking and Aquatic Therapy.
  Pullen Aquatics Center is also available for after-hours rentals, birthday parties, special events programming, and private lessons.

- **Pullen Arts Center**
  Located on the north end of Pullen Park and adjacent to the NCSU Belltower, the Pullen Arts Center contains a weaving room, ceramics room with kiln, clay

room, classrooms, and Parks & Recreation's computer training room. The Pullen Arts Center sponsors the Raleigh Children's Orchestra through its budget, as an increased effort to provide outreach programs in the community. The Orchestra rehearses at a non-City owned facility that is more conducive to their needs; however, it serves as an example of our department's efforts to provide arts programming in the community at sites additional to the arts centers (Pullen and Sertoma).

Youth programs include: bead stringing, basketry, kids clay (13+ years), art adventures (papier-mâché), and drawing (all medias).

Adult programs include: basketry, clay handbuilding, pottery wheel, drawing, painting, metal jewelry, German paper cutting, writing workshop, weaving, book making, and poetry writing.

Special events include Scarecrow Festival for all ages on November 4 and Art-4-Fun (ages 6-12) during the summer.

- **Red Diamond**
  The upper field is used for adult softball practice during daylight hours. The lower field was constructed as a PONY baseball field. It is used for 13-14 year olds baseball in the spring and for adult co-ed softball play in the fall.

- **Tennis Courts**
  Six tennis courts are located on Pullen Road adjacent to the NCSU campus. They serve as Parks & Recreation's largest cluster of courts in west Raleigh. The courts were last resurfaced in 1995 and are scheduled for resurfacing in the fall of 2000. The next closest courts are located at Kentwood Park (4), Jaycee Park (2), and Powell Drive (2). The courts are regularly used by Cardinal Gibbons School girls' and boys' teams for practices and matches up to four days a week in the spring and fall. The courts receive a fair amount of use by the University and occasional use by the Lady's Capital League. The courts are primarily available for free play, but have a loyal group of people who use them. The courts are lighted on a year-round basis. A lack of adequate parking prohibits scheduling the courts for lessons and matches on a regular basis. The courts are sometimes used for spillover from other complexes. The Police/Fire Olympics have been held there as special events.

Questions posed by the committee to Randy Ray:
Are activities self-supporting? (Mike Rieder)
Yes, they must be self-supporting if they represent operation from a fee and charges based budget.

Do organizations pay for using these facilities?
Yes and No. There is a schedule of fees and charges adopted by Council. Council determines those activities where we do, and do not charge a fee. Gibbons pays for use of the tennis courts. Millbrook High School does not pay to use courts located at the Millbrook Exchange Tennis Center.

The YMCA, which uses the shelters in the amusement park for day camp in the summer, does not pay. The shelters are used on a first come, first served basis unless reservations are made with the amusement park office, at which time a rental fee would be assessed. The YMCA does not pay to rent lane space at the City's pools.

What does the future hold? What do you see in the years ahead?
Expansion of programs in the six different areas can be addressed in later meetings.

Presentation by Dick Bailey

- **Park Design Guidelines**
  Dick Bailey reiterated that the purpose of providing the extensive background on facilities, programs and guidelines is to enable the Committee to make informed decisions. He provided the background on guidelines for park types.

  The neighborhood park guideline is 2.6 acres/1000 with a goal of distributing these so that users do not have to drive very far. These are targeted to be 40% active and 60% passive.

  The community park has a broader range of service to a larger area. Drives to these are usually expected. There is more structured programming, such as a pool or programmed ball field. This guideline is 3.1 acres/1000 with a goal of 60% active and 40% passive.

  A metropolitan park has special resources and a special orientation. Lake Johnson and Lake Wheeler join Pullen Park in this category.

Greenways are primarily conservation along major stream corridors. The guideline is 5.6 acres/1000. Raleigh now has 280 miles of corridor identified in the Comprehensive Plan.

All of these park land guidelines add up to 15.6 acres/1000 including the 5.6 in conservation.

Facility guidelines are: community center, one (1) per 20,000; aquatics center, one (1) per 25, 000; tennis, one (1) per 2000; and ballfield, one (1) per 3500.

Regional parks do not have guidelines. This is not a specific category within the comprehensive plan. The Neuse River Park from Falls Lake to Poole Road with its future connecting trails is this type.

Questions posed by Committee to Dick Bailey
Can the standards be distributed to the committee? (Robin Moore)
These will be provided.

Are there shelters or other facilities in the Greenway? (Jessica Puckett)
Yes, where there are opportunities, we have expanded Greenway nodes and provide these.

Rocky Branch currently goes from the southeast corner of Pullen, on the south side of Western Boulevard, across the north end of Dix property to Lake Wheeler road. It is currently under construction from this point underneath South Dawson Street, across the north end of Mt. Hope Cemetery, and behind the former Montgomery Green Building to South Wilmington Street. The section from South Wilmington Street to Old Garner Road is in the design phase. When this section is complete, it will join the existing Garner Road to Worthdale section of the Walnut Creek corridor. This section is also part of Walnut Creek 2000, a collaborative effort to establish a wetland park area. Property acquired through the FEMA Hazard Mitigation Grant Program has added to City owned land. Further upstream on Walnut Creek, NC State University has committed to build a portion of the trail through Centennial Campus. The Catholic Diocese owns the section of land due south of Pullen, across Western Boulevard. Through the planning process, a greenway corridor will be retained to connect to Centennial Campus area when this area is considered for subdivision.

4. **Public/Committee Forum (Robin Moore)**
   Robin invited questions and comments of the public.
   Michael Layne is teaching a class of Landscape Architecture students who are working on garden designs for Pullen Park. He invited all attending to a presentation of the work of the students on November 10 from 2-6 pm in the rotunda of the School of Design.

   Does part of the property of Pullen Park extend on the west side of Pullen Road?
   Yes, around Cates Avenue.

5. **Committee Forum (Robin Moore)**
   What is the status of the University project on Rocky Branch?
   Michael Harwood, University Architect, reported that current grants are funding the section from Gorman to Dan Allen, which should be done in the spring of 2001. They would like to do the section from Dan Allen to Pullen road pending additional grants.

6. **Pullen Park History Handouts (Susan Little, Robb Harrison)**
   Handouts of aerial photos of the Park and articles on Park history were distributed.

   A better map of the park was requested (Robin Moore)
   This will be provided at the next meeting.

7. **Closing (Robin Moore)**
   Robin thanked the Theatre in the Park for the use of the meeting room and for the tour of the facility by the committee preceding the Committee meeting.

The meeting adjourned at 8:05 p.m.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

20 November 2000

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 15 November 2000

Location: Pullen Park Arts Center, 6:00 pm

Attendees: Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown
Don Carlough
Carmen Cauthen
Michael Harwood
Joseph Huberman
Melanie Iverson
Jessica Puckett
Mike Rieder
Paul Rowland
Mary Powers Ryan
Russ Stephenson
Scott Wilkinson

David Shouse, Parks Project Manager
Dick Bailey, Parks DD Administrator
Robb Harrison, Little & Little
Susan Little, Little & Little
Bob Peter, Little & Little

Guests: Kay Troost, Steve Larson, Julie Sherk, Mack Little

Distribution: Lawrence Williams, Amaechi Okigbo, Attendees

Purpose: Site Analysis Review

1. **Introductions (Robin Moore)**
Robin welcomed the Committee and visitors. Due to the volume of information to be covered at each meeting, the committee will not be introduced each time. Robin requested a list of the Committee Members be made available to visitors at future meetings. The Committee approved the minutes.

2. **Announcements (David Shouse)**
The next meeting will be the Neighborhood Forum on January 3 from 6-8 pm in the larger room of Pullen Arts Center ground floor. Visitors may enter through the west main entrance (and take the stairs down) or the north door. When the meeting begins, the north door will be locked to prevent interruptions.

3. Site Analysis Review (Robb Harrison, Bob Peter, David Shouse)

Presentation by Robb Harrison

Introduction Summary

- Robb Harrison presented the following points: This is the last full meeting of the education phase. Other information will continue to be gathered and presented throughout the process. He asked that the committee continue to explore possibilities and ideas, to continue to look at existing City parks, and other parks elsewhere and to learn as much as possible about Pullen Park. After this Site Analysis phase, the next phase will be the process of understanding the client- the users of Pullen Park and the citizens of Raleigh who have an interest in the future of Pullen Park. Robb Harrison provided a handout of the Pilot survey conducted in 1999. This includes the results of the on-site and mailed surveys resulting for the previously proposed changes to the park.
- The Site Analysis was introduced. It covers a large amount of information including text and the maps. The information contained in the booklet is included on the City's Pullen Park website.
- Before presenting the Site Analysis information, Robb Harrison reviewed the sources including the City of Raleigh, Wake County, NC State University, NC Department of Transportation, and the NC Department of the Environment and Natural Resources.

The review of the mapped information included:

1). Circulation, Hydrology and Landforms Map

- Existing buildings
- Road systems and parking
- Walkway systems
- Hydrology issues – known, upcoming
- Landforms

2). Elevation Map/Slope Analysis (More Landforms)

3). Understanding walkway slopes

- Pullen is faced with the challenge facing many other facilities today: improving accessibility for all people.
- There are many areas of Pullen that are not technically accessible according to current guidelines.
- These areas will be improved over time with small retrofit projects.
- Areas out of compliance will be improved.
- The Committee's charge is not small fixes, such as an access to a bathroom door or the carousel. Those changes are a given that will happen over time.
- The Committee's goal is to find ways to make overall improvements to accessibility.

- The Master Plan will address improvements on the larger scale throughout the Park.

4). Utilities, Easements and Setbacks map

- Existing major utilities
- City setbacks
- Neuse River buffers

Presentation by Bob Peter

5). Soils

- The four soil types were presented.

6). Tree Condition Assessment Map

- The condition of the trees as assessed in the City's Pullen Park Tree Inventory was mapped.

7). Tree Description Summary Map

- An overall description of the trees was presented.

8). Wildlife Report

- A report of Pullen Park's wildlife was posted.

9). Visual Analysis Map (Robb Harrison)

- The spaces within Pullen Pullen Park were described.
- What is important about the space?
- What makes it a space?
- What gives it enclosure?
- What are the views?
- Pullen Park as four distinct areas
  - North Pullen
  - South Pullen
  - The Lake
  - The Amusement Area

Robb Harrison invited the committee to review the text, visit the areas, and draw conclusions about those spaces.

10). Off Site Influences – Uses

- Reviewed surrounding zoning and use
- Reviewed the Comprehensive Plan overlay

11). Off Site Influences – Roads

- Reviewed existing and proposed road system
- Reviewed greenway and pathway systems
- Reviewed bike trail systems

Presentation by David Shouse
David Shouse presented additional information on transportation issues as they affect the Pullen Park Master Plan effort. He reported that the improvements to Western Boulevard are ready to go to bid. This includes pedestrian accesses, a crosswalk over the eastbound lane, and a pedestrian route along the south side of Western Boulevard.

On the roundabout study for Hillsborough Street and vicinity, the Committee will be kept abreast of the progress of the City's study by Kimley-Horn as it relates to Pullen Park. This study will take the concepts developed in the charette and further develop the design. This is a 180 day design contract. Cost estimates should be complete at about 120 days so the Committee may include this information in their deliberations. This is important for many reasons such as considering potential reorientation of the entrances.

Mike Rieder asked about the relationship to the south Pullen Road extension and future traffic increases. David Shouse noted that the property south of Western Boulevard is private property and a proposal will have to be brought forth. He said this is beyond the scope of the Pullen Park Plan.

Russ Stephenson said the study by Kimley-Horn provides a tie-in to improving pedestrian connections, as well as an opportunity to make improvements. Now that the Committee begins to know what is happening, there are opportunities to tie-in to those.

David Shouse provided a map of the reported accidents in and around Pullen Park. In researching safety in Pullen Park, he reported that the information he has to date is a record of calls to 911. He explained that in order to have meaning, a base of comparison for the information is needed. He is continuing to work on this and anticipates providing it in January.

Comments and questions from the Committee regarding the site analysis information:
Joseph Huberman asked about a large tree with a red cross painted on it and expressed concern that it not be mistakenly removed. Dick Bailey said these are for scheduled maintenance work and that a system of verification assures that trees are not removed by mistake.

After the wildlife report, Joseph Huberman asked if feral cats were seen in the park. None were reported.

Robin Moore asked if there is an explanation for the lack of mammals in the park. Bob Peter said that it is his understanding that the number of mammals is consistent with the urbanized environment. He will check further.

Marsha Presnell-Jennette asked when the old section of Pullen Road was removed. This used to run east along what is now the north side of Howell Lake. Robb Harrison did not know.

Robin Moore asked if there would be a view map to help the Committee understand the structure of views better. Paul Rowland observed this is an important issue for the Park due to the future potential changes in land use on the Cardinal Gibbons site. Robb Harrison will find a way to provide this.

Paul Rowland asked if there is a way to map what we hear since that changes the experience in the park. Robin Moore thinks this could be incorporated into the view map.

Responding to the zoning map, Michael Harwood explained that most of Centennial Campus is Conditional Use Zoning. There is a small amount of Office and Institutional Zoning in the center of the Campus.

Robin Moore noted that Melanie Iversen and Mary Powers Ryan are well versed on the content of the Small Area Plan which covers the community east of Pullen Park. Melanie Iversen said the zoning had been changed to special R-30. Mary Powers Ryan reported that previously there had been frequent changes in owners and more transitional housing. The rooming houses have dwindled to two. It is a neighborhood full of renovations and "The Place to be".

Don Carlough asked about the schedule of Pullen Road extension. David Shouse said it is in the future and is not scheduled at this time, and that it would be in relation to the development of the land south of Western Boulevard. It is thought to be an at grade extension.

Paul Rowland asked if bus stops are shown and if not, where are they? Yes, there are bus stops, and they will be added. The Triangle Transit Authority has added two stops along Western Boulevard.

Jessica Puckett asked if there are traffic problems around Pullen Park. Joseph Huberman said the traffic problems occur when there are events at Pullen Park or at NC State University.

Mary Powers Ryan reviewed plans underway for Hillsborough Street. The City has plans and has allocation for streetscaping from Oberlin Road to Morgan Street. Road improvements are also planned. Ashe Avenue is the subject of a traffic calming study.

Russ Stephenson asked about the location of the TTA regional rail. This will be added to the maps.

Joseph Huberman discussed the plans for a multimodal system connecting the bus station and having a frequent schedule with connecting loop possibilities.

4. Homework (Robb Harrison)

In closing, Robb Harrison presented the following:

- An updated Notebook Table of Contents
- The Pilot Survey mentioned earlier (Section 8 in the notebooks)
- A list of "More Internet Ideas & Items of Interest" will be emailed.
- The Site Analysis Booklet

Robb Harrison asked the committee to:

- Work to find different ways to personally view all those areas they are used to seeing everyday.
- Come back with great direction and ideas on what those places could be.
- Think about how the Park looks – What is important?
- Think about the Park as a whole:
  - What are its design characteristics?
  - Is it a historic character or contemporary character?
  - What should it be?
- What are the Park entrances like?
  - What is a first impression of a visitor?
  - Are they in logical areas?
  - Do they lead to important places?
- What are the spaces like at Pullen?
  - Is there a hierarchy of spaces?
  - Is there an identifiable center, or focal element?
  - Does each space possess a special character?
  - Are the spaces designed and maintained at a level corresponding with its amount of community use and visibility?
- How does Pullen relate to the surrounding community?
  - Do the park edges work to create spaces within the park?
  - Do they reflect the importance to the space?
  - Are the edges attractive?
- How does the circulation work?
  - Are roads, parking and walks properly located without dominating the park?
  - Do the roads and walks comfortably and efficiently carry the traffic?
  - Are roads, parking, and walks built to an equal standard throughout the Park?
- What is the look or image of Pullen Park?
  - Is there a consistency of materials and styles used throughout the Park?
  - What types of materials would be in character with the Park?

The committee was asked to consider the following:

- To think about what they find important. They will hear from citizens in January on what the important issues are.
- From today, the committee has 2½ months to answer the questions of what the important issues are.
- On January 31, the committee will develop the program to determine what Pullen Park is to be for the citizens of Raleigh.

5. Visitor/Committee Forum (Robin Moore)

Questions and comments from the public were invited. Kay Troost, Vice Chairman of the Lake Johnson Master Plan Committee, offered his appreciation for the participation of the Pullen Park Master Plan Committee and the extensive study they are undertaking. He reminded the committee that Pullen Park is the crown jewel of the Raleigh Parks system. He noted that Pullen Park provides a large revenue source for the system. He noted the need for balance in the park, noting that heavy use has a negative effect of compaction on trees roots.

6. Committee Forum (Robin Moore)

Joseph Huberman asked that a list of the committee members with phone numbers and email addresses be distributed to the committee. This will be done.

Mary Powers Ryan asked if the information received at this meeting could be available to the CAC on November 20. She also requested notices that could be distributed in the neighborhood noting that many people do not participate in the CAC. David Shouse pointed out that the information will be available on the web. He stated that the goal of the Neighborhood Forum is to give people from the neighborhood an opportunity to participate. The Citywide survey is designed to gain the broadest input.

Jessica Puckett asked about the content and distribution of the survey and the age range of those surveyed. David Shouse summarized the distribution to randomly selected participants in Park activities and also to Wake County households and reviewed the content. The surveys were scientifically constructed for broad input assuring that all ages will be represented.

Robin Moore announced that Amaechi Okigbo will be resigning from the committee due to an upcoming move, asked that the Committee make suggestions to him or to Marsha Presnell-Jennette of other potential members who could represent a link for the arts in the community.

Marsha Presnell-Jennette commended the excellent attendance of the Pullen Park Committee noting that other master planning committees have experienced poor attendance.

Scott Wilkinson asked if the committee would receive the previous Master Plan. This will be presented at the meeting on January 17.

7. Closing (Robin Moore)
Robin Moore thanked the Committee for their participation. The meeting adjourned at 8:00 p.m.

Sincerely,

Robert G. Harrison

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

11 January 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 3 January 2001

Location: Pullen Arts Center, 6:00 pm

Attendees:
Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown (late)
Don Carlough
Carmen Cauthen (late)
Michael Harwood
Joseph Huberman
Melanie Iverson (late)
Jessica Puckett
Mike Rieder
Paul Rowland
Mary Powers Ryan
Lawrence Williams (left early)
Paul Siceloff
Dick Bailey, Parks DD Administrator
Randy Ray , Recreation Superintendent
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Guests:
Nilda Cosco
C. G. Kledaras
John Connors
Ken Babb
Bill Padgett
Sharon Jenkins
Larry Horton, PRGAB
Nina Szlosberg
Julie Randolph
Erin Malloy-Hanley
Wayne Nonney
Steve Larson
Benson Kirkman, City Councilor
Tom Erwin
George Allen
Patrick Ryan
Jamie Ramsey, PRGAB
Mack Little
Bob Peter
Julie Sherk
Paul Fidishun
John Lutz

Distribution: Attendees, David Shouse, Russ Stephenson, Robbie Stone, Scott Wilkinson

Purpose: Neighborhood Forum

1. Introductions (Robin Moore)
Public guests were welcomed.

Attending members of the Raleigh Parks & Recreation Advisory Board and attending Council members were recognized.

Committee members, City staff and consultants introduced themselves.

Review and approval of minutes: Marsha Presnell-Jennette made a motion for approval of the previous meeting's minutes and Joseph Huberman seconded. Minutes were approved unanimously.

2. **Master Plan Process (Dick Bailey)**
Dick Bailey reviewed committee meeting agendas and progress made to date. Previous meetings reviewed City parks and the Pullen Park site as it exists today. Future meetings will review surveys of the countywide users and Pullen users, followed by development of the master plan.

The conceptual master plan will be developed by the committee, then presented at a public meeting, and then presented to the Parks Board and the City Council.

3. Neighborhood Open Forum (Robin Moore)
Robin Moore reviewed the purpose of the forum. It is an opportunity to hear from the neighborhood. This is not the end of the process; it's just the beginning. The Committee would like to get as many voices as possible.

Robin Moore reviewed the process for the meeting. Each guest provided nine total comments in three categories on colored note cards for the following questions.

- What do you like about Pullen Park?
- What do you not like about Pullen Park?
- What would you like added or changed at Pullen Park?

Robin Moore invited the Committee to participate with their comments.

Note cards were grouped by categories and summaries were presented by the consultants (see 'Attachment A' for summary of comments received).

Robin Moore asked for comments from the guests. He noted that the Wake Audubon Society has sent comments to the Committee.

- Guest – The lower intramural athletic field at NCSU is an example of a heavily used area that is highly maintained. Areas of Pullen Park that are heavily used could possibly serve multiple purposes if maintenance were increased.
- Joseph Huberman – Appears that the balance between natural areas and structured programming is good at Pullen. He felt more people were saying they like the natural environment rather than the structured programs.
- Guest – Recommended paying more attention to native species, more plantings, do positive things for habitat enhancement.
- Guest – Hoped that open space would not be sacrificed for parking. Explore shared parking with adjacent uses.
- Paul Rowland – NCSU has not been a good neighbor in addressing parking issues. Parking is a problem for the whole community. It is an issue larger than this committee's charge, but it must be acknowledged.
- Guest – The planned rail stop near Pullen Park is a plus. Hopefully the stop would change behavior towards use of cars.
- Michael Harwood – There are many issues related to parking. Hillsborough Street Partnership is available for bringing up such issues. Since coming to work recently for NC State, he has been looking through files and archives and finding that there are lots of recurring issues. There appears to be growing support for trying to find solutions from all stakeholders. There is not only the question of building more parking, but targeting it for the proper places at the right time of day.
- Guest – Facilities that already exist could be used more.
- Guest – Hillsborough Street Partnership joined with NCSU Design students. One of the ideas that came from that collaboration is to take the carousel character concept and bring them to the north side of the park through use of topiary. This guest volunteered to raise money for this particular project.
- Paul Rowland – There was a lunchtime walkthrough of Pullen Park in order to educate the committee. He has learned a lot about the wildlife, various species, and trees in the park that he did not know before. There should be more programs to educate the public on what exists in the park in order to increase appreciation and the care of what is there.
- Jessica Puckett – Would like to see more places throughout the park with different purposes for different age groups. Teens could hang out with programs geared towards them. They need a place to have fun, somewhere to go.
- Marsha Presnell-Jennette – Thought an amphitheater type place where teens could sit and chat would be good. Possibly, a skate board area that can be taken down. Possibly fitness trails.

- Carmen Cauthen – Has talked to many teens (mostly boys) who would come if there were basketball courts.
- Marsha Presnell-Jennette – Questioned if teens would enjoy a water play plaza similar to the Olympic Plaza in Atlanta. People could stay dry or could intentionally get wet.
- Jessica Puckett – Suggested concerts would be good.
- Mary Powers Ryan – Seem to have opportunity with YMCA and NCSU that other parks do not have. Possibly, utilize parking lots as basketball courts. Other shared uses could be explored.
- Guest – Suggested a ropes course to build trust between teens and adults.
- Robin Moore – The committee needs to address the teen issue – a place without eyes always looking at them. Currently, Pullen has very low teen use. The committee will look to Jessica to continue to bring ideas from the teens.

Robin Moore closed the open forum and thanked all the guests for participating. Guests were invited to stay for the remainder of the meeting.

4. Committee Issues and Discussion (Robin Moore)
Paul Rowland suggested a designated place for noisy teen activities.

Joseph Huberman expressed that the Committee must be careful not to have Pullen try to solve all problems. Pullen has unique characteristics. Don't partition off Pullen when another park in the City might be better suited. Pullen has a natural environment within an urban setting that is very rare. Pullen has an historical children's play area that is also unique. How can we make them not succumb to overuse? How can we enhance those areas so they are as good as they can be? Pullen has centers - Arts, Community, Pool and also Theatre in the Park. Look at these facilities to see how they can be better at what they do. Don't try to please too many people. That would degrade some of the natural space that is wanted. Teens without supervision could lead to unsafe spaces. Do not serve just the "noisy" teens. Serve all teens.

Carmen Cauthen felt Pullen is often thought of as a family area. She has not seen many families going to the park after children reach age 10. Need to incorporate areas for teens so that park experience is not ruined for the family.

Don Carlough asked Jessica to talk with her group to find out what would entice teens to come to Pullen.

Marsha Presnell-Jennette discussed walking through the park with her 16-year-old nephew. She suggested a water play plaza with sculpture that could be interactive and also a landmark; long, slow winding water slide, car springs with wood platform that would "dance".

Robin Moore emphasized the need to find creative ideas to address this issue in realistic terms. Keep in mind the scope of the master plan for Pullen Park.

5. Closing (Robin Moore)
Next meeting will be held on January 17 in the smaller meeting room at Pullen Arts Center. Preliminary results from surveys of the community at large and users of Pullen will be presented.

There is the possibility of a meeting with Parks & Recreation staff. Little & Little will send out a mailing of possible meeting dates and times for this. Meeting will be determined based on who can attend.

The meeting adjourned at 8:15 p.m.

Review of the minutes with corrections and/or additions will be made at the 17 January 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

23 January 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 17 January 2001

Location: Pullen Arts Center, 6:00 pm

Attendees: Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Charles Holden (for Mary Powers Ryan)
Claudia Brown
Don Carlough (late)
Michael Harwood (late)
Joseph Huberman (late)
Melanie Iversen
Jessica Puckett
Mike Rieder
Scott Wilkinson
Lawrence Williams (left early)
Dick Bailey, Parks DD Administrator
David Shouse, Parks Project Manager
Randy Ray, Recreation Superintendent
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Guests: Steve Larson, Mack Little, Bob Peter, Paul Fidishun

Distribution: Attendees, Carmen Cauthen, Paul Rowland, Mary Powers Ryan, Paul Siceloff, Russ Stephenson, Robbie Stone

Purpose: User Survey Review

Meeting began at 6:15

1. Introductions/Opening (Robin Moore)
Robin opened the meeting by welcoming the guests. He reminded the committee that meetings start at 6:00 and suggested that time be added at the end of this meeting to compensate. The Committee agreed to extend the meeting time.

Review and approval of minutes – Mike Rieder moved for approval of the previous meeting's minutes and Marsha Presnell-Jennette seconded. The minutes were approved.

2. Announcements/Housekeeping (David Shouse)
David informed the Committee that a new meeting is scheduled for the Committee to meet with Park and Recreation Department Staff on January 24 at 6:00 p.m. at Pullen Arts Center. A notice will be mailed to the Committee.

3. User Survey Review (Dr. Gene Brothers)

Dr. Gene Brothers explained that the survey was designed to determine the needs of park users within Wake County as a whole, with an emphasis on the users of Pullen Park. The results can be used to determine what needs for park activities can be provided at Pullen Park.

Two different surveys were mailed. A blue survey was sent to 3,500 random households throughout Wake County. A gold survey was sent to 2,274 registered participants at Pullen Park. Both surveys contain information on the purpose of the survey and begin with questions related to household. This is followed by questions regarding interests and participation in different leisure opportunities at Pullen Park (gold survey) and in Wake County (blue survey).

As surveys were returned, the number was marked off a master list of recipients. If a survey was not received, a reminder card and a new survey were sent. The process took about eight weeks.

To ensure a wide range of ages responded, the following method was used. The person who had the most recent birthday within the household was asked to answer the part of the survey regarding their interests and participation. Surveys returned included a total 434 for the household survey and 458 for the participant surveys, resulting in a response rate of 13% and 21.4%, respectively. This is a high response rate, higher than average.

Dr. Brothers provided handouts of the survey results and provided a summary of the analysis. The analysis information from the two surveys is combined to determine levels of interest and participation for a list of recreational activities. This provides a countywide view, with a bias toward Pullen Park users.

Specific items of interest were reviewed. The survey responses from people who have participated in registered activities at Pullen Park are concentrated inside the beltline to a greater degree than the household survey responses. The mode of transportation used is overwhelmingly by car. Most people in Raleigh area do not walk, ride bikes, or skate to the parks. The average travel distance is 11 miles for parks in general, and 9 miles for Pullen Park.

The percentages of respondents will be compared to the 2000 census and adjustments made to determine the exact numbers of times County facilities are used per person in the County.

This will be used to determine the needs for future system-wide facilities and programming by the Parks & Recreation Department. This information is not required for the Pullen Park master planning process.

Dr. Brothers reviewed the summary of results. The summary provides the percentage of respondents that are extremely interested or highly interested in an activity at a park, and the actual percentage that participated in that activity. These percentages of interest and participation should be compared to determine the **possible** lack of available facilities or programming in the system. Large differences between the numbers **could** indicate a need for more of this facility. Differences do indicate that people are making a choice, for whatever reason, to participate or not in a particular activity.

Dr. Brothers reviewed activities where at least twenty percent of the population is extremely or very interested in an activity and had participated at least once in the activity in the last year.

Dr. Brothers emphasized that the results show Pullen Park issues within the countywide framework. The differences between interest and participation should be taken into account when determining the needs for facilities and activities. The Committee needs to ask if an activity is something that can be provided at Pullen, or maybe it is a programming issue as simple as getting the word out to the public.

Comments and questions from the Committee

Joseph Huberman asked if there is a breakdown of how 60 year olds responded. Gene replied that this information is available within the survey results but is not compiled separately. However, an analysis has been completed for the teen responses (a handout was provided to the committee).

Gene Brothers reviewed the handout of teen responses. He emphasized that the number of teen responses is statistically adequate to provide accurate results. The results do indicate a large difference between teens and other populations in interests and participation in activities.

Jessica Puckett questioned if teens really filled out this survey. Gene Brothers explained that with the directions it is likely that the teens did fill it out. David asked that Dr. Brothers

clarify that the teen results are not the view of the parents. Gene Brothers pointed out that the process was designed to achieve this.

Mike Rieder asked if results could be obtained just for the participants in the park and questioned why the results are combined. Gene Brothers indicated the surveys are combined to bias the survey toward the Pullen user and their desired activities and interests, while also providing input from other park users countywide as to their desired activities and interests. Fifty-seven percent of the random countywide household survey (blue survey) respondents averaged at least one trip to Pullen in the past year. Eighty-eight percent of the participants survey (gold survey) respondents made the trip to Pullen at least once. The combination of the two biased the sample toward those in the County who use Pullen Park more often.

Mike Rieder asked if Dr. Brothers feels confident that the people who filled out the blue survey had been to Pullen Park. Dr. Brothers referred to question six, which asked for number of visits to Pullen Park by all members of the household. This provides information as to who had visited Pullen Park.

David Shouse emphasized that the Committee should look closely at the current participants as compared to those people who are not using facilities to get ideas as to what they would like here.

Claudia Brown asked if everyone who filled out an activity actually did the activity in Pullen. Dr. Brothers indicated that question is addressed on the participant survey (gold survey).

Joseph Huberman asked if the percentage of people who actually came to Pullen is compiled from the random countywide household survey (blue survey). Dr. Brothers indicated the information could be compiled if needed.

Joseph Huberman asked if the excel database could be available for viewing and analysis by Committee members. He also asked if the two surveys could be broken down to get the results of the specific Pullen Park users, without the countywide users mixed in. Dr. Brothers indicated the information could be available for use by the Committee if needed.

David Shouse suggested that the Committee direct any questions regarding the surveys outside of this meeting through Little & Little and not directly to Dr. Brothers.

Robin Moore asked what sources were used for names for the participant survey. David Shouse indicated that names were gathered from season membership in TIP, registered users of the Aquatics Center, shelter reservations (did include some out of town addresses), art classes, and ball teams that played in Pullen. *[Footnote: registration lists from the Community Center were used also. Of the total list of approximately 4,550 users, half received the survey.]* Robin Moore expressed that these seemed to be very specific uses. Dr. Brothers indicated that the survey gives a full range of activities at Pullen.

Mike Rieder asked if there had been a survey of people in Pullen on any given day. Dr. Brothers responded that this would be a different form of survey. An accurate on site sample would need to be done every day for periods over a year. This type of survey is very expensive and typically only gives feedback on existing conditions, not on possible additional facilities or activities. The purpose of the completed survey is to see how Pullen fits into everything else that is happening in the parks system.

Marsha Presnell-Jennette asked why the carousel and playground activities are not included in the survey. Dr. Brothers indicated these facilities are unique to Pullen Park and the Committee has an idea of their use. Specific written comments on the backs of the surveys can be made available. The carousel and train are very precious to people.

Robb Harrison requested that Dr. Brothers review with the Committee what is the intended use of the survey results. What information should the Committee be looking at? Do they need to be looking at what activities they know are popular at Pullen, or looking at the bigger picture of what is missing in the overall system? Should they be looking at the bigger picture of what could be there? Dr. Brothers indicated that the purpose of the survey is to provide information to identify what is missing in the County parks system. It indicates what activities might be needed in the system, and where the big gaps possibly exist in service. The question for the Committee is what activities should be provided at Pullen Park. Dr. Brothers emphasized that the Committee should especially look at the nine activities with a 20% difference and the six activities with a 15% difference between interest and participation.

David Shouse emphasized that the Committee needs to determine if an activity fits into Pullen Park, or if it should be somewhere else in the park system.

Jessica Puckett asked if there is a way to respond to outside activities, such as circumstances like ball fields used more by college students so that younger people don't want to go there. Dr. Brothers indicated that this would take a very expensive survey.

Robin Moore informed the Committee that the survey is the first one completed by the Parks & Recreation Department as part of a master plan process.

Gene Brothers indicated he could produce the three additional tables discussed if needed. Three main samples would need to be pulled out – formal user sample (gold survey), countywide random sample (blue survey), and actual users of Pullen Park from the random sample (blue survey). Additional tables would look like the one done for the teenagers. Robin Moore informed the Committee that additional work by Dr. Brothers would need to be considered by the City.

Joseph Huberman asked if there could be maybe three more – 12 & under, 20 –39, 40 & older. He asked if Dr. Brothers could look at differences that might be useful. Dr. Brothers indicated sample sizes have good numbers to be able to say something about those groups when broken out. He could review the results further if needed.

Jessica Puckett indicated she felt that younger kids (10 – 12) are not going to fill out a survey and that we should not expect to get a lot of specific information from that group.

Dick Bailey asked Dr. Brothers if there are any real surprises when compared to other surveys in other places. Dr. Brothers indicated there is not, the survey closely mirrors national levels of participation.

Susan Little asked if he had completed surveys for any other park systems that are similar to the Pullen survey. Dr. Brothers indicated he had completed a survey for Cary in 1996. Cary is different in that their participation rate is higher. The top 12 items are almost identical in the Cary survey.

4. Visitor/Committee Forum (Robin Moore)

Presentation by Pullen Park neighborhood citizens

Melanie Iversen informed the committee that she hosted an informal meeting of the Pullen neighborhood. This included neighbors who had not attended the January 3 neighborhood forum. She solicited comments from everyone in the same format as the neighborhood forum. Paul Siceloff compiled the list of responses for the Committee's review.

Melanie Iversen and Charles Holden reviewed how the group laid out maps with tracing paper and drew what they wanted to see at Pullen. The meeting involved all age groups.

Two different groups drew maps. The common factor for both groups is a connection of the northern and southern halves of the park. She reviewed ideas from each map.

Group One

- Put topiary around the circle in the north section of the park.
- Provide low impact extra parking
- Add outdoor drama productions – possibly an amphitheater.
- Negotiate with the YMCA on redesign of the gravel lot. Pool money together for a parking deck that would be beneficial to all (the YMCA, Pullen Park, and the University).
- Add a low impact rambling nature walk that goes throughout the park. Add signage that tells what types of animals are in the park, add fitness equipment, and make the trail wind in and out of the park. Implement the suggestions made to the committee by the Wake Audubon Society into the walkway.
- Add a modified zipline that is self contained on the larger part of the play area.
- Add a basketball court close to the shelter. This would be close to the pool and not in a secluded area.
- Modernize the railroad car.
- Put in a wet something where the old pool used to be, such as a shallow wading pool, similar to the one at Chavis Park.
- Put in a few climbing structures throughout the woods. These could be larger than those in the play area.

Group Two

- Connect the two halves of the park – improving access on existing bridges or putting in new. It would be nice to have an observation deck.
- Improve the connectivity of park as a whole – identity. Create gateways into the park
- Connect with the proposed greenway along Rocky Branch.
- Coordinate with the planning for the roundabouts adjacent to NCSU.
- Open up the piped creeks.
- Add road and parking around TIP.

Melanie Iversen suggested that the Committee could gain more insight into the wants of children by working with Wiley Elementary and Centennial Campus middle schools. Students could be asked questions by teachers or draw pictures if too young.

Comments and questions from the Committee
Joseph Huberman asked how heavily the ball fields are used. David Shouse indicated those answers will be provided by Parks staff at the Jan. 24 meeting.

Mike Rieder asked if plans have been drawn for Oberlin-Pullen roundabouts. David Shouse indicated this is part of a feasibility study currently being done by Kimley Horn for all of Hillsborough Street. This study is underway but not yet available to the Committee.

Mike Rieder asked if Pullen Road will be extended to Centennial Campus. David Shouse indicated the road is on the City thoroughfare plan and only approved in concept. The Committee should plan as though the road will be built. It will likely be built when the property is developed. The final decision on the road alignment will be made at that time.

Scott Wilkinson asked if there are special rules in dealing with the railroad. Dick Bailey indicated the Committee would not need to be involved with rules of the railroad in order to include it in a master plan. Robin Moore asked if a bridge is a reasonable idea for the committee to push for, or will there be too many issues with the railroad. Dick emphasized that a connection is as feasible as any other bridge.

Don Carlough asked when should the Committee take cost into consideration in the design process. David indicated that the Committee is to develop a Master Plan with a very long-range time frame. Ideally, development of the full plan may be 20 years out or more. The cost of a pedestrian bridge between two auto bridges is not a consideration if it is appropriate for Pullen Park. We are looking toward the future, not for projects to fund now.

5. History/Site Analysis Update (Robb Harrison)
Robb reviewed major components of the 1970 master plan. The committee was invited to review the rendering after the meeting.

Robb provided the committee with two handouts: *Site Analysis Important Views* and a history map of the existing conditions that existed in 1970. He asked that the Committee note how much the site has changed in the short time since 1970. He noted that many improvements and changes have been made since that time, primarily to the area near the lake and amusement area. The new Master Plan is a chance to bring improvements that are just as significant to other areas of Pullen Park.

6. **Final Committee Discussion and Resolution (Robin Moore)**
David Shouse asked that specific questions be submitted to Little & Little ahead of time so that Parks staff can answer them at the upcoming meeting. He has some figures to convey use patterns for review at the January 24 meeting.

Robin Moore reminded the Committee that the next meeting is with Park Staff on Jan. 24. The following meeting on Jan. 31 is the important meeting to develop the program of what Pullen Park is to be. There will be very thorough discussion of the vision for Pullen Park. Everyone was reminded to bring his or her thinking cap. The Committee should consider thoroughly the information being presented and be prepared to bring their best ideas for the development of a program for the future Pullen Park.

The meeting adjourned at 8:15 p.m.

Review of the minutes with corrections and/or additions will be made at the 31 January 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

24 January 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 24 January 2001, 6:00 p.m.

Location: Pullen Arts Center

Attendees: Marsha Presnell-Jennette, Committee Vice-Chair

Claudia Brown	Dick Bailey, Parks DD Administrator
Don Carlough	David Shouse, Parks Project Manager
Joseph Huberman	Wayne Schindler, Parks Superintendent
Melanie Iversen	Randy Ray, Recreation Superintendent
Jessica Puckett	Dale Smith (Athletics Director)
Mike Rieder	Ann Woodall (Art/Community Center staff)
Paul Rowland	Danny Morgan (Cemetery/Park Supervisor_)
Paul Siceloff	Lisa Wallace (Gardner)
Russ Stephenson	Terri Stroupe (Aquatics Director)
Scott Wilkinson	Marvin Howell (Park Manager, Pullen Park)
Lawrence Williams	Robb Harrison, Little & Little
	Nancy Colegrove, Little & Little

Guests: Susan Little, Mack Little

Distribution: Attendees, Jack Duncan, Robin Moore, Carmen Cauthen, Michael Harwood, Mary Powers Ryan, Robbie Stone

Purpose: Department Staff Forum

Meeting began at 6:10 p.m.

1. Introductions/Opening (Marsha Presnell-Jennette, Vice Chair)
Marsha opened the meeting by welcoming the guests. She also thanked the Parks staff for participating in this important meeting.

2. Announcements/Housekeeping (David Shouse)
David reviewed the Master Plan Guidelines and Goals handout given to the committee at the October 4th meeting. He stressed that the program statement should consider the demographics of the users, client input through the surveys and committee meetings, and the City of Raleigh Comprehensive Plan. He further stressed that the committee is working as a partner with the Parks & Recreation Department staff in the design process. The

Master Plan will go through an administrative review with Parks, the City Manager's office and other City departments, such as Utilities, Transportation, Fire and Police. David reminded the committee to keep in mind how new opportunities at Pullen Park will fit into the overall system. He also reminded the committee that they should consider the recreation and leisure activities currently available and those that might be appropriate to fit into Pullen. The committee should also consider how the activities fit into other opportunities in the region, such as open space at NCSU and elsewhere; other art facilities such as Shelley Arts Center; and garden places such as the JC Raulston Arboretum and trails at Umstead Park. David then reminded the committee that there are site restrictions to consider, such as Neuse River Rules and City codes.

David distributed a handout of park facility calls made to "911" during 1999. Calls in 2000 were not available. These calls do not include calls to EMS or the fire department. Most of the calls relate to larceny (especially vehicles), with some vandalism and fighting. He noted that it is difficult to compare Pullen Park to other areas because the uses are so different. He also noted that the higher number of calls to Pullen could be a result of the year round use of Pullen Park and its facilities, such as the Aquatics Center that gets more intensive use.

David then introduced Randy Ray and Wayne Schindler, both Division Superintendents with the Parks and Recreation Department.

Presentation by Randy Ray

Randy presented to the committee an outline showing usage statistics for the facilities at Pullen Park from 1993 through 2000. He used overhead transparencies with line graphs to show comparisons between figures. He instructed the committee that the same information was indicated in the back section of the handout as bar graphs. Randy provided some clarification to the document during the review.

Pullen Amusement Park

- The figures do not include informal use of park, buses that pull up or YMCA use.
- Ticket sales fluctuate and dropped significantly in 1996. Sales in 1996 were affected by Hurricane Fran. Sales have also dropped in the last two years, probably as a result of very hot summers, higher than average rainfall, and a rise in ticket prices.
- Shelter rentals have increased every year.
- Attendance for shelter rentals has continued to rise each year, with the largest number in 2000.

Pullen Community Center

- Number of rentals is the number of times the building (space in the building) is rented. The lowest point was 1993 and the peak was 1995.
- The total registration includes the number of times someone sighed up for an event, so some people would have been counted more than once. Total registration peaked in 1996.
- The total attendance was highest in 1996. It started going down after Fran and has continued to fall over the past several years. This may be related to a turnover in staff. Programming was reduced as staff availability changed. Possible peak use in 1996 could be attributed to several churches that were renting the building due to a lack of their own facilities.
- The largest user group is senior adults. Raleigh Parks facilities are not designated for specific uses, such as a senior center. The goal of the Park Department is to give a variety of programs for all age groups. College students will use the fitness equipment, but do not stay for other programming. Current programming is primarily for seniors. They hope to market to others in the future.

Pullen Aquatics Center

- The figures reflect gate attendance.
- The peak in 1992 represents the year that the pool opened.
- Children are currently the largest user group; however, adults are the overall largest user group.
- The large drop in 1999 was probably due to a change in staff. Also, in 1998 the Parks Department started closing the building for scheduled maintenance periods. This had not been done before.
- Lane rental attendance indicates only the lane that was rented. This peaked in 1995.
- Facility rental indicates that the entire facility was rented.
- Common to all charts for Aquatics Center is that attendance was down between 1998 and 1999. At this time, the facility was closed for one month in 1998 for duct work and tiling.
- The Aquatics Center is the money maker, with $282,000 in revenue in 2000.

Pullen Arts Center

- All users and visitors to the facility are included in the figures.
- More people are interested in using the facility during their free time rather than participating in scheduled programs or classes.

- The building is hard to identify. A lot of people stop to ask what the building is. The downstairs rooms are rented to groups for meeting space.

Red Diamond (adult softball field)

- Decline in interest of using the field because of poor lighting. The lighting hasn't been changed because of impending changes to the master plan.
- League play has not been scheduled since spring 1999.

Pony Field (youth baseball field)

- Used for youth and this year for adults because of lack of facilities system wide. The smaller field is not well suited for adults

Tennis Courts

- Attendance figures are not kept because it is free play. There is a lack of adequate parking.
- There are some regular users, but it is probably a small number.

Randy stressed that the Parks department values character education and asset building. They strive to build these into the programs offered. They want programs that are cognitive of the physical, emotional and social needs of people that would enroll in those programs. He asked that asset and character building of youth and adults be considered when considering changes, additions, or possible deletions at Pullen Park.

David Shouse presented to the committee a pamphlet compiled by Theater in the Park. Part of the pamphlet is a dress-up version of information presented to the committee earlier. It indicates standard capital improvement issues. There is a description of what TIP has done to improve the facility. They often share in improvement costs, such as recent electrical improvements. Included on the last page of the pamphlet is an expanded plan of how TIP would like to see the northern portion of the park, a plan that would primarily benefit them. It is for your information only. The plan has not been presented to, reviewed by, or endorsed by the City Parks, Greenways Advisory Board. Joseph Huberman asked if TIP paid rent. Paul Siceloff emphasized they are non-profit and unique in Pullen Park. Randy Ray indicated he did not have figures, but he would provide them.

TIP has been following the master planning process. They are tenants in a building for which the Parks staff is responsible. If there are any questions about the pamphlet, please forward them to Robb Harrison.

Presentation by Wayne Schindler
Wayne is Park Superintendent for the maintenance operations of the department.

Pullen Park has an on-site maintenance staff of eight people. Most of the rest of the Parks system is maintained by a modified district system, where the City is divided into five areas. Each district has an assigned crew of eight people that are responsible for maintaining the parks in that district.

Maintenance at Pullen Park is daily, from dawn to dusk, during peak season.
Wayne introduced Danny Morgan, the superintendent of 11 years and Lisa Wallace, the gardener for Pullen Park for 23 years. Wayne indicated he used to work as the Pullen Park gardener while attending NC State University.

Past improvements at Pullen Park include landscaping, turf management, renovation of the miniature train, facilities repair and upkeep and improvements at the concession plaza. The staff has utilized volunteer groups, juvenile restitution workers and temporary laborers. The maintenance staff, jointly with NCDOT, won a Sir Walter Raleigh appearance award in 1999 for the landscaping along Western Boulevard from Pullen Road to Ashe Avenue.

Wayne stated that there are maintenance challenges at Pullen Park. These include aging and/or limited infrastructure, such as storm water drainage, irrigation and lighting; the need for a unifying theme of colors and materials; and formalized pedestrian and service access to the facilities.

Wayne talked about the water color in Lake Howell. The color comes from use of an organic, non-toxic dye approved for control of noxious and aquatic vegetation. At Pullen, it is used for algae control. The dye is not toxic to humans, pets, fish or wildlife. Color ranges from blue-green to blue and can be adjusted to some degree. A fish kill in 1988 brought an investigation that generated a maintenance plan for the lake. Beginning in 1993, Parks started using the dye. One gallon is added to the lake every month to month and a half.

3. Pullen Park Staff Forum (Marsha Presnell-Jennette)
Committee Questions and Discussion

Wayne Schindler and Randy Ray introduced the Parks staff present:
Dale Smith (Athletic Director)
Ann Woodall (Pullen Arts and Community Centers)
Danny Morgan (Cemetery/Park Supervisor)

Lisa Wallace (Gardner)
Terri Stroupe (Aquatics Director)
Marvin Howell (Pullen Park Manager)

Marsha Presnell-Jennette asked if money were no object, what kind of improvements and/or changes would you like to see at Pullen.

- Athletic staff responded that lighting on the upper field is a primary concern, especially safety since it is very dark at night. There is no paved parking at all in this area. Wheelchairs and visually impaired people would have a very hard time.
- Aquatics staff would like much more programming. They believe the facility is adequate.
- Amusement staff responded they would like additional rides, restrooms in picnic areas, parking, some more walkways, more access especially around tennis court area for the Strollercise group.
- Arts Center staff would like to see a gas or wood kiln and for the jewelry studio to be expanded.
- Community Center staff is glad there's a fitness room.
- Picnic shelters need upgrading to accommodate increased usage. Not all shelters have power and water. Numbers 7 and 8 need to be torn down and the one in the island still has a dirt floor and needs a new roof.
- From the landscape & gardening aspect – irrigation could be upgraded. They cannot grow turf or annuals without irrigation.
- Bathrooms – complaints.
- Utility improvements to shelters – don't have any scheduled maintenance time between rentals. A thirty minute interval between schedules would be helpful. They need to drive to the shelters to clean them.
- Water fountains – upgrades and more of them.

Scott Wilkinson asked which ride is most popular. What do people enjoy and want to see there?

- Staff responded that it is hard to judge numbers. The train holds 82 people and the carousel holds 52. They are equal in their popularity.
- Kiddie boats can accommodate 22 people. They are geared to age 10 and under.
- A roller coaster has been mentioned (staff is not anxious to see that).
- Longtime users want to see something new (not a particular thing).

Joseph Huberman asked if areas are naturalized, would maintenance costs be reduced and would these areas enhance the park to the user.

- Staff responded that soil building efforts are a possibility.
- They have tried to improve conditions on the hill. They have aerated, fertilized, and overseeded.
- Mature trees areas could be naturalized; this would protect roots and help with erosion. The staff would have to look carefully if introducing walkways in order to minimize root damage.
- Lots of tree loss – easiest, cheapest thing is to mow grass, but that possibly compacts the soil under the trees. The ultimate goal would be tree protection.
- Mulching has been done in other parks with success.

Claudia Brown asked if there is there a sense among patrons that Pullen Park is a historic resource.

- Staff responded that patrons do appreciate the park as a whole. Some will tell staff the history.
- Longtime users – "I remember when…."
- New users – "nothing like this where I'm from". They don't know the history of the park.
- There is no real (history) connection that ball park users or Aquatics can see.

Paul Rowland asked what ideas are there for those with disabilities.

- Staff responded that the train staff currently assists those that are handicapped in riding the train. There are no means for individuals to get on the train by themselves.
- Carousel would have to sacrifice an animal to accommodate wheelchairs.
- Staff would like to see the upper picnic area connected to the lower area with new trail above the playground.
- Nothing currently exists for a guided tour for blind individuals.
- Several handicap spaces at the pool are often full.
- Paddle boats are not accessible by ramp.
- Arts and Community Centers – Money is included in capital improvements plan for access and ramp improvements. There are some programs that take disabilities into consideration.
- Planting could include all senses. Could improve waterfall sound. Introduce more areas with herbs for smell.

Jessica Puckett asked if there are requests from all age groups. Things that only small children want, athletes want, seniors want?

- Staff responded that the playground has two separate areas. Younger age children have opportunities. Parents seem to like the separation.
- Centers – They do program for certain ages, such as the Scarecrow Festival that is featured as a family event.
- Aquatics – There is not enough water for any age group in the winter throughout the county - very overcrowded.

Mike Rieder asked if there is a problem with staff turnover and in recruiting good staff.

- Staff responded that there is definitely a problem. They struggle to get good and trained help in this economy. This affects programming and how to meet demands.
- Maintenance side says it is difficult to recruit qualified people. They have used volunteer groups, juvenile restitution workers, and temporary labor groups.

Russ Stephenson asked what is seen as the most under-utilized area of the park?

- The Shady Grove area (valley above the small pond at south Pullen) is rented out to groups looking for informal uses. The users have put up tents when picnic shelters are booked.
- South of the tennis courts could be used more. This area used to have a shelter. There have been complaints from some because of access. People want to be (able to drive) close to the shelter to deliver food.
- Area near Circle K – lots of open space, but not used. Have to cross railroad.
- West side of lake – have to cross railroad. Used on occasion for sunbathing and quiet sitting.
- Area south of Community Center is underused. There is one bench.
- Keep in mind views from the (amusements) train when looking at changes.

Joseph Huberman asked if one or both ball fields were removed, what kind of impact would this have.

- Staff responded that this site is unique because it is right in the center of the city, with easy access. It is most centrally located for upper age boys play. Lost the adult field because of lighting issues. It was a very popular for adult play until then.
- The Parks department is short on fields system wide.

Don Carlough asked where would you put parking so that it would have the least amount of impact.

- Staff responded that the upper pool parking lot was considered in the past as a possible location for a parking deck. There is not as big an impact aesthetically; it could be built into the existing slope.
- There needs to be more education about other places to park, although people haven't wanted to use them. A crossing from north to south would help, plus it would divert people from Governor Morehead side. A shuttle runs from the Cates lot when large events are programmed. All the entities within Pullen have to be very aware of what's going on with each other when scheduling events.

Lawrence Williams requested a copy of Wayne's maintenance challenge list. He asked if there is a way to make the tennis courts more appealing.

- Staff responded that the physical condition of the courts is good. They are on a five year cycle of maintaining surface. Lighting has recently been improved. Lawrence mentioned that Durham had new soft surface courts. He suggested looking at indoor courts as a possibility at Pullen to get more use.

Paul Siceloff asked if there is a way to make the creek more viable and attractive.

- Staff responded that Adopt-a-Stream does clean up the creek through Hillsborough CAC.
- Modifications to the creek have to follow certain guidelines – definitely have to apply Neuse River rules.
- Mark Senior in Central Engineering is the best person to contact.

4. **Visitor/Committee Forum (Marsha Presnell-Jennette)**

Marsha asked the committee to write down other questions not presented to the staff on the comment forms or to email their questions to Robb Harrison.

5. **Final Committee Discussion and Resolution (Marsha Presnell-Jennette)**

Marsha again thanked the Park staff for participating. She reminded the committee that the next meeting is next week, Jan. 31.

Susan Little told the committee that they would be mailed an article written by Carson Dean on Mr. Pullen and Pullen Park. This covers the timeframe from 1887 to 1920. Susan also noted that today, January 24, 1887, is the day that Mr. Pullen appeared before the Board of Aldermen to tell of his intention to give the land to the City of Raleigh for the park.

The meeting adjourned at 8:15 p.m.

Review of the minutes with corrections and/or additions will be made at the 14 February 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

31 January 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 31 January 2001

Location: Pullen Arts Center, 6:00 p.m.

Attendees: Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Don Carlough
Carmen Cauthen
Michael Harwood
Melanie Iversen
Jessica Puckett
Mike Rieder
Paul Rowland
Mary Powers Ryan
Paul Siceloff
Scott Wilkinson
Lawrence Williams

Dick Bailey, Parks DD Administrator
David Shouse, Parks Project Manager
Randy Ray, Recreation Superintendent
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Guests: Steve Larson, Mack Little, John Lutz, Paul Fidishun, Julie Sherk, Dr. James McGraw

Distribution: Attendees, Jack Duncan, Claudia Brown, Joseph Huberman, Russ Stephenson, Robbie Stone

Purpose: Program Development

Meeting began at 6:15 pm.

1. Introductions/Opening (Robin Moore)
Robin opened the meeting by welcoming the guests. He then told the committee that this meeting marked the point where they would start to make decisions about Pullen Park and begin reaching consensus about those decisions. He reminded the committee that it takes time to reach consensus. He also told the committee that it would be very important to keep the discussion to the question at hand and to be concise.

Marsha Presnell-Jennette told the committee of an upcoming forum, sponsored by the organization People for Parks and the Raleigh Arts Commission. The theme is public art for public parks and will be held on Thursday, March 8, from 7:00 – 9:00 at the NC Museum of Art Auditorium. The forum will feature Joseph Covington, of the Art Museum, on parks and art within those parks. The committee members are invited to attend.

Review and approval of minutes – Melanie Iversen moved for approval of the January 17 meeting's minutes and Jessica Puckett seconded. The minutes were approved. The minutes from the January 24 meeting will be approved at the February 14 meeting.

David Shouse distributed a handout with corrected figures for the Red Diamond and Pony League ball fields. The City discovered errors in the figures of the handout presented at the January 24 meeting. The corrected handout can serve as a starting point when trying to plan for the future of the ball fields.

2. Program Development Introduction (Robb Harrison/Robin Moore)
Robin asked the committee to focus on the big picture during this meeting's discussions so that the consultants can begin their work.

Robb Harrison then explained to the committee that the program statement will describe the qualities, activities and facilities for the Pullen Park of the future and what character they will have. The program statement will be a guide for use in the design and future development of Pullen Park.

He reminded the committee that at this meeting they will begin developing the wish list of what Pullen Park is to be, what will be there, and what character it will have. Robb requested that design ideas be written on a comment sheet or emailed to Little & Little.

Robb reviewed the information that has been provided to date. He noted that this information provides reference points as decisions are being reached.

The information included:
- The different types of Raleigh parks and the greenway system.
- The history of Pullen Park providing a historical context for the future.
- An existing site analysis to give information about today's Pullen Park.
- Information about the area surrounding Pullen Park.
- Information on the users of Pullen Park.
- Facilities and programming at Pullen Park.

Robb reviewed the information gathered in the 1999 Pilot Survey, the Neighborhood Forum, and the Pullen Neighborhood Forum. These surveys asked three questions.
- What do you like about Pullen?
- What do you not like about Pullen?
- What would you like added or changed?

The focus for discussion at this meeting is "What do you like about Pullen Park?" Most of the responses to this question related to existing qualities and facilities.

Most of the "What do you not like about Pullen?" responses appear to deal with smaller design and programming issues that relate to existing conditions. These responses will be useful during the concept development phase.

The second survey, conducted countywide by Dr. Gene Brothers, provided three important pieces of information.

- The percent of the county population who wanted to do an activity.
- The percent that actually did an activity in the last year.
- The percent that wanted to do an activity and did not.

Dr. Brothers indicated the committee should look at the significant groups, those over 15% and 20%. This data seems to indicate that there is a need system-wide for these activities.

Robb also reviewed the figures presented by Randy Ray on the use of existing facilities at Pullen Park.

3. Program Development Forum (Robb Harrison/Robin Moore)
Robb presented a questionnaire for the committee to fill out. The questionnaire was developed from survey results, with the activities of greater than 15% listed first. Tonight's meeting focuses on those topics. The questionnaire has three areas of concern: qualities of Pullen Park, activities at Pullen Park, and facilities at Pullen Park. The questionnaires will be reviewed and an analysis given at the next meeting.

Values include the principles of the gift to the City and the mission of the Parks & Recreation department. Qualities include the identity (distinguishing character) and the educational uses of the park.

The first area discussed by the committee was activities at Pullen Park.

'Walking in a nature area' (Robin Moore) Robin suggested some areas could be developed to reflect the Piedmont region's plants and animal. There was some discussion of the definition of a nature area and the space needed. The committee decided to give this activity further study.

'Looking at gardens' (Marsha Presnell-Jennette) The discussion centered on the definition of a garden, the role of gardens as educational tools, and a possible partnership between Pullen Park, NC State University, and the JC Raulston Arboretum. The committee decided to keep the existing facilities with changes.

'Swimming in a lake' (Don Carlough) The committee decided this was not a use for Pullen Park.

'Walking along a trail' (Mary Powers Ryan) and 'Fitness trail' (Melanie Iversen) The committee decided that both these areas should be studied for new facilities. There could be a trail hierarchy developed to separate areas, such as a concentrated area for fitness, areas used as access to greenway paths, and nature trails around the park. It was also suggested to study the types of trail materials, especially when faced with maintenance.

'Viewing wildlife' (Michael Harwood) The question arose as to how much space might be needed for particular animal habitats and what could be used to enhance ideas such as butterfly gardens, fish ponds, bird roosts. The committee decided to further study this activity.

'Swimming at a pool' (Jessica Puckett) The current facility is heavily programmed, which leaves little space for informal or unscheduled play. The committee decided to study adding new facilities and to look into water play ideas in other areas of the park.

'Attending a performance' and 'Art shows or festivals' (Paul Siceloff) Discussion centered around Theater in the Park, a possible amphitheater for less structured events, and concerts near Lake Howell. Robin asked if the City would provide a record of special events programmed at Pullen Park. David Shouse will supply this information. The committee decided to look at this activity in more detail.

'Picnicking' (Mike Rieder) Mike noted that this was a higher ranked activity for teens. The discussion covered sizes of groups using shelters and available informal spaces, such as families (2-4 people), church groups (15-100 people), and corporations (500-1000 people). It was also noted that picnicking should be looked at in connection with other activities, such as Frisbee golf. It was determined that the committee should look at opportunities all over the park and the variety of picnicking experiences. David Shouse indicated there is not good documentation of school buses that used the park after field trips to places around downtown Raleigh.

'Canoeing' (Scott Wilkinson) The committee decided canoeing is not an activity best suited for Pullen Park.

'Kite flying' (Robb Harrison) Robb discussed this activity in relation to open spaces within the park. The committee decided that open space is important within the park and the existing open space areas are adequate.

Jogging was discussed. The committee felt that this activity could be incorporated into the possible trail hierarchy. It was felt that jogging could occur as a connection to a greenway trail, but probably not as a specific activity within the park.

A recurring theme during the committee discussion appeared to be the conflict between programmed and informal uses of all the facilities, not just a particular one. The definition of "facility" is of a physical structure and how to program for that structure.

Paul Rowland spoke about the identity portion. There was discussion concerning the connectivity of the northern and southern portions of the park; making the park welcome to all, not just those coming to ride the carousel or train or to the use the pool facility; and to addressing the noise issue along Western Boulevard, possibly by adding some type of sound barrier.

Carmen Cauthen talked about the history of Pullen Park. She believes it is important to incorporate the history around the park, possibly by a history walk or signage pointing out different uses of areas.

There was also discussion of upgrading the restrooms so that baby changing tables could be incorporated into the men's and women's facilities. Another idea presented the possibility of park vendors that sold food other than "junk food". These could possibly be in the park on a daily basis during the summer and on weekends at other times of the year.

The committee believes the playground should stay, with modifications. It was noted that the equipment should be replaced since it did not meet current standards. The discussion should focus on what character the new equipment and playground should have. Ideas were also shared concerning more shade and places to rest within the playground and the idea of an inter-generational play area separate from the young children.

When discussing Red Diamond, the committee felt it should be studied with respect to multiple uses of the area. There is a need for this facility system-wide. This field has a historical link to NC State University. A guest stated there are many uses of Red Diamond during the day. Some include use as a dog park, fraternities having softball practice, St. Mary's School playing their games, and co-ed leagues playing their games. He also noted that there have been parking problems if there are games and performances at TIP at the same time.

The Pony League field was also discussed. The committee addressed items such as the lighting at night, the amount of use by the Park system, and how connections between the sections of the park might affect its use. The committee decided to further study this area.

4. Closing (Robin Moore)

At the February 14 meeting, the committee will discuss the results of the questionnaires and how these fit into the big picture. There will be drawings showing areas, some of which already exist, and how they relate to the circulation around and through the park, and resolution of any major conflicts concerning usage.

The meeting adjourned at 8:15 p.m.

Review of the minutes with corrections and/or additions will be made at the 14 February 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

14 February 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 14 February 2001

Location: Pullen Arts Center, 6:00 p.m.

Attendees: Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown
Don Carlough
Carmen Cauthen
Joseph Huberman
Melanie Iversen
Mike Rieder
Paul Rowland
Mary Powers Ryan
Paul Siceloff
Russ Stephenson
Scott Wilkinson

Wayne Schindler, Parks Superintendent
Dick Bailey, Parks DD Administrator
David Shouse, Parks Project Manager
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Guests: Steve Larson, LeGrande Smith, Bill Hornsby, Bob Peter, Mack Little, Paul Fidishun, Julie Sherk

Distribution: Attendees, Jack Duncan, Michael Harwood, Jessica Puckett, Robbie Stone, Lawrence Williams

Purpose: Concept Development

Meeting began at 6:10 pm.

1. **Introductions/Opening (Robin Moore)**
Robin Moore opened the meeting by welcoming the guests.

Review and approval of minutes – Marsha Presnell-Jennette moved for approval of the January 24 meeting's minutes and Melanie Iversen seconded. The minutes were approved. Melanie Iversen moved for approval of the January 31 meeting's minutes and Mike Rieder seconded. Robin Moore requested that the word "possible" be added before the word "conflict" (Page 5, second paragraph, first sentence). Mary Powers Ryan moved that the amendment be approved and Melanie Iversen seconded. The amendment was approved. The revised sentence should read *"A recurring theme during the committee discussion appeared to be the possible conflict between programmed and informal uses of all the facilities, not just a particular one."* Mary Powers Ryan

moved for approval of the amended January 31 meeting's minutes and Melanie Iversen seconded. The amended minutes were approved.

2. Announcements/Housekeeping (David Shouse)
David Shouse announced that a handout giving special events at Pullen Park would be distributed at the end of the meeting. The information, which was requested by the Committee, includes a list of events, the attendance of each event, if the City or a special organization sponsored the event, or if it was co-sponsored.

David Shouse then introduced LaGrande Smith, the Administrative Director for Theater in the Park. She addressed the participation numbers for Pullen Park, as requested at a previous meeting. The handout represents attendance figures from 1991 through 2000. The handout did not show dollar figures. Auditions and rehearsals for "A Christmas Carol" are included, but not performances since those are presented at Memorial Auditorium. LaGrande Smith mentioned some of the long-range plans for TIP include a children's theater and the need for more storage space.

Marsha Presnell-Jennette introduced Bill Hornsby. He discussed the upcoming forum "Public Art for Public Spaces", to be held at the NC Art Museum on March 8, from 7:00 to 9:00 p.m. The program will look at ways to introduce art into parks.

3. Program Development Progress Report (Robb Harrison)
Robb Harrison reviewed the content of the January 31 meeting. He summarized what the committee has learned so far; the programming and use information provided by Randy Ray; the 1999 Pilot Survey and the Neighborhood Forum results; and the results of the countywide survey. He further reviewed how the committee completed a questionnaire of qualities, activities and facilities appropriate for Pullen Park, and then discussed those activities of which the countywide survey indicated a possible need. The committee discussed if those needs were appropriate for Pullen Park.

A draft program was presented for review as committee homework. The draft program is developed from the results of the committee survey and the discussion at the January 31 meeting, as well as previous meetings. The results of the committee questionnaire and discussion were summarized. The results indicate a consensus on the issues within the draft program; however, issues will continue to be studied as the final plan develops. As homework, the draft program includes some additional items for consideration by the committee. These are listed, with possible responses of "yes", "no", or "maybe". The committee is asked to indicate their choices and note any other comments they may have.

A second questionnaire was reviewed for committee homework. This survey includes elements suggested for the Master Plan and suggested recommendations for consideration

during design development and programming. These elements were compiled from previous committee meetings, the neighborhood forums and the 1999 Pilot Survey.

The committee was reminded that the master plan issues are the important focus items. The suggestions related to design development and programming can be included as recommendations in the Master Plan Report. The committee needs to decide which issues are appropriate for Pullen Park and then focus on the big picture, the master plan.

A major part of the homework questionnaire is items still needing consensus. Like the draft program, these items have possible answers of "yes", "no", and "maybe". The committee is asked to respond and drop the questionnaires in the mail to Little & Little by Monday, February 19.

The results of the survey will be tabulated to find clear consensus. Items that the committee feels are appropriate for Pullen Park will be included in the Master Plan Report. Issues that do not have a clear consensus will be discussed as plans develop. The results of the questionnaire will be shared at the February 28 meeting.

4. **Committee Concept Development (Robb Harrison/Committee Members)**
Robb Harrison summarized that the committee would be working together to develop their dream picture for Pullen Park. Robin Moore emphasized to the committee that these drawings should look at the big picture, "if we could have it all". The committee was then divided into small groups to develop their ideas about what Pullen Park should be. Each group was given 20 minutes to work together and then the groups' ideas were presented to the entire committee.

5. **Committee Concept Presentation (Committee Members)**
<u>Group 1</u>
- Make the Chancellor's House feel like an integral part of the park.
- Establish more parking at NCSU and build a tunnel under the road for access from the parking lot to the park.
- Establish a new trail system to incorporate pedestrians and horse-drawn carriages.
- Keep the ball fields.
- Include a roundabout as vehicular access in the upper portion of the park.
- Build parking decks rather than surface parking, possibly in the lower portion of the park.
- Move the tennis courts.
- Include a "people mover", maybe as a gondola between north and south.
- Establish drinking stations for pets and wildlife throughout the park.
- Establish more foot trails.
- Provide new play structures.

- Revitalize the wooded areas and the creek.
- Establish on-grade pedestrian crossings. Remove the bridges over the miniature railroad.
- Include more benches.
- Expand the picnic areas with more covered shelters. Recreate the shelter area that was previously in the park.
- Create three other parks like Pullen throughout the City of Raleigh.
- Provide way finding – signage and historic markers.
- Improve lighting.
- Have food vendors throughout the park.
- Let the carriageway serve as a multi-purpose path, such as for walkers and rollerbladers. Have the path serve as reminder to when the park was being developed in the early 20th century.

Group 2

- Study the entire park for entrances. Let people know where they are. Make the entrances understandable.
- Make the park whole. Connecting the halves is important, both visually and physically. Use the connection as a focus for activities.
- Broaden participation throughout age groups. Have areas where they can mix or be separate.
- Study how to teach nature and history throughout the park.
- Study how to incorporate water throughout the park, in the active areas, nature areas, and the back of the neighborhood.
- Study the area west of Pullen Road and how to best integrate it into the park.
- Study the Circle K area. Work on cooperative planning with the neighbors for parking facilities.
- Have new areas and shelters for picnics. Use the history of the park.
- Look at possibility of food vendors throughout the park.
- Possibly build a parking deck near the pool facility.
- Look more closely at the Chancellor's property.
- Have something whimsical in the open space near the ball fields.
- Look at several options in the vicinity of Theater in the Park – tear down the existing buildings and start over; connect and enlarge the existing buildings; have a concentrated area for the arts.
- Look at an unleashed dog area on or near the Pony field.
- Make Red Diamond smaller.
- Have more attractive bridges in the lower section of the park.
- Define the park as a whole, possibly using color schemes or fences. Find a way to say, "this is Pullen Park".

Group 3

- Identity of the park, especially separating Pullen Road from NC State University. There should be a strong connection over the railroad tracks to help bring identity to the northern side. Find a logical space for the connection so that you are invited to cross between the two sections.
- Explore the idea of a cultural center. Possibly tear down Theater in the Park and the Arts Center and build a new building. Another possibility would be to change or expand the current buildings and have a shared plaza or possibly an outdoor amphitheater or outdoor production area in the Circle of Cedars.
- Introduce a café or food service in the northern section of the park. This could serve those crossing through the park or possibly invite those outside the park.
- Mixed use area that could serve as a dog park or possibly an amphitheater. Leave the woods and introduce a healthier environment by incorporating trails. Have a place to play in the woods, such as disc golf.
- On the southern side, look at the Shady Grove area. Rework the pond to create a natural stream with a series of smaller ponds or pools with ripples to create a flowing water sound. Possibly move the picnic area to here.
- Have a more formal picnic area that brings nature in. Then create a structured family entertainment area with facilities to encourage interactive use between seniors, teenagers, and youth.
- Take the old historic steps and incorporate into a terrace or amphitheater area to observe the activities on the playground or to have picnics.
- Lessen the concentration of activities by spreading them out.
- Make the connections between the picnic areas, amusement area and natural areas more inviting with some type of crossing that welcomes you into the spaces.
- Circulation appears to be convoluted and confusing. Rework this so that it flows better.
- Look at a parking deck to serve Aquatics and the areas near there.
- Possibly look at parking between the ball fields or directly behind TIP.
- Maintain the green space as sacred view space from Pullen Road.

After the group presentations, discussion was opened to the committee members.

- Joseph Huberman thinks that teenagers still need a separate space. The interaction between grandparents and younger children or parents with younger children is a good idea.
- Joseph Huberman also stated that the water play needed to be great. It could possibly be located on the hillside near the railroad tracks with multiple layers and sprinkles. He felt this would be the most popular attraction on days with temperatures in the nineties.
- Russ Stephenson thought the Shady Grove area would be good for moving water and enjoying the shade. The connection across the railroad tracks should not allow vehicles.

- Marsha Presnell-Jennette thought the small pond near Lake Howell should be converted to another use. Several other committee members mentioned that the average child could not see the pond because the wall is too tall. The pond really is only visible from the train.
- Scott Wilkinson felt that absence of parking serves an important function. He felt that parking should be improved, but don't go overboard.
- Joseph Huberman talked about the long term. Cars may not necessarily be the popular way of getting around in the city. In the future, there will be a TTA transit station within walking distance. He felt the focus should not be on more parking, but on what the people want to come to in Pullen Park. He thought the visitors should decide how they get to the park, be it by bicycle or public transportation.
- Marsha Presnell-Jennette thought the horse-drawn carriage would be good as a paid amusement. She suggested a miniature trolley as transportation from the train station or as a people mover throughout the park, similar to the NC Zoo. Joseph Huberman thought the trolley would work well with remote parking lots.

6. Summary Discussion (Robin Moore)

Robin Moore indicated that there were strong, great ideas presented. He asked the consultants and the members of the City staff to reflect on the ideas presented.

Robb Harrison noted that the drawings presented by the committee ties together and puts into context the written information received. Many issues are repetitive, and therefore show importance. The committee sees the strong issues to be addressed. Parking is an issue to be addressed, but how much is really needed. What is shown on the plan will not be built unless there is a true need. There are many great ways to address the connectivity issues, such as trails, horse-drawn carriages, or trolleys. These will all be studied as to how they tie together.

Susan Little thinks it is important to hear the wholeness of issues. All the individual ideas need to be on record. The hardest task is to figure out what is really important. To hear the committee members talk about water in relation to the hot weather and children and then to figure out where that needs to happen is important. The repetition of the issues is important.

Dick Bailey believes there are solid concepts from all the groups. There is good focus and the concepts contribute well to the plan. He noted the strong issues of making the park whole; access; circulation; and identity. These are all vital to a plan that works. They give the big framework.

David Shouse suggested looking strongly at the school bus use of Pullen Park. The first experience most kids have with Pullen is from a field trip. There is heavy school bus use between 11:00 and 1:00. Look at the circulation and drop off for the children. What needs to be done with the buses and drivers while the children are having lunch? The drivers currently park the buses in the parking lot. This use also affects bathroom facilities, shade, and picnic areas.

The committee should look at the food service issue. If food is available, people might want to stay longer, possibly watch a baseball game while eating lunch.

Someone from the Planning Department will be at the next meeting to give an update on the Kimley-Horn study and information on the urban character around Pullen Park.

Mary Powers Ryan asked about information from TTA. Robb Harrison will provide that at the next meeting.

Claudia Brown questioned how the state visitor center bus provisions and places to eat would affect use at Pullen Park. David remarked that there would need to be coordination between Randy Ray and the State. That crosses the fine line between master planning and programming.

Steve Larson from Theater in the Park had concerns about that area of the park. Robin Moore reminded the committee that that area of Pullen received a lot of attention from each group. There are changes to be made, with a wide range of what could happen. This is a strategic location in the park. Identity and circulation play a big role in what might happen in this area.

7. Homework (Robb Harrison)
Robb Harrison reminded the committee to fill out the survey and return to Little & Little by early next week.

8. Closing (Robin Moore)
Robin Moore stated that the next meeting will be held on 28 February. The consultants have been given a lot of information. He looks forward to seeing what develops.

The meeting adjourned at 8:05 p.m.

Review of the minutes with corrections and/or additions will be made at the 28 February 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

7 March 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 28 February 2001

Location: Pullen Arts Center, 6:00 p.m.

Attendees: Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown
Don Carlough
Michael Harwood
Joseph Huberman
Melanie Iversen
Jessica Puckett
Mike Rieder
Paul Rowland
Mary Powers Ryan
Paul Siceloff
Russ Stephenson
Scott Wilkinson

Ken Maness, Central Area Planner
David Shouse, Parks Project Manager
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Guests: Steve Larson, Bob Peter, Mack Little, Paul Fidishun

Distribution: Attendees, Jack Duncan, Dick Bailey, Carmen Cauthen, Robbie Stone, Lawrence Williams

Purpose: Final Concept Development

Meeting began at 6:15 pm.

Introduction (Robin Moore)
Robin Moore opened the ninth meeting by welcoming the guests.

Review and approval of minutes – Joseph Huberman moved for approval of the February 14 meeting's minutes and Melanie Iversen seconded. The minutes were approved. Paul Rowland noted that he had requested Theatre in the Park to respond to the email received. Steve Larson stated that they could not prepare a response in time for this meeting. David Shouse noted the response was forthcoming.

Robin reminded the committee of the event at the NC Museum of Art on Thursday, March 8. Joseph Covington will present a slide show of art in parks. There are details in the newsletter handed out at the beginning of this meeting.

Robin received a letter from Jamie Ramsey and the organization People for Parks. They have offered to be involved in the rehabilitation of the kiddie boat ride. Robin will respond that there is a potential for community partnership on this project and that this should become part of the public record of the master plan.

Site Analysis – Surrounding Community (Ken Maness/Robb Harrison)
Robb Harrison introduced Ken Maness, Central Area Planner with the City of Raleigh. Ken discussed future plans in the areas surrounding Pullen Park.

- A central area regional center, extending from downtown Raleigh through NC State University and on to Meredith College, will encourage the highest density of mixture of uses in the City.
- The Hillsborough Street Improvement Study. 1) The City, NCDOT, the Hillsborough Partnership and NC State University are funding a study of the feasibility of roundabouts on Hillsborough Street and Oberlin Road. 2) The report by Kimley-Horn should be presented to the City Council in April.
- The roundabout at Hillsborough is being looked at as both a 4-leg and 5-leg facility. The current road into Pullen Park could become a pedestrian path rather than a vehicular path.
- Increased density north of Hillsborough, towards Cameron Village is anticipated. This could signal an increase in pedestrian traffic affecting Pullen Park.
- The semi-circle walls at the corner of Hillsborough Street and Pullen Road will be a consideration. A decision will need to be made as to whether they are kept or something of similar significance is put there as an entry feature for Pullen Park and NC State.
- There is a possibility of one other roundabout on Pullen Road. The one between Stinson and Hillsborough is not planned to be included. The re-routed Oberlin roundabout and Stinson roundabout need to be looked at in relation to the park entry.
- A $30,000 streetscape design study of Hillsborough Street has been funded by the City Council for the Ashe/Cox Avenue neighborhood between Oberlin and Morgan.
- The YMCA anticipates expansion of their facility and may have an impact on the park from the east.
- The City Council approved expansion of the High Density Overlay District on the area at Boylan Avenue and Hargett Street. The industrial properties located here will be looked at for possible residential use and possible additional expansion of this overlay district may also be explored further west.

- There are proposed regional rail stops east and west of the park along the rail corridor. Plans for these areas may call for exploring policies to increase density in these areas.
- Funding was requested and denied for a study of a vehicular connector possibly through the area between Central Prison and the Governor Morehead School.
- Questions regarding the status of plans to construct the extension of Pullen Road south to Centennial Campus should be addressed to City DOT.
- There are no plans to construct the extension of Pullen Road south to Centennial Campus unless that property is developed.
- There are no current rezoning applications or plan submittals for the area surrounding Pullen Park.

Mike Rieder asked about the projected load on Pullen Road if all the increased density did occur. Ken responded that Ed Johnson with the City would probably be the best person to ask.

Robin Moore asked Ken if all the above plans fell into place would there be a significant increase in users of Pullen Park. Ken responded yes.

In a previous meeting, the committee asked for information from Triangle Transit Authority. Robb informed the committee that the closest proposed station to Pullen Park is directly across from Reynolds Coliseum. The major circulation is aimed towards Reynolds Coliseum. This provides direct access along the existing sidewalk and crosses into Pullen Park.

There are two possibilities concerning the existing railroad tracks and TTA's additional tracks. The first has no impact on any portion of Pullen. The plan would realign the existing tracks to accommodate TTA. The second would impact the edge of the Pony League field with a new retaining wall at the existing fence. The span of the Pullen Road bridge would also need to be increased.

Draft Master Plan Program (Robb Harrison)
Robb passed out a draft of the Master Plan program with the results of the homework questionnaire provided at the last meeting. The results provided a consensus to keep the additional elements the committee had suggested. Robb reminded the committee that the Master Plan Statement reflects the values of Pullen Park and the desired physical and programmed elements that give the park its identity, or essential character.

Master Plan Elements Questionnaire Results (Robb Harrison)
Not all of the surveys have been compiled. The results will be sent with the mailing of these minutes. The results will show where there is clear consensus and where more discussion is needed.

Concept Development Review (Robb Harrison)
Robb told the committee that tonight's meeting would look at the big pieces of Pullen Park. These include the large facilities and buildings, such as event areas, entrances, infrastructure, and the Arts Center, Community Center and Theatre in the Park. The amusement park and open spaces will be discussed during future meetings.

David Shouse reminded the committee to keep in mind three key points:
Service – is it adequate and appropriate?
Is it practical?
Is it possible?
Ultimately, this plan will be presented to the general public, then to the Parks Advisory Board, and finally to the City Council.

Robb presented five scenarios for the park.

Scenario #1
- Possible roundabout at Pullen Rd. & Hillsborough St. has 5 legs, the 5th being a vehicular entrance into Pullen Park.
- Maintains the front parking lot (north of the Arts Center), with a driveway connection between the Arts Center and Theatre in the Park.
- Parking for each scenario is based on current City of Raleigh requirements. There will be alternatives for parking elsewhere on site and also off site.
- Major pathway (carriageway for tram, trolley, etc.) connection around the entire north section with a bridge over the railroad as a connection to the southern section.
- The area of the park that is planted as screening next to the Chancellor's Residence could be opened up to give an entry feeling into Pullen.

Scenario #2
- Possible roundabout at Pullen Rd. & Hillsborough St. is 4 -leg, with a pedestrian pathway (carriageway) into Pullen Park rather than a vehicular entrance. The pathway continues around the northern section, with a connection to the southern section.

- There is a vehicular entrance at the possible roundabout at Stinson Drive and Pullen Road. This leads to the circle of cedars, with a one-way circle around the cedars to minimize impact to the trees.
- Theatre in the Park and Arts Center are planned with an entry courtyard between them.
- Parking is located off the circle of cedars.

Scenario #3

- There is a possible 5-leg roundabout at Pullen Rd. & Hillsborough St. The fifth leg leads to parking in front of the Arts Center and connects to parking behind the expanded Theatre in the Park.
- A carriageway continues around the northern section of Pullen, with a bridge connection to the southern section.
- Provide restrooms where the pathway crosses into the southern section.
- The carriageway continues from northern connection along the ridge of the picnic area to the amusement area.
- Deadend Ashe Ave and realign Ashe with Pullen Park Rd.
- Reorganize the parking lot near the amusement area so that buses and cars have a drop-off zone.
- Keep the tennis courts where they are. Possibly locate basketball courts on the knoll near the carriageway bridge.
- Provide a new or expanded Community Center within the existing rear parking lot. Locate parking and dropoff at the front of the building.
- Maintenance could locate on the western Pullen Park lot (near NCSU Derr Track) with bus parking.

Scenario #4

- Provide the Arts Center in the southern section.
- Locate Theatre in the Park in the southern section and combine with the Community Center.
- Create commanding views through open spaces to the lake.
- Change the Armory building into an indoor sports function.
- Locate tennis on the north side closer to the parking area, between Red Diamond and the Pony field.
- Make the existing tennis area an event/large group picnic area.
- Add bleachers and restrooms to the Red Diamond field for events.
- Create a concentrated athletic space with indoor sports area, tennis courts, ball fields with bleachers, and outdoor basketball in the parking lot.

- Locate the Arts Center and a café near the carriageway bridge connection to the northern section.

Scenario #5

- Pedestrian (carriageway) entrance from Hillsborough Street.
- Carriageway around northern section with a bridge connection to southern section.
- Move Arts Center to the southern section near the bridge.
- Expand Theatre in the Park.
- Provide all sports activities in the northern section.
- Vehicular entrance from Stinson Drive and Pullen Road at possible roundabout.

Discussion of elements and resolution

Discussion began with Theatre in the Park and the Arts Center.

Joseph Huberman suggested that each committee member say what he or she likes and dislikes about the concepts presented.

Don Carlough likes the idea of open space throughout the entire park. He also likes the concept of all arts activities located in one area and all sports activities located in an area. He thought the teens could be better served with all the sports activities located together. He did have a question concerning practicality. Is it better to build a new building versus expanding and updating a building in its current location?

Jessica Puckett liked concepts from each scenario presented. She thought combining the Arts Center and Community Center would be good. She didn't like the idea of combining the Community Center with Theatre in the Park.

Paul Siceloff likes the idea of accentuating the Arts in the northern section. He does not like the idea of combining Theatre in the Park with the Community Center. He thinks this would be cost prohibitive.

Paul Rowland likes Scenario #4 because it pulls the entire park together. It has lots of nice features and shows less pavement.

David Shouse reminded the committee that the plan to be presented to City Council should be feasible for implementing within the next five to 15 years. He also reminded the committee that dollar amounts should not be used for determining whether an activity should take place or a structure renovated. The committee needs to look at service (how an activity functions

with the rest of the park), practicality (is the activity located in the right space) and possibility (should the activity be done away with completely or expanded). Robin Moore also reminded the committee that they should be able to present to the City Council reasons for selecting particular options for implementation.

Joseph Huberman would like to keep the Arts Center in its existing location.

Russ Stephenson questioned moving Theatre in the Park just to locate all sports activities together. Opening the vista throughout the park is another reason to relocate Theatre in the Park.

Marsha Presnell-Jennette asked David Shouse if there were figures for upgrading the Arts Center building in the near future. David replied he did not work with the capital improvement figures. He did know there are accessibility issues with the Arts Center building.

Paul Rowland thought that "desirable" should be added to David Shouse's list. He also wanted to know the life span of the Arts Center building.

Michael Harwood gave an analogy of adding to an existing home versus buying a new one. It is cheaper to renovate than buy new. Michael doesn't think it would be practical or desirable to move Theatre in the Park to the suggested southern portion. That suggested location is disruptive because people would try to park in the neighborhood and Governor Morehead School. If kept in its current location, there would be more access from others modes of transportation and more available parking after 5:00 closer to NC State. He favors renovations to the current location and having green space.

Mary Powers Ryan likes the placement of the Arts Center and a café on the southern portion of the park at the connection between the halves.

Joseph Huberman thinks that all sports in the upper portion of the park changes the essence of the park. He feels that arts should be located there. He thinks the ball fields should be kept because of the history of the park. He also feels that removal of the Armory goes against the history of the park. Joseph likes the scenario with vehicular entrance from the Stinson Road roundabout. It minimizes the amount of roadway and reduces parking. He believes the parking should be more spread out.

Scott Wilkinson had a question about the Armory building located in the northern portion. Robb Harrison answered that one scenario would keep Theatre in the Park with possible

expansion. The other scenario would move Theatre in the Park to another location and use the Armory building for indoor sports.

Claudia Brown likes the concept of putting the arts building in the southern portion of Pullen Park. The building is not an asset to the entrance of the park. She feels the Armory building doesn't meet the long-term needs of Theatre in the Park. It should be renovated for other uses. If Theatre in the Park were to stay in the northern portion, she favors the addition off the corner of the existing building. She also likes the idea of preserving the circle for pedestrian use and keeping the vehicular traffic around the perimeter.

Jessica Puckett thinks the arts building could be used in conjunction with Theatre in the Park. She also thinks the ball fields conflict with the idea of arts centrally located in the northern portion of the park.

Michael Harwood agrees that the arts could move from its current location. He favors the idea of something, possibly the arts building, at the bridge on the south side. That "something" would really make the connection a focal point. Michael also likes vehicular access from Pullen Road

Mary Powers Ryan feels parking is shown as the heart of the park. She would like to see parking elsewhere. She questioned if a parking deck on the southern portion would meet requirements for the northern section. David Shouse replied he thought that the deck would not meet the current City of Raleigh code.

Claudia Brown thinks the Arts Center could move into Theatre in the Park expansion.

Marsha Presnell-Jennette walked the Cox Avenue area. She thought a good place to put a parking deck would be the property that the Y owns.

Robb Harrison told the committee they have to plan for parking. The committee can recommend alternatives within the site and off site.

Mike Rieder noted that Ken Maness asked for direction on the entrances. The committee will not respond at this meeting.

Mike Rieder questioned the amount of parking that already exists. Robb responded that the parking bubbles take into consideration the existing parking and possible expansion of parking. There is not a distinct number of parking spaces because parking is so informal at this time.

Jessica Puckett asked if the arts center were removed, would the parking be lessened?

Joseph Huberman thinks the committee should consider removing one of the ball fields if there is to be an arts focus in the northern section of the park.

Marsha Presnell-Jennette believes shared parking between the arts center and TIP is a good idea. The sacrifice to the park is greater if removing trees and paving.

Paul Rowland feels pedestrian entrances won't come from the northernmost roundabout. He believes pedestrian entrances will be where people enter the park in relation to where they park.

Russ Stephenson commented that pedestrian crossings of Hillsborough St. are dangerous now and will be more so trying to cross as a roundabout.

Paul Siceloff does not believe there is a conflict with parking for the Arts Center and TIP. The Arts Center has modest, constant capacity throughout the day. Paul asked if there is a model for outdoor uses. Robb responded that City of Raleigh code gives a model.

Mary Powers Ryan noted that parking is hard to address. She feels that all parking should be at outlying facilities. David Shouse noted that could be a recommendation, but that a Master Plan showing no new or expanded parking on site at the park would have to be sold to the City Council.

Robin Moore stated that the committee needs to get a better handle on parking. Some parking should be considered in cooperation with NCSU. Alternative ideas need to be put on paper for overview. These ideas become part of what the committee sends forward to the City Council.

Robin noted there is an alternative for the Arts Center not shown. That alternative is keeping the Arts Center in its current location with expansions or renovations. Robin would like to look at this possibility at the next meeting. Robin then requested that Robb send out reduced copies of the proposed concepts as part of the minutes. Robb said that he would.

David Shouse gave a suggestion concerning the parking issue. One idea would be to recommend a best case scenario that formalizes some areas currently used and needed for parking. Then, a recommendation concerning expansion of parking could be a lower priority than cooperative agreements. Specific recommendations could become part of the master plan. Remember that the goal is to not increase impervious surface.

Paul Siceloff remarked that the Art Center currently is used to some degree as a community center because rooms can be rented. He also mentioned that TIP is the only entity at Pullen Park that is not operated by Parks and Recreation. He feels there has been a deficit of information concerning Theatre in the Park and that the committee should be aware of this.

Marsha Presnell-Jennette suggested taking down the Community Center. She thought the Community Center could be the top level of a parking deck.

Comments from public
Steve Larson with Theatre in the Park expressed that very interesting ideas have been presented. He especially likes the expansion of TIP in scenario #3. TIP has just signed a five year lease with the City and is going into a five to ten year planning period. Four to six classes already taking place, 18-30 classes in the planning stages, Children's theatre for summer and seven productions done. There were no classes last fall because of the lighting renovation.

The possibility of the Arts Center as a use for TIP is nice, but probably would not be utilized as much as an expansion. TIP would like to see a new facility for their major productions and use of the old facility for other theater groups.

The Email questions submitted by the committee will be answered by the Board. An expansion is critical. Steve Larson noted that during the day 90% of cars on the north section are NCSU students. The lot is not used much on weekends.

Closing (Robin Moore)
Robin told the committee that they experienced a real taste of the complexity of master planning tonight.

Ken Maness said that Pullen Park has a very important resource of facilities inside the beltline. The committee needs to take any changes to these resources very seriously. Regarding theatre expansions in Pullen Park, the committee needs to consider recent expansions that the City has just completed at Memorial Auditorium and possibly talk about the relationship of theatre resources. The committee could possibly talk with Roger Krupa about the operations at the BTI Center for the Performing Arts.

David Shouse also mentioned potential resources at the state's proposed Sanford Arts facility.

The meeting adjourned at 8:25 p.m.

Review of the minutes with corrections and/or additions will be made at the 14 March 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

21 March 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 14 March 2001

Location: Pullen Arts Center, 6:00 p.m.

Attendees: Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown
Don Carlough
Carmen Cauthen
Michael Harwood
Joseph Huberman
Melanie Iversen
Mike Rieder
Paul Rowland
Mary Powers Ryan
Paul Siceloff
Scott Wilkinson

Dick Bailey, Parks DD Administrator
David Shouse, Parks Project Manager
Robb Harrison, Little & Little
Nancy Colegrove, Little & Little

Guests: LeGrande Smith, Bob Peter, Paul Fidishun, Danalouise Chapman, John Lutz

Distribution: Attendees, Jack Duncan, Jessica Puckett, Russ Stephenson, Robbie Stone, Lawrence Williams, and Susan Little

Purpose: Final Concept Development – Continued

Meeting began at 6:15 pm.

Introduction (Robin Moore)
Robin Moore opened the tenth meeting by welcoming the guests.

Review and approval of minutes – Mike Rieder moved for approval of the February 28 meeting's minutes and Marsha Presnell-Jennette seconded. Mary Powers Ryan noted that she liked the idea of some focal point at the bridge connection between the north and south, but not necessarily the Arts Center and café. The minutes were approved.

Robb Harrison told the committee they would receive a copy of a letter from Ira David Wood, Executive Director of Theatre in the Park, with the mailing of the minutes from this meeting.

Committee Questionnaire – Handouts (Robb Harrison)
Robb gave each committee member a draft master plan program statement. He asked each member to review and mark either "approved with no text changes"; "approved with indicated text changes"; or "not approved".

Robb also gave the committee the results of the questionnaire concerning the elements for the master plan report. The questionnaire asked which ideas were appropriate for the Pullen Park Master Plan. The results show where there is a majority consensus and where there are potential questions. Where over half the committee supported a direction, it was interpreted as an affirmative direction to include or not include an item. Where half the committee did not support a direction, it was interpreted as an item for further study. Most ideas did not have 100% support. The questionnaire was a quick way to see where the committee as a whole stood on the many different ideas. The ideas will be incorporated into the master plan drawing for study. The committee will need to agree on a direction to move forward. As plans are developed, if a committee member does not agree with the direction, they may bring up the issue for discussion and reconsideration.

The elements approved by the committee will be written into the Master Plan Report. All of the elements will become statements in the Master Plan Report and will provide recommendations for design development and programming.

Robb noted that there is a majority consensus on many issues. Robin Moore reminded the committee that all of the individual comments sent by committee members were incorporated into this questionnaire. Robb emphasized that the questionnaire also included comments received in the 1999 Pilot Survey, the neighborhood forums, and the input at the committee meetings.

Concept Development Review (Robb Harrison)
Robb Harrison told the committee he appreciated the great comments received on the five conceptual plans presented at the last meeting. He noted that parking issues needed further research and he has compiled figures to help clarify some of the parking questions.

Don Carlough requested that another group walk-through of Pullen Park be scheduled. Robb will send an email with available times and dates for this walk-through.

Robb Harrison reviewed for the committee their request for a way to judge parking needs as they relate to uses.

If the park were being built as a new facility today, the code would require 240 additional parking spaces. Robb indicated this need could be less by considering shared uses at Pullen, and could be increased by considering uses such as a theatre, which typically requires more spaces than the minimum code. He emphasized the code is a minimum standard.

Assuming Pullen is an existing park to which the committee is considering additional facilities, the following would apply. Additional parking would be required for a new use or facility and for an expansion of an existing facility. Expansions under 50% would only require new parking for the new portion. Expansion over 50% would require parking be added for the entire facility to bring it to code. Robb indicated that parking for new uses must be addressed in the master plan and that there will need to be on site locations in case off-site parking options are not available. Robb reminded the committee that there is consensus to strongly recommend that the Parks Department locate additional parking off-site.

Dick Bailey indicated off-site parking is not necessarily cheaper than building new, depending on agreements, locations, transportation issues, etc.

Robb presented two concepts showing locations of additional parking and possible removal of parking.

Concept #6

- Remove surface parking lot at the Arts Center.
- Add surface parking lot behind The Armory.
- Remove surface parking along the road to the cul-de-sac.
- Add a small two level deck at the Aquatics lot.
- Add additional parking at the Community Center lot.

Concept #7

- Remove surface parking lot at the Arts Center.
- Add surface parking lot behind The Armory.
- Add surface parking along the existing loop road.
- Add surface parking at the Pony field or add a two or three level deck at the Pony field.
- Remove surface parking along the road to the cul-de-sac.
- Add a three level deck at the Aquatics lot.
- Add additional parking at the Community Center lot.

Concept #6 is less intensive. Both concepts have a limited impact on existing trees. Robb reminded the committee that if parking spaces are removed, they need to be located elsewhere. Also, removals and any other changes need to be based on the criteria discussed at the last meeting:

- Service.
- Practical.
- Possible.
- Desirable.

Robb also emphasized that decks are large structures that would have the effect of a building on the site.

Robb reviewed what facilities are currently at Pullen Park and what majority consensus has been reached about these facilities.

- Community Center – Committee agreed to keep a community center with changes. The countywide survey indicated a possible system need, higher among Pullen users. The Pilot Survey and neighborhood forums had a low "value or like" response. This could indicate the facility is not valued or liked, or other facilities were just valued more. City use statistics indicate the facility is heavily used, depending on staff availability.
- Arts Center – Committee agreed to keep an arts center with changes. The countywide survey indicated a possible system need, higher among Pullen users. The Pilot Survey and neighborhood forums had a low "value or like" response. City use statistics showed heavy use.
- Theatre – Committee agreed to keep a theatre use with changes. The county survey showed a possible need in the system, with higher Puller user response. The Pilot Survey and neighborhood forums had a low "value or like" response. Use statistics were provided by Theatre in the Park. Robb reminded the committee that the need for new facilities should be judged on the existing needs and record, not on TIP's long term plans. Questions to consider: Are productions sufficient to warrant a new theatre and should it be at Pullen? Should expansion only occur after future evaluation of the TIP program? What other venues will be available in the future?
- Café – Committee questionnaire indicated support for locating a café in the park. The countywide survey indicated a possible need for more picnic space, highest among teens. The Pilot Survey and neighborhood forums had a low "value or like" response for concessions, but a very high "value or like" response for picnic areas.

- Basketball – Committee questionnaire indicated studying options for location. The Pilot Survey indicated a possible need, highest among teens. Watching sporting events also ranked high, especially among teens.
- Tennis – Committee questionnaire indicated keeping tennis in its current location.
- Water Play – Committee questionnaire indicated support for adding a water play area.
- Pool – Committee questionnaire indicated study of locating another pool in Pullen or recommending a facility in another park. The countywide survey indicated a need for water facilities. The Pilot Survey and neighborhood forums showed high response as a "valued/liked" facility. City use statistics indicate the facility is highly used and exceeds capacity at times.
- Event Areas – Committee questionnaire indicated support of events in different areas throughout the park. The countywide survey indicates a possible need. The City use statistics show a high number of special events at all Pullen facilities.

Robb then presented three new use concepts, incorporating comments from the last meeting. Concepts are provided for the committee to consider different locations and options for facilities. The goal is to see where the committee might have a majority consensus on particular items. This would enable the committee to define a direction of study.

Concept #8

- Possibly maintain the Arts Center in its current space and expand the facility.
- Possibly locate an Arts Center expansion and a café near the bridge connection.
- Keep Theatre in the Park in its current location. Use the Arts Center building for overflow from the Theatre.
- Renovate the current Community Center building. Locate the entrance on the front.
- Locate the park maintenance area fenced behind the Community Center.
- Rework the parking lot at the amusement area for a bus drop-off and have an entry into the park from this lot.
- Renovate the playground area. Locate the water spray plaza in 'The Plaza' shared with special events. The water play sprinklers could be turned off at times of special events.
- Remove the cul-de-sac and parking on the south side and northern Arts Center lot.
- Keep the tennis courts in their current location.
- This concept shows a parking need of approximately 151-196 spaces, depending on removals of existing lots. Concept #8 indicates possible parking behind Theatre in the Park, and either a parking lot at the Pony field or leaving the northern Arts Center lot and adding a two level deck at the Aquatics Center.

Concept #9

- Expand the Arts Center and include the café in this area.
- Convert The Armory building into an indoor athletics facility.
- Locate basketball courts on the south near the carriageway bridge connection.
- Locate Theatre in the Park and the Community Center as a shared use in the southern portion of the park near the location of the existing Community Center.
- Locate the park maintenance area on the lower level of the parking facility at the Aquatics Center.
- Locate the spray plaza and events area near the playground in 'The Plaza'.
- Relocate the bathrooms. Use this area along the lake for a café.
- Keep the tennis courts in their current location.
- This concept indicates a need for approximately 296 parking spaces. Concept #9 indicates a possible two and three level deck near the Aquatics Center.

Concept #10

- Expand the Arts Center and include a café in this area.
- Keep Theatre in the Park with an addition built by Theatre in the Park.
- Use Red Diamond as a ball field and as an event area.
- Locate the park maintenance area on the lower level of a deck.
- Locate the Community Center with a café at the carriageway bridge connection.
- Locate a spray plaza and pool in the existing Community Center location. Connect with the Aquatics facility.
- Locate basketball goals and an event area near the playground in 'The Plaza' area.
- This concept indicates a need for approximately 431 parking spaces. Possible options shown on Concept #10 indicate either a three level deck at the Pony field or a two and three level deck near the Aquatics Center.

Mary Powers Ryan asked how high the bridge connection needs to be. Dick Bailey responded that it would probably be 21 to 23 feet above the track. The difference in elevation between the north and south banks is about 10 feet. That is to say that the south bank of a bridge feature will need to be raised, whether it is a bridge, building, parking deck, etc. David Shouse noted that the Pullen Road bridge needs to be renovated to provide additional clearance over the tracks. Robb Harrison indicated the bridge concept would be developed after a decision was made on any facilities near the bridge.

Committee Roundtable (Robb Harrison/Robin Moore)
Each committee member was given time to express their ideas.

Robin Moore

- The facilities are scattered, that the benefit of bringing them together is not developed.
- Likes the idea of the arts center, the theatre, the community center and the café in one location.
- Loves the café overlooking the lake.
- The parking should be focused in one place as a multi-story structure.
- There is a strong case for a new, combined arts and community center, to be located near the Aquatics facility.

Mary Powers Ryan

- Likes grouping parking and using decks to relieve parking woes.
- Thinks the buildings should be kept close together.
- There are parking opportunities off-site, such as narrowing Ashe Avenue.
- If parking cannot be provided off-site with the City of Raleigh providing access, facilities should not be expanded.

Claudia Brown

- Does not like the idea of making decisions for facilities based on parking requirements.
- Trying to visualize how the parking structures would look in the park and noted the care taken to have a nice exterior on the Aquatics Center. If a parking deck were built, that view would be obscured.
- Theatre in the Park should possibly move to another location rather than expand.
- Additional parking could be built at the current Community Center location. The Community Center could be relocated.
- Claudia would like more time to study the issues before making a vote tonight.

Scott Wilkinson

- Recognizes that parking is necessary and that most people want to park close to the activity they are participating in.
- Likes the café located at the bridge connection. He believes that will bring people into the park.
- On site parking should be expanded where it already exists; for example, adding the second level to the parking area at the Aquatics Center.
- If possible, Theatre in the Park would best be served in an off site location.

Marsha Presnell-Jennette

- Since Theatre in the Park has a desire to expand, they possibly should look at an off site location. If they expand where they are, there is considerable parking to be added.

- Place the café where the bathrooms are currently located or placing the café at the bridge connection.
- Favors food vendor carts in the southern section of the park.
- Locate parking along Ashe Avenue and reworking the parking lot in the current Community Center location.
- The Pony field could be used for parking.
- Does not like the road along the swale at Red Diamond in Concept #7.

Joseph Huberman

- Does not want to see a larger parking footprint.
- Does not feel there is a need to expand current facilities.
- If Theatre in the Park expands, Pullen Park is not an appropriate location.
- Would like to see the northern section as an arts focus.
- Agrees with the concept of locating parking along road sides because it blends in and better serves the ball fields and picnic areas.
- For an intensive parking structure, Joseph thinks the pool area would be a good location, as long as the structure could be excavated and not overpower the pool.
- Enhance current features of the park by using the same materials throughout the park and encouraging wildlife.
- Create a unique environment that features the arts and wildlife.
- The community center and basketball could be located at other parks within the system.
- Look where the most people are before locating the café. The town center for events at the old pool location would be a good location because of picnic areas, water play area, a possible amphitheater and the playground.
- Does not want to overcrowd the park.

Mike Rieder

- Pullen Park is maximized in terms of usage. He believes some things may need to be removed in order to maintain the quality of the park.
- Does not like seeing the pavement areas increasing.
- Feels strongly that a water play area should be located in Pullen Park.
- The basketball courts are needed to encourage teens to use Pullen. These could be located at the existing tennis courts.
- Like to see a creative design for the bridge connection.

Paul Rowland

- Used Davidson College as an example of utilizing parking on the periphery and making Pullen a pedestrian friendly location. Park users should not walk around the park and see lots of cars.
- Theatre in the Park and its possible expansion really need to be dealt with.
- Would like to ponder all these issues further and mail the questionnaire back with the master plan draft statement.

Paul Siceloff

- The corner behind the Community Center could be used as a parking garage.
- The Arts Center and Theatre in the Park do not need to be located together.
- There may be some leeway with parking and facility expansion because of shared uses throughout the park.
- Generally likes Concept #8 showing modest expansion in the park.
- Locate the café in the southern portion.
- Favors something instrumental, possibly the Arts Center and café, being located at the bridge connection.

Don Carlough

- Believes in "the glass is half full" mentality. The committee needs to look at the impact of activities and buildings.
- Likes grouping activities together, such as the arts.
- Does not like a larger parking footprint.
- If there needs to be a deck, make it a three level one.
- Does not favor parking along the loop road in the northern section.
- There should be more than one café – each location suggested is good.
- Maybe there could be another access to the park from Cox Avenue.

Michael Harwood

- Doesn't think the committee should vote on any of the concepts presented.
- Focus on general items, such as how the greenway connection will change how people enter the park.
- Keep in mind that if some things are added, others may need to be removed.
- The character of the park needs respect.
- Not in favor of parking decks. He believes they could destroy the character of the park. He is strongly against recommending decks as a parking solution.

- There should be modest on site and off site parking near the entrances. They could be located across a street with direct access into the park.
- The existing concession stand should be enhanced rather than locating a waterfront café. There would need to be a market analysis done and he doesn't think the café would be financially feasible. He also likes the idea of seasonal food carts as enhancement to the concession stand.

Carmen Cauthen

- Has mixed feelings concerning parking. She doesn't like the extra parking, but realizes it's necessary.
- Does not favor a parking deck.
- As a mother of young children, she recognizes it is helpful to have parking closer to facilities. Prefers alternatives that considered using other modes of transportation.
- Off site adjacent parking arrangement for school buses.
- Likes the picnic areas and possibly locating a café to provide food for the large shelter groups. Favors seasonal vendor carts. Likes being able to spend an afternoon or an evening, doing an activity and then having food available.
- Likes the water play idea and would also like to see an intergenerational activity where the whole family can participate.
- Maintain the arts. She sees the art function as viable to the community.

Concept Consensus (Robb Harrison)
Robb Harrison summarized the additional committee comments suggested for consideration. He asked committee members to add the options to the Pullen Park Parking Possibilities and Desired Facilities questionnaires.

Robb asked the committee to mail back the master plan draft statement and the parking possibilities and desired facilities questionnaires by Monday, March 19.

Guest comments:
LaGrande Smith with Theatre in the Park asked the committee to leave TIP in the park. She stated TIP provides a vital evening activity and has a strong history with the park.

Closing (Robin Moore)
Robin noted his appreciation of the hard work of the group. Robb reminded the committee to look over the elements of the master plan carefully. Robb will send an email with possible dates for another group walk-through of the park.

The meeting adjourned at 8:25 p.m.

Review of the minutes with corrections and/or additions will be made at the 28 March 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

6 April 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 28 March 2001

Location: Pullen Arts Center, 6:00 p.m.

Attendees: Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown
Don Carlough
Michael Harwood
Joseph Huberman
Jessica Puckett
Mike Rieder
Paul Rowland
Mary Powers Ryan
Paul Siceloff
Scott Wilkinson

Dick Bailey, Parks DD Administrator
David Shouse, Parks Project Manager
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Guests: David Moore, George Allen, Joe Farrell, Bob Peter

Distribution: Attendees, Jack Duncan, Carmen Cauthen, Melanie Iversen, Russ Stephenson, Robbie Stone, and Lawrence Williams

Purpose: Small Area Concept

Meeting began at 6:10 pm.

Introduction (Robin Moore)
Robin Moore opened the eleventh meeting by welcoming the guests.

Review and approval of minutes – Joseph Huberman noted a semantics problem with the use of "majority consensus". He asked that the minutes be changed to clarify where there is a majority of opinion versus where there is consensus. He believes a consensus is the desired outcome. He thinks a consensus among the group is evolving. Joseph thinks round-table discussions are very important before voting on alternatives. Joseph Huberman moved for approval of the March 14 meeting's minutes as amended and Mary Powers Ryan seconded. The minutes were approved.

Committee Questionnaire – Handouts (Robb Harrison)
Robb Harrison thanked the committee members for the great comments provided for the program statement outline. Each committee member was provided with a new text version of the master plan program statement for final review as homework.

Robb asked the committee to review the revised program statement and provide additional comments or changes as needed. He reminded the committee that the program statement is a working document that will become the introduction to the Master Plan Report. He asked that the questionnaires be mailed by Monday, April 2.

Revised Meeting Schedule (Robb Harrison)
Robb gave the committee members a revised meeting schedule and an outline for the remaining meetings.

A park walk-through meeting is scheduled for April 10, at 12:00 at the concession stand. Robb encouraged members who cannot attend the site visit to visit on their own with copies of the proposed plans.

Mary Powers Ryan asked if a time could be set to see a short version of Joseph Covington's presentation concerning art in the park. Robin suggested that a presentation take place from 6:00 to 6:15 at a planned committee meeting. A date will be decided and announced to the committee.

Jessica Puckett reported that she is also on a committee concerning teen use of parks in general. She asked if the master plan committee would like to see a presentation of their findings. Robin Moore suggested that a written report given to the Parks Advisory Board would make this information available to the broadest audience. David Shouse suggested a written report could be submitted to the Master Plan Committee as well.

Concept Development Review (Robb Harrison)
Robb Harrison presented plans to the committee. The plans present possibilities for Pullen Park derived from all the input received to date. The first drawing, Concept #11, shows the major elements and uses previously presented and discussed by the committee and the impact those elements have on the open spaces in the park. Concept 11 also takes the design further, presenting ideas for the open spaces and amusement areas. The second drawing, The Future, indicates ideas that might be implemented over the longer term, as there are broad changes in the City's future. Those possible changes include an intensive increase in the population around the park, changes in transportation, availability of off-site parking, and changing needs for Park facilities.

Robb presented a tour of Pullen Park for the committee.

Concept #11 – Pullen Park Master Plan

- The entrance to the Park is off Ashe Avenue, which is realigned along the existing route of Pullen Park Drive providing one intersection at Western Boulevard. Ashe Avenue is closed at the convenience store. The intersection near the south entrance to the amusement area parking lot is removed. A new traffic signal and turn lane is added at Western Boulevard.
- The entrance to Pullen Park is aligned with the Governor Morehead School entrance. At the intersection, a roundabout provides traffic calming for Ashe Avenue by slowing traffic and allowing pedestrians to cross safely to the park. South of the roundabout, a speed table (raised crosswalk) slows traffic at the bicycle trail crossing. To improve pedestrian safety, the master plan will provide a recommendation to study the use of traffic calming measures along Ashe Avenue.
- The amusement area parking lot is reconfigured to reduce pavement, making it more efficient and attractive. A drop off zone is provided for buses and for those parking further away. Buses park at an off-site location.
- The amusement area train tracks are relocated from the parking lot, providing a gathering area at the drop off for groups as they enter and leave the park.
- An entrance walkway is aligned to provide a view to the carousel. The walk leads to a welcoming entrance court. Here visitors are provided with information and orientation. Walks from the entrance court lead to different destinations within the park.
- One walk leads to the ticket booth and playground area. At the playground, another small courtyard provides orientation.
- A walk provides focus on the kiddie boat house, which remains in its current location. Another walk leads to the train station, located on the west side of the playground next to the caboose.
- The playground provides separation of age groups into an active play area with fun trails and play equipment and a preschool area with fun layouts and places to explore. The area between the two areas provides a space for shared exploring or maybe a maze.
- A walk on the north side of the playground provides access to the picnic area to the west.
- A walk from the entrance plaza also provides access to the picnic area. The large step structure is removed provided visibility and orientation between the two spaces. The removal also provides a view between the decorative roofs for the carousel and the kiddie boathouse.
- The picnic area south of the carousel is preserved with its large, beautiful trees.
- South of the entrance courtyard is the existing event area known as 'The Plaza'. A walk provides circulation through the space to entrances on each side. A water play area shares

the paved portion of the space, with spitters and other fun items that are turned off when there is an event .

- The restrooms are located between the entrance walk and 'The Plaza' where they are easily monitored, closer to activities, and identifiable as you enter the park.
- From the walk at 'The Plaza', steps and a ramp provide a welcoming connection to the trail along the southern edge of Lake Howell.
- Along the south edge of the park, the density of the plantings is increased along Western Boulevard, decreasing traffic noise and the view of cars from within the park. "Peek-a-boo" spots to view the park from Western Boulevard are provided.
- Along the southern Lake Howell greenway trail, the concrete steps to the lake are narrowed, and new planters provide additional plantings for added green and shade.
- South of Lake Howell is Rocky Branch, which is not a stream; it is a controlled, engineered channel designed to move water at high velocity around the lake. The North Carolina Department of Environment and Natural Resources and the Army Corps of Engineers provide regulation for design and maintenance of the channel. The northern slope of Rocky Branch is the dam for Lake Howell. The channel is lined with riprap to keep it and the dam from eroding. The appearance of the channel is improved by replacing some of the riprap with other engineered, geometric edging that allows plantings. Other improvements are removal of selected small areas of riprap to put in trees and water-loving plants and planting plants that cascade down over the riprap. Any change to Rocky Branch other than small repairs would have to go through review and approval by regulating State and Federal agencies
- Within Rocky Branch, the weirs along the bottom of the channel are repaired and improved to provide shallow pools to encourage aquatic life, plant life and wildlife at the bottom of the channel.
- Steps are not provided to the channel of Rocky Branch. To provide steps, structures that could break away in a flood would have to be provided.
- On the west end of Lake Howell, a greenway trail loops through the grove of Dawn Redwoods providing an accessible walk around the lake. This walk also connects with the bikeway trail planned along Western Boulevard by NCDOT.
- The greenway trail connects under Pullen Road to the proposed NCSU greenway along Rocky Branch. A future greenway connection provides access across Western Boulevard toward Centennial Campus.
- An enlarged concession stand near the location of the existing restrooms provides a café atmosphere along the edge of the lake area.
- The wide steps at the lake are reduced in width and planters provide additional shade and enclosure to the picnic tables. Additional seating and tables are provided. Tables for two

and four persons provide more opportunities for seating, eating, and enjoying the lake view.

- In the lake, a water geyser provides the sound of falling water. The geyser helps mask the noise of Western Boulevard and provides aeration for Lake Howell.
- On the island in Lake Howell, a shelter is a special feature with a design worthy of its important location.
- Circling the west side of the island, Lake Howell narrows and there is a place for adventure and art – an interactive sculpture playfully spits water at the pedal boaters.
- On the north side of the lake, the walk provides a flowing connection to the pedestrian bridge over the amusement area train. The bridge serves as a lookout over the park, and a perch within the canopy of the surrounding trees.
- A wheelchair accessible crossing is provided at-grade across the amusement area train track just west of the pond. Another crossing close to the café provides a connection with steps to the picnic area and the major walk to the northern section of the park.
- Below the Aquatics Center parking lots, there are formal gardens with a fountain and plantings. This provides a nice location for a collection of formal plantings, creating a link to the past. This could also provide the sound of water, making a nice area for relaxing and picnicking.
- The driveway to the Aquatics Center parking lot is realigned to increase the open space of the formal garden.
- The picnic area is a green open lawn with an open view from the large stone shelter to the interesting roofline of the carousel. Moving the picnic shelters to the outside edges of the lawn enhances this important space.
- A picnic area is also provided in the lower valley known as 'The Shady Grove'. The creek is not reestablished in this location, since to do so would require vegetative buffering under Neuse River Rules. The rules require an undisturbed vegetative buffer on each side of the creek, which would divide the existing open views within the park.
- Within the northwest corner of 'The Shady Grove' a small amphitheatre is provided for small gatherings and performances.
- Below 'The Shady Grove', the water level of the existing pond is terraced by small dams and weirs. Small waterfalls cascade between the different levels of water. The southern most pool is lowered to grade to provide pleasing views of the water and waterfall from the picnic areas north of Lake Howell.
- A walkway provides access along the edge of the pond, with a boardwalk providing connection over tree roots through the naturalized areas. A bridge over the pond provides a closer connection to the water.

- Steep slopes around the tennis courts are 'naturalized' by adding a mulch layer over the sensitive root zones of the large canopy trees. Understory trees provide color, interest, and habitat for wildlife.
- Two connections are provided across Pullen Road to the park. One near the small parking lot shared with NCSU leads to a large open lawn, which provides a visual connection to the bridge over the amusement area train. The other connection provides a formal entry to the circle of cedars, providing a connection to the past. Both of these connections provide access to several trails that loop through the open spaces, encouraging exploration of this area of the park.
- The Community Center is renovated. A maintenance storage area is provided within a fenced area behind the community center, opening us paved areas for additional parking. The driveway is realigned to provide a continuous open green space, giving a sense of approach to the entrance and a connection to the rest of the park. Small courtyards are provided at the entrances to the Community Center, pulling the walk away from the edge of the building to give visitors a feeling of welcome as they approach the building.
- A carriageway bridge is provided over the railroad tracks to the northern section of the park. The bridge provides a lookout over the park approximately 25 feet above the railroad tracks. The carriageway walk and steps provide connection to the bridge from each side of the park.
- Exiting the carriageway bridge to the north side of the park, a gazebo provides a feature and gathering space between the ball fields, as well as shelter for bad weather.
- New bathrooms are provided in their original location. A small basketball court is provided between the ball fields. The carriageway walk provides connection to the existing parking lots and to the pedestrian gateway entrance at the Hillsborough Street & Pullen Road roundabout.
- The vehicular entrance from the roundabout at Stinson Drive & Pullen Road provides access to the north portion of the park. A looped parking lot is added behind the Armory.
- The Arts Center is renovated. A courtyard / plaza area provides an inviting entrance with the wheelchair access well blended into the design.
- Low edge plantings along Pullen Road are tall enough to provide a feeling of identity and separation from the University, while maintaining views into the park from pedestrians and vehicles on Pullen Road. . The plantings would soften views of Pullen Road and enhance the view of the Bell Tower by partially blocking the views of the parked cars.
- The existing facilities remain in their current locations and are renovated. The plan recognizes that many structures are oddly placed, requiring an inefficient use of land for circulation and parking. The plan proposes continued use of the Art Center, Community Center, and The Armory buildings until a need for additional facilities make these outdated and antiquated. These facilities would then be replaced in "The Future".

The Future

- The northern side of the park is open green space.
- A looped carriageway provides vehicular access around the north side of the park.
- A basketball area and a gazebo are provided between the ball fields. The small parking area is expanded into the area of the old Armory.
- On the southern side of the park near the carriageway bridge, a new two story building provides a home for the arts, a small theater, and a community center.
- From the carriageway bridge, the roof of the building becomes a plaza space for sitting and viewing the park. This area below provides a place for food vendor carts.
- A parking deck, with the top level being at the same elevation as the existing surface lot, provides shared parking for the new building and the Aquatics Center. The deck location would maintain the view of the Aquatics Center. Planting would soften the edges of the deck and provide enclosure for the formal garden area to the south.
- An additional parking deck is provided behind the Aquatics Center in the location of the existing Community Center. This deck would provide supplemental parking for all facilities within the park.
- The cul-de-sac near the tennis courts is removed to add open space.
- Seven tennis courts are provided south of Cates avenue across Pullen Road. Parking is provided from the existing lot shared with NCSU and through future agreements with the University.
- An events area is provided at the location of the existing tennis courts. A beautiful garden structure and a plaza space with a commanding view of the park provides a setting for more formal events.

Comments

Joseph Huberman said the plan makes sense and has balance. It is a practical application of where we are now.
Michael Harwood said it is helpful to have one concept incorporating the ideas of everyone.
Dick Bailey was glad to see the "future" overlay for vision.

Committee Suggestions, Discussion & Resolution (Robb Harrison/Robin Moore)

Committee members were asked to give their thoughts about the plans.

Marsha Presnell-Jennette

- Likes the reconfigured parking lot on the south end with the drop off area.
- Likes the entrance plaza.

Scott Wilkinson

- Scott questioned where some ideas had come form, as he did not recall hearing them before.

Robin Moore

- Explained that the consultants have a good handle on spatial needs – the best use of the space available, and it is their charge to develop the ideas presented into a workable design. Therefore, some of their ideas may appear new. Dick Bailey agreed. He reminded the committee that they have a central role in representing the community and that they have a large say in what is presented to the Parks Board. It's good to bring all ideas (committee and consultant) to the table and end up with the best product.
- Thinks the cul-de-sac should be removed in the Master Plan drawing, not in the future. Suggests less cul-de-sac in the short term.

Jessica Puckett

- Likes ideas presented.
- Concerned with separation of age groups within playground.
- Likes leaving the cul-de-sac.
- Likes the parking deck.
- Robin asked where teens would hang out. Robb responded they would hang out in the lower northern section near the basketball courts and the bridge connection.

Mike Rieder

- Had a concern with realigned Ashe Avenue at Western Boulevard. He wanted to know if you would still be able to turn left. Robb stated there would have to be a signal installed.
- Wants to recommend a location off-site for school buses to wait.
- Likes the attention to detail.
- Thinks tennis courts should be relocated during Master Plan phase, not in the future.

Paul Siceloff

- Appreciates vistas and focal points.
- Would support removal of concrete for other more pleasing materials.
- Likes greening and screening of noise from Western Boulevard with "peek-a-boo" aspects. He realizes that current view on Western Boulevard is good advertising for the park.
- Likes the revitalization of the old garden area.
- Exciting to think about the future.
- Is the Armory building considered a historic structure?

- Thinks tennis courts should be relocated during Master Plan implementation, not during the future.
- Locate the ball fields elsewhere in the system in the future.

Mary Powers Ryan

- Appreciates both the Master Plan and future drawings.
- Parking near the amusement park – can more surface parking be removed when the deck is added?
- Still lacking a well marked, major entrance into the park on the southern portion.
- There needs to be a CAT bus drop off point.

Joseph Huberman

- Pleased with both plans; they feel good.
- On Master Plan, incorporate more shrubs into the natural areas to offer more wildlife habitat.
- Add more mulched areas below the tennis court area.
- Leave some sections of riprap in Rocky Branch and add some sections of geometric shapes. Create weirs to soften the ruggedness.
- Possibly add hardened planters within Rocky Branch.
- Make the channel look natural from a distance. Would like to access the channel up close, terraced areas to allow some possible access.
- On the future plan, likes the activity center combined with existing parking.
- Incorporate superstructure elements at the Aquatics Center directly into the parking deck. Then transition the more industrial feel into the softer feel of the new building. Create a walkway that leads directly to the pool.
- Thinks combining the theater with the community center is a good idea. They are compatible activities that could work together. He doesn't think the Arts center is as compatible.
- There's no focal point in the northern section if buildings are removed. The Armory building could be renovated for the arts.
- The upper portion should be a focal point for the arts, the arts center. This is the place for sculpture gardens and fountains. Would provide a nice respite from Hillsborough Street.

Michael Harwood

- Agreed north portion of the park has a void in 'The Future' plan.
- It is hard to compress three buildings into one structure. Possibly consider only two into one.

- There may be an agreement with NCSU athletics department about proposed area for tennis courts. This may need to be looked into.
- Speed table and circle entrance to park should be moved up to the intersection at Dunn (East). Would make a more direct lead into the park, especially with proposed TTA station drop off at Reynolds Coliseum.
- Encouraged the committee to have sensitivity for the buffering at the NCSU Chancellor's residence. The survey indicates some of the front yard of the residence is actually Pullen Park property.
- Some focus or emphasis put back on the northern section of the future plan. Possible consider arts for the north side.
- Agreed that some type of café could work within the park.

Don Carlough

- Likes the multiple shallow pools and water falls. Would like to see access to them.
- How much was parking increased? Robb indicated in the north, approximately 30 spaces were added on the master plan drawing.

Claudia Brown

- Likes the southern portion amusement areas.
- Likes the "rooms", natural areas and pathways.
- Glad to see the circle of trees kept in the north section.
- Keep Red Diamond.
- On the future plan, she's not sure one building can replace three.
- Strongly feels the Armory should be kept and renovated for a different use.

Paul Rowland

- Impressed with Robb's consolidation of all ideas presented.
- Has a concern that the crossings at the amusement area train tracks are walker, wheelchair, and stroller accessible and safe.
- Be sure to consider bicyclist and pedestrian safety on the trails.
- Would like to see Pullen Road renamed Pullen Park Road or Pullen Park Drive. It shows that you've arrived at Pullen Park.
- Make sure that weekend/overflow parking is safe, without fear of being towed or ticketed.

Robin Moore

- Would like to see the quality of the landscape, trails, strolling paths and native landscape more clearly addressed.

- Little & Little has done a good job of putting all the ideas together and making sense of them.
- From the general discussion, Robin summarized two recurring questions. Does the north section need a focus and should the Armory building be preserved?

Dick Bailey

- Saw several exciting concepts and congratulated Little & Little for their ideas.
- On the Master Plan drawing, the road shown between the two buildings in the northern section might serve better behind The Armory.
- The bridge connection has ADA issues that are not easily addressed in the master plan drawing. They are probably better addressed in 'The Future' drawing.
- There are still major short term parking issues to address in the master plan drawing.
- On 'The Future' plan, go into more detail for other uses near ball fields, active versus semi-active, sitting areas, hopscotch, volleyball, horseshoes, etc.
- On 'The Future' plan, move the road at the Community Center all the way east. This would open up more green space at the front of building.
- Does the at-grade crossing over the train tracks have adequate site distance?
- Would like to explore a north/south bikeway from Hillsborough Street to Western Boulevard along Pullen Road. Possibly keep the bikeway on the road rather than in the park. Need to address separation of bicycle and pedestrian.
- Would like to see a very strong pedestrian link into the park from the TTA station.
- Operations staff could have more input into ticket administration.
- Need a very strong entry focal point on the south side of park. It needs to be very direct to the way you get into the park and interface with the administrative function of the park.

David Shouse

- Prefaced his remarks by saying he's relying on his previous experience in maintenance and law enforcement in a park setting.
- Look at site distances on trail crossings at railroad tracks. Look at the best opportunities for track crossings.
- Café located in current bathroom location needs vehicle access to bring in food and ice and to remove trash. Concept of seasonal café is an excellent idea in that area, but it will need access. It is a challenge to do in a park setting.
- Suggested an entrance with a welcoming station for tickets and control of large groups.
- Park maintenance needs an effective space to work from, not just a fenced location on a surface parking lot. They currently work out of a portion of the Community Center building. Future location could be within a parking deck.

- Concerning safety issues with low hedges and understory plantings, the police need to be able to see into the park from their squad cars. Need to balance having separate spaces with a need to be seen.
- Appreciates Robb's vision of the picnic area and a focus from the shelter known as the Roundhouse, down across the lawn to the carousel. Look at this whole visual corridor from Lake Howell to the potential new building that would sit on a high point of the park.
- In the future plan – the proposed building structure is about the square footage of new community centers. Arts & crafts in the Department's centers are usually located in a room; theatre functions at Lake Lynn are addressed in a single multi-purpose room.
- In the future plan – appreciate the limited space of the proposed building. Maybe this building could house community center and theatre uses, with a focus for the north park possibly being the arts. Or, theatre could be done in a new location and have a cultural center for teen activities. Encompass activities on a broad basis. Consider using the broad term of cultural center for the new building. This was shown on the old 1970 master plan to encompass many programs.

Comments from guests
George Allen, a representative from the YMCA, looks forward to partnering with Pullen Park. He hoped the YMCA could continue to utilize the Arts Center on the north side of the park. They would like to see this a focus of the north end, along with a large shelter, basketball court, and other facilities to provide opportunities for increased use of open spaces on the north. They would be willing to discuss shared parking.

David Moore, president-elect of the Theatre in the Park board, is impressed with ideas presented. He would like to retain a performing theater function in the northern section.

Susan Little suggested using "master plan" and "the future" rather than "short term master plan" and "long range master plan". Would like to be working toward a "master plan". She reminded the committee that David Shouse spelled out the criteria for a master plan of service, practical, possible and desirable. Some of the ideas on "the future" plan are not practical at this point, but rather come from the changing dynamics of the area and how those affect Pullen.

Closing (Robin Moore)
Robin Moore told the committee about Pullen Park being on the front page of *USA Today* as one of the oldest amusement parks in the United States.

Robin is encouraged that there is a sense of vision. The committee needs to focus on that vision.

Robb Harrison reminded the committee to mail back the program statement.
Robin Moore reminded the committee of the April 10 site visit.

The meeting adjourned at 8:35 p.m.

Review of the minutes with corrections and/or additions will be made at the 11 April 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

20 April 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 11 April 2001

Location: Pullen Arts Center, 6:00 p.m.

Attendees: Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown
Don Carlough
Michael Harwood
Joseph Huberman
Melanie Iversen
Jessica Puckett
Mike Rieder
Mary Powers Ryan
Paul Rowland
Paul Siceloff

Dick Bailey, Parks DD Administrator
David Shouse, Parks Project Manager
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Guests: Joseph Covington, Jack and Bunny Safron, Wayne Schindler, Randy Ray, Jim Maney, Robbie Stone, Thea Fotiu, Steve Larson, Jay and Jack Curtis, Ira David Wood, III, LeGrande Smith, Carol Jones, Mary Ann Turner, Danalouise Chapman, Bob Peter, John Lutz

Distribution: Attendees, Jack Duncan, Carmen Cauthen, Russ Stephenson, Robbie Stone, Scott Wilkinson, and Lawrence Williams

Purpose: Preliminary Master Plan Development

Meeting began at 6:00 p.m.

Slide Presentation – "Art in Parks"
Robin Moore introduced Joseph Covington, Education Director at the NC Museum of Art. He presented slides showing the potential of art in parks and other outdoor spaces.

Introduction (Robin Moore)
Robin Moore thanked Joseph Covington and welcomed the guests. He said that it is regrettable that a misinformed report was in the public press with words taken out of context

concerning the committee's consideration of Theatre in the Park. This was in response to the committee's discussion of facility needs for the long term. He said Paul Rowland's letter to the editor accurately represents the discussion that went on in the committee meetings. The committee recognizes the tremendous value of Theatre in the Park. The committee has received many emails and messages, showing clear community support for Theatre in the Park. There is no move to close TIP.

The committee's purpose is to make recommendations to the Parks, Recreation and Greenways Advisory Board. The committee does not make final decisions for the park. The Parks, Recreation and Greenways Advisory Board presents their recommendations to the City Council.

Joseph Huberman also told the guests that there is support for TIP. The committee's biggest concern is open space in the park. The committee does not want new buildings and parking to encroach into the green space. The committee is trying to balance all the needs, including those of the arts, with the growing need for open space.

Robin told the committee of a report regarding chimney swifts from the Wake Audubon Society. A copy of this report will be provided to the committee with the minutes.

Review and approval of minutes – Marsha Presnell-Jennette moved for approval of the March 28 meeting's minutes and Paul Siceloff seconded. Mike Rieder noted that he made a recommendation for including the basketball courts in the first phase of the master plan, rather than waiting for the longer term. The minutes were approved.

Committee Questionnaire – Handouts (Robb Harrison)
Robb Harrison informed the committee they would be receiving a text for the Master Plan Report as a draft for their review and comments. The text will provide the description of what is to be shown on the master plan drawing with the goals and recommendations of the master plan. He noted the committee surveys indicated a general direction for many of the goals and recommendations. The draft text would indicate the input received so far.

Pullen Park Program Statement (Robb Harrison)
Robb Harrison passed out the revised Pullen Park Program Statement. He thanked the committee for the many comments and suggestions received. He gave the committee an opportunity to review the document and then asked for comments.

Marsha Presnell-Jennette

- The document needs a closing statement, a summary that ties everything together.

Joseph Huberman

- Under the heading "Connections, Access, Entrances, and Edges", welcoming and a sense of place around the edges (identity) need to be included.
- Under the heading "The Circulation System", paths also have to accommodate the brisk walkers, bicyclists, maintenance access and visitor access to facilities, along with the rambling, unhurried exploration. (Robb Harrison reminded the committee that the program statement should indicate the general principles the committee is using to develop the master plan. The specific recommendations of the design will be reflected in the text of the Master Plan Report.)

Michael Harwood

- This document continues to improve. It gives a sense of priority.
- If sports are listed as a priority, they should also be reflected in "sports" section.
- Two sections end the same way. "Enhanced and promoted" could be more specific.

David Shouse

- In "Inclusion of All People", add "for all the citizens of and visitors to Raleigh" in the first sentence.

Jessica Puckett

- Asked for clarification of why "The Importance of Administration, Maintenance and Management" is listed as the first principle

Robin Moore

- Suggested that maintenance should be the last principle. It could lead into the closing statement.

David Shouse

- David agreed that history might be more appropriate as the first principle.

Paul Rowland

- Suggested that "Identity" be a separate principle. Further committee discussion suggested that identity was addressed within the other sections of text within the program.

Joseph Huberman

- Looking for clarification of the term "accessible to all people". Robin Moore indicated that "accessible" is the accepted terminology.

Joseph Huberman made a motion to accept the Pullen Park Program Statement as a draft and a direction that the committee wants to take forward. The statement should be reorganized and details included. Michael Harwood seconded the motion. The motion was approved.

Following approval of the motion, Don Carlough asked that "secondary" be removed from the sentence "Athletic needs are a secondary priority in Pullen Park". Robin Moore suggested that the committee send comments in writing on this.

City Department Comments (Robb Harrison/David Shouse)

Robb Harrison
Robb provided a review of the master plan presented at the previous meeting. He stated the committee's agreement on a general direction for the first phase of the master plan.

- The existing facilities remain in their current locations and are renovated.
- Maximize use of existing facilities, such as relocating the computer labs in the arts center.

He stated that the committee has not yet agreed on the question of what additions to existing facilities or new facilities should be added at the park.

David Shouse
David Shouse shared comments from the rest of the team. This includes Utilities, Fire, Engineering, Inspections, and Planning Departments. Comments have not yet been received from the Transportation Department. Comments from Parks & Recreation staff, those who best know the day to day operations of the park, are included.

Basketball (north Pullen)

- The location shown would be difficult to program. Expect non-programmed users to be college age youth from the dorms and rental housing adjacent to the park. The YMCA would be expected to take advantage of the courts for their organized camps. This will reduce opportunities for unprogrammed "youth" use. There is not much opportunity for staff supervision for the location shown in the master plan.

PONY field

- There has been no discussion of repair or upgrade to the bleacher area. No parking is indicated where parking currently occurs.

Rerouting of Adaba Drive (south Pullen)

- Aquatics Center users must cross entrance driveway if the road is routed directly into the parking lot. Drop-off traffic is a big part of the recreation center traffic pattern.

- Confining for emergency vehicle ingress and egress. They must have access to the amusement area with respect to maintaining clearances between elements.
- Adaba Drive provides valuable parking for the Roundhouse shelter and the tennis courts.

Access to Amusement Area

- Must maintain access for service vehicles and emergency vehicles.
- Deliveries typically occur in early morning, but some come mid-afternoon.
- Existing concession stand is close enough to roll supplies in sometimes, but trucks block the entrance and delivery time is longer.

Train

- Proposed relocation of boarding station is OK.
- Equipment needs covered storage. The existing "tunnel" isn't long enough for all cars. The covered station could serve as overnight storage during the season, but would need to be secure.
- The existing tunnel is designated as a severe weather location for the amusement area and needs to be retained.
- All crossings require signals per the Department of Labor amusement rides inspections.
- Site distance, multiple audible signals and signal repair requirements are considerations. If any signal is inoperable, the train ride must close until repairs are complete.
- The trail at the upper end of Lake Howell could stay inside the track if a barrier is installed to separate. This could avoid additional crossings.

Kiddie Boats

- Major renovation of the "tank" is required within the next two years. Staff wonders if major renovation costs would not justify a completely new amusement feature, perhaps targeted at a similar age group. Renovation of the playground could be the opportunity to consider this.

Food Service

- If dedicated seating is provided, restrooms must be provided. These restrooms then become the purview of Wake County Health Service inspections.
- Restrooms are currently available during many hours when the concession stand is not open.
- Distances to separate restroom facilities are spelled out in the code. This could be a factor in use of the existing restrooms with a new café/concession facility.

Interactive fountain or "sprayground"

- This would duplicate a new pool feature at Chavis Park (less than two miles away) and a feature planned for Lake Johnson's pool (three miles away).
- Would the area require additional staffing?
- How would mud be avoided in surrounding areas?
- Wet clothes, whether swim suits or street clothes, would be prohibited on rides, especially the carousel.
- Would potential water restrictions curtail use at certain times or permanently in the future?

Rocky Branch Channel

- If the area is restored, does it then become a "stream restoration" project in the purview of the State and Corps of Engineers? If so, there are management implications concerning vegetation management, herbicide and other maintenance practices.
- If access were encouraged, concerns that the area is out of site from existing staff areas (carousel, office/concession, and the train operator).
- Safety concerns include documented homeless use, fast rising water after storms events (only a matter of minutes) and keeping children out of downstream culverts at Ashe Avenue and Western Boulevard.

Trails

- Eliminate the dead end trail at the top of the steep slope at the upper end of Lake Howell. The slope is a management problem. Direct access should be discouraged.
- Keep crossings of railroad tracks to a minimum.

Upper Pool in Shady Grove

- How deep would the pools be?
- Is access proposed? Safety regulations could restrict access. If access is provided, this is untreated water from Rocky Branch. Wake County Health regulations need to be considered.
- Currently, loose balls from volleyball and soccer on the grass hill end up in this area now.
- How is the separation between levels accomplished?
- Pool drains a large area with deciduous leaf drop.
- If the area needs monitoring, that means more staff.
- The pump currently serving this area is 25 to 30 years old and needs replacement soon.

Amphitheater in Shady Grove

- How many seats?

- Parking requirements?
- ADA accessibility?
- Special events that might take advantage of this area would be facilitated with electrical power.

Picnic area

- Provide for the active recreation needs of patrons, such as volleyball, horseshoes and badminton.
- Groups regularly bring their own equipment, sometimes creating safety concerns (stakes for horseshoes and nets).
- Could be a service that Parks Department provides to improve the picnic experience.

Tennis courts

- The current courts are not used as much as they could be because the Department is not able to program them. The location is not conducive to monitoring, restrooms or being assured of parking spaces during peak visitation.
- If they were located closer to a "community center", there would be increased opportunity for programming.

Proposed Large Group Pavilion

- Parking distance to the area.
- ADA access.
- Catering and maintenance access.
- Restrooms.

Carousel

- There is no mention of a new building. If a new building were climate controlled and near a central staffed facility, the season of operation might be extended.
- There is nothing sacred about the current location.

Bus Parking/Drop off Zone

- Off site parking needs to consider that the driver is frequently the other chaperone of a school group. 30 children are often left under the supervision of just the teacher or a parent.
- Drop off zone must be close by.
- Groups usually are on a tight schedule and arrive unannounced.

Reaction to Long-Range Plan

- If there is already a problem with lots of people and too many vehicles on the south side of Pullen, why bring two successful, "full" programs to this area?
- A better idea is to move the community center function to the north side, make better use of the existing community center building/area, and possibly combine active recreation opportunities around the ball fields and a new community center building.
- This could provide better administration/supervision for neighborhood active recreation (basketball, tennis, volleyball) that will also see an increase in demand, as well as continuing existing programs for teens, seniors and support to both arts and crafts and performing arts.

Committee Responses

Marsha Presnell-Jennette

- The information presented gives a lot to consider.
- The committee should use these considerations, but not let them curtail the vision.
- Marsha wants the water feature or sprayground to be artistic.
- Pullen Park is not going to increase in size. Providing more parking takes away the green space.
- Collaborative parking arrangements are necessary.
- Signage should be installed that manages such things as no wet clothing allowed on the carousel.

Joseph Huberman

- Thanked David for the presented information.
- Believes art in the park is a good program.
- Envisions the "sprayground" as an interactive sculpture with a spray component. Excess water used could possibly be incorporated into an irrigation system.
- Possibly, design the pond as an artistic element with a wall at hip height rather than at ground level.

Jessica Puckett

- Did the staff have concerns with realigning Ashe Avenue?
- Was there any element that the staff really opposed?
- David Shouse responded that there were no concerns with realigning Ashe Avenue and that the most opposition was reaction to the long range plan. Staff was concerned with moving successful theatre and arts programs to the southern side of the park where parking problems already exist.

David Shouse

- David suggested that, rather than orienting open space north and south divided by the railroad track, orient open spaces versus active spaces east and west. This allows vistas and open spaces along Pullen Road.

Marsha Presnell-Jennette

- Reviewed her visit to the park during the Easter egg hunt and the large numbers of people she observed from the parking lot. She asked how the crowds and parking were handled.

Carol Jones (Maintenance superintendent at Pullen)

- There were 500 children involved with the egg hunt. Estimates for the overall crowd, from previous experience are around 6,000.
- The egg hunt is held in conjunction with WRAL-FM radio station. The radio station helps pay for additional off duty park police, the trolley shuttle from the NC State parking deck (no charge to the visitor), and additional signage concerning the shuttle. The Governor Morehead lot is used extensively. It is closed at some times during the day because they are full. They reopen when some cars have left. These events are difficult for the school staff to handle.

Mary Powers Ryan

- Has a concern with PONY field lighting upgrades because of the retaining wall to be built in conjunction with the TTA rail. Robb Harrison and David Shouse indicated that TTA has indicated the disturbance would not encroach into the field.
- Basketball and lack of staff. A building located near the carriageway bridge would seem to solve that problem.
- Is there a problem using the water from Rocky Branch for the upper pool?

David Shouse responded that it presents a management issue if the committee recommends the pond for access to the public.

Paul Rowland

- Consolidated parking is one answer concerning the moving of two successful programs to a congested area. There has to be access for vehicles. If the programs stay in the north, then parking will have to increase as the programming increases for those facilities. This will encroach into the open space. Limit the dominance of the automobile.
- Thinks that this may need to be repeated in the program statement.

Robin Moore recommends that the committee email specific comments to Robb Harrison. These will be recorded and forwarded to the committee.

Committee Discussion & Consensus (Robb Harrison/Robin Moore)
Robb presented possible options for addressing expansion of a community center, arts center, Theatre In The Park, tennis and maintenance facilities.

The committee was asked to register their opinion as to whether it is appropriate for each facility to expand in Pullen Park, and if so, where it should expand. This was accomplished by posting colored dots.

After the committee indicated their individual preferences, Robb Harrison summarized the results.

Community Center
- Nine responses indicated an expansion should occur in a new facility on the south side near the carriageway bridge.
- Two responses indicated the community center should remain in its existing location.
- One response suggested locating a new facility on the north side of the park.

Arts Center
- Seven responses indicated leaving an arts center on the north side with a possible expansion of the existing facility.
- Four responses provided a new arts center on the south side near the carriageway bridge.

Theatre In The Park
- Seven responses indicated that an expansion of TIP should occur at a new facility in another park.
- Two responses indicated TIP should continue within their current facility.
- Two responses indicated it would be appropriate for TIP to expand into arts center and community center spaces if more space is required.

Tennis
- Nine responses indicated tennis should be considered at the southwest parcel.
- Three responses indicated tennis should remain in its existing locations.

Maintenance

- Six responses indicated that maintenance could be located anywhere in the park that functions well.
- Four responses indicated that maintenance should be within a deck that replaces the existing Community Center.
- Two responses indicated that maintenance should be expanded within the existing community center with other administrative uses.

After the summary, the committee members were asked for comments.

Robb Harrison

Robb Harrison suggested that it is not within the committee's power to solve the detailed building and programming issues for the long term future. The committee can provide guidelines for an acceptable balance for building and parking disturbance with the open space at Pullen Park.

- Assume that, in the future, areas would be defined for use but the programming would not be set in stone. (An example, arts in a building on the north side and a theater function combined on the south side.)
- Suggested that Little & Little come back with possibilities for locating the arts building in different locations.

Joseph Huberman

- Suggested the arts center programming be combined with the theatre function in an expanded Armory building.

Randy Ray

- Suggested the committee might consider relocating tennis courts to another area because of the joint use agreement with the University for the land west of Pullen Road. There is public access to the fields when they are not in use by the University or closed for maintenance.

Claudia Brown

- Said that at this stage, something important was lost in the process of using dots to register and rank preferences. That is, each individual's overall reasoning in which sequential choices relate to each other. She would like to hear or see a brief written summary from members of their whole vision, not just an unconnected tally of individual preferences.

Mike Rieder

- Would not like any increase in building footprint.
- Supports limiting parking.
- He assumed old building would stay.

Michael Harwood

- The current community center is great for maintenance. Do not put tennis courts in the lower field.
- Building a new community center at the carriageway bridge takes advantage of vistas and helps bring the northern and southern sections of the park together.
- In the north, create a sense of place around the circle.
- Parking is better if dispersed and more accessible from the perimeter, especially in encouraging other modes of transportation.

Paul Siceloff

- Assumes that carriageway bridge is a given on the plans.

Joseph Huberman

- Would like to see a plan created around the community center location at the carriageway bridge. He thinks this would help reach consensus.

Marsha Presnell-Jennette

- Asked if it was feasible to have a parking structure with tennis courts located on the top level.

Jessica Puckett

- Suggested various interpretations could be drawn on plans and passed out for consideration.

Don Carlough

- Probably will need to keep Aquatics Center and the Armory. Are any other buildings salvageable? David Shouse emphasized the difference in cost of a renovated structure vs. a new building. He provided an example of recommending to City Council the spending of $500,000 to renovate or spending $3 million to tear down an existing structure and build a new structure.

Joseph Huberman

- Asked for a consensus to preserve the Armory with no expansion.

Claudia Brown

- The Armory does not currently have an historic designation. However, many armory buildings from that era across the country do. An historical inventory in Raleigh completed approximately 10 years ago did not include the Armory at Pullen Park. She would like to have more information concerning the historical nature of this building before making a decision as to whether or not the building should stay forever.

Paul Rowland

- Thinks footprint and paving need containment.

Joseph Huberman

- Does not want more footprint.
- Community center and art studio functions appear compatible. Theatre and art gallery functions appear compatible.
- Reclaim land from current community center building for open space and maintenance.

Closing (Robin Moore)
Robin asked the committee if they would like to continue discussions or adjourn and think about the information presented tonight.

Marsha Presnell-Jennette moved that the committee table any more discussion until the next meeting. Mary Powers Ryan seconded. The motion passed.

The meeting adjourned at 8:45 p.m.

Review of the minutes with corrections and/or additions will be made at the 2 May 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

PULLEN PARK DRAFT MASTER PLAN – DEPARTMENT REVIEW NOTES
April 11, 2001

Basketball: tentatively located in N. Pullen. Primary users (unprogrammed) expected to be college age youth from dorms and rental housing adjacent to Park. This will reduce opportunities for unprogrammed "youth" use. Also YMCA would be expected to take advantage of court(s) for their organized camps. Not much opportunity for staff supervision due to the location shown in this (5 yr.) plan

Pony Field: No talk of repair or upgrade of bleacher area. No parking is indicated where parking currently occurs.

Rerouting of Adaba Drive, S. Pullen: Aquatic Center users must cross entrance "road" if routed directly into parking lot. Drop-off traffic big part of recreation center traffic pattern. Also much more confining for emergency vehicle ingress and egress. (Emergency vehicles must have access to Amusement area, with respect to maintaining clearances between elements.) Adaba Drive does provide valuable parking for Roundhouse Shelter, tennis courts.

Access to Amusement Area: must maintain access for service vehicles, emergency vehicles. Deliveries typically early morning, but some come mid afternoon. Existing concession stand is close enough to roll supplies in sometimes, but blocks entrance and takes longer.

Train: Proposed relocation of boarding station OK. Equipment needs covered storage; existing "tunnel" not long enough for all cars. Covered station could serve as overnight storage during season, but would need to be secure. Existing tunnel is designated severe weather location for Amusement area, needs to be retained. Crossings all require signals per Dept. of Labor amusement rides inspections. Site distance, multiple audible signals (could create confusion), and signal repair requirements are considerations (if any signal is inoperable, train ride must close until repairs complete.) Trail at upper end of Lake Howell could stay inside track, if barrier installed to separate, to avoid additional crossings.

Kiddie Boats: Major renovation of "tank" required in the next year or two at the latest. Fence of some type necessary to maintain security in non-operating hours. Staff wonders if major renovation costs would not justify a completely new amusement feature, perhaps targeted at similar age group. Renovation of playground could be the opportunity to consider this.

Food Service: if dedicated seating is provided must provide restrooms and then they also become purview of Wake County Health Service inspections. Restrooms now available during many hours when concessions not open. Distance to separate restroom facility spelled out in code; could be factor in use of existing restrooms with new café/concession facility.

Interactive fountain or "sprayground". Would duplicate new pool feature at Chavis (< 2 miles) and planned for Lake Johnson pool (3.2 miles). Would the area require additional staffing? How would we avoid mud in surrounding areas? Wet clothes, whether swim suits or street clothes, would be prohibited on rides, especially Carousel. Would potential water use restrictions curtail use certain times, or permanently in the future?

Rocky Branch channel: If area is restored, does it then become a "stream restoration" project in the purview of the State and Corps of Engineers? If so, carries management implications re: vegetation management, herbicide, and other maintenance practices. If access were encouraged, would be concerned that area is out of site from existing staff areas (carousel, office/concession, and even train operator). Safety concerns include documented homeless use, fast rising water after storm events (a matter of minutes) and keeping kids out of downstream culverts at Ashe, Western Blvd.

Trails: eliminate dead end trail at top of steep slope, upper end of Lake Howell. Slope is management problem; direct access should be discouraged. Reduce crossings of railroad track to a minimum.

Upper Pool in "Shady Grove": How deep would pools be? Safety regulations could restrict access. Is access proposed? Loose balls from volleyball, soccer on grass hill end up in this area now. How is the separation between levels accomplished? If access is provided (not physically restricted) this water is untreated, from Rocky Branch. Also, drains large area with deciduous trees (leaf drop). Wake County Health regulations need to be considered. If area needs to be monitored means more staff. Pump currently serving this area is 25-30 years old, and should be replaced soon regardless.

Amphitheater in "Shady Grove": How many seats? Special events that might take advantage of this area would be facilitated with electrical power. Parking requirements, ADA accessibility?

Picnic: provide for the active recreation needs of patrons, such as volleyball, horseshoes, and badminton. Groups regularly bring there own, sometimes creating safety concerns (stakes for horseshoes and nets). Could be a service that Dept. could provide to improve picnic experience.

Tennis: current courts not used as much as could be because Dept. not able to program them (location not conducive to monitoring, restrooms, or being assured of parking space during peak visitation). If located closer to "a Community Center" would be able to increase opportunity.

Proposed large group pavilion: Parking distance to area re: picnic supplies, ADA access, catering and maintenance vehicles. Restrooms?

Carousel: no mention of new building? If climate controlled, and near central staffed facility, might be able to extend season of operation. Nothing sacred about the present location.

Bus parking/ drop off zone: Off site parking needs to consider that driver is frequently THE OTHER chaperone of a school group, and 30 kids are often left under supervision of just the teacher or a parent. Must be close by. Don't know any way to change practices of out of town visitors. Groups usually are on a pretty tight schedule, and arrive unannounced.

Reaction to Long-Range Plan: If there is already a problem with lots of people and too many vehicles on the south side of Pullen, why bring two successful, "full" programs to this area? Better idea would be to move the Community Center function to the North side, make better use of existing Community Ctr. Building/area, and maybe combine active recreation opportunities around the ballfields and new Community Ctr. Building. Could provide better administration/supervision for neighborhood active recreation, which also will see an increase in demand (basketball, tennis, volleyball) as well as continuing existing programs for teens, seniors, and support to both arts and crafts and performing arts.

11 May 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 2 May 2001

Location: Pullen Arts Center, 6:00 p.m.

Attendees:
Marsha Presnell-Jennette, Committee Vice-Chair
Don Carlough
Michael Harwood
Joseph Huberman
Melanie Iversen
Jessica Puckett
Mary Powers Ryan
Paul Rowland
Russ Stephenson
Scott Wilkinson

Dick Bailey, Parks DD Administrator
David Shouse, Parks Project Manager
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Guests: Wayne Schindler, Randy Ray, LeGrande Smith, Jack and Bunny Safron, Steve Swaim, Bing Cox, Lane Miller, Jim Maney, Jason Weeks, Donnie Holmes, Ira David Wood, III, Steve Larson, Joe Farrell, Bob Peter

Distribution: Attendees, Jack Duncan, Robin Moore, Claudia Brown, Carmen Cauthen, Mike Rieder, Paul Siceloff, Robbie Stone and Lawrence Williams

Purpose: Preliminary Master Plan Final Review

Meeting began at 6:10 p.m.

Introductions/Opening (Marsha Presnell-Jennette)
Marsha Presnell-Jennette welcomed the guests and reminded them of the question and answer period at the end of the meeting.

Review and approval of minutes – Joseph Huberman moved for approval of the April 11 meeting's minutes and Jessica Puckett seconded. The minutes were approved.

Pullen Park Program Statement (Robb Harrison)
Robb Harrison passed out the revised Pullen Park Program Statement, dated 2 May 2001. He noted the addition of the closing statement. He gave the committee an opportunity to review the document and then asked for comments.

Joseph Huberman made a motion to approve the 2 May 2001 Pullen Park Program Statement. Paul Rowland seconded. The 2 May 2001 version was accepted.

Pullen Park Master Plan Goals (Robb Harrison)
The Pullen Park Master Plan Goals are a draft outline of a portion of the master plan report. It was mailed to the committee members for their review of the goals developed during committee meeting discussions. Robb asked the committee to provide any suggestions in writing for additional goals that may not be included.

The Master Plan Report will include:

- A summary of the larger site analysis the committee reviewed early in the process.
- The goals of the master plan developed by the committee.
- Recommendations developed from the committee discussions. These recommendations will be guidelines for the design and management of future facilities. The guidelines are divided into the following sections:
    a) Landscape character
    b) Ecology and hydrology
    c) Access, circulation and parking
    d) Structures and infrastructure
    e) Park development guidelines
    f) Maintenance and management

Little & Little is working on the text for the master plan report. This text incorporates information received from the public, committee members, questionnaires, comments from Parks staff and comments from other City department staffs. The text will be completed after the public presentation. All committee members are invited to review the text and provide comments. The final report and plan will be provided to the Parks, Recreation and Greenway Advisory Board prior to their upcoming July meeting.

Preliminary Master Plan Review (Robb Harrison)
Robb Harrison presented Master Plan Concept #12. This concept focuses on changes made to Concept #11, based on committee comments received.

- The Transportation staff does not recommend the realignment of Pullen Park Drive with Ashe Avenue. The main concern was traffic backup along Western Boulevard. They felt the current alignment keeps traffic moving. The exit from the parking lot has been moved southward.

- At the Ashe Avenue entrance, a welcoming station has been added to the restrooms. This area will provide a covered waiting area for gathering groups entering and leaving the park. It will also provide a location for staff orientation during events. There is a covered waiting area at the entrance in the form of a decorative structure to provide focus to the entrance.
- As you enter the amusement park, the pathways have been widened to accommodate fire trucks and emergency vehicles.
- The café has been centrally located closer to the entrance, making easier access from the playground, carousel and picnic areas. There is no dedicated seating.
- The train tunnel is lengthened so that all cars can be stored.
- The carousel house dates to the early 1920s and was moved from Bloomsbury Park. Provide a recommendation for an historic renovation and include improved accessibility for handicapped individuals, improved visibility, improved visual appearance, ventilation and the possibility of adding heating.
- Across from the pedal boats, a shelter in the existing restroom location provides another covered area and shade for picnicking.
- In 'The Plaza', a picnic area is shown at grade and more a part of the space. The paving is increased to incorporate an interactive and artistic water play feature. The surface will allow water to flow away from the lawn into a drain at the base of the stage. The pavements would be wet, but there would be no standing water.
- Leaving this area, a bridge leads to a boardwalk looking over Lake Howell and Rocky Branch. From the boardwalk, a new bridge crosses Rocky Branch to a picnic deck within the oak tree grove. The proposed entrance to the park greenway from Ashe Avenue has been deleted because of the train crossing and visibility issues.
- At the Dawn Redwood Grove to the southwest, the walks have been relocated outside the open space. There is a connection to the NC State greenway, a connection that crosses the creek and continues to the bike path along Western Boulevard, and a connection to the bike path that leads further north.
- Accessibility is provided around the western edge of Lake Howell by a boardwalk. The two crossings at the railroad tracks are removed. The boardwalk may slope down closer to the water.
- On the north side of Lake Howell, the bridge over the railroad is removed providing improved visibility for a new accessible crossing.
- The Upper Pond has a more formal constructed edge, possibly as a wall of stone, with shallow pools.
- In the Shady Grove area, there is a circular seating space. This provides an amenity to the picnic area, where a group could have an event, lecture or class. It is not a programmed amenity beyond that of picnic users.

- The two areas shown as a dashed circle in the Shady Grove and Picnic Lawn areas provide lawn spaces for prearranged active recreation by picnic patrons. Parks & Recreation can provide setup for activities such as horseshoes and volleyball.
- The City Department of Transportation liked the idea of a roundabout at Cates Avenue for traffic calming. They would like to further study this idea.
- A north-south bike trail from Western Boulevard is provided through the Dawn Redwood Grove just below Pullen Road, and connects to the existing path along the Pullen Road right-of-way to Hillsborough Street.
- In the northern section, there is a trail leading to the Pullen Park neighborhood. A recommendation is included to establish an easement with the YMCA that would allow permanent access into the park. Trails within the northeast woods provide a space for a fitness trail. This location is close to the YMCA and the Pullen Park neighborhood.
- Near Red Diamond and its associated parking lot, a small basketball and volleyball court is provided.
- Tennis courts, reduced to four, are provided in the western section of the park, on the west side of Pullen Road. A small parking lot is provided off the existing shared driveway. The number of courts is reduced to minimize disturbance to the existing wooded area along Pullen Road and Cates Avenue.
- Speed tables are shown for traffic calming on Ashe Avenue.
- At the Ashe Avenue entrance, a roundabout provides focus, direction and orientation.
- Relocating Adaba Drive is not practical and creates problems with emergency vehicle access.
- A parking deck is provided as an extension of the upper parking lot.
- Parking on the north side is provided behind Theatre in the Park and north of the Arts Center. A driveway curves behind Theatre in the Park and the Arts Center, providing access to the parking lots. . The parking between the buildings is removed and a welcoming Arts Plaza entry space is provided.
- The additional parking on the north and south sides of Pullen Park allows for future expansion of the Arts Center and the existing Community Center by just under 50 percent.
- The Arts Center building is renovated and an addition provided that becomes the entrance to the building. . The addition would be inviting, would provide accessibility to the first and second floors, and provide accessible bathroom facilities. The facility would provide for increased arts programming, and possibly shared office and storage space for Theatre in the Park.

- A shared arts plaza is provided between the Arts Center and Theatre in the Park. This provides a welcoming access to the front door of the Theatre. West of the plaza is the arts lawn, where sculpture and seasonal displays are located and outdoor arts programming could take place.
- Theatre in the Park would continue to operate out of The Armory for as long as the facilities were adequate for their needs. Programming needs for the arts could allow use of the Art Center facilities for Theatre storage and offices. No addition to the Theatre is supported that would impact parking needs or increase disturbances to open spaces within the park.
- Claudia Brown is the supervisor of the Survey and Planning Branch of the NC State Historic Preservation Office. During the City wide survey completed several years ago, the Armory building was not included, probably because it was not visible within the trees. Her opinion is the Armory is National Register eligible. She has spoken with Dan Becker, Raleigh Historic Districts Commission, and he believes the building is important and worthy of protection. A file has been established with the Historic Preservation Office. The building is being photographed as a first step for investigation of placement on the Historic Register.
- The master plan report will recommend the Armory be studied further for placement on the National Register. Any additions to the building would need to reflect the historic character.
- The new community center facility is placed into the hillside south of the carriageway bridge. A rooftop terrace provides connection to the carriageway bridge. Bicycles access from the south via the carriageway path. Handicap accessibility is provided through an exterior ramp and through the building.
- The existing community center building would be replaced with a new, smaller maintenance and administration building, maintenance yard, public parking, and bus parking. Onsite bus parking is provided within parallel parking spaces along the edges of the parking lot. In the event off-site parking is not available in the future, a three level parking deck is indicated to provide an option for possible long term needs.
- The increase in parking and building impervious spaces is minimal as improvements are indicated within the footprints of existing facilities.
- The future needs for the Arts Center, the Community Center, and Theatre in the Park are unknown; therefore the exact facility needs are unknown. The goal of the master plan report is to recommend acceptable locations for parking and facilities that allow flexibility for development and flexibility for programming.

Committee Comments (Robb Harrison/Marsha Presnell-Jennette)
Robb Harrison asked for committee members' comments to Concept #12.

Scott Wilkinson

- Scott asked about the facility shown at the current tennis court location. Robb Harrison responded this is a more formal picnic area located among the trees. This might also serve as a place for other events.

Joseph Huberman

- Joseph asked how catering trucks would arrive at this location and if the pathway was wide enough for a tram. Robb Harrison responded that vehicles would access the area along the carriageway trail. He also noted the trail is wide enough for a tram.

Jessica Puckett

- Jessica asked what parking is used for park patrons using only the west side of the park. Robb Harrison responded that the parking near the Aquatics Center and weekend parking at NC State University could be used. He also stated that if the edges of the park were strongly identified as being welcoming entries into Pullen Park, people may not be as hesitant to use the off-site parking at NC State.

Marsha Presnell-Jennette

- Marsha asked about the trail materials. Robb Harrison responded that the trails within the amusement park would continue to be some type of paver. He thought other trails within the open spaces might be concrete, and that bike trails might be asphalt. He said the Master Plan Report would recommend different materials be used for designated differing uses of the trails. Also, the Master Plan Report would recommend more attractive materials for important entries and areas of the park. Boardwalks are recommended for sensitive root zone areas, such as along Lake Howell and the upper pond. The final decisions of materials would need to be made based on maintenance and cost issues. This would be determined during design development.

Joseph Huberman

- Joseph asked if there is public access to the restrooms in the new community center facility. Robb Harrison responded that there would be restrooms and they would be accessed from the outside for availability when the building was not open.

- Joseph suggested an off-site overflow bus parking alternative might be located above the soccer fields across Western Boulevard. This could be connected to the park by a greenway trail. Robb said that looking for off-site parking options would be a recommendation in the master plan report.
- Joseph suggested areas in the western portion of the park for wetland areas and increased natural areas. These could include the proposed boardwalk area of Lake Howell and the upper pond. These areas could then provide educational opportunities as well.

Scott Wilkinson

- Scott shared that he had informally asked about 20 people if they knew where the ball fields were or how to get to the northern section of the park. He said that most did not know there were ball fields or a northern section. With that in mind, Scott then asked if there were ideas concerning the entrance identities to Pullen Park. Robb Harrison responded that landscaping, walls similar to those at the current entrance on Hillsborough Street and directional signage would be provided at all vehicular and pedestrian entrances. They would provide identifiable and welcoming entrances.

Joseph Huberman

- Joseph asked if there is a picnic shelter or group facility provided in the northern section. Robb responded it is located near the ball fields.
- Joseph has a concern about the edge identity of the park along Ashe Avenue. It appears that only parking is seen. Robb Harrison responded that with the reconfigured parking lot, there is about a 25 foot increase in green space along Ashe Avenue. Open green lawns are maintained on the north side of Adaba Drive. This area will be unified with landscaping and entry walls.

Paul Rowland

- Paul asked about water sound features. Robb Harrison showed the geyser located in Lake Howell and the waterfalls in the upper pond.
- Paul suggested naming of the open spaces. He feels that "open space" sometimes means "empty". He thinks this is part of the identity of the park. Robb Harrison said that quite a few areas already are named, such as the Dawn Redwood Grove. He is working on this.
- Paul asked if parking along Pullen Road could be reduced. The parking blocks views into the park. Robb Harrison said the committee could recommend the parking be reduced.

- Paul asked if there are drop off locations on the road connecting the buildings in the northern section. Robb Harrison indicated two, one off the cedar circle and one east of the Arts Plaza.

Mary Powers Ryan

- Mary voiced concern about the speed table at the Ashe Avenue entrance. She thinks this entrance needs to be greener and more welcoming. Robb Harrison said the walls at the entrance and the roundabout located just inside the entrance provide identity. He said that Little & Little would be consulting with a traffic engineer for recommendations on traffic calming along Ashe Avenue. The Master Plan Report will recommend further study of the issue. The entrance design will be developed further.
- Mary asked if the parking deck roof has a plaza with green space or if it is just an extension of the parking deck. Robb indicated that the deck would contain cars, not vegetation. The master plan report would provide recommendations for blending the deck into the landscape.
- Mary asked if the cedars on the drive behind the Armory would be removed. Robb responded they would be removed on one side, but the look and character of the cedars will be maintained and enhanced within the park.
- Mary was concerned about the location of the basketball courts since there is a steep slope. She thought it would be better to locate them in a flatter space. Robb suggested the courts would probably be cut into the grade and hidden behind the retaining wall. Dick Bailey suggested a detailed study of this general area.

Russ Stephenson

- Russ asked if the current Community Center location has been considered for an additional pool space. Robb Harrison responded that the earlier majority committee opinion was to recommend an additional facility at another park, recognizing that an additional facility at Pullen Park would have a substantial impact on parking.

Don Carlough

- Don asked about the parking deck adjoining the new Community Center and how big is the new facility in relation to the existing facility. Robb Harrison responded the new facility would be just about one and a half the size of the existing facility. There is a gain of 99 parking spaces by adding the parking deck. Don also asked if the parking lot beside the existing Community Center could be undercut to increase the size of the lower level. Robb responded that the lower lot is shown expanded into the existing hillside thereby adding some parking. He indicated that the earlier discussion

considered a three level deck. The two level deck now indicated allows for the additional height required for emergency and trash collection vehicles.

- Don asked about restroom locations. Robb responded there are restrooms at the new Community Center, the Arts Center, the ball fields, and the entrance to the amusement park.

Marsha Presnell-Jennette

- Marsha asked about the covered area to the left of the carousel house. Robb Harrison responded it is a new picnic shelter near the lake.

Mary Powers Ryan

- Mary asked if the parking area to the right of the new community center is a surface lot. Robb Harrison responded that it is and it could become a deck in the long term future if the need arose.

Joseph Huberman

- Joseph asked if the naturalized areas include the chimney swift tower. Robb Harrison responded that a recommendation is included in the master plan report.

Michael Harwood

- Michael asked if the tennis court use is regional or neighborhood. Michael wants to find the right location to serve the users. He thinks the northern portion is a good location for neighborhood use. Joseph Huberman replied that Boylan Heights neighbors use this facility and it is frequently full. Paul Rowland suggested the tennis courts are a destination rather than an activity tied to other opportunities within the park. Scott Wilkinson thinks the western portion might better serve as a parking lot rather than tennis courts.

Jessica Puckett

- Jessica has talked with several teachers that are NC State graduates. They do not want to see major expansion of facilities at Pullen Park.
- Jessica views the depicted playground as a "kiddie" area. Robb Harrison explained the playground is divided into three sections: the preschool age area, the school age area, and the intergenerational exploring area.
- Jessica asked about the existing wall near the caboose on the playground. Robb Harrison responded this would be integrated into the playground area. David Shouse said there would be further study and that it is more of a design development issue.

Russ Stephenson

- Russ prefers the existing location for the tennis courts. He feels it is more sheltered. He asked if the event area that is planned for the location could be moved closer to the railroad right-of-way. Robb Harrison said that location was chosen because it is a flat open space with vistas; however, there were obvious unresolved issues.

Michael Harwood

- Michael asked if the event area could work as an amenity to the tennis courts.

Robb Harrison asked the committee to identify what issues remained unresloved within the plan. The committee identified the following issues for additional study:

- Study the tennis court location and number of courts: Continue the study of Tennis and the western portion of Pullen Park. The proposed location near NCSU would be difficult to program and supervise. Concerns expressed are that this location is far away from adjacent neighborhoods and other physical recreation activities within the park.
- Community Center relocation: There are concerns with practicality related to justifying the concept of a new community center and deck construction.
- Entrances to the south side of Pullen Park: Study if one main entrance is sufficient. Ensure main entrances are welcoming and provide identity.
- Intensity of development on the south side of Pullen Park: Study ways to bring organization and focus to areas of intensive development.

Guest Comments (Robb Harrison/Marsha Presnell-Jennette)
Marsha Presnell-Jennette invited the guests to give their comments.

Jim Maney

- Mr. Maney asked if there would be vehicular access to Hillsborough Street from the northernmost parking lot. Robb Harrison responded there would not.
- Mr. Maney noted the possibility of acoustic problems with the drive going around Theatre in the Park. This could occur from cars driving from one parking area to the other looking for parking spaces.
- Mr. Maney thought there may be a traffic issue and asked the committee to reconsider closing the Hillsborough Street access.

Jack Safron

- Mr. Safron noted the current difficulty in making a left turn from Pullen Road into the driveway for the Arts Center and Theatre in the Park.

He wanted to know if there was a solution. Robb Harrison indicated this would be resolved with the roundabout at Stinson Drive.

Lane Miller

- Mr. Miller likes the welcoming plaza between the Arts Center and Theatre in the Park. He wanted to know where the parking would be located. Robb Harrison responded that additional parking would be available in the reconfigured Arts Center lot and behind Theatre in the Park. This does not include the existing "free range" parking spaces under the trees.

Wayne Schindler

- Mr. Schindler asked if the proposed maintenance facility included outdoor equipment storage. Robb Harrison responded yes.
- Mr. Schindler also wanted to know if there would be conflict between maintenance vehicles and the proposed parallel parking for buses. Robb Harrison answered that both would share the travel lanes, and that bus parking would be outside of the travel lanes.
- In the master plan, Adaba Drive is cut off at the new Community Center. How would service vehicles access the picnic areas? Robb Harrison responded that service vehicles could use the carriageway system paths.

Bunny Safron

- Mrs. Safron asked if proposed additional building space could be rehearsal space, and could this additional space be off the back of Theatre in the Park. Robb Harrison responded that additional square footage off the back necessitates more parking encroachment into the open spaces. The committee wants to maintain the historical accessway and tree canopy. The Master Plan Report will provide some areas for increased building footprints while being sensitive to preserving open spaces.

Steve Larson

- Mr. Larson offered to Robb Harrison a written suggestion and floor plan for an addition to the Armory building. This addition would be the same style as the existing building.

David Wood

- Mr. Wood wanted to know if the gazebo between the ball fields could be enlarged and located on the old Andrew Johnson birthplace lot. This could provide a nice picnic area and access to both buildings and the ball fields.

- Mr. Wood asked if upward expansion such as a second story, rather than outward expansion, of the Armory would be prohibited. David Shouse replied that it might be if the building were placed on the National Register. He also said that is a structural question and he does not have an answer.

Closing (Marsha Presnell-Jennette)
Marsha reminded the committee that the next meeting will be May 16.

The meeting adjourned at 8:10 p.m.

Review of the minutes with corrections and/or additions will be made at the 16 May 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

5 June 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 16 May 2001

Location: Pullen Arts Center, 6:00 p.m.

Attendees: Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown
Carmen Cauthen
Michael Harwood
Joseph Huberman
Melanie Iversen
Jessica Puckett
Paul Rowland
Mary Powers Ryan
Paul Siceloff
Russ Stephenson

Dick Bailey, Parks DD Administrator
David Shouse, Parks Project Manager
Wayne Schindler, Parks Superintendent
Randy Ray, Parks Recreation Supervisor for Operations
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Guests: Sue Hill

Distribution: Attendees, Jack Duncan, Robin Moore, Don Carlough, Mike Rieder, Robbie Stone, Scott Wilkinson and Lawrence Williams

Purpose: Preliminary Master Plan Final Review

Meeting began at 6:10 p.m.

Introductions/Opening (Marsha Presnell-Jennette)
Marsha Presnell-Jennette opened the meeting by sharing slides of Coolidge Park in Chattanooga, Tennessee. The park was built in the 1990s and 70% funded by private sources. The slides included a carousel and carousel house and water features, such as a meandering stream, water play plaza, and shallow pools.

Review and approval of minutes – Joseph Huberman moved for approval of the May 2 meeting's minutes and Paul Siceloff seconded. The minutes were approved.

Master Plan Approval Process (Robb Harrison)
Robb Harrison reminded the committee that the goal is to develop a master plan that they are comfortable with presenting to the public and the Parks, Recreation and Greenways Advisory Board. The plan should be sound and have good justification for decisions. He then

presented the tentative remaining schedule.
May 30 – Public Presentation and Special Call Meeting of the Parks, Recreations and Greenways Advisory Board – The master plan will be presented to the public for comments.
June 13 – Committee meeting to resolve any issues and comments from the public meeting.
June 27 – Reserve date for an additional committee meeting if needed.

Master Plan Changes and Phasing (Robb Harrison)
Robb Harrison reviewed that during the previous meeting, the committee had approved Concept 12 with a few items identified as needing further study. He reviewed that this meeting would focus on these remaining items within Concept 13, a draft final plan. He then reviewed the unresolved items.

Tennis Courts

- The tennis courts are indicated in their existing location. The committee looked at many other options for location and determined it is not practical to relocate the facility. In addition, the large garden and plaza considered for this location also proved impractical, due to the negative impact this intense use would have on the surrounding open spaces.
- The committee agreed to keep the tennis courts in the existing location.

Community Center Relocation

- The results of the priority survey, completed by the committee over the previous week, will indicate that this relocation is in the future, when additional Community Center space and facilities are needed. The tucked away location of the existing community center will serve well for improved park maintenance and additional parking. This also serves as a good location for a future large parking deck if needed. Relocating the Community Center to the carriageway bridge connection will provide a central location for programming, and accessibility between the northern and southern portions of the park. The concept indicated the bridge providing connection to a roof top terrace over a one story portion of the building. The terrace would command views of the open spaces, with stairs providing a welcoming connection. A two story portion of the building would face the parking lot to the east.

Parking Deck

- The committee has proposed parking decks as the best option for providing additional parking spaces while preserving the important open spaces that create Pullen Park. The deck that is proposed near the Aquatic Center increases the parking within the existing impervious surfaces. Robb Harrison passed around color drawings showing

an example of how a deck might appear within the site, as an extension of the existing upper parking lot.

Entrance on South Side of Pullen Park

- The plan shows two roundabouts at the Ashe Avenue entrance, one on Ashe Avenue and one inside the park. A traffic analysis is being performed by Kimley-Horn, traffic engineers. The preliminary analysis suggests that these roundabouts will function well to improve traffic flow and pedestrian safety. The orientation of the roundabouts provides focus on the Roundhouse and terrace garden area in the distance.
- The plan shows a one-way exit to Ashe Avenue from the Amusement Park parking lot. Visitors to the park from Western Boulevard would be directed to the main entrance, providing the correct flow for the drop-off. The preliminary findings by Kimley-Horn indicate this scenario will work well.

Marsha Presnell-Jennette asked about the yellow markings at the roundabout. Robb Harrison responded these are cross walks, so that only pedestrians cross one lane of traffic at a time. The crosswalks could tie into a design, including formal sidewalks and walls, to provide a welcoming entrance. This theme could be repeated at the other roundabouts and pedestrian entrances into the park to provide a uniform identity to the park entrances.

Volleyball and Basketball Courts

- The proposed location indicates the volleyball and basketball courts near the PONY field and carriageway bridge. This revised location preserves trees within the open spaces of the Park.
- A shelter is indicated in the northeast woodlands area near the west side of the PONY field.
- A shelter is added in the circle of cedars, providing a focal point as users enter the park from the north side.

Robb Harrison indicated that Concept 13 indicates tree canopies and shapes of spaces.

Joseph Huberman asked if the plan distinguishes between grass and mulch or natural area. Robb Harrison responded that this would be described in the master plan report.

Joseph then asked if the plan shows a location for the chimney swift tower. Robb responded there would be a recommendation in the report for locating a tower in Pullen Park, but not a specific location.

The committee discussed whether a specific location for the chimney swift tower should be placed on the master plan drawing. Michael Harwood quoted a paragraph in the letter from the Audubon Society: "The tower could be free standing, or attached to a building; it could be sized to accommodate a certain number of swifts (100s to 1000s); the primary requirements being that it is constructed in an open area giving the birds air space as they swirl while coming to roost, and that it be kept free of fires or fumes during the March-November residency period". The committee recommended that the idea for a chimney swift tower be considered as part of the master plan's mission for improving habitat for wildlife within Pullen Park. The Audubon Society should be consulted for the best location for a tower during later development phases. No specific location would be sited on the drawing.

Theatre In the Park

Robb Harrison reminded the committee members that the committee had received two new proposals from Theatre in the Park during the previous meeting. He gave a brief history of information received to date.

- Early in the process, the committee expressed concern that they were not getting direct input from TIP on their wants and needs. The committee requested information addressing these needs.
- At the 24 January meeting, the committee received the informational package with a vision for a theatre addition and new parking lots.
- At the 14 February meeting, the committee received attendance figures and was informed of the desire for a Children's Theatre.
- At the 28 February meeting, the committee was informed that TIP supported a new theatre facility for its major productions and use of the old facility for other theatre groups.
- The committee has expressed the opinion that an additional theatre at Pullen Park is not appropriate, due to the loss of open space by additional building and parking requirements. The committee had recommended that if a new theatre complex were needed in the future, it would be better suited at another park location.
- The summary of the committee's recommendation to date is that TIP stay at Pullen Park within its existing facility, possibly utilizing some areas of the Arts and Community Centers as programming allows. The committee has indicated it does not support a new theatre at Pullen Park.

The committee has received two new proposals from Theatre in the Park, both requesting support space for the existing theatre building. This space would be used as storage for props, furniture and lighting; scenery assembly; and rehearsal space. Robb Harrison reviewed his conversation with the City of Raleigh Inspections Department. He was told that the addition of support space would not affect parking requirements if the space were under 50% of the

existing square footage. Robb also told the committee that he assumed that the addition could be partially or fully funded by TIP.

The first proposal indicated adding support space over the existing facility as a second or third floor. This would not affect open space or require additional parking. The second proposal locates a two-story addition at the back of the building, converting the rifle range area in the basement into a small studio theatre with approximately 24 seats. This option does not require any new parking unless this facility is used at the same time as the larger theatre facility. The second option slightly increases the footprint of the building, while losing approximately 12 of the proposed parking spaces.

The committee needs to decide if either option is appropriate within the context of the master plan.

Claudia Brown addressed the two options for additions at Theatre in the Park. The first option, to add on as a second story, would seriously undermine the historic and architectural integrity of the building. She would recommend the second option with a limit of up to 50% expansion and no increase in parking.

The question arose of how the addition to Theatre in the Park would be funded and how would that tie into funding for the rest of the park. Dick Bailey told the committee to assume that funding would be the City's responsibility since they own the building. He also said that the City would look for partnership opportunities with Theatre in the Park. He told the committee to focus on the programming needs and the physical accommodation of those needs on the plan, and not on the issues of cost and funding.

Michael Harwood made the motion that the master plan committee recognizes the desire for Theatre in the Park to have some programmatic expansion of support space. Also, the committee supports that desire in the full context of the principles set forth in the master plan of preserving open space and preserving the architectural character of existing facilities. Joseph Huberman called the question. The motion passed with Russ Stephenson and Carmen Cauthen abstaining.

Robb Harrison reviewed that the parking spaces originally proposed in the 1999 plan for the northern section of the park included 85 new spaces. It is understood that the committee is recommending the City work to find alternate off-site parking and provide approximately 49 new parking spaces on the north side. The committee discussed possibly adding parking east of Theatre In The Park. The committee stepped outside to review the location of the proposed

parking. After review, the committee voted not to support any additional parking beyond that indicated in Concept #13.

Mary Powers Ryan made a motion to recommend that only the indicated parking be recommended for the master plan, along with the recommendation that the City work with adjacent properties for off-site parking to serve the north side of Pullen Park. Claudia Brown seconded the motion. Claudia suggested the addition of a strong recommendation to curb additional impervious space. The motion passed.

Priorities of Improvement (Robb Harrison)
Robb Harrison provided the tally of the results of the surveys concerning priorities of improvements. The committee prioritized the major topics in the following order:
#1 – Development and management guidelines
#2 – Infrastructure landscape/signage improvements
#3 – Carriageway bridge
#4 – Traffic calming
#4 – Improved play opportunities
#4 – Carousel and carousel house improvements
#5 – Amusement park improvements
#6 – Picnic open spaces
#6 – Water quality improvements
#7 – Arts Center improvements
#7 – Walks and trails
#7 – Lake and stream view improvements
#8 – North Pullen parking/plaza additions
#8 – Amusement park parking lot improvements
#8 – Shady Grove upper pond improvements
#9 – Adaba Drive cul-de-sac removal
#10 – Lake Howell picnic and greeenway
#10 – The Armory improvements
#10 – Ballfield improvements
#11 – Terrace garden improvements
#12 – Aquatics Center seating addition
#12 – Tennis relocation/plateau open space (no longer a consideration)
#13 – New community center/maintenance/parking improvements
#14 – Arts Center building addition
#15 – Parking deck west of Aquatics Center

Robb Harrison indicated the larger additions, such as the Community Center and Arts Center, came out as of lesser importance. This reflects the discussions previously held.

Following the tally presentation, the committee discussed whether some projects should move higher or lower on the list. It was agreed that the order listed was derived as a sum of the different priorities of the committee members. Some items are of higher priority to some members, but not necessarily to the committee as a whole.

Dick Bailey expressed that the committee is giving decision makers a focus for priorities. There is some initial funding to work with. If a priority is too expensive, it might be considered later with a bond issue or future capital improvement programs. The committee should not focus on the cost of a project. David Shouse told the committee that at least half of these projects may have unseen infrastructure improvements.

Robb Harrison told the committee the survey grouped many smaller projects into larger divisions of similar qualities. It would be preferable to construct improvements within larger projects; however, funding and future needs would probably drive when some improvements were made. The purpose of the survey is to provide the committee's priorities to aid in making these future determinations.

The committee decided the priorities should stay in the current order until after the May 30 public meeting. Dick Bailey told the committee to look at the improvements as they relate to elements of the plan. The Committee orders many of the items closely with the earlier discussions. Examples include the carriageway bridge and traffic calming near the top, and the amusement park, playground and carousel grouped together. Further discussions and refinements of specific elements in the master plan can be added to the Master Plan Report. Wayne Schindler cautioned the committee to be careful of wording, make sure the intent is known if a facility is to be renovated versus replaced.

Robb Harrison was questioned about the public presentation. The committee wanted to know if the plan and the report are to be presented or only the plan. Robb responded that only the plan is to be presented. The proposals discussed by the committee would be verbally presented along with the master plan.

The Committee suggested that instead of numbering the priorities, they be arranged into groups similar to the five levels of the survey. It was suggested that David Shouse work with Robb Harrison on an arrangement and wording for the list

Closing (Marsha Presnell-Jennette)
Marsha Presnell-Jennette asked the guests for comments. Sue Hill, a guest representing Theatre in the Park, commented that the plan looks good and if the City implements it, everyone will benefit.

Marsha reminded the committee that the next meeting will be the public presentation on May 30 at the Jaycee Park Modular Building.

The meeting adjourned at 8:40 p.m.

Review of the minutes with corrections and/or additions will be made at the 13 June 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

7 June 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 30 May 2001

Location: Module Building, Jaycee Park, 6:00 p.m.

Attendees: Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown
Don Carlough
Carmen Cauthen
Michael Harwood
Melanie Iversen
Mike Rieder
Paul Rowland
Mary Powers Ryan
Paul Siceloff
Russ Stephenson

Jack Duncan, Parks Director
Dick Bailey, Parks DD Administrator
David Shouse, Parks Project Manager
Wayne Schindler, Parks Superintendent
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Guests: Wayne Marshall, Jamie Ramsay, Pat Wheeler, Tom Wells, Jan Kirschbaum, Sarah Friday Peters, Richard Bostic, Mike Jones, T. G. Willis, Bill and Christy Belvin, Doug Hill, Bhavani Iyer, Michael Heaney, Joseph Covington, LeGrande Smith, Michael Layne, Bill Hornsby, Jeana Myers, Lou Johanson, Uli Gratzl, Bill Padgett, Norma Crosswhite, Edith Seifert, Mike Reese, Jim McGraw, Mary Moore Ritchie, John Connors, Janet Howell, Bob Peter, Danalouise Chapman, Mack Little, John Lutz, Julie Sherk

Distribution: Attendees, Joseph Huberman, Jessica Puckett, Robbie Stone, Scott Wilkinson and Lawrence Williams

Purpose: Draft Master Plan Presentation, Public Meeting with Parks, Recreation and Greenway Advisory Board

Meeting began at 6:15 p.m.

Introductions/Opening (Robin Moore)
Robin Moore opened the meeting by introducing himself as the chairman of the Master Plan Committee. He then told the audience that this meeting is the first public presentation of the draft master plan in order to receive feedback and comments before presenting the plan to the Parks, Recreation and Greenway Advisory Board. Robin then acknowledged the members of

the master plan committee, noting Marsha Presnell-Jennette as the vice chairman; the members of the Parks, Recreation and Greenway Advisory Board, noting Wayne Marshall as the chairman; the City of Raleigh Parks & Recreation Department; Joseph Covington, City of Raleigh Arts Commission; and Little & Little, Landscape Architects, consultant.

Robin quoted a comment left earlier in the evening from Bill Belvin, a Pullen heir living in Amherst, New Hampshire: "As a Stanhope Pullen heir, I am committed to following his directions and objectives to serve the citizens of Raleigh. I expect to actively monitor the plan's progress to ensure Stanhope's documented wishes are maintained and enhanced."

Robin also thanked *The News & Observer* for its civic function, providing good information to the citizens of Raleigh in the morning article.

Robin Moore told the audience that Pullen Park is 114 years old. There is a tremendous sense of history that, along with Moore and Nash Squares, represents the history of the parks system in Raleigh.

Robin then introduced Robb Harrison.

Presentation of Draft Master Plan (Robb Harrison)
Robb Harrison began with a description of the gift from Richard Stanhope Pullen, who in 1887 gave 68.5 acres as a gift to the citizens of Raleigh. This followed with a description of the process for creating the draft plan, which included 14 meetings, and two site visits. This included an education and evaluation phase. This phase included site analysis, the history of the park, a forum for the Pullen Park neighbors, the results of a countywide user survey, and a forum with Parks & Recreation Department staff. Following this phase, the committee began developing the program to guide the master plan.

The draft program provides the vision for the master plan and indicates the importance of the open spaces within Pullen Park. Robb Harrison read from a portion of the Master Plan Program Statement: "The goal of the master plan is to provide a framework for development and programming decisions. The plan supports the priorities of Pullen Park by serving the public need while protecting the beauty and values of this extraordinary open space. Enhancement of facilities at Pullen Park shall embody these ideals of preserving open spaces for future generations".

Robb then presented the principles of the Master Plan Program that provided guidance in the design of the master plan. He informed the audience that copies of the draft were available. This followed with a review of the program principles: Open Space, The History, The

Importance of Administration, Maintenance and Management, Inclusion of All People, Natural Characteristics, Views Within the Park, The Park as a Sanctuary for Wildlife, Edges, Welcoming Identity, Access, Circulation, The Amusement Park, Physical Recreation, The Arts, and Community Activities.

Robb reviewed the existing community surrounding Pullen Park. This community includes the neighborhoods of Cameron Park and University Park, Cameron Village, and Hillsborough Street businesses to the north; to the east, Governor Morehead School and Pullen Park Neighborhood; to the south, Dorothea Dix Hospital and the old school property; and to the west, NC State University. This was followed by a review of the existing features within Pullen Park.

The audience was then lead through a visual tour of Concept #13 – The Draft Master Plan.

- At the south entrance to Pullen Park, two roundabouts are shown. The first is located on Ashe Avenue and is similar to the roundabout proposed at Stinson Drive and Pullen Road in the northern section of the park. The roundabout provides an accessible, safe crossing from the Governor Morehead School parking lot and provides traffic calming for a safer pedestrian entrance to the park. The roundabout provides a welcoming entrance that celebrates arrival into the park from Ashe Avenue.
- A second roundabout is located inside the park and provides welcome and orientation to the different parking areas. The entrance driveway provides a view of the Roundhouse shelter in the distance.
- From the roundabout, you might enter an improved Amusement Center parking lot. This parking area provides improved circulation, and a visitor and bus drop-off area with a shelter for inclement weather.
- At the drop-off, an entrance plaza provides an area for groups to gather for drop-off and pick-up. From the entrance plaza, visitors cross the railroad track into a welcome plaza, their views focused on the carousel in the distance. From this welcoming space, orientation is provided to the major areas of the park. Adjacent to the plaza, new restroom facilities with a sheltered welcome center are proposed. At the welcome center, Parks staff might provide information about the park or special events. Also adjacent to the plaza, a new café food service with improved facilities might provide a more diverse menu. A ticket booth shares this location.
- From the welcome plaza, visitors might visit the carousel, which was moved from Bloomsbury Park to Pullen Park in 1921. An improved carousel house borrows from the past, with improved views of the action, and improved access, ventilation and openness. Heating might be provided to extend the visitor season.

- From the welcome plaza, visitors might also visit the different areas of the amusement center, with places for play incorporating the themes of nature and history. This space is a sound oasis, where chimes and other musical elements mingle with the sounds of nature, such as wind-blown grasses and leaves and water. This is a family amusement area, welcoming to all generations. An area where universal design is provided throughout for persons with special needs.
- As part of the amusement center, The Plaza provides a space for special events. This area includes a sculptural sprayground of artistic, interactive play that can be turned off at times of special events. Adjacent to the sprayground, a seating and picnic area provides a place to watch the action.
- Improved play spaces are provided for everyone. A special space for preschoolers provides fun places to explore and learn. A new and improved boat ride is located nearby. Exciting play equipment and spaces are provided for everyone, with places to explore, climb and slide, mazes, loop trails, nature areas with climbing rocks, sidewalk art and games and interactive art. Shady places provide spots to relax and watch the action. There are sheltered spaces with seating, tables, and a grassy lawn for special events.
- A new welcoming train station is located near the caboose, which is restored as an educational link to trains of the past.
- After playing on the playground, visitors might like to picnic in the open spaces, or along the lake edge. At the picnic areas on the north side of Lake Howell, the steps to the water are reduced in width, providing for additional space for shade trees. Pavement slopes are reduced, providing improved accessibility and new spots for tables and seating. Along the lake edge, small tables are provided for groups of two and four.
- For visitors wishing to walk along the greenway to the south of Lake Howell, new steps provide a welcoming entry. After crossing the bridge over the spillway, a new bridge crosses Rocky Branch to the area of large oaks where a deck provides a shady hideaway for picnicking and viewing the water below.
- Along the lakeside greenway, the width of the lakeside steps is reduced, providing areas for additional shade trees and plantings. New plantings and armoring provide a more natural appearing channel along Rocky Branch, with less stone visible along its edges.
- South of the greenway, plantings are provided along Western Boulevard and in the median of Western Boulevard. These provide additional screening from views of cars and car noise, while providing spots for motorists to peak into, and be invited into the park. Additional plantings in the median begin to provide buffering for possible future development on the slopes of the adjacent properties to the south.

- Continuing around the west side of Lake Howell, a boardwalk trail provides a loop around the lake, providing views of the water and an accessible route for people in wheelchairs or those who cannot navigate the arched bridges.
- From the west side of the lake, an accessible, at-grade crossing over the miniature train tracks provides access to the bicycle trail system and greenways. The bicycle trails are located along the edge of Pullen Road, separate from trails on the interior. A bicycle trail parallels the edge of Western Boulevard, connecting under Pullen Road to the proposed NC State Rocky Branch trail.
- Two other trails provide access over the miniature train tracks to the north. Each crossing replaces the concrete monolith, stairway and bridges over the railroad to provide a direct connection to the north, welcoming visitors to explore other areas of the park. One trail, near the western edge of the pond provides an accessible route to the north. The trail to the east provides a welcoming stairway connection from the welcome plaza to the Picnic Green above.
- As visitors cross the miniature train tracks, they find many loop trails through the open spaces of differing distances and levels of challenge. These trails provide access throughout the open spaces of the park, encouraging visitors to explore.
- To the west at Pullen Road and Dunn Avenue, a new pedestrian park entrance serves visitors from NC State University and those arriving at the proposed TTA regional rail station. From this entrance, a carriageway trail provides connection through the park.
- Over time, the carriageway trail replaces the modern cul-de-sac at Adaba Drive, restoring the views of open green spaces to the north, and removing vehicles from the open space views of the park.
- The park has many existing unique areas and "outdoor rooms" within the open spaces. One space is the remnants of the upland oak and hickory woodlands, probably original to the park. Here, Pullen Park's unique tennis courts are set into the trees of the open space, overlooking the valleys below. New trails provide welcoming access to this open space and access to the tennis facilities.
- To the east is the valley named Shady Grove, which provides new shelters, a green lawn games area, and possibly, a small seating area for use during picnics. The old parking lot paving is replaced with a grassy lawn.
- To the south of the Shady Grove, the pond is reconstructed with a series of terraced pools and small waterfalls. The bottom pool is lowered to provide an improved view from the south. There is a formal edge constructed of possibly a low stone wall. The pond provides a feature for beauty and sound from the adjacent open spaces and the lakeside picnic area below.
- To the east of the Shady Grove, the existing Picnic Green provides several picnic shelters surrounding an open lawn. The existing small shelters in the center of the

open space are removed to provide open views between the carousel and the Roundhouse shelter. A lawn games area is provided within the open green space. New shelters along the perimeter of this green open space celebrate the open views within, and out to the rest of the park.

- To the east, the old gardens, dating back to 1890 are restored. The newly functioning fountain and newly planted terrace gardens provide visitors with a connection to the history of the park. The space provides another unique opportunity for relaxing, people watching and viewing gardens.
- The carriageway trail provides connection across the south side of the park. The trail is a wide walk, available for use with small trolleys, trams and carriages during special events.
- The carriageway trail provides an important welcoming connection between the north and south sides of the park across the carriageway bridge. The bridge connects the trail to the north pedestrian entrance at Hillsborough Street, the location of the original carriage drive into Pullen Park. Across the north side of the park, the carriageway trail follows portions of the path of the original Pullen carriage drive. From the carriageway trail, loop trails invite exploration into open spaces and connections across the site.
- To the west of the Arts Center, an Arts Lawn is proposed along the carriageway drive. The lawn provides areas for displaying seasonal art, sculptures, or projects from the Arts Center. Other art opportunities are provided throughout the park.
- Within the circle of cedars is a new picnic shelter. Additional shelters are provided between Red Diamond and the PONY ball field, and within the northeast woodlands. Other informal picnic areas are provided throughout.
- The ball field area is improved with new accessible restrooms, walks and accessible entrances, and improved lighting and underground electrical service. New volleyball and basketball courts are also provided in this location. New trails provide strong connections to the Pullen Park Neighborhood and the YMCA to the east and NC State University to the west. A new fitness trail through the northeast woodlands is provided.
- A new vehicular entrance to the north side of the park aligns with the roundabout proposed for Pullen Road and Stinson Drive. A drive leads around the circle of cedars to improved parking lots behind the Arts Center and Theatre in the Park.
- For parking in the northern section, the draft plan recommends agreements for off-site parking and transportation to the park be obtained for special events before construction of additional parking within the park. Additional parking can be provided on-site within more efficient layouts of existing parking lots at the Arts Center and within the compacted area behind Theatre in the Park.

- A new inviting entrance plaza is provided between the Arts Center and Theatre in the Park. This area will provide a welcoming entrance to the Theatre, as well as connection to a future entrance to the Arts Center. The area could be used for events and displaying art.
- Improvements to the Arts Center are recommended as bright, cheerful expressions of the arts. As future programming needs require more space, an addition is proposed that orients the front of the building with The Armory and the Arts Plaza. This addition would improve accessibility between the two levels as well as provide new accessible restrooms.
- The draft master plan recommends researching the historic aspects of The Armory for recognition, and possible placement on the National Register of Historic Places. The plan recommends the continued support of Theatre in the Park at Pullen Park within the existing theatre, and supports the concept of additional support space for storage of props to improve the function of the existing theatre. Any addition would meet the principles set forth in the master plan of preserving open space and preserving the historic architectural character of the building. The plan does not recommend another theatre be located at Pullen Park due to the large impact this would have on open spaces of the park.
- The draft master plan recommends that additional swimming facilities be provided at another park facility. The plan supports additional seating within the existing facility.
- As programming needs change and improvements are required, the Community Center is relocated and a new maintenance facility provided as separate from visitor functions. A new parking area for buses and visitors is provided adjacent to the maintenance facility.
- A new Community Center with increased size is provided at the carriageway bridge. A terraced rooftop is accessed from the bridge, the connection to the northern section of Pullen Park. From the new centrally located facility, park functions are easily programmed to the north and south. The Community Center might include an improved dance hall, a gym, an indoor games area, and restrooms that would serve the central area of the park.
- For future parking needs, the plan strongly recommends that agreements be acquired to share the many existing parking lots and decks surrounding the park in order to protect the open space that is the park. In the future, if off-site parking is inadequate or not available, the existing impervious areas should be maximized through careful design of parking structures. A two or three level parking deck is provided at the location of the old Community Center, tucked into the slope behind the Aquatics Center and the hill of Ashe Avenue leading north to the Ashe Avenue bridge. In

addition, a small parking deck is provided to the west of the Aquatics Center by extended the existing upper lot over the existing lower lot.

- For the overall park, there are concerns regarding the health of the park landscape and concerns about the lack of a clear identity for the park. The first step for implementation of the master plan is preparing Development and Management Guidelines and a plan for a first phase of implementation. The Development and Management Guidelines will provide continuity and guidance for future development and improvements, ensuring a uniform character to the park, harmony and unity through repetition of elements, ways to incorporate the history of the park, art throughout the park, and harmony of the landscape character of the park. Guidelines and projects would address increasing the health of the existing landscape and woodlands and enhancing the wildlife populations of the park.
- The draft master plan recommends a study and implementation of changes to improve the water quality of Lake Howell, Rocky Branch, and the Cox Avenue stream. Improvements might include better circulation and aeration, a geyser to aerate the water and provide a 'white noise' sound, and weirs to provide a more natural creek bottom.
- The draft master plan also recommends guidelines and implementation of signage improvements to strengthen the identity of Pullen Park. These include historic recognition, directional signage to the north and south sides of the park, welcoming entrances to provide uniform identity, orientation signage and maps at pedestrian entryways, and unity of signage within the park. Finally, to strengthen the identity of the park, the plan recommends consideration of changing the name of Pullen Road to Pullen Park Drive.

Discussion (Robin Moore)
Robin Moore asked the audience for comments, suggestions or questions. David Shouse reminded the audience members to sign in if they had not done so and to fill out comment cards.

Audience Comments

Edith Seifert

- Edith Seifert asked if there is a memorial to Mr. Pullen. Robin Moore indicated there was not. Ms. Seifert told Robin that her church archive has extensive information on Mr. John Pullen.
- She asked if the University President's house is on park property. Robb Harrison indicated it was not.

Jeana Myers

- Jeana Myers said the plan looks very thoughtful and she is pleased with the overall design. Her main interest is playgrounds. The train and carousel present wonderful opportunities for children. The playground itself is barren and hot. She suggested that the committee visit Kids Together Playground in Cary and All Children's Playground. There is so much opportunity and great potential for the playground at Pullen Park.

Joseph Covington

- Joseph Covington thanked the committee for their long hours.
- He believes the plan presents the historic picture of Pullen Park and thinks it should be submitted to Raleigh Historic Districts Commission and Raleigh Arts Commission for comments and suggestions.
- The Arts Plaza is a good idea. Visual art should be placed throughout the park, not just limited to the plaza.
- He predicts that when the time comes for discussion of parking decks that someone will say they are too expensive. He noted that it is more expensive to pave large open areas. He believes it is important to limit the amount of new impervious space. He suggested there is opportunity for artists to paint murals.
- The bridge over the railroad is an important connection. There is opportunity for artists to be involved with the architects and engineers.

Bill Padgett

- Bill Padgett believes that the focus of parking on the periphery is good. There could be shared parking for the university, Hillsborough Street businesses and the park.
- He suggested a transit system that is not intrusive as a way to move people to the park from short distances, such as Cameron Village, and also within the park.

Michael Layne

- Michael Layne is a professor at the NC State College of Design. His students used Pullen Park for a design studio. His studio students also thought of many of the ideas presented.
- There is a visual connection from the northern section of Pullen Park to the university campus. This connection should be taken into consideration.
- Students believe a valuable addition to the park would be east-west pathways allowing for passage to the residential neighborhood from the university.
- Students would like to use the park for studying and places to sit and talk with friends. Adding seating amenities in the northern section is a good idea and becomes an invitation for visitors to use this section more frequently.

- He likes the idea of renaming Pullen Road to Pullen Park Drive.
- He likes the bridge connection over the railroad. He thinks the committee might consider a second one.
- Students looked at the pond area. They believe this to be an exciting area that is seldom used in the fall. They believe more activities could take place here. The northern area of the pond would be a good location for several viewpoints to Lake Howell.

Bhavani Iyer

- Bhavani Iyer asked if there were plans to keep the baseball fields. Robb Harrison indicated the fields would remain with improvements.

Janet Howell

- Janet Howell has biked through Pullen Park and noted that the pathways are high speed along Pullen Road, Ashe Avenue and Western Boulevard. The views into the park aren't noticeable.
- She likes the celebratory entrance from Hillsborough Street. She believes there is opportunity to bring in new visitors to Pullen Park and to give the NC State students a place for gathering.

Bill Padgett

- Bill Padgett discussed connections of Pullen Park and NC State University with Centennial Campus by means of tunnels under Western Boulevard. This is not cheap and he thought there could be cooperation between the City and NC State University.

Edith Seifert

- Edith Seifert asked about more details for the outdoor physical activities. Robb Harrison indicated that volleyball and basketball courts are recommended on the north side and possibly a fitness trail as part of the pathway in the northeast woodlands. On the south side, lawn games such as horseshoes and badminton that are programmed by the Parks Department are recommended in the picnic areas. There are activities yet to be determined for the amusement area.

Parks Board Comments

Pat Wheeler

- Pat Wheeler is a ninth generation member of family from Raleigh. She is impressed with the sensitivity given to history. She remembers programming for children and

teenagers, such as the dance pavilion with its jukebox, and would like to see this type of programming revitalized.

- Pat feels the carousel restoration and preservation should be a major item of consideration.
- She believes the old entrance should be reopened to help alleviate the bottleneck on Ashe Avenue.
- The current handicapped parking spaces lead to the Roundhouse. There are no restroom facilities available here. She does not think accessibility has been adequately addressed.
- She likes the bathroom facilities in the entrance building on the Ashe Avenue side.
- Look at the flow into the park from NC State University.
- There should be strong partnerships between the University and Hillsborough Street partners.

Sarah Peters

- Sarah Peters applauds the efforts of the committee.
- One question concerns the trails, how wide are they and what are the materials. Robb Harrison responded that most of the trails might be between nine and ten feet to accommodate maintenance vehicles. He believes the trails won't feel that wide. The carriageway trail will be a little wider to accommodate large numbers of pedestrians and the occasional vehicle during special events.
- She believes that art should not be limited to the northern section. Robb Harrison responded that the committee has looked at art possibilities throughout the park.
- She thinks the color of the water in Lake Howell is unnatural. Robb Harrison responded that this will be included as part of the water quality study throughout the park.

Tom Wells

- Tom Wells applauds the management guidelines for providing continuity throughout the park. He noted that it is a lot of work up front to develop, but once in place the guidelines really do work.
- He wondered if there might be environmental education opportunities in conjunction with a memorial to Mr. Pullen.
- He wanted to know if there is a need for a pump with the tiered pond and waterfalls. Robb Harrison responded that a pump was needed and there was currently a pump in operation.
- He wanted to know the role of the user surveys in the development of this plan. Robb Harrison responded that in 1999 a user survey was mailed and also conducted on site.

The committee had the results of this survey and chose what suggestions were appropriate for Pullen Park. There was also a countywide survey mailed concerning needs and particular uses within the county as a whole. From those results, the committee chose what was appropriate for Pullen.

Audience Comments

Edith Seifert

- Edith Seifert asked if there is a way to service the homeless in Pullen Park. Robin Moore responded this was a good question and that this issue had not arisen during previous meetings.

Mary Moore Ritchie

- Mary Moore Ritchie suggested no hard edges to the paths. Let them curve and wind. If the material is concrete, soften with leaves and flowers pressed into the concrete. This might present opportunities for artists.

Bill Padgett

- Bill Padgett asked if the committee had a copy of a letter from the Audubon Society and if any of the ideas presented in the letter were incorporated in the plan. Robb Harrison indicated that some of the suggestions are to be incorporated into improving the wildlife habitats. Robin Moore introduced John Connors, president of the Wake Audubon Society.

John Connors

- John Connors noted that redheaded woodpeckers have a presence in Pullen Park and that they like big open areas with big oak trees.
- He also mentioned chimney swifts and the possibility of building a tower or chimney in Pullen Park. School chimneys have been used as roosts, but many are being capped. The swifts congregate in large numbers in the fall and present an amazing show for about an hour every evening in the fall. There is a new chimney located on the roof of the Natural Science Museum.

Janet Howell

- Janet Howell suggested the use of movable tables and chairs as a way to make people feel more secure, safe and comfortable.

Uli Gratzl

- Uli Gratzl asked about a water feature in the old pool area. Robin Moore responded there is one planned.

Michael Layne

- Michael Layne asked how the committee is promoting the history of other cultures within the park. Carmen Cauthen mentioned the early committee discussions concerning signage throughout the park as a way to present the history of the park, and that every attempt has been made for the plan to be inclusive of all.

Mike Rieder

- Mike Rieder noted that Pullen Park is the site for many special events. The Parks staff does an excellent job of handling large numbers of people for short periods of time.

Jim McGraw

- Jim McGraw talked about the connectivity between Pullen Park and NC State University. The northern section of Pullen connects to the Bell Tower and the Court of the Carolinas. In the southern section, there is the possibility of a tunnel under Pullen Road to connect to the planned University greenway. There is Riddick parking lot available on nights and weekends. Make sure to take advantage of this connectivity.

Paul Siceloff

- Paul Siceloff talked about the interfaces of Pullen Park with the neighborhoods and the University. He believes there is a way, possibly through the welcoming entryways, of honoring these interfaces.

Marsha Presnell-Jennette

- Marsha Presnell-Jennette commented on the large amount of effort and funding that will need to take place over a long period of time in order to implement many of the projects recommended in this master plan. She mentioned the many opportunities for public and private collaboration she had seen at Coolidge Park in Chattanooga, TN. She asked the audience if they saw an opportunity, to help out in any way possible to make the master plan a reality.

Paul Rowland

- Paul Rowland noted that the features presented for Ashe Avenue are important to the students and workers at the Governor Morehead School. They allow for safe crossing

of Ashe Avenue into Pullen Park. There are many currently on the campus that have not been to Pullen Park because they are not able to safely cross the road.

Pat Wheeler

- Pat Wheeler noted that the City of Raleigh has an agreement with the Governor Morehead School for parking on the campus on weekends. This needs to be taken more seriously. The parking deck disturbs her greatly.

Discussion Summary (Robin Moore/Robb Harrison)

Robin Moore provided his summary.

- There were many good suggestions and comments made not previously discussed by the committee. These indicate the importance of sharing ideas.
- Important to Robin is some type of memorial to Stanhope Pullen.
- The connections between open space, NC State University, and the neighborhoods should be addressed in the final report.
- History was underscored several times. Robin believes the consultant did a good job of exploring and researching the history of Pullen Park. The history theme will reemerge.
- The management plan extends into the future. The vision for the master plan exists. How to engage others, such as businesses or private organizations, to implement a particular piece of the master plan must be creatively thought out.
- Chimney swifts are an incredible addition to the park and won't be forgotten.
- Trails and trail treatments should provide a variety of experiences.
- Strengthen the relationships between Pullen Park, Hillsborough Street Initiatives, NC State University, Governor Morehead School, and the neighborhoods.

Robb Harrison also provided his summary.

- Great comments were presented tonight. The public's input is important to help create the words and vision for implementation of this plan.
- He heard that the playground should be wonderful. There has been considerable discussion by the committee to make the playground special, different than what is typically found in parks. The discussions have involved climbing objects, places to explore, and touching nature for all age groups.
- Edges and identity are important to give Pullen Park a feeling of wholeness. The committee will work further to pull these ideas together.

Closing (Robin Moore)
Robin Moore presented the next steps to be taken.

- There will be two more meetings for the committee to finalize the plan.
- The goal is to present the final plan and text to the Parks, Recreation and Greenway Advisory Board at their meeting on July 19. This is an open, public meeting and will be publicized.
- After acceptance by the Board, the plan will be sent to City Council for adoption.

The meeting adjourned at 7:50 p.m.

Review of the minutes with corrections and/or additions will be made at the 13 June 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

20 June 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 13 June 2001

Location: Pullen Arts Center, 6:00 p.m.

Attendees: Robin Moore, Committee Chair
Claudia Brown
Don Carlough
Carmen Cauthen
Michael Harwood
Joseph Huberman
Jessica Puckett
Mike Rieder
Paul Rowland
Paul Siceloff

Dick Bailey, Parks DD Administrator
Randy Ray, Parks Recreation Supervisor for Operations
Wayne Schindler, Parks Superintendent
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Guests: Bob Geary, Pat Wheeler, Wayne Marshall, Larry Horton, Ken Crockett, Jamie Ramsey, LeGrande Smith

Distribution: Attendees, Jack Duncan, David Shouse, Marsha Presnell-Jennette, Melanie Iversen, Mary Powers Ryan, Russ Stephenson, Robbie Stone, Scott Wilkinson and Lawrence Williams

Purpose: Review of Public Presentation/Staff Comments

Meeting began at 6:25 p.m.

Introductions/Opening (Robin Moore)
Robin Moore welcomed the guests, including members of the Parks, Recreation and Greenways Advisory Board. He advised them that a comment period would be provided for guests at the end of the meeting.

Robin reminded the committee members of the meeting on June 27. The goal is to present the master plan to the Parks, Recreation and Greenways Advisory Board on July 19. After the Board approves the plan, it will be sent to the City Council for adoption.

Dick Bailey told the committee that the next meeting will be held in the Borden Building, 2nd floor at Fred Fletcher Park at 6:00 p.m. The Parks Board meeting will be at The Module, Jaycee Park.

Review of Staff Comments (Dick Bailey/Robb Harrison)
Dick Bailey reviewed that after the public presentation, a meeting was held by the department staff to further discuss how the recommendations of the plan might affect operations and maintenance. The meeting included the department director, the superintendent of the Parks division, two recreation superintendents and design staff. Little & Little provided a summary of these issues to the committee via email. The following items of concern would need to be addressed by the Committee. Little and Little has indicated that they have possibly addressed these items within the text of the Narrative.

Railroad Crossings in the Amusement Area: Two at-grade crossings currently exist. The department has concerns with replacing the existing grade-separated crossings with at-grade crossings. There are safety concerns at the crossings and site distance and stopping distance concerns with the train. The department was unclear as to the committee's feelings about the existing structures. A benefit of the current structures is storage. If aesthetics is a concern, there may be ways to address this without removing the structures.

Existing Community Center: The department feels this building offers significant value as a structure that may warrant continued use, rather than replacement with a new maintenance yard, new maintenance building and a parking/parking deck area. There should be flexibility within the master plan to allow possible continued use of this building. The current building is connected to the Aquatics Center and provides service for that facility, especially during competitive swimming events. If this building were eliminated, there would be operational issues for the Aquatics Center. Additional seating opportunities would be eliminated since the competitors would use this space. There are potential future uses for the building. These include park maintenance, park police, and other maintenance, such as the carousel. The Department believes these are consistent with the goals and objectives of the master plan. There would be a compromise with the proposed parking areas, but this might not be bad because of the concern expressed about potential overcrowding of parking on the south side.

Flexibility of Design: The next concern is of flexibility with the design of the new community center space, mostly regarding programming of that facility. The programming has not been discussed extensively, so the document needs to use language that reflects flexibility as program needs evolve. Also, flexibility should be assured to allow study of the best design options for the new Community Space, Aquatics parking deck, and maintenance areas. Location of existing major sewer and water lines through the area present a challenge that will need to be fully explored during design development.

Chimney Swift Tower: Many questions remain concerning this proposal. The Audubon Society has presented a good proposal, but there is additional study of impacts required before a definitive decision can be made to provide the tower at Pullen Park. There is economy in using existing structures rather than building new ones. There are also operational issues that need to be studied. The department believes the master plan document language should strongly reflect that this addition is a recommendation and that it be fully studied for the best location.

Parking on the north side of Pullen Park: A small amount of parking exists for the activities located here. The draft master plan indicates less parking than was originally proposed in the 1999 plan. The department feels the City will be put in a confrontational position with its clients if there is inadequate parking. The committee should reconsider providing informal or overflow parking within the areas between the ballfields, using sensitive design and methods for pervious parking. Hopefully this would be an interim solution as TTA and other parking agreements come on line. Have people accept the philosophy that a lot of parking will not be placed in Pullen Park.

Lighting: Lighting philosophy for the park has not been discussed extensively. Should lighting provide possible park use after dark? Evening use would present operational and security challenges. More discussion of this issue is needed and can be addressed within the text document.

Kiddie Boat Ride: The ride has been repaired repeatedly over the years and is now in need of replacement. Should the park provide a new preschool ride attraction? The text could reflect that this activity would be replaced with something similar.

Robin Moore suggested tabling discussion of these concerns until the committee reviewed the Master Plan Narrative. Robb Harrison indicated that most of the staff concerns had been addressed within the draft Master Plan Narrative. The Committee can review to see if the draft text is appropriate.

Robb Harrison provided a review of the parts of the master plan document; the Master Plan Program Statement, the Master Plan Goals, and the Master Plan Narrative. He continued with a review of the Master Plan Narrative. The two sections were emphasized. The first section, Park Development and Management Guidelines, provides criteria for the development of guidelines that will ensure a unified and harmonious development of future projects. The

second section, Project Elements, gives detailed descriptions of the different projects that are indicated in the Master Plan Drawing.

After review of the document, Robb Harrison asked if there were any questions.

Paul Rowland voiced his concern about the wording under the amusement park section in the Master Plan Statement. The word "refurbish" does not convey the major renovation discussed by the committee. Robin Moore indicated he is also concerned with this language. He believes the substance concerning the playground is contained in the narrative, but the program statement wording might be stronger. If there is suggested wording, please forward to Robb Harrison.

Robb Harrison asked the committee to take the document home for review and comment.. The committee was encouraged to mail or email comments to Little & Little in advance so that they might be organized prior to the next meeting.

Jessica Puckett asked if more words should be added in the section concerning arts in the northern section. Robb Harrison indicated that arts are addressed as part of the criteria within the Development and Management Guidelines section; however, the ideas could be expanded with additional input from the committee.

Robin Moore suggested going through the narrative by sections to address the comments and concerns of the City staff.

Development and Management Guidelines

- Dick Bailey asked if existing utilities could be addressed within the criteria for guidelines. Robb Harrison indicated utilities were addressed within specific sections, such as concerning the Aquatics Center parking deck. He reviewed the need for flexibility of design to allow the best design options to be considered, taking into account the cost and feasibility of utility relocation. Dick Bailey told the committee that there are regional water and sewer lines in Pullen Park that serve the University that might need to be relocated, or avoided as part of the final designs. Robb Harrison indicated that criteria for utilities would be added.

Lighting

- Robb Harrison reviewed the Narrative text for lighting.
- Dick Bailey offered that lighting could introduce the possibility of more nighttime activities or special events. Discussion noted that lighting might provide opportunities especially programmed towards teenagers.

- Jessica Puckett asked if lighting improvements were needed equally at both ball fields. Dick Bailey responded that the lighting at Red Diamond is worse than at the PONY field. In time, both fields would need to be upgraded.
- Dick Bailey asked what is the intent of decorative sports lighting poles. Robb Harrison responded that would be more decorative than the telephone poles currently used, something of a traditional character. Robin Moore suggested that the lighting be sensitive to the aesthetic character of the park.
- Paul Siceloff talked about "programmed" and "unprogrammed" lighting. There is a difference between lighting for nighttime activities and ambient or safety lighting. Michael Harwood offered the term "brightway" as a term for major pathways that would be more brightly lit. This would provide well defined passageways through the park, brighter than areas lit with ambient or safety lighting. The terms "programmed lighting", or "event lighting" were offered to differentiate from lighting for access, safety, and aesthetics.

Chimney Swift Roost

- Robb Harrison reviewed the Narrative text for a Chimney Swift Roost.
- Robin Moore thinks the chimney swift roost proposed by the Wake Audubon Society is a wonderful idea. The document text should recommend pursuing this idea, with a feasibility study performed.
- Joseph Huberman thinks this element is an educational opportunity that would benefit children and park visitors.
- Robin Moore thinks that some of the issues raised by City staff are more design development oriented. Dick Bailey says the concern is that language be avoided that says "it will be" located in Pullen Park. Robin suggested language such as "if this happens, then the other would happen".

Miniature Train Crossings

- Robb Harrison reviewed Narrative text for the Miniature Train Crossings:
- Robin Moore suggested the use of crossing gates and have them serve as an educational tool, considering the number of deaths at railroad crossings. Joseph Huberman talked about the gates in Europe that completely block the tracks.
- Dick Bailey questioned if the proposed crossings would be safe enough. He noted that children are not necessarily supervised and that there is potential for accidents.
- Joseph Huberman noted that the grade-separated crossings are bulky, with lots of climbing. He wanted to know if those crossings could be redesigned or regraded so they are not so tall.

- Robb Harrison said the goal of the change is to provide a welcoming connection, accomplished either with at-grade crossings or with design changes to the grade-separated crossings. The at-grade crossing provides an accessible crossing.
- Mike Rieder asked how many at-grade crossings currently exist. Robb Harrison responded there are two (one at the amusement area entrance and one at the rear of the playground), with a recommendation in the plan for possibly three more.
- Robin Moore suggested that the document recommend an accessible crossing to the west and provide alternatives for either at-grade crossings or reconfiguration of the bridges.
- Paul Siceloff stated that the recommendations should not minimize the effectiveness of the train ride.

Parking on the North Side

- Robb Harrison reviewed the Narrative text for parking on the north side of Pullen Park.
- Robb Harrison provided a review of past committee discussions of parking on the north side. The 1999 plan proposed 85 new spaces to replace the "free range" parking in the open spaces of the park. The proposed master plan provides off-site parking and 49 spaces in the north section. The existing parking in front of the Arts Center will remain until the Arts Plaza and Arts Center addition are built, providing parking in addition to the 49 spaces. This existing parking, and the "free range" parking, can be phased out as other parking becomes available.
- Robin Moore stated that the committee has a strong opinion of no increased parking in the park. There are still options to explore, such as shared parking agreements with NC State University, the YMCA, and the Governor Morehead School. The plan document should make a clear statement that the plan does not consider additional parking on the north side above what is indicated.
- Jessica Puckett asked if the committee decided to remove the cul-de-sac. Robb Harrison responded that the document recommends its removal.
- Joseph Huberman agreed with Robin Moore. He also recommends that the plan recommend exploring the use of the best green parking technology available for all parking areas in the park.
- Mike Rieder thinks the document should have an assertive statement in discussing partnerships with the University and the YMCA in meeting the parking needs of the park.
- Joseph Huberman believes there is basis for parking agreements with the YMCA. They have asked for elements that could benefit their groups of visitors. These include shelters and trails in the northeast woodlands area.

- Don Carlough asked for a description of a bollard. Robb Harrison replied they are low structures placed to block traffic from entering a particular place. Don believes the committee should pursue studying green parking and the wording should also be studied.
- Dick Bailey noted that some parking is code driven and code parking must be paved.

Parking on the South Side

- Robb Harrison reviewed the Narrative text for parking on the south side of Pullen Park.
- An issue with parking on the south side is bus parking. Robb Harrison believes the parking relationship with the Governor Morehead School should be explored further. Some of the lawn areas could be explored for green parking.
- Claudia Brown asked if the buses are running when they are parked. Randy Ray said that most of the time they are running. Claudia thinks a strong statement to require turning off the buses be included. The buses are a bad source of air pollution and the air emitted is terrible for children.

Community Center/Maintenance

- Robb Harrison reviewed the Narrative text for the Community Center/Maintenance.
- He informed the committee that the text provides for flexibility for programming, since future needs are not known. Possible appropriate facilities for a new Community Center are offered in the text.
- Robin Moore said he felt there were two separate issues to address. One is the new community center, its location, and its recommended programming for the long term needs of the park and surrounding community. The other is the proposed recommendation for upgrading of the existing facility and the possible re-uses of this building in the longer term.
- Mike Rieder noted the recommendation of Parks staff to use "community space" rather than "community center". "Community center" connotes a building whereas "community space" does not. He asked for a definition of the difference. Dick Bailey responded that what Parks staff would like is a clear understanding that there will be a comprehensive study for a new facility since it is 10 to 15 years in the future.
- Joseph Huberman noted that, when the time came, it would be more prudent to re-use the existing building for uses such as the maintenance facility, rather than tearing down the building to put in a new maintenance facility and a parking deck.

- Robb Harrison told the committee of a suggestion talked about with David Shouse. The carriageway bridge is at the top of the priority list. When the bridge is constructed, allow for a paved plaza and landscaped area to serve as a community space for outdoor events. This is a short term use until such time as the community center facility is actually built and would establish this area as a community space.
- Jessica Puckett believes there needs to be a clear definition of existing and new. Robin Moore explained that in the first phase, there are recommendations for improvements to the existing facility. In the long term, the recommendation is to build a new facility at the terminus of the carriageway bridge. This is more centrally located in the park and helps to solve accessibility issues for connectivity between the north and south sides.
- Paul Siceloff agrees that the language does not clearly identify the need for new facilities or renovating existing ones.
- Robin Moore suggested adding sentences that note the new residential development in the center of the city, the rising older population, and the need for more programming for young people.
- Joseph Huberman suggested more clearly defining the transitions for both the existing and new community center facilities. When making recommendations for the existing facility for the long term, do upgrades that will meet the needs of the building at that time. Robin Moore suggested wording to note that the committee recognizes the use of the existing Community Center as an adjunct facility to the Aquatics Center.

<u>Kiddie Boat Ride</u>

- Robb Harrison noted that the text provides for replacement of the boat ride with something appropriate for preschoolers. It does not specify the type of ride.
- Robin Moore noted that the committee recognizes that the existing ride provides an appropriate experience for young people. He reminded the committee of the People for Parks offer to renovate this ride. The wording should recognize replacement of the ride with an equivalent experience and the organization's offer of assistance.
- Joseph Huberman said that the kiddie boat ride appears to be singled out from the complete renovation of the play space. Carmen Cauthen disagreed, noting that this area is now separate from the rest of the playground.
- Robb Harrison indicated that the ride would need to be designed into the new play spaces. He suggested that, in the development guidelines for public/private partnerships, it should be referenced that during development of the playground, organizations could be solicited to help fund the ride.

- Carmen Cauthen suggested that the text mention People for Parks specifically, similar to the way Wake Audubon Society is mentioned when addressing the chimney swift roost issue.

Robin Moore asked Robb Harrison if there is an appendix that references all organization offers, such as the Wake Audubon Society and People for Parks. Robb indicated the appendix would provide all letters.

Jessica Puckett asked about the committee's recommendations for how the playground should be renovated. If this is more of a design issue, could all the committee's work be thrown out? Robin Moore answered that design is beyond the scope of the master plan committee. Robb Harrison answered that the committee's work is to define the goals and direction within the master plan to guide future planning. The master plan provides the starting point and guidelines for any design that would take place in the future.

Robin Moore stated that he would like to have included in the management guidelines that the members of this committee be considered for inclusion on any design committee as the recommendations are implemented. There is vast knowledge of Pullen Park with this committee and he would like to see this knowledge being used.

Dick Bailey explained the standard procedure. If funding is in place, the committee remains involved through the first phase. If the master plan committee is reconvened, effort is made to contact the original committee members.

Jessica Puckett believes it is a good idea to provide an offer for further participation of Master Plan committee members within future public input.

Robb Harrison said that he could incorporate these ideas into the public/private partnership goals. He could recommend that the committee members be priority participants, such as when the playground recommendations are implemented.

Michael Harwood thinks the process that the committee went through to reach the presentation of the master plan document should be chronicled. He suggested that future participation could be referenced within the goals section under "Inclusion of All People" and/or in the development and management guidelines section just after "Security" or "Universal Design".

Paul Siceloff mentioned the recommendation by Joseph Covington of submitting the master plan document to the Raleigh Arts Commission for their endorsement.

Guest Comments (Robin Moore)
Robin Moore asked for guest comments.

Larry Horton commented about the recommendation by the Audubon Society of roost boxes for brown bats. He noted that bats are becoming a public nuisance and that the committee might want to consult with Lee Hunter in the Department of Epidemiology.

Pat Wheeler mentioned the tradition of music in Pullen Park, with the first Pops concert being played there. She also talked about the natural acoustics in the amphitheatre area. She noted that music seemed to be missing from the master plan document and she would like to see that element included.

She also thought that a statue of John Stanhope Pullen, located near the reinstated fountain, could serve as a chimney swift roost. The stovepipe hat could be opened and there could be a ceremony. She likes the idea of a chimney swift roost.

Committee Homework (Robb Harrison)
Robb Harrison asked the committee to read the master plan narrative. He suggested that this document be read and comments emailed or mailed to him. If they are sent early, he can organize the comments for review during the next meeting. Robb asked that language or semantics issues be sent to him and not discussed in detail at the next meeting.

Robb also gave out a priorities survey to be completed by the committee. This document is ordered according to the tallies from the last survey and set up with logical project groups. He asked that these surveys be returned at the next meeting.

Paul Siceloff asked Robb Harrison about the drawing on display showing different trails. Robb reviewed the drawing and explained the trail connectivity throughout the park. The red designates the carriageway trail. It is designated for pedestrians, but can also serve the small trams and trolleys for events. The red bubbles designate major pedestrian entrances. The carriageway trail connects these major entrances. The yellow designates vehicular accessways. The black designates loop trails through the natural areas and connections to minor pedestrian entrances.

Claudia Brown made a motion for the committee to forward, as soon as possible, a draft of the master plan document to the Raleigh Historic Districts Commission and Raleigh Arts Commission for their review, comments and endorsements. Paul Siceloff seconded the motion. The motion passed.

Closing (Robin Moore)
Claudia Brown passed out copies of an article called "Great Commons", supplied in absentia by Marsha Presnell-Jennette. The article talks about the tremendous value of public parks.

Review and approval of minutes – Michael Harwood called the question for approval of the May 16 and May 30 meetings' minutes and Joseph Huberman seconded. The minutes were approved.

The meeting adjourned at 8:45 p.m.

Review of the minutes with corrections and/or additions will be made at the 27 June 2001 meeting.

Sincerely,

Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

17 July 2001

City of Raleigh
Pullen Park Master Plan
Committee Meeting Minutes

Date Held: 27 June 2001

Location: Borden Building, Fletcher Park, 6:00 p.m.

Attendees: Robin Moore, Committee Chair
Marsha Presnell-Jennette, Committee Vice-Chair
Claudia Brown
Don Carlough
Jessica Puckett
Mary Powers Ryan
Paul Rowland
Paul Siceloff
Russ Stephenson

Dick Bailey, Parks DD Administrator
David Shouse, Parks Project Manager
Wayne Schindler, Parks Superintendent
Robb Harrison, Little & Little
Susan Little, Little & Little
Nancy Colegrove, Little & Little

Distribution: Attendees, Jack Duncan, Randy Ray, Carmen Cauthen, Michael Harwood, Joseph Huberman, Melanie Iversen, Mike Rieder, Robbie Stone, Scott Wilkinson and Lawrence Williams

Purpose: Review of Master Plan Narrative

Meeting began at 6:10 p.m.

Introductions/Opening (Robin Moore)
Review and approval of minutes – Jessica Puckett moved for approval of the June 13 meeting's minutes and Marsha Presnell-Jennette seconded. The minutes were approved.

Susan Little spoke of her recent visit to Piedmont Park in Atlanta, Georgia. She reviewed a brief history of the park and the establishment of the Piedmont Park Conservancy in 1992. The Conservancy, a public/private partnership developed to raise funds for improvements at the Park, is modeled after the Central Park Conservancy that was established about 20 years ago. Approximately $16 million has been spent on improvements in the Park, from contributions, grants from corporations, and the City of Atlanta. The Conservancy received a four-year, $900,000 challenge grant from the Lila Wallace Reader's Digest Fund. There are many projects at Piedmont Park that parallel recommended projects for Pullen Park. The committee and Parks Staff is invited to borrow the information from Little & Little.

Agenda Topics for Discussion (Robin Moore/Robb Harrison)
Robin Moore informed the committee that the meeting goal is for the committee to agree they are comfortable sending the Master Plan to the Parks, Recreation and Greenway Advisory Board on July 19. The Board will review and endorse the Master Plan before sending it to City Council for adoption.

Robb Harrison reviewed that he had received comments for the Master Plan Narrative from Paul Siceloff, Carmen Cauthen, and Mary Powers Ryan. He indicated that the comments had been incorporated into the Narrative, along with comments from the last meeting. He distributed a new draft copy of the Narrative with noted text changes to the committee and Parks Staff.

If approved by the committee, the draft Master Plan would be mailed to the Parks, Recreation and Greenway Advisory Board for their review prior to the meeting on July 19. Marsha Presnell-Jennette encouraged the committee members to attend this meeting.

Robb Harrison asked for the committee's comments from their homework review of the Narrative. He asked that discussion focus on portions of the text that require more embellishment or clarification. He reviewed the major changes made within the updated Narrative handout.

- Amusement Park (Program Statement) – revised to read "new" facility, not renovated.
- Music in the Park (Development Guidelines) – addressed as a separate item. Wording suggests areas that could be used.
- Two projects added under Project Elements – uniform signage plan and general infrastructure repair.
- Sprayground (comment from Carmen Cauthen) – Theme could borrow from Pullen Park and the State of North Carolina.
- Dog park (comment from Paul Siceloff).
- Kudzu patch (comment from Mary Powers Ryan).

Robb Harrison asked that the committee identify items requiring further discussion. He provided items previously suggested for further discussion: dog park, kudzu patch, and sprayground theme. Committee members and Parks Staff suggested the following items for further discussion.

<u>David Shouse and Dick Bailey</u>

- General Infrastructure Repair
- Public Partnerships

- Program Statement: Amusement "Center" rather than "Amusement Park"
- Master Plan Goals: Questioned wording of "and increase" of open space
- Ballfields Lighting: Further clarification needed regarding statements on forested areas and ballfield poles
- Western Boulevard Buffer
- Red Diamond – Kudzu: Kudzu and pond area

Don Carlough

- Suggested that the committee consider placing basketball and volleyball higher on the priority list because of the teenager focus of these activities.

Paul Rowland

- Separation of Bicycle and Pedestrian.
- Restroom - Changing Tables.
- Consultation with Special Populations.
- Cox Avenue Entrance.

Paul Siceloff

- Wording of Accessibility: He thought "handicap" might be replaced with "physically accessible". Paul Rowland gave the definition from the dictionary "advantage given to make things fair".
- Signage at pedestrian entrances & Park history display.

Jessica Puckett

- Signage placement – Where and making sure not to have too much.

General Discussion (Robin Moore/Robb Harrison)

Dog Park

- Robb Harrison indicated that the idea of a dog park was considered; however, there was not an appropriate space at Pullen Park for this feature. He suggested that the dog park could be recommended for another park.
- Russ Stephenson suggested using space across Western Boulevard.
- Dick Bailey informed the committee that the Parks and Recreation Department is studying locations for dog parks and there are two sites under consideration near Pullen Park.
- The committee decided a dog park should be provided at another park.

Kudzu Patch

- Mary Powers Ryan noted that the kudzu could be cleaned out and the space used for another activity, such as a stream-related activity.
- David Shouse noted that the kudzu area was addressed in the water quality section. Currently, the drainageway appears as part of a Neuse River Buffer area. When that area is re-evaluated, it may not remain as such. The kudzu itself is a Park maintenance issue. Removal could be part of stream repairs, but should not be a specific project.
- Robb Harrison indicated the text would be revised.

Sprayground Theme

- Robb Harrison reviewed wording suggested by Carmen Cauthen that would borrow on themes of the State, the history of the Park, and the carousel animals.
- Robin Moore noted the plaza has potential for becoming a unique new landmark and interpretive element.
- David Shouse informed the committee that the language should be flexible and not prescribe particular designs or materials.
- Marsha Presnell-Jennette reminded the committee of the photos that Joseph Covington had of interactive water features. She also liked Carmen's suggestion of incorporating a map of the State so children could locate where they are from.
- David Shouse suggested adding language that incorporates water conservation.
- Paul Rowland thought that the idea of the map might sound better than it really is. There are children from all over the world, not just from North Carolina or Wake County. He thinks the document should not be specific.
- Robin Moore thinks there is potential for a theme in this area, the area should be attractive when the water is not on, the Sprayground should incorporate water wise design, and recognize the significance of Raleigh in relation to the rest of the world.
- Robb Harrison suggested rewording the language so that design could borrow on themes of the Park and its place in the history of the City and State. The committee indicated agreement for text changes to incorporate water conservation and general design consideration.

General Infrastructure

- Dick Bailey informed the committee there is a large amount of infrastructure in place, not necessarily above ground that needs consideration within the Narrative. Staff has tried to keep operational and maintenance issues off the table. There should be a statement made about looking at major infrastructure issues across the board. He feels the existing wording does not reflect this.

- Robin Moore asked Dick Bailey to clarify if he was suggesting that the committee add a disclaimer that they don't have the capacity to address possible infrastructure maintenance issues that might arise when these elements are developed or if there should be clear language that the implications exist and will come about in the future.
- Dick indicated that the wording should address both issues.
- David Shouse suggested that general infrastructure is not a master plan issue. If a water main breaks, it will need repair. Reference to general maintenance should not be included within the text.
- Robb Harrison reviewed text within the Narrative addressing utilities. Dick Bailey indicated the text appeared adequate to address the issue.

Public Partnerships

- Dick Bailey addressed text referencing future involvement by the committee. The processes for implementation are beyond the Master Plan process and are implemented by the City Council. Future involvement by committee members would need to be within existing City processes for design development. The language within the Narrative should recommend consideration of future involvement by committee members. He also indicated that the text should avoid language that refers to processes. "Have to" and "must" imply process and the language should focus on the plan as recommendations for facilities.
- Robin Moore noted that he understands where Dick Bailey's comments came from. There are some principles stated in detail, while others may need to be more suggestions for consideration. There needs to be discussion and resolution at this meeting.
- Marsha Presnell-Jennette suggested the use of "the committee recommends". The whole package becomes a recommendation.
- Paul Rowland noted that the whole master plan process has benefited from public input and that it has been helpful to the committee. He would like language incorporated that suggests including special communities, such as those visually impaired, when implementing some of the projects.
- Robin Moore recognized two principles in this part of the document. The first recognizes public/private relationships and the amount of money to be raised to implement some of the recommended projects. The committee feels there needs to be sources of funds other than bond referenda. The second is the principle of continuing committee participation. Make a suggestion for the potential of committee involvement in the development phase of recommended projects, but be careful about prescribing.

- Robb Harrison noted that the use of the statement "to provide" would be reworded as "to consider" where recommendations involve processes or become too prescriptive.
- Several committee members discussed the organizations that have made offers of participation, such as Wake Audubon Society and People for Parks. David Shouse suggested using language that reference these organizations as examples, but avoids being prescriptive.
- Robb Harrison noted there is an appendix that lists all participation offers made during the master plan process.
- Robin Moore suggested only noting that a group has made an offer in the Narrative and provide a copy of the letter in the appendix. Remove redundant text from the Narrative that is addressed within the offer letter.
- David Shouse told the committee of establishment of "Adopt A Park" for corporate relationships. There may be some projects that are better accomplished through "Adopt A Park".
- Robb Harrison indicated the text would be revised as directed.

Program Statement - Program Amusement Park

- Robb Harrison informed the committee that "Amusement Center" is used throughout the document to substitute for "Amusement Park".
- Marsha Presnell-Jennette made a suggestion concerning the carousel and carousel house. She thought that an internal display of the history of the park could be located within the renovated carousel house and possibly at the welcome plaza. She also thought all the facilities could display photos from the past that pertain to that facility, such as the wooden pool displayed at the Aquatics Center.
- Paul Siceloff says the language currently cites the Community Center. He thought that history could be expanded to other areas.
- Robb Harrison indicated this would be addressed in the development guidelines under a History in the Park section, avoiding wording that was prescriptive.

Open Space

- David Shouse noted the words "and increase" had been included under the open space section of the Master Plan Goals. His impression was the Master Plan goal had been no net loss in open space and these words implied increasing the open space. He noted the wording is challenging because it is inconsistent with what the committee has maintained.
- Mary Powers Ryan thought the wording conveyed removing buildings in order to increase open space.
- The committee determined that "and increase" should be removed from the document.

Lighting – Ballfields

- David Shouse emphasized that the Narrative should provide direction for future design without becoming overly prescriptive. The wording for the light poles is too specific concerning materials. The document should not state what kind of poles to use; however, a description of character and context within the Park is appropriate.
- Marsha Presnell-Jennette likes the idea of lighting the carousel house. This allows the amenity to be used for a longer period.
- Robb Harrison indicated he would reword the recommendations to delete prescriptive elements.

Western Boulevard Buffer

- David Shouse indicated the use of the term "greenway" has legal ramifications within the Park system. He suggested the Committee select another term. The committee agreed to use "Strollway".

Safety Issue – Bicycle versus Pedestrian Traffic

- Robb Harrison reviewed separation of bike trails and pedestrian trails, with the Master Plan providing bicycle and multi-purpose trails around the perimeter of the park.
- It was suggested that a reference to signage be added to designate some areas as 'no bicycle' zones.
- Robb Harrison indicated that a reference to use of signage would be included with the text.

Men's Restrooms

- Paul Rowland suggested that the text recommend changing tables in both men's and women's restrooms. Robb Harrison indicated he would add appropriate text.

Accessibility Issues

- Robb Harrison indicated that "physically accessible" had been incorporated within the revised text to replace "handicap".
- Paul Rowland noted that meeting the standard is not always adequate or appropriate. He suggested consulting with special populations during development. Robb Harrison indicated this is included within the Narrative.

Signage

- Paul Siceloff suggested recognizing communities that are adjacent to Pullen Park, possibly at entrance walls. He also suggested that the history of Pullen Park could be provided at the Community Center.

- Jessica Puckett asked about the possibility of too much signage throughout the park. Robb Harrison responded that the signage plan would ensure continuity of development and placement of signage. It was agreed that text would be added to recommend limitations of too much signage.
- Paul Rowland suggested alternative ways to communicate the history of Pullen Park. He has used the device at the NC Zoo that is similar to an audio tape.
- The committee agreed to provide general suggestions for recognition of Park history within the text, avoiding specific prescriptions.

Trail Materials

- David Shouse noted that listing the type of path material is too prescriptive and indicated that the language needs to be more flexible. Wayne Schindler noted that paving technologies are increasing and the master plan report should not lock into any particular technology. The committee agreed that the paving criteria should provide for general character, removing prescriptive elements.

Colors

- Mary Powers Ryan asked about the selected colors in the document. Robb Harrison noted they are considerations, but they are used to set guidance for color selection within the park.
- Claudia Brown noted that historic districts have no prescription for color.
- The committee agreed that the text was too prescriptive and should be reworded so as not to identify use of specific colors. Robb Harrison indicated he would revise the text as directed.

Presentation of Budget Estimates (Dick Bailey)
Dick Bailey told the committee to be cautious with the estimate figures presented. The figures are only for the elements of the Master Plan and there are other items to be considered. Construction on an existing developed site presents many challenges with unknown conditions.

Robb Harrison reviewed the budget estimate figures. He noted that the actual cost is subject to change, with the Master Plan document serving as general guidelines.

Robin Moore asked David Shouse and Dick Bailey how the cost figures would be addressed within the final report. David noted the importance of showing the priorities associated with the costs when presenting the plan and document to the Parks Board and City Council.

Although the Master Plan will provide priorities, the order of improvements may not be developed based on these priorities. The existing funds are the purview of the City Council.

David Shouse indicated his agreement with the placement of development guidelines and a signage plan as high priorities. This may be helpful with starting the signage when the Stinson entrance is developed.

Dick Bailey suggested that if questions concerning cost were raised by the Parks Board, it would present a good opportunity to discuss partnerships or the formation of a conservancy. He also suggested making sure the qualifiers of priorities are in place to help with the bottom line. Robb Harrison indicated these would be provided within the final report.

Dick Bailey suggested the list be ordered according to the highest priority. This focuses the Council's attention to what is important to the committee.

Robin Moore asked if the committee felt the Master Plan, with the discussed text revisions, was ready to send to the Parks, Recreation & Greenway Advisory Board for approval. There was agreement by all committee members present for approval of the Master Plan for submittal.

Collection of Homework Narratives & Surveys (Robb Harrison)
Robb Harrison asked that the narratives and priority surveys be passed in before the committee members left.

Closing (Robin Moore)
David Shouse reviewed that the Raleigh Arts Commission meeting is tentatively scheduled for July 10. The Raleigh Historic Districts Commission meeting is scheduled for July 17. The committee may not have received comments before the Parks Board meeting on July 19, but these comments are not a requirement.

Dick Bailey presented the direction of the Parks Board meeting. The Master Plan Committee Chair and Vice-Chair bring the document forward. The consultant gives the technical presentation. The chair of the Parks Board moderates the discussion and opens the floor for comments.

Robin Moore conveyed to the committee what a rewarding experience this has been for him. He appreciates the commitment of the committee members. He has learned a lot and hopes everyone has. Robin appreciates the professional efforts of Little & Little for keeping on task, listening intently to all suggestions and responding in a timely manner.

Jessica Puckett has been impressed with the master plan process. She is thankful that adults will listen to teenagers.

Mary Powers Ryan thanked the committee for the opportunity of serving. It has been a pleasure and fun working with this group.

The meeting adjourned at 8:45 p.m.

Review of the minutes will be made by the committee and comments forwarded to Little & Little by 24 July 2001.

Sincerely,

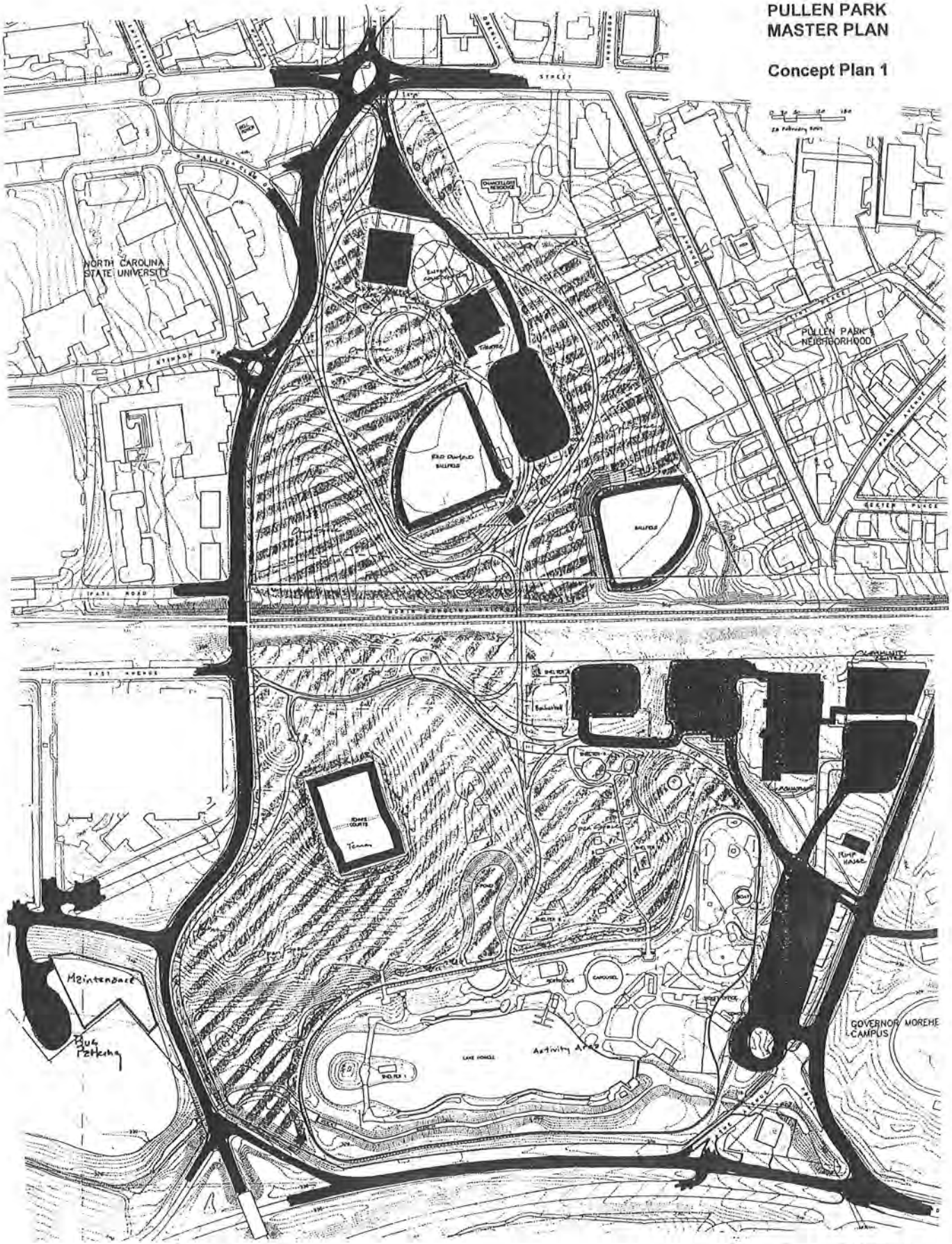
Robert G. Harrison, RLA, ASLA
Project Manager
LITTLE & LITTLE

Appendix D
Preliminary Concept Plans

Pullen Park
Master Plan

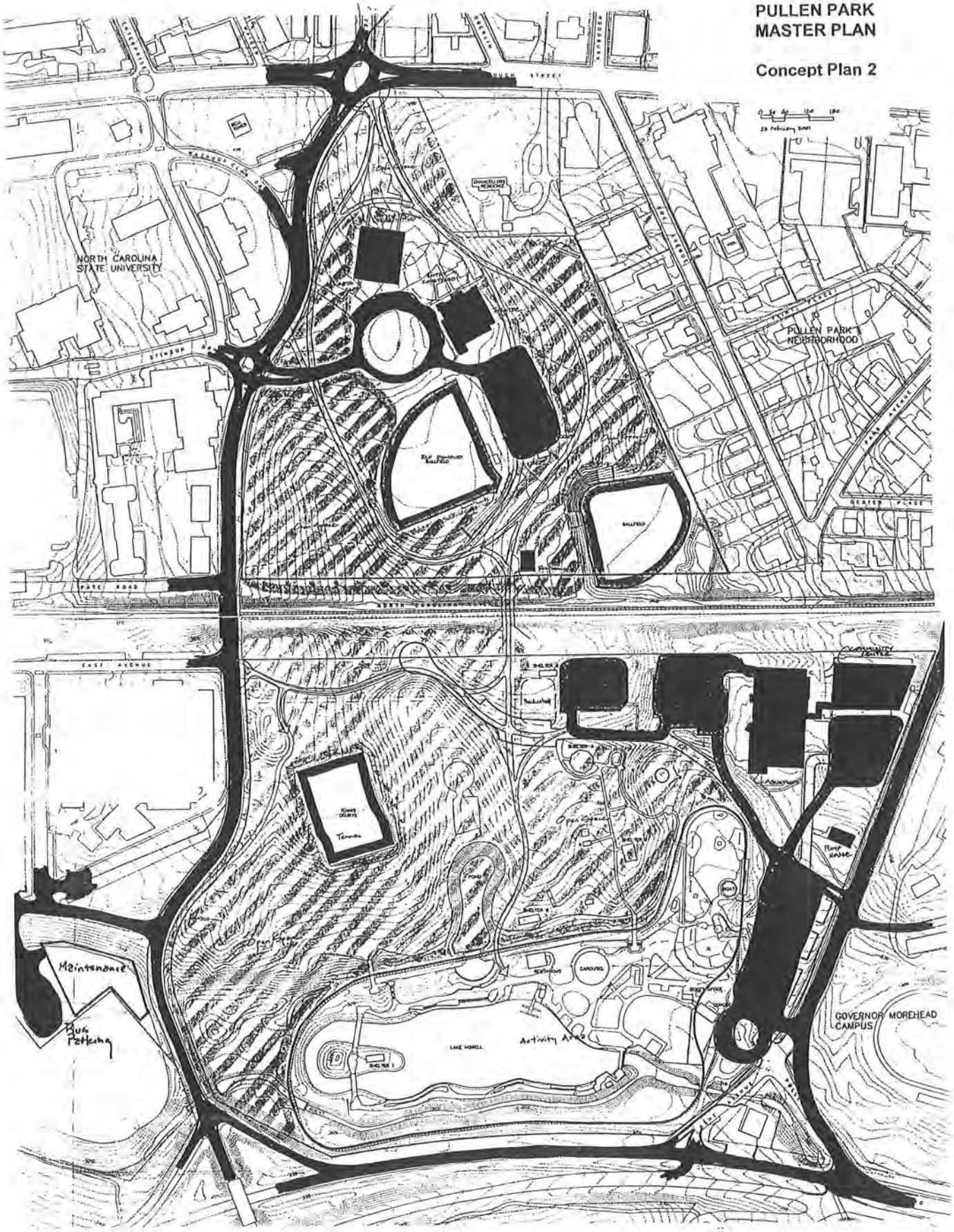
PULLEN PARK MASTER PLAN

Concept Plan 1



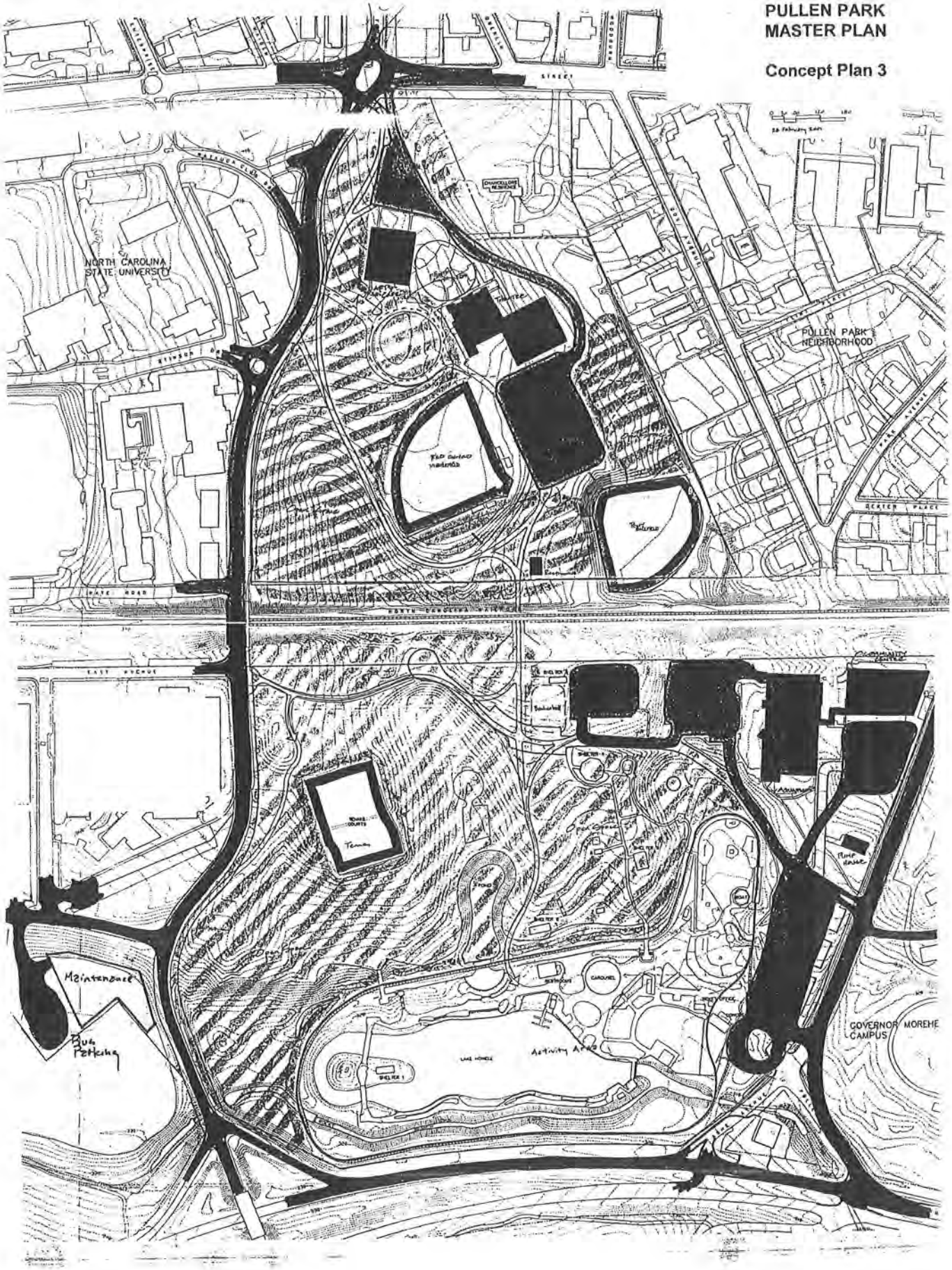
PULLEN PARK MASTER PLAN

Concept Plan 2



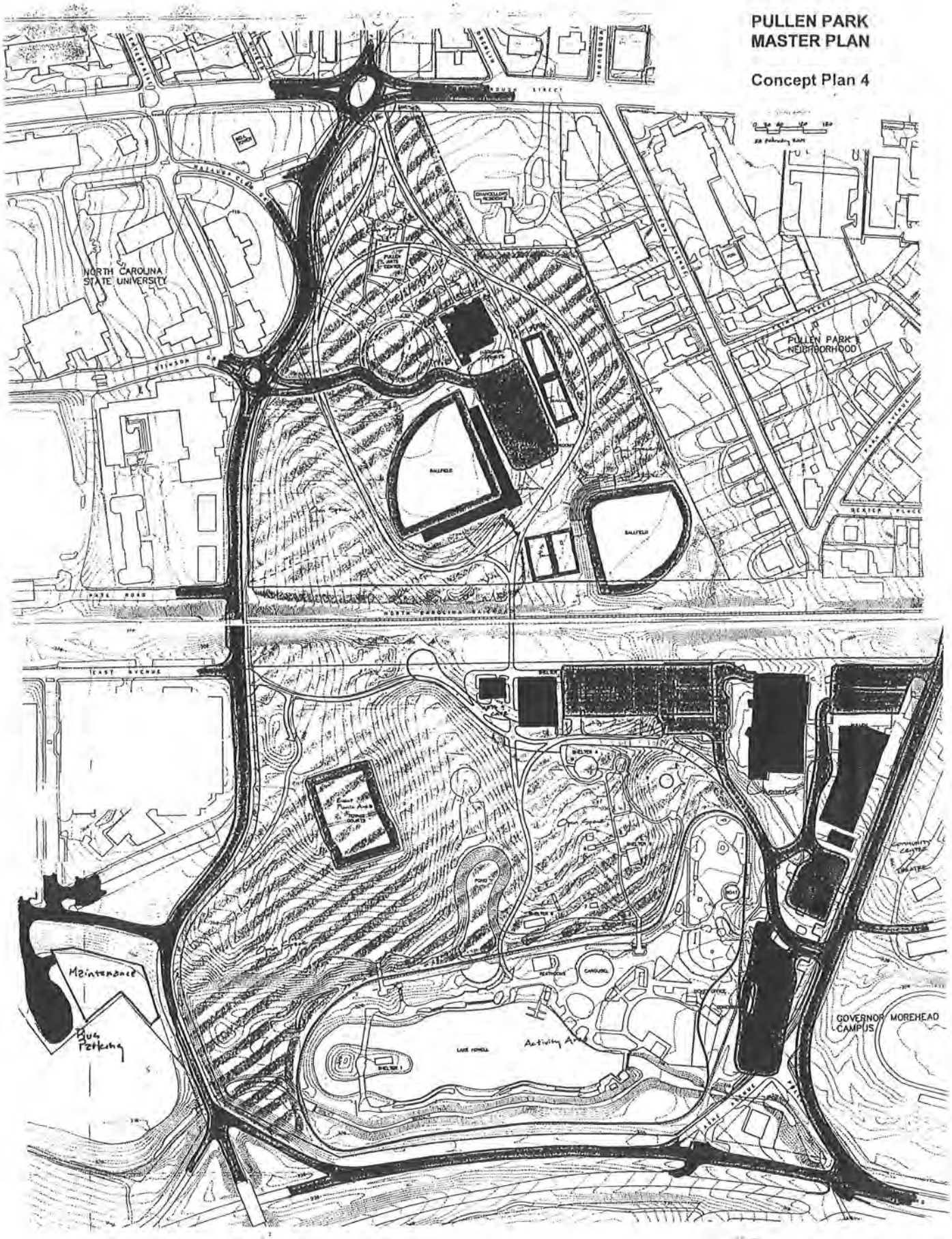
PULLEN PARK MASTER PLAN

Concept Plan 3



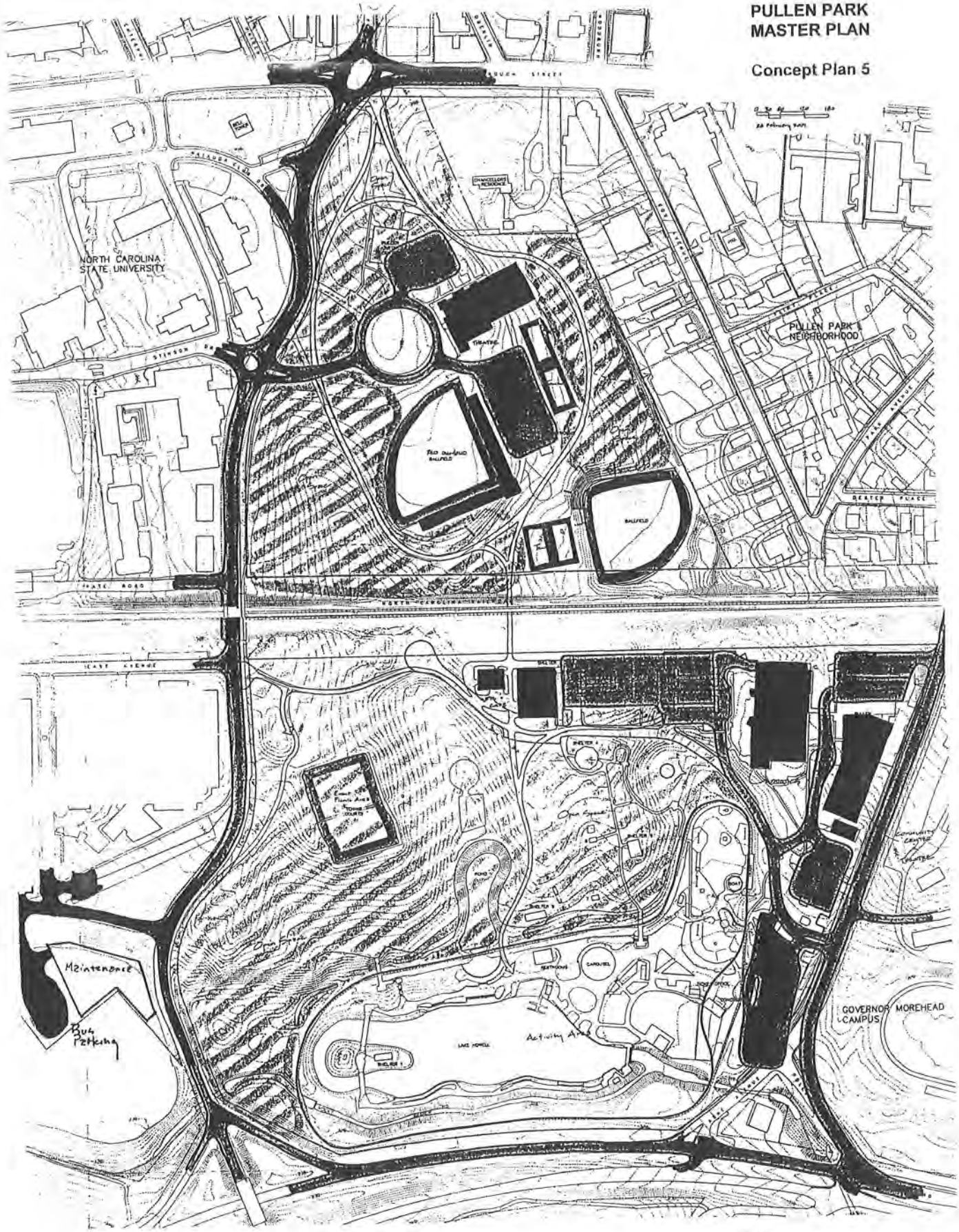
PULLEN PARK MASTER PLAN

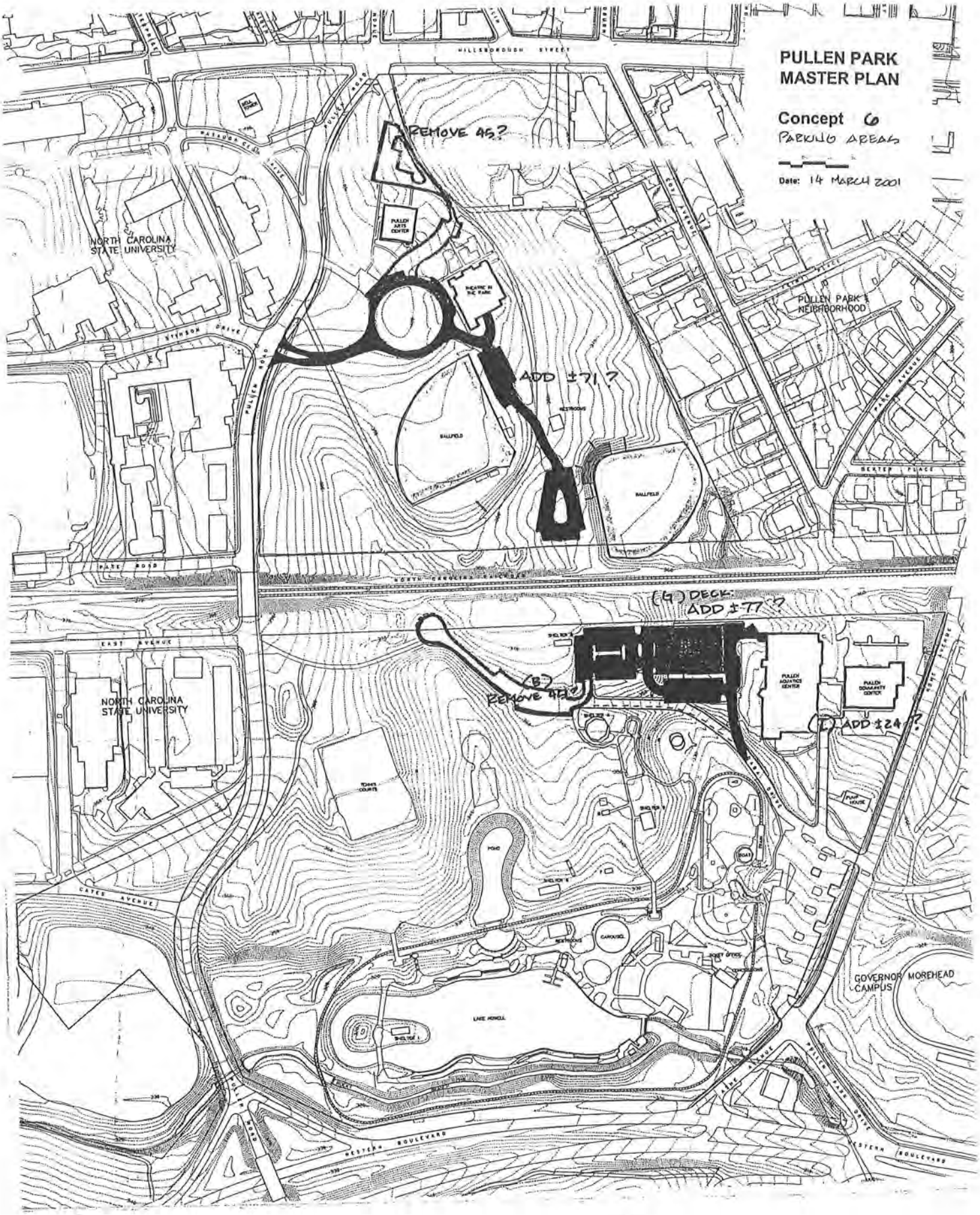
Concept Plan 4

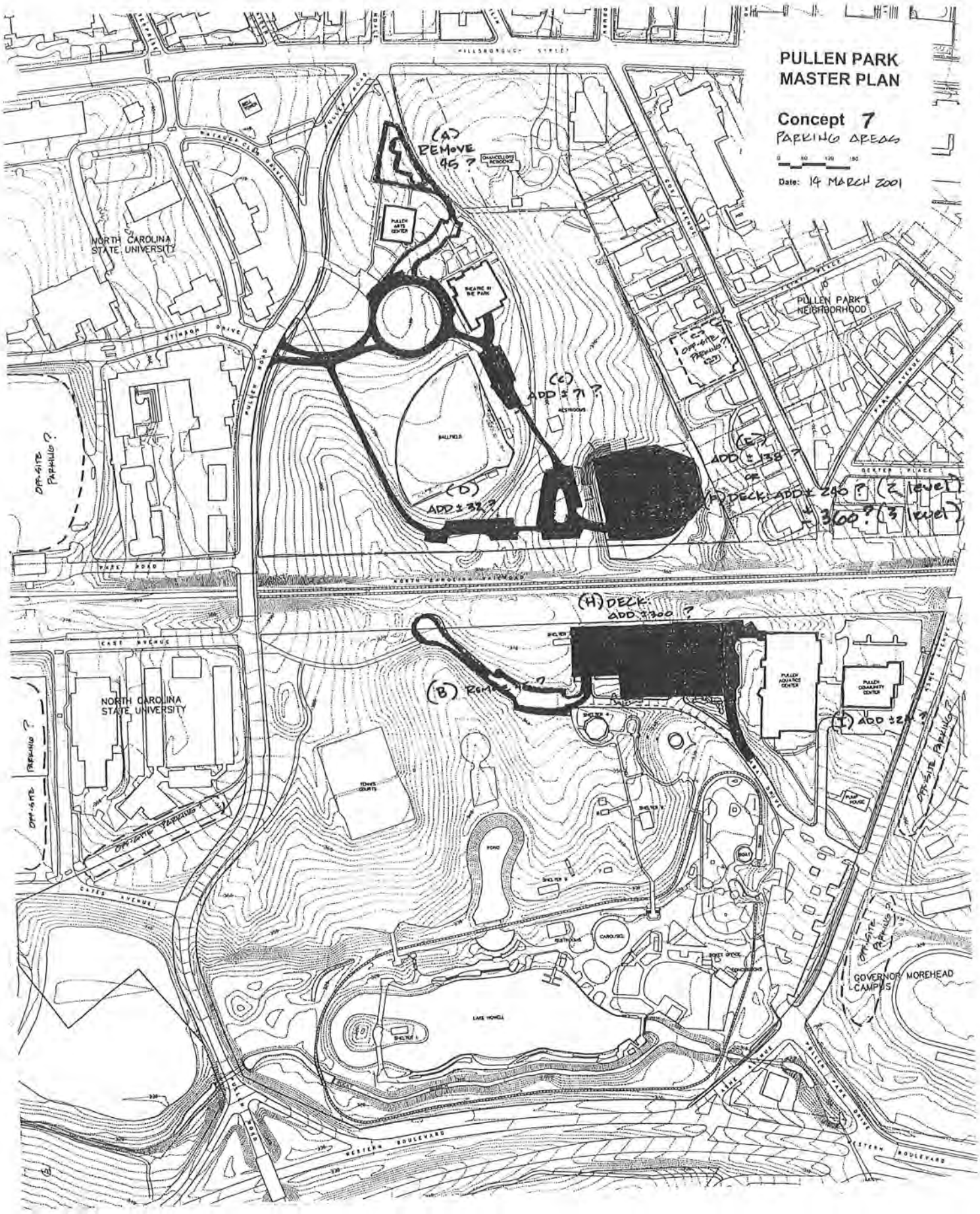


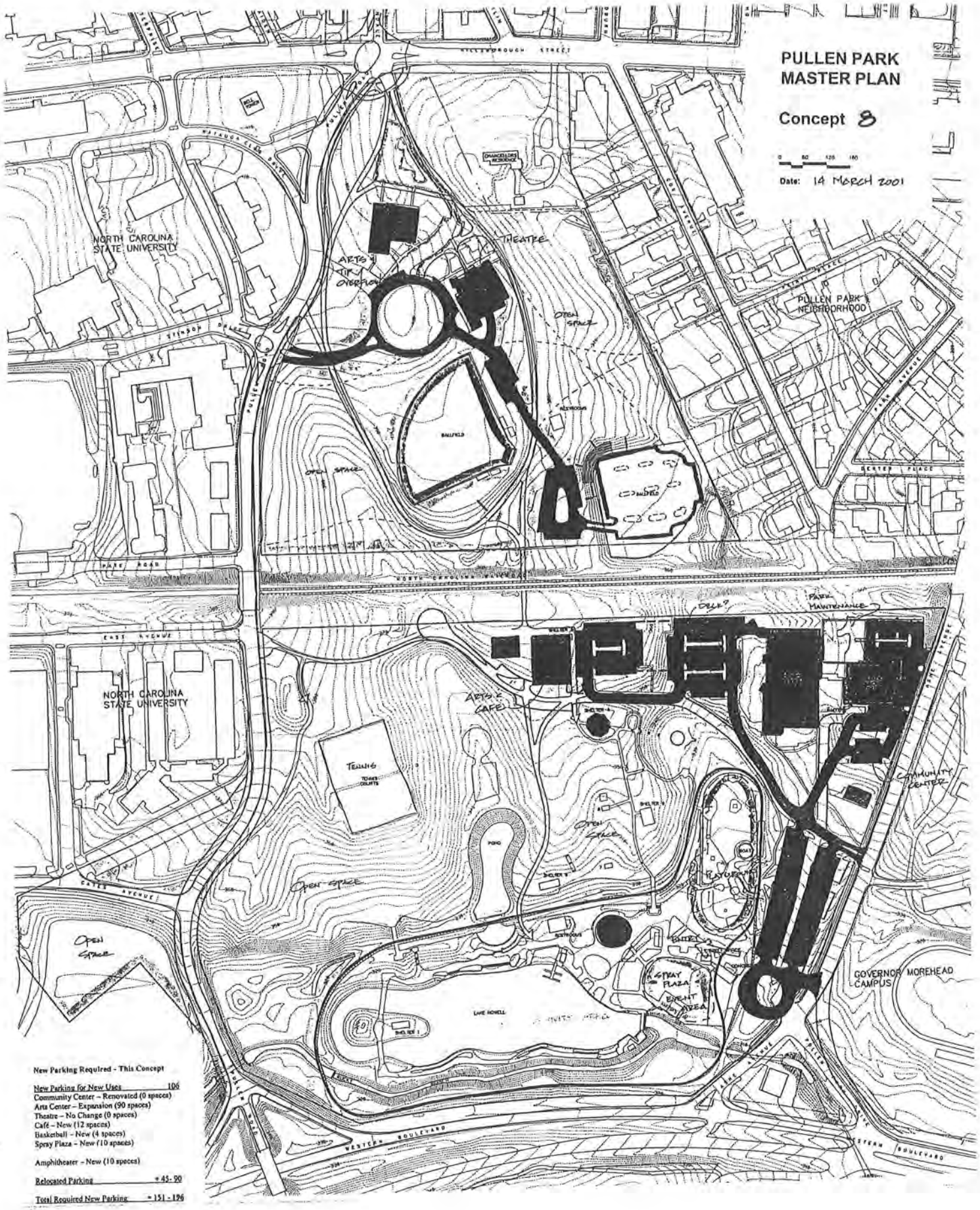
PULLEN PARK MASTER PLAN

Concept Plan 5



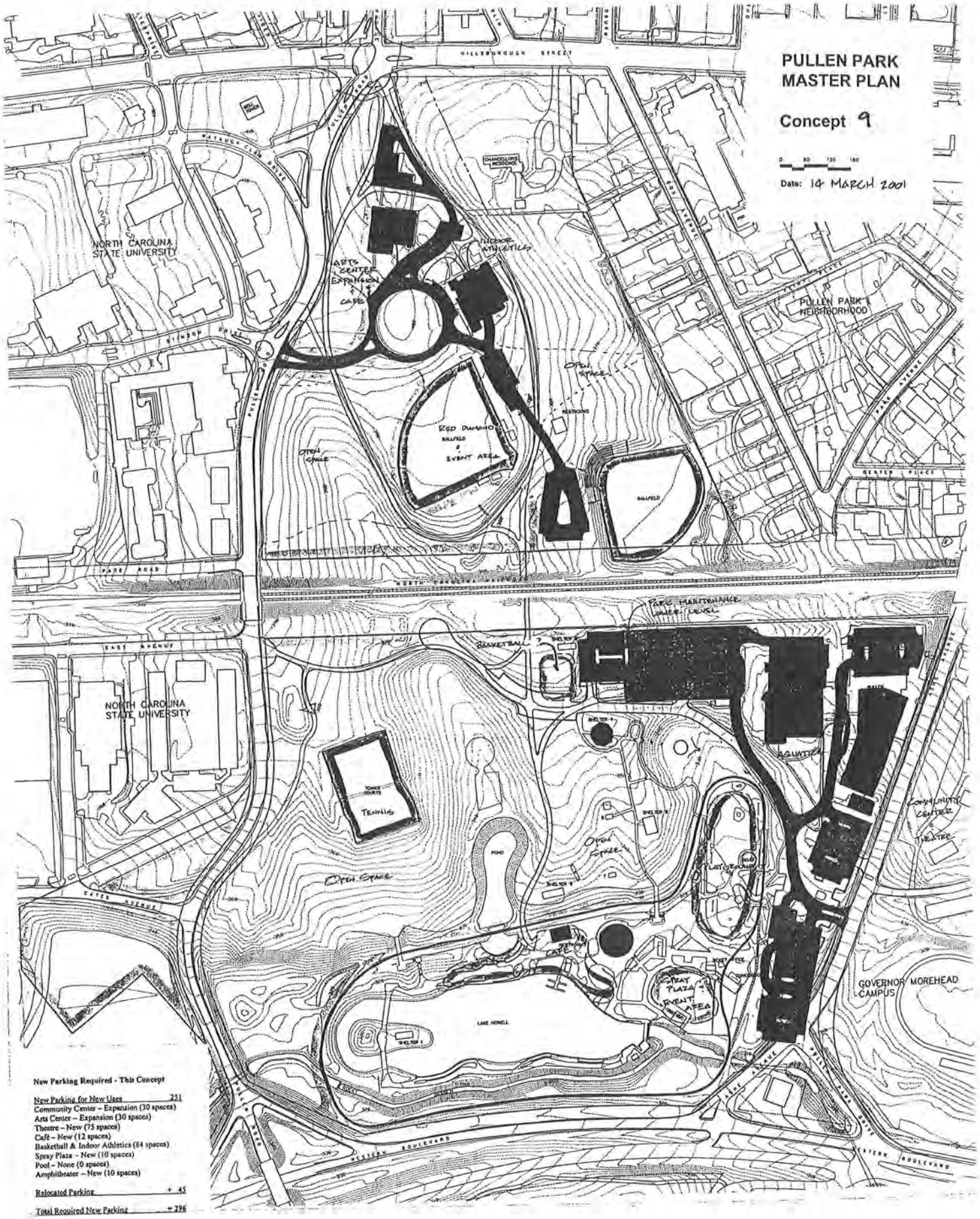

PULLEN PARK
MASTER PLAN
Concept 6
PARKING AREAS
Date: 14 MARCH 2001
REMOVE 45?
ADD ±71?
(G) DECK
ADD ±77?
(B)
REMOVE 45?
(I) ADD ±24?
NORTH CAROLINA STATE UNIVERSITY
NORTH CAROLINA STATE UNIVERSITY
PULLEN PARK NEIGHBORHOOD
GOVERNOR MOREHEAD CAMPUS
HILLSBOROUGH STREET
STINSON DRIVE
PULLEN ROAD
PULLEN ARTS CENTER
THEATRE IN THE PARK
BALLFIELD
BALLFIELD
PARK AVENUE
DEXTER PLACE
PATE ROAD
NORTH CAROLINA RAILROAD
EAST AVENUE
CATES AVENUE
TENNIS COURTS
POND
CAROUSEL
LAKE HOWELL
PULLEN AQUATICS CENTER
PULLEN COMMUNITY CENTER
PUMP HOUSE
BOAT
WESTERN BOULEVARD
WESTERN BOULEVARD


PULLEN PARK
MASTER PLAN
Concept 7
PARKING AREAS
Date: 14 MARCH 2001
(A) REMOVE 95 ?
(C) ADD ± 71 ?
(D) ADD ± 32 ?
(E) ADD ± 138 ?
OR
(F) DECK: ADD ± 240 ? (2 level)
± 360 ? (3 level)
(H) DECK: ADD ± 300 ?
(B) REMOVE ?
(I) ADD ± 24 ?
NORTH CAROLINA STATE UNIVERSITY
PULLEN PARK & NEIGHBORHOOD
GOVERNOR MOREHEAD CAMPUS
OFF-SITE PARKING ?
BALLFIELD
RESTROOMS
TENNIS COURTS
POND
CAROUSEL
LAKE HOWELL
PULLEN AQUATICS CENTER
PULLEN COMMUNITY CENTER
HILLSBOROUGH STREET
STINSON DRIVE
PULLEN ROAD
CAST AVENUE
CATES AVENUE
WESTERN BOULEVARD
PULLEN PARK DRIVE
ASHE AVENUE
PARK AVENUE
DEXTER PLACE
NORTH CAROLINA RAILROAD



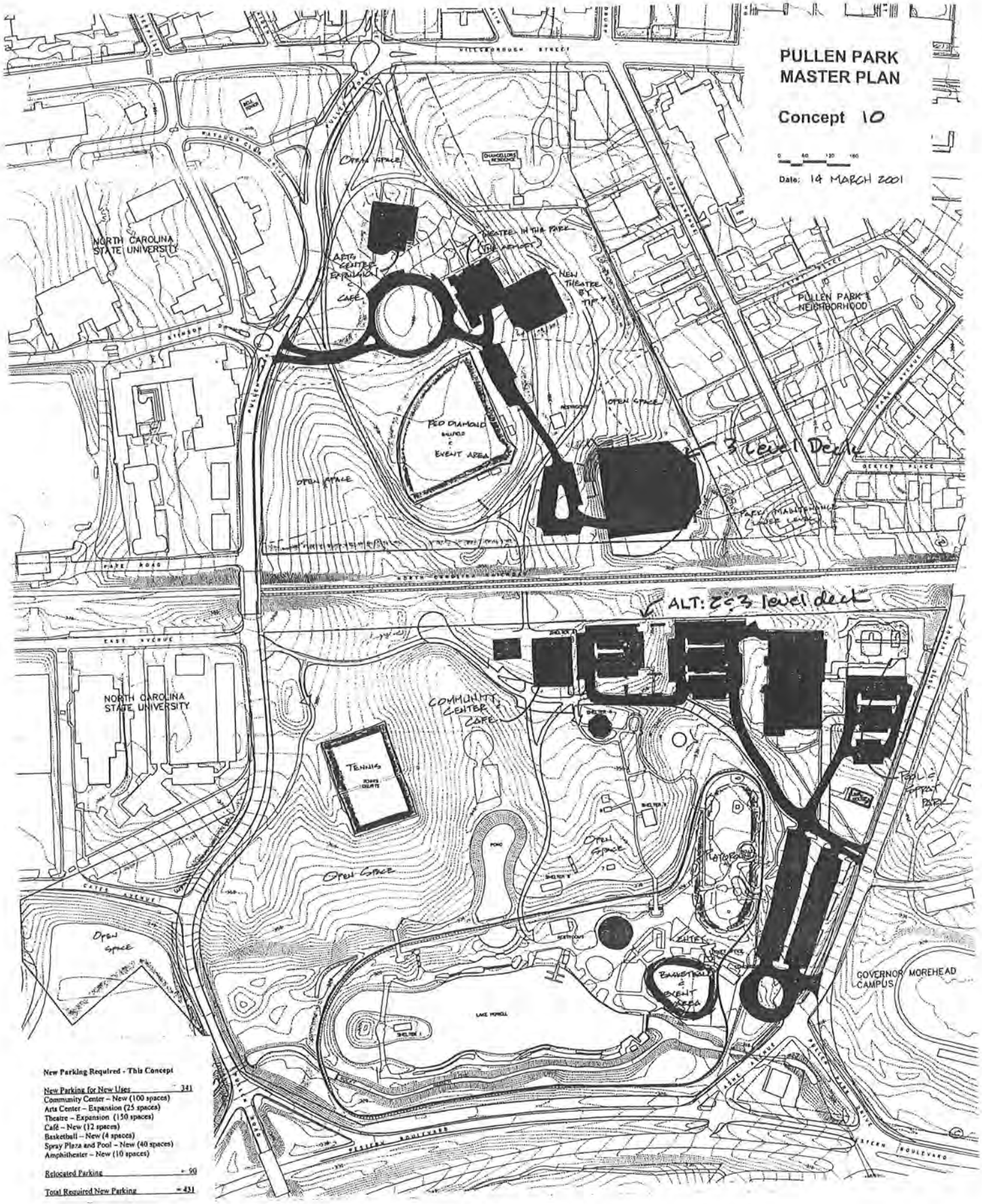
New Parking Required - This Concept

New Parking for New Uses	106
Community Center – Renovated (0 spaces)	
Arts Center – Expansion (90 spaces)	
Theatre – No Change (0 spaces)	
Café – New (12 spaces)	
Basketball – New (4 spaces)	
Spray Plaza – New (10 spaces)	
Amphitheater – New (10 spaces)	
Relocated Parking	+ 45- 90
Total Required New Parking	= 151 - 196



New Parking Required - This Concept

New Parking for New Uses	251
Community Center – Expansion (30 spaces)	
Arts Center – Expansion (30 spaces)	
Theatre – New (75 spaces)	
Café – New (12 spaces)	
Basketball & Indoor Athletics (84 spaces)	
Spray Plaza – New (10 spaces)	
Pool – None (0 spaces)	
Amphitheater – New (10 spaces)	
Relocated Parking	+ 45
Total Required New Parking	= 296



New Parking Required - This Concept

New Parking for New Uses	341
Community Center – New (100 spaces)	
Arts Center – Expansion (25 spaces)	
Theatre – Expansion (150 spaces)	
Café – New (12 spaces)	
Basketball – New (4 spaces)	
Spray Plaza and Pool – New (40 spaces)	
Amphitheater – New (10 spaces)	
Relocated Parking	+ 90
Total Required New Parking	= 431

Pullen Park Master Plan

Concept 11 - 28 March 2001

0 60 120 180

Pullen Park

The Future

Concept 1 - 28 March 2001

Pullen Park Master Plan

Concept 12 - 2 May 2001

0 50 120 180

Concept 13 - 16 May 2001

0 60 120 180

Draft Master Plan for Pullen Park

Established 22 March 1887

Appendix E
Public Offers Received

Pullen Park Master Plan

Appendix E
Public Offers Received

CONTENTS

Wake Audubon Society Recommendations - 2 January 2001	4 Pages
People for Parks (Letter of offer to replace Kiddie boat ride)	1 Page
Wake Audubon Society (Letter of information on Chimney Swifts)	5 Pages

WAKE AUDUBON SOCIETY

P.O. BOX 12452 ● RALEIGH, NORTH CAROLINA 27605 ● (919) 733-7450

January 2, 2001

Pullen Park Master Planning Committee
Raleigh Parks & Recreation
PO Box 590
Raleigh, NC 27602

Dear Committee Members,

The Wake Audubon Society's Board of Directors offers the following recommendations for an update of the Pullen Park Master Plan:

1. Our chapter would like to donate and **install 10 Bluebird Boxes** on posts throughout the park. We will monitor, maintain and replace the boxes as necessary.
2. Our chapter is concerned about the viability of the resident **Red-headed Woodpecker** population at the park. These birds prefer widely-spaced mature oaks for nesting and feeding. We are particularly concerned about plans for removal of many aging oaks on the park site. We do recognize the liability concerns of park officials with respect to diseased trees, but ask that the staff and committee-members recognize that birds like woodpeckers require some percentage of dead wood be left available for nest sites and for foraging. One way to accommodate both the birds and reduce risks to park visitors would be **to "naturalize" 33% of the park** that is currently cleared of leaves and maintained as grassy lawns under an oak canopy. These areas would also improve living conditions for the park's chipmunks, normally a popular park mammal, but one that is uncommon at Pullen.
3. Our chapter would like to donate and install **plantings of some native shrubs and trees** in the "naturalized" areas that attract wildlife. These might include: sassafras, sugarberry, viburnum, deciduous holly, sweetgum and yellow poplar.
4. Our chapter would like to construct and install a **Roost Box for Big Brown Bats** (rocket box). There is currently a colony of the bats at or near the park as evidenced by large numbers seen flying around the red-diamond lights during the summer. We would like to provide them a permanent home. We would also provide appropriate interpretive signage for this bat box.
5. Our chapter asks that the Committee consider the potential for establishing a dedicated **Roost Chimney for Chimney Swifts**. This is a species that gathers each day at sunset, in flocks of up to 10,000 birds, during its August –September migration. These flocks swirl around a chimney roost for up to an hour before funneling down into the chimney. It's a spectacular show! School and factory chimneys have been the primary roost sites in Raleigh but in the last 5 years Fred Olds, Lacy, Martin Middle, Enloe High, among others, have torn down, capped or modified their chimneys to exclude Chimney Swifts. We expect further loss of roost sites as the Wake school renovation program proceeds. Our chapter is willing

WAKE AUDUBON SOCIETY
P.O. BOX 12452 ● RALEIGH, NORTH CAROLINA 27605 ● (919) 733-7450

to do the fundraising it would take to construct a permanent chimney, along with appropriate interpretive signage, at a public park facility where park visitors could enjoy the spectacle. A number of nature centers around the country have installed Chimney Swift Towers, and the Audubon Society of Portland, Oregon recently built a chimney at a school site for roosting swifts. We think Pullen Park would be an ideal site for a Chimney Swift Tower, and the Tower installation of the Tower would draw positive media attention. The Tower could be built of brick or wood, and might be 30-35 feet tall, with dimensions of 2-4 feet square.

6. Our chapter suggest the committee investigate ways to bring **more life to the aquatic habitats** at the park. Suggestions range from potted plantings of cattails or water lilies, to adding rip-rap rock areas to provide shelter for aquatic insects, frogs, etc from predatory fish. Even plantings of cypress, or other aquatic trees/shrubs might help sustain populations of dragonflies, frogs, turtles, etc. As it is the pond is most notable for its goldfish, and lack of everything else.

Boardmembers approving this recommendation: Jesse Perry, Karen Bearden, Joe Bearden, Nick Haddad, Diane Hardy, Harriet Sato, Linda Rudd and David Small.

Submitted: John Connors, President
Wake Audubon Society
733-7450 x602

IN BRIEF

Tern Watch

These "lifeguards" were not rescuing struggling swimmers this past summer, but two field biologists hired by **Maine Audubon** did manage to keep the state's Laudholm's Beach safe all the same—at least for breeding colonies of least terns. Gregg Shedd and Mark Miller, armed only with spotlights and loud voices, spent their nights preventing moonlight predators from raiding tern eggs. "Fencing along the beach doesn't work," says Shedd. So from dusk to dawn, he and Miller would listen for the terns' distress calls, and then jump from their tent to scare off a skunk or a fox. The nocturnal patrol was a big success. "We might not have had any eggs hatch this year without the program," says Maine Audubon biologist Susan Hitchcox.

—Paul Thacker

Chimney Roost

Thanks to the **Audubon Society of Portland,** Oregon, the children at Chapman Elementary school can finally shed their sweaters and turn up the heat. For the past eight years students and teachers have braved cold classrooms during the first month of school, when one of the world's largest colony of Vaux's swifts uses the

CHAPTER NEWS *continued from page 111*

Rainshadow Foundation.

The new interpretive center, due to be completed in November, will showcase the unique interests of each group. Audubon will head environmental education; the S'Klallam will promote awareness of their heritage and the importance of s conservation; and the Rainshadow dation will focus on advancing a bet derstanding of the region's natural "Each group brings resources whi help in the center's long-term su says Wheeler. *—Paul*

CENTER NEWS **corkscrew's evol**

Since 1954, visitors to Audubon's Corkscrew Swamp Sanctuary, an 11,000-acre pre south Florida, have marveled at its wild marshes and woods, not to mention i bears, alligators, and more than 200 species of birds. On **December 2,** the ne Audubon Education Center will open. The "stealth" building, designed to blend in landscape, will feature state-of-the-art exhibits and interactive programs. From Jan **to 22,** the sanctuary will host the Fourth Annual Corkscrew Swamp Photo Safari, w programs, talks, and workshops taking place on the sanctuary's new 2.25-mile boa This photograph of the old boardwalk was taken by renowned photographer and s Photo Safari lecturer Clyde Butcher. The sanctuary is located northeast of Naples. way 846. For information, call 941-348-9151. To register for the Photo Safari, call 212-9

Florida *panthers and the world's largest wood stork nesting colony can be found in Audubon's Corkscrew Swamp S*

school's furnace chimney as an autumn roosting site. Since turning on the furnace could kill thousands of the birds, everyone agreed to wear sweaters and gloves until the swifts head south in late September or early October.

"I think people were more captivated by protecting this creature than staying warm for a couple of weeks," says Steven Robertson, education director of the Audubon Society of Portland. To keep the birds safe and the kids warm, the chapter helped raise money to build another chimney. The old chimney is preserved as a roosting area for the swifts, and doubles as an interpretive site, educating students about the swifts. Each year about 5,000 people come to the school to see the swifts rush down the chimney at dusk. "It's become a fall ritual," says principal Bob McAllister.

—Paul Thacker

Dry Lake Success

"We're not duking it out anymore; we're trying to pull together," says Linda Brandt, a member of the **Northern Arizona Audubon Society,** speaking of developers and the Friends of Dry Lake, a group in which several Audubon chapter members play key roles. The two groups, with considerable assistance from the Grand Canyon Trust, recently reached an agreement that will prevent the development of Dry Lake, a caldera southwest of Flagstaff that provides vital habitat for Mexican spotted owls and bald eagles, and that's home to a 47-acre ephemeral wetland. The Friends of Dry Lake convinced local authorities that plans to build a golf course and homes were not in the best interests

BIRDATHON

Birds on the Brain

A few days ago, eager to learn the results of Audubon's biggest fund-raiser of the year—and the world's largest competitive birding event—I climbed to the sixth floor of Audubon House, in New York City, where I squeezed into the small office of Birdathon director Jeffrey Folmer. He's the man who brings "powerbirding" to the masses.

Q: So, Jeff, how was Birdathon 2000?
A: Fantastic! Seventy-eight chapters and more than 30,000 'thoners participated. Guess how much money was raised?
Q: I don't have a clue.
A: More than $1 million.
Q: Wow, heavy moola Where does that money go?
A: The beauty of it is that chapters keep 50 percent of the money that's raised, and when individual 'thoners sign up their sponsors, they can earmark the other 50 percent for specific programs they want to support, like sanctuaries, wetlands, forests, and bird habitat. It's the most fun you'll have saving the planet.
Q: So it's just like a walkathon then?
A: Exactly! And for the first time in Birdathon history, we invited the general public—we're raising the profile of Birdathon.
Q: Which chapter raised the most money?
A: Tahoma Audubon came in first, with $14,334 raised, and was also first in the Most Birdathoners and Most Sponsors categories.
Q: Well done, Tahoma! Were there any individual awards?
A: Ann-Francis Ford of **Florida Keys Audubon** raked in $5,000 and won the Most Money Raised by an Individual title. And the top Rookie Birdathoner was Jeff Beane of **Wake Audubon** in North Carolina; he netted a nifty $1,305.80. Oh, and I have to tell you this: The **Audubon Society of Central Oklahoma** saw the most bird species—a whopping 240!
Q: Is it true that every Birdathoner is eligible to win fabulous prizes this year?
A: You mean like a 14-day eco-cruise to Antarctica with Abercrombie & Kent, or a trip for two to the Bay of Fundy? Or how about Alaska? Or Costa Rica? Then there are binoculars, cameras, watches...
Q: I am inspired—I want to help save the planet—not to mention maybe win a trip. When and where is Birdathon 2001?
A: Peak migration season, early spring through the end of June, around the country, wherever there are birds.
Q: How can I participate? I'm a fledgling.
A: We'll help you. If you want an information packet, call 800-647-2473 or e-mail us at birdathon@audubon.org. Or you can go to our web site, **www.audubon.org/bird/birdathon.**

That night as I lay in bed dreaming, a magnificent great egret kept whispering to me: Birdathon... Birdathon... Birdathon.

—Sydney Horton

Enlisted Man

This past September, Terry Austin, a native of Fort Worth, Texas, and a former Air Force aviator, took over as executive director of the Texas Audubon Society. Austin, a lifelong conservationist, previously held positions with Trout Unlimited, The National Forest Foundation, and The National Science Teachers Association. Comparing his early days in the Air Force with his new penchant for birdwatching, Austin notes, "I'm still watching things fly."

About 80 *percent of the North American red knot population stops annually on the New Jersey and Delaware shores.*

PEOPLE for PARKS

February 27, 2001

Robin Moore, chairman
Pullen Park Master Planning Committee
704 W. North Street
Raleigh, NC 27603

Dear Mr. Moore:

People for Parks (PFP) would like to undertake a significant park enhancement project focused on the kiddie boat ride at Pullen Park at some point in the near future. As you know, this popular amenity, currently located near the train, is in a regrettable state of disrepair. The amusement also suffers aesthetically from an unsightly chain link fence surrounding it. Circulation around the train/boats area can at times be difficult on busy days due to the location of the kiddie boat facility in relation to the brick wall and the train queue.

PFP sees this amusement as an attractive opportunity to involve the private sector in partnering with the City to bring new excitement, life, and color to this part of the park. We would like to initiate a design competition, encouraging submissions from local artists, architects, and landscape architects, to provide their concepts for a new kiddie boat ride that would:

- remove the need for a chain link fence, enclosing the amusement in a similar fashion as the Pullen Park Carousel;
- provide a new landscape design around the amusement;
- enhance the historic character of the park;
- playfully bring a whimsical, fun, and colorful attitude to this portion of the park; and
- act as a positive example of citizen involvement in park improvements at Pullen and across the City.

PFP also plans to take a leadership role in fundraising for the construction of the chosen design, including development of a Friends of Pullen Park support group.

I am writing to request that the Master Planning Committee take our interest in redeveloping and improving this important part of Pullen Park's amusements into account in its deliberations. Thank you for your consideration.

Best regards,

Jamie M Ramsey.

Jamie M. Ramsey
Executive Director

cc: Jack Duncan, Department of Parks and Recreation director
Raleigh City Council
Carolyn Carter, Acting City Manager
Wayne Marshall, PRGAB chair

Be a part of something green.

2705 Van Dyke Avenue, Raleigh, North Carolina 27607
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WAKE AUDUBON SOCIETY

P.O. BOX 12452 ● RALEIGH, NORTH CAROLINA 27605 ● (919) 733-7450

April 10, 2001

Master Planning Committee for Pullen Park
C/o Robin Moore, Chair
Raleigh Parks & Recreation
PO Box 590
Raleigh, NC 27602

Dear Committee Members,

The Wake Audubon Society is pleased to hear that the Master Planning Committee for Pullen Park has been considering the building of a Tower for Chimney Swifts at the site. This likely would be the first chimney purposely built in North Carolina for Chimney Swifts, while providing the opportunity for people to watch them come to roost. Success is never guaranteed, but results from other states with swift towers has been encouraging.

Please find enclosed two pieces of information regarding Swifts: the first is a fact sheet on Chimney Swifts developed by the NC Museum of Natural Sciences for use with schools; the second is an e-mail correspondence from an Audubon colleague in Portland, Oregon where an Audubon chapter, an area school, and the community successfully addressed the needs of students and swifts (a closely related species, the Vaux's Swift), and earned an incredible amount of publicity in doing so. It's a heartwarming story which serves to highlight just how tight the human-swift relationship has become.

This fall Wake Audubon will initiate an inventory of Autumn Roost sites for Chimney Swifts in Wake County. We will try to determine the major chimney roosts in the county, and estimate the number of birds that may be involved. Later we will try to determine the long-term status for these sites. Other Audubon chapters across the state are making plans to do the same. Eventually we hope to develop a Chimney Swift monitoring program across the eastern United States, and have a system of permanent roost chimneys available for these birds. Perhaps Pullen will be the site of the first.

Wake Audubon stands ready to assist the Master Planners with the design and construction of the Chimney Swift tower. We are in contact the North American Chimney Swift Nest Site Research Project in Austin, Texas (see web site address on handout), and are prepared to approach both brick manufacturers and the Building Trade Council to seek assistance in building such structures. The tower could be free standing, or attached to a building; it could be sized to accommodate a certain number of swifts (100s to 1000s); the primary requirements being that it is constructed in an open area giving the birds air space as they swirl while coming to roost, and that it be kept free of fires or fumes during the March-November residency period.

We look forward to addressing any concerns you might have. Please feel free to contact me (919-733-7450 x 602) e-mail: John.Connors@ncmail.net.

Respectfully,

John I. Connors, President

NORTH CAROLINA MUSEUM of NATURAL SCIENCES

The Tale of the Swift

Natural History

Background The Chimney Swift (*Chaetura pelagica*) is one of four swift species found in the United States and is the only one east of the Rocky Mountains. Swifts are classified in the family Apodidae and are closely related to hummingbirds. In pre-colonial times these birds nested in the cavities of large, hollow trees. Following European settlement of North America and the timbering of the eastern forests, swifts became dependent upon artificial structures such as chimneys. Often described as "flying cigars", these birds have short, dark gray bodies, long narrow wings (12-12.75 in. wingspan), and a short, bristle-tipped tail. Their short, weak legs and feet are suitable only for clinging upright to vertical surfaces. In fact, if one were to land on the ground, it is likely it would not be able to take off again.

Nesting In late March swifts begin to arrive from their wintering grounds in the Amazon forests of Peru. During the nesting season (May-July) these birds use their glue-like saliva to attach twigs to the inside of a chimney or tree cavity, creating a semicircular nest. Swifts lay 3-5 eggs and both parents help with **incubation**. Upon hatching the young are pink and without feathers. By the second week the nestlings beg loudly and three hungry babies can sound like a dozen. The young will fledge and take their first flight by the 30th day. Chimney Swifts are incredibly adapted to their aerial lifestyle. Many important aspects of their behavior (feeding, drinking, bathing, gathering of nest material, and mating) occurs "on the wing". In fact, once a swift leaves the roost for the day they will not land until their return at dusk.

Migration & Roosting Perhaps the most exciting behavior of the swift occurs when the birds roost during fall **migration**. Approximately an hour before sunset, hundreds and even thousands of birds will begin to congregate around large chimneys (such as those found at many elementary and middle schools). The birds will swarm, circle, and swoop in the immediate vicinity of the chimney for up to an hour. Suddenly, they begin to dive into the opening. Inside the chimney, the birds cling to the side of the chimney using their feet and bristled tail feathers for support. With so many birds in such a small space it is necessary for the birds to arrange themselves much the way shingles are laid on a roof. This phenomenon can be observed every evening throughout the months of August and September. By October most of the birds have left for their South American wintering grounds.

Wintering Grounds Incredibly, the location of where swifts spent the winter defied **ornithologists** for hundreds of years. In the late 1930's and early 1940's over 375,000 swifts were banded by researchers in an effort to solve the mystery. Thirteen of those bands were returned from birds killed by Indians near the Amazon river in 1944. They were brought to the American Embassy in Lima, Peru. Five of the thirteen birds had been banded by Ben B. Coffey and boy scout volunteers from Memphis, TN.

Concerns The current trend throughout the country is to cap chimneys to prevent wildlife from entering them. The capping of residential chimneys prevents swifts from nesting and causes them to look elsewhere. Some chimney sweeps have begun advocating the removal of the caps during the spring and summer to allow swifts to nest and then re-capping them in the fall. When large, industrial chimneys are capped important stopover sites for swifts in migration are eliminated.

Frequently Asked Questions

Q. I hear a lot of birds in my chimney. How many nests are in there? A. Probably only one. Swifts are solitary nesters and a pair will vigorously defend a nest.

Q. If the birds live in my chimney, how can I use my fireplace? A. Swifts migrate to South America near the beginning of October before the cold weather sets in. Thus, there should be no conflict in sharing your chimney with them.

Q. Are the nests likely to cause a fire hazard? A. There have been no such instances to date. Since only one nest a year is built, it would take years of neglect for a build-up to occur. Most nests begin to deteriorate in the winter anyways.

Class Activities

Swift Math #1 Here is a math challenge: Estimate the number of chimney swifts roosting in your school's chimney. What tools would you use? How would you use them? Write out a plan of action. Who will do what and when? Would this give you the exact number of swifts? Where might errors occur? Be sure to observe the swifts entering or leaving the chimney at least once before you make your plan!

Swift Math #2 If a swift has an average flying speed of 50 mph and flies non-stop from 7am until 7pm, how many miles will it travel in that day? In a week? In a year? Over a lifetime of 10 years?

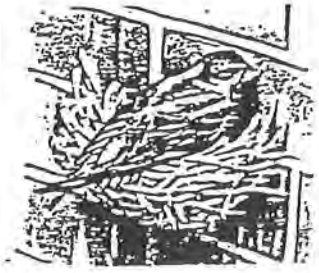
Swift Language Find out what the scientific name for the chimney swifts (Chaetura pelagica) and their family (Apodidae) mean. Why are they given these names? Look up the definitons for the highlighted words in the natural history section of this hand-out.

Swift Drama This activity will be done using 4 groups of people. Each group will use the information provided to act out an aspect of chimney swift behavior. One person from the group acts as a scientist, describing what they see. Presentations could be given in the following order: 1.Making a nest. 2.Feeding the young. 3.Adult behavior on the wing. 4.Roosting during southward migration.

Swift Interview Have students be reporters and conduct an "interview" with a chimney swift. Sample questions they might ask include: Where did you spend your winter vacation? What could we as humans do to make your life easier?

Science Curricculum Correlations

Grade	Goal
K	5.2 Use of Senses
1	5.1 Needs of Organisms
2	5.1 Life Cycles, 5.2 Adaptations
3	5.1 Interdependence
4	5.1 Animal Groupings, 5.2 Animal Behavior
5	5.3 Natural Resource Preservation



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•Terres, J.K. 1980. The Audubon Society encyclopedia of North American birds. Knopf, New York. 1109 pp.

•Whittemore, M. 1981. Chimney swifts and their relatives. Nature Books Pub., Jackson, MS. 169 pp.

•Potter, E.F., J.F. Parnell, and R.P. Teulings. 1980. Birds of the Carolinas. The University of North Carolina Press, Chapel Hill, NC. 408pp.

•Stokes, D.W. 1979. A guide to bird behavior: volume 1. Little, Brown, and Co., Boston. 336pp.

Websites

Driftwood Wildlife Association at http://www.cocentric.net/~Dwa/index.html
-provides information on the North American Chimney Swift Nest Site Research Project as well as links to other web pages

Subject: Re: FW: Swift Chimney
Date: Mon, 8 Jan 2001 11:26:34 -0800
From: "Dave Eshbaugh" <deshbaug@audubonportland.org>
To: <John.Connors@ncmail.net>

Hi John,

Thanks for your email. My comments are below in CAPS. Dave

Dave Eshbaugh, Executive Director
Audubon Society of Portland
"Inspiring People to Love and Protect Nature"
5151 NW Cornell Rd.
Portland, OR 97210
(503) 292-6855
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<email> deshbaug@audubonportland.org
<WWW> www.audubonportland.org
==========
-----Original Message-----
From: John Connors [mailto:John.Connors@ncmail.net]
Sent: Thursday, January 04, 2001 2:07 PM
To: GENERAL@audubonportland.ORG
Subject: Swift Chimney

We would like to install a permanently
dedicated chimney for swifts at a local park...to be used as a model
project- and see you have already accomplished such a feat. We'd like
some details. Dimensions, cost, how did you solicit donations &
publicity, were you concerned that the swifts wouldn't move in, etc.

SOUNDS LIKE YOU'RE DEALING WITH THE SAME KIND OF PROJECT THAT WE DID. OUR SITUATION MAY HAVE BEEN A LITTLE DIFFERENT, IN THAT WE FOCUSED ON PRESERVING AN EXISTING VAUX SWIFT ROOST SITE. THE SITE, AT THE HEAT SYSTEM CHIMNEY OF A LOCAL ELEMENTARY SCHOOL, WAS A MIGRATORY ROOST FOR 30-40,000 SWIFTS IN THE FALL AND SPRING (VAUX'S SWIFTS DO NOT GENERALLY MASS AT NESTING SITES).

THE SWIFTS MOVED INTO THE SITE ABOUT NINE YEARS AGO. WITH THE DESTRUCTION OF OLD GROWTH FOREST ROOSTS (THROUGH LOGGING) AND CAPPING OF CHIMNEYS IN THE METRO AREA, NUMBERS ROOSTING AT THE SITE HAVE GROWN EACH YEAR. SEVEN YEARS AGO WE LAUNCHED "SWIFT WATCHES" THROUGHOUT SEPTEMBER AND EARLY OCTOBER (THE PRIME ROOSTING SEASON), WHERE WE HAD A NATURALIST OR TWO AT THE SITE TO PROVIDE INFORMATION ABOUT THE SWIFTS, LET FOLKS VIEW THROUGH A SCOPE OR BINOCULARS, PROVIDE HANDOUTS, HAVE MUSEUM SPECIMENS OF THE SWIFTS, ETC. THIS GOT US AND THE SWIFTS LOTS OF GOOD PUBLICITY FROM THE LOCAL TELEVISION, RADIO, AND NEWSPAPER REPORTERS. WE ALSO PROFILED THE SWIFTS IN OUR MONTHLY NEWSLETTER AND FEATURED IT ON OUR WEB SITE.

THE SCHOOLKIDS AT THE SCHOOL WERE QUITE SUPPORTIVE OF THE BIRDS. ABOUT FIVE YEARS AGO THEY CHOSE 'SWIFTS' AS THEIR SCHOOL NAME. THEY STARTED GOING WITHOUT CLASSROOM HEAT UNTIL THE BIRDS LEFT (USUALLY MID OCTOBER AND QUITE COLD BY THAT TIME).

THE PROBLEM WAS THAT SOME TEACHERS AND PARENTS WERE UPSET BY THE CLASSROOM HEAT SITUATION. THE TEACHERS UNION GOT INVOLVED AS THEY THOUGHT IT WAS INAPPROPRIATELY PUTTING THE BIRDS AHEAD OF THE STUDENTS AND TEACHERS. A SIMILAR DEBATE IN NEIGHBORING BEAVERTON RESULTED IN THE KILLING OF SEVERAL HUNDRED SWIFTS AND LATER THE CAPPING OF THEIR CHIMNEY.

I MET SEVERAL TIMES WITH THE PRINCIPAL, TEACHERS, AND PARENTS AT CHAPMAN SCHOOL TO DISCUSS THE SITUATION AND POSSIBLE SOLUTIONS. AT THE SAME TIME THE PORTLAND PUBLIC SCHOOL DISTRICT BEGAN TO MONITOR CLASSROOM CONDITIONS, WHICH DOCUMENTED LOW MORNING TEMPERATURES (IN THE 50S) AND HIGH CARBON DIOXIDE LEVELS (BECAUSE AIR WASN'T BE CIRCULATED TO PRESERVE HEAT THAT BUILT UP IN THE UPPER LEVELS).

OUR SOLUTION WAS TO SOLVE BOTH PROBLEMS BY DECOMMISSIONING THE OLD CHIMNEY STACK AND ERECT A NEW CHIMNEY FOR THE HEATING SYSTEM (METAL, WITH A CAP ON IT). THIS NECESSITATED THAT WE CHANGE THE DUCT SYSTEM, CONVERT FROM OIL HEAT TO NATURAL GAS, DECOMMISION THE OLD OIL TANK, SEISMICALLY STABILIZE THE OLD CHIMNEY, ETC. WE ALSO PLANNED TO HAVE INTERPRETIVE DISPLAYS NEAR THE SWIFT ROOST SITE AND PROGRAMMING ON SWIFTS TO THE SCHOOLKIDS.

MY PRIMARY RESPONSIBILITY WAS FOR FUNDING AND THE EDUCATIONAL ELEMENTS. THE FUNDING WAS A CINCH. WE WROTE ABOUT THE PROJECT IN OUR NEWSLETTER AND RECEIVED SEVERAL DONATIONS FROM THOSE LIVING NEAR THE SCHOOL OR FAMILIAR WITH THE MIGRATION SPECTACLE. I WROTE GRANT PROPOSALS TO SEVERAL FOUNDATIONS THAT WERE PRIMARILY INTERESTED IN CAPITAL PROJECTS AND NOT ADVERSE TO FUNDING THIS KIND OF PROJECT. ONE MAJOR DONOR CALLED AND ASKED IF HE COULD CONTRIBUTE THE LAST $5-10,000 THAT WERE NEEDED. ALL TOLD WE RAISED ABOUT $75,000 FOR THE PROJECT.

PORTLAND PUBLIC SCHOOLS TOOK ON THE CONSTRUCTION ISSUES. THE CONTACTED OUR LOCAL NATURAL GAS SUPPLIER, WHO VOLUNTEERED THE ENGINEERING AND PLANNING WE NEEDED. THEY ALSO CONTACTED A CARBON DIOXIDE RECLAMATION FIRM, WHICH WANTED TO CAPTURE THE CO2 OUTGASES AND PAY THE SCHOOL FOR THE GAS THAT WAS COLLECTED (THESE FUNDS PROVIDE FOR MAINTENANCE OF THE NEW SYSTEM AND THE OLD CHIMNEY).

THE PRESS REALLY FOLLOWED THE PROJECT. WE'VE HAD MANY ARTICLES IN THE OREGONIAN, WILLAMETTE WEEK, AND OTHER NEWSPAPERS, ALL THE LOCAL TELEVISION STATIONS AND MANY RADIO BROADCASTS. WE'VE BEEN MENTIONED IN NATIONAL PUBLICATIONS LIKE RANGER RICK, AUDUBON, AND BIRD WATCHER'S DIGEST. OUR LOCAL PBS STATION HAS DONE TWO HALF HOUR PROGRAMS ON THE PROJECT. NEXT SPRING THE BRITISH BROADCASTING COMPANY IS PLANNING A MAJOR STORY.

PORTLAND PUBLIC SCHOOLS IS NOW LOOKING AT WHETHER THEY CAN CREATE A PERMANENT FUND TO DO A SIMILAR CONVERSION TO OTHER SWIFT SITES, BOTH THOSE KNOWN AND THOSE OF THE FUTURE.

FROM MY PERSPECTIVE, ALL SIDES WON WITH THE PROJECT. IN THE WORST CASE (THE SWIFTS ABANDONING THE SITE IN A FUTURE YEAR), I HELPED RAISE AWARENESS AND CONVERTED A LOCAL SCHOOL TO A MUCH MORE ENVIRONMENTALLY FRIENDLY HEATING SYSTEM (FEWER EMISSIONS, MORE EFFICIENT). IF THAT IS ALL THE POTENTIAL DOWNSIDE, THAT'S NOT TOO BAD.

MY SCHEDULE IS INSANE THIS WEEK, SO I WILL PLAN ON TALKING WITH YOU NEXT WEEK (JAN 16-19). DAVE

Any
background before we talk would be appreciated. Thanks, John Connors,
President, Wake Audubon Society

919-733-7450 x 602

CITY OF RALEIGH ARTS COMMISSION

July 17, 2001

Mr. Wayne Marshall
Chairman
Pullen Park Master Planning Committee
c/o Raleigh Parks and Recreation Department
222 West Hargett Street
Raleigh, North Carolina 27602

Dear Mr. Marshall,

Thank you for providing the City of Raleigh Arts Commission with a copy of the proposed Master Plan for Pullen Park and for your presentation at our regular Commission meeting on July10. We are very pleased to have been consulted by the Planning Committee and hope our feedback at the meeting was instructive.

The Commission would be very pleased to partner with the Committee in the future on public art in Pullen Park. As we discussed, we will appoint one or more liaisons on the Commission to work with the Committee now and in the future with the Department of Parks and Recreation. We will appoint the liaisons at our regular meeting on August 14 and forward those names to you.

By this letter, the Commission publicly endorses the Master Plan for Pullen Park and urges its adoption by the City of Raleigh Parks, Recreation and Greenway Advisory Board Commission and the Raleigh City Council. The Commission hopes the Master Plan for Pullen Park will help preserve and enhance this great asset for all the citizens of Raleigh.

Very truly yours,

Alexander M. Donaldson

Alexander M. Donaldson, Chair

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TELEPHONE: 919-857-4372
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http://www.raleigh-nc.org/arts/index.htm

Appendix F
Ashe Avenue Access Analysis

Pullen Park Master Plan

Kimley-Horn
and Associates, Inc.

May 25, 2001

P.O. Box 33068
Raleigh, North Carolina
27636-3068

Robert G. Harrison, ASLA
Little & Little
127 West Hargett Street
Raleigh, NC 27601

Re: Access Analysis for Pullen Park Master Plan Update

Dear Robb:

Kimley-Horn and Associates is pleased to submit this letter report on access issues related to Pullen Park in the City of Raleigh.

Study Scope

Roundabouts are proposed by others at two locations at the entrance to Pullen Park near Ashe Avenue. These are proposed as a means of enhancing the community and calming traffic to speeds that are safer for pedestrian and bicyclist crossings of the roadways. The purpose of this study report is to document that the proposed roundabouts will accommodate not only existing traffic volumes but a 90 percent increase in Park traffic that may occur with a proposed 90 percent increase in the number of parking spaces within Pullen Park. Furthermore, proposed driveway circulation changes will shift all traffic entering the Park to the northerly (main) entrance. The shift in traffic can also be accommodated with the proposed roundabouts. This report identifies design considerations associated with the proposed roundabouts.

Traffic counts were conducted Friday through Sunday, May 11-13, 2001 at both of the primary Park entrances on Ashe Avenue and one location on Ashe Avenue near the Pullen Park Pumping Station building (north of the main Park entrance). The counts are used to determine the peak hour and associated volume of traffic entering and leaving the Park during the peak hour.

Existing Traffic Volumes

Daily traffic volumes on Ashe Avenue (both directions combined) were 10,100 vehicles per day (vpd) on Friday decreasing to 6,000 vpd and 5,100 vpd respectively on Saturday and Sunday. Daily traffic volumes generated by Pullen Park ranged from 4,200 vehicles on Friday and Sunday to 3,600 vehicles on Saturday. The volume of Park traffic hit a peak on Sunday between 4:00 and 5:00 p.m. when 562 vehicles were recorded (combination of inbound plus outbound) at the Park (both driveways). The Saturday peak occurred from 2:00 to 3:00 p.m. when 480 vehicles either entered or left. While the Friday peak for Park traffic occurred from 10:00 to 11:00 a.m. when 463 vehicles were recorded,

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the peak hour for total traffic entering the intersection of Ashe Avenue and the northly Pullen Park entrance was 1:00 to 2:00 p.m. when 1,061 vehicles were recorded using the intersection (including through traffic on Ashe Avenue). In terms of total hourly traffic at this intersection, Friday from 1:00 to 2:00 p.m. represents the highest hourly intersection volume.

Planning & Policy Considerations

Context – while there are many roundabouts in the Triangle, nearly all of them exist on local residential streets or within shopping centers and office parks. There will be an education component associated with the opening of Raleigh's first roundabout on a major public street. While the City, State, University and the Hillsborough Street Partnership are providing leadership in public awareness of roundabouts with their high profile study and website, the timing of the first roundabout on Hillsborough Street will depend on City Council approval of the concept and then funding agreements. If a roundabout is constructed on Ashe Avenue before Hillsborough Street or Pullen Road, then the responsibility for public education should be accelerated to match the timeline for Pullen Park.

Site Specific Conditions – there are right-of-way limitations on the east side of Ashe Avenue that need to be considered. While some of the impact can be absorbed by shifting the roundabout to the west (Park) side of Ashe Avenue, there will be property acquisition needs on the east side in order to achieve proper geometric design of the roundabout. KHA has not contacted the Morehead School for the Blind, but wishes to be involved once contact is made. There are ideas for educating and training blind persons in crossing safely at roundabouts that we believe would assist in gaining their support.

It is generally not desirable to locate roundabouts in locations where grades through the intersection are greater than four percent. The installation of roundabouts on grades lower than three percent is generally not problematic. On approach roadways with downgrades steeper than four percent, it is more difficult for entering drivers to slow or stop on the approach. Given the downgrade on Ashe Avenue, care should be taken when designing the Ashe Avenue and Pullen Park Entrance roundabout. Consideration may be given to adding a traffic calming device to slow southbound Ashe Avenue motorists as they begin to descend down the hill toward Pullen Park. The crest of the hill is a bridge over the North Carolina Railroad, followed by a "T" entrance into the Morehead School. Consideration should be given to constructing a roundabout at the intersection of Ashe Avenue and the northerly entrance to the Morehead School.

Proximity to a traffic bottleneck is another site-specific condition to consider with the proposed Ashe Avenue and Pullen Park Entrance roundabout. Queuing

on Ashe Avenue that is related to the lack of a traffic signal on Western Boulevard may queue traffic back to the Pullen Park entrance. While severe queuing has not been observed as part of this study, our general knowledge of the area indicates that a separate study of the intersection of Ashe Avenue and Western Boulevard may be warranted in the future. Consideration should be given to eliminating the "Y" intersection of Ashe Avenue and Pullen Park Drive, adjacent to the convenience store. This recommendation should not delay the timing of a roundabout at the Pullen Park Entrance however.

At the Park entrance, the close spacing (70 feet) between the proposed roundabouts was analyzed. According to Michael Wallwork, an independent roundabout expert who is on the team for the Hillsborough Street Study, the 70-foot spacing between proposed roundabouts is adequate. The only concern about spacing would be the departure lanes coming out of one roundabout and going into the next roundabout. If it queues up because of delays at the downstream roundabout, then the queue could theoretically extend into the upstream roundabout. However, relatively low traffic volume combined with a good redesign should result in no traffic operational problems at either roundabout.

Number of Entry Lanes –the single-lane entries that are proposed into the roundabouts are appropriate for the area. Multi-lane entries would not be in keeping with the character of the area. Furthermore, multi-lane entries are not needed for traffic capacity purposes.

School Bus service – the schematic designs provided by Little & Little will require design modifications that will enlarge the footprint of the Ashe Avenue roundabout. The roundabout within the Park can accommodate school buses with a widening of the circulating roadway which can be achieved by enlarging the footprint of the intersection or narrowing the diameter of the central island.

Pedestrians and bicycles – studies of intersection conversions from "conventional" traffic control to roundabouts show improvement in safety achieved by slowing traffic speeds. At the location of pedestrian-vehicle conflicts (crosswalks), the slower speeds have a positive effect reducing the severity of injuries to the pedestrian. With proper design, pedestrian and bicyclist safety can be enhanced by the installation of roundabouts. Crosswalk locations illustrated by Little & Little are approximate, but near the recommended location for good roundabout operation and pedestrian safety. These locations appear to tie nicely into planned pedestrian circulation patterns for the Park, however, consideration should be given to improving pedestrian safety on the east (Morehead School) side of the roundabout. While sidewalks do not currently exist on the east side of Ashe Avenue, the proposed roundabouts may encourage pedestrian travel that may necessitate some degree of sidewalk improvement on the east side of the intersection.

Cost – preliminary cost estimates prepared by Kimley-Horn and Associates for a similar roundabout at the intersection of Pullen Road and Stinsen Drive suggests that $360,000 per roundabout is an adequate figure to use for budgeting purposes. The extent of utilities, landscaping, enhanced pedestrian treatments and other site-specific needs may alter this figure.

Alternatives – Kimley-Horn was not requested to address alternatives to the proposed roundabouts. The two scenarios analyzed in this study address traffic circulation patterns at the two Pullen Park driveways. The study results indicate that improved circulation can be achieved by changing the south driveway to be one-way outbound from the Park and shifting all of the inbound movements to the main (north) entrance. The proposed roundabouts will have sufficient capacity to handle the peak traffic demands. In the event of emergency vehicle operations, either the north or south driveway can be accessed by police, fire or ambulance.

Capacity Analysis

KHA analyzed the capacity of roundabouts using the "aaSIDRA" software package, which is the same pacakage used for the Hillsborough Street Study. Two scenarios were considered:

(a) both entrances remain as two-way flow and
(b) the southerly driveway is converted to one-way (exit only) traffic flow).

Even with the 90 percent increase in parking proposed at Pullen Park, the peak traffic volumes will be well within the capacity of a one-lane roundabout. Capacity and queuing will not be an issue. For most of the legs of the internal roundabout, the parking lots will not be able to provide vehicles fast enough to have an impact on the roundabout.

Results of both scenarios indicate that the proposed roundabouts are feasible in terms of traffic, that is, vehicle delay and queue lengths during the peak weekend hour will be improved with the roundabouts. Either of the circulation alternatives considered in this study would be acceptable.

Table 1 summarizes the capacity analysis results. Detailed capacity calculations are attached. Note that all intersection operate at Level of Service A, indicating relatively free flow conditions.

Table 1. Capacity Analysis Results

	Approach	Friday Peak Hour	Saturday Peak Hour	Sunday Peak Hour
Ashe Avenue Roundabout	Exit from Pullen Park	LOS A	LOS A	LOS A
		5 second delay	3 second delay	3 second delay
		3 car queue	2 car queue	2 car queue
	Northbound Ashe Avenue	A	A	A
		4 seconds	5 seconds	5 seconds
		4 car queue	3 car queue	4 car queue
	Westbound Exit from Morehead School	A	A	A
		8 seconds	7 seconds	8 seconds
		1 car queue	1 car queue	1 car queue
	Southbound Ashe Avenue	A	A	A
		5 second delay	4 second delay	5 second delay
		4 car queue	3 car queue	4 car queue
Pullen Park Roundabout	South Parking Lot	A	A	A
		2 second delay	2 second delay	2 second delay
		2 car queue	3 car queue	3 car queue
	From Ashe Ave. Roundabout	A	A	A
		3 second delay	3 second delay	3 second delay
		3 car queue	3 car queue	4 car queue
	North Parking Lot	A	A	A
		6 second delay	6 second delay	8 second delay
		1 car queue	1 car queue	1 car queue
	West Parking Lot	A	A	A
		4 second delay	5 second delay	5 second delay
		2 car queue	3 car queue	3 car queue

Legend: ***Level-of-Service (LOS)***
Average Delay (in seconds per vehicle)
Queue Length (in number of cars)

Planning Steps

This study establishes the basic feasibility of proposed roundabouts at two locations at the entrance to Pullen Park. Figure 1 shows a computer-enhanced image of the proposed Ashe Avenue roundabout, from the perspective of a pedestrian approaching from the northeast (view is looking southwest). The chain link fence in the left foreground forms a boundary around the Morehead School for the Blind. On the right side of the illustration one can see the proposed roundabout within Pullen Park.

Subject to approval by the Raleigh Parks and Recreation Board, subsequent design studies and public involvement efforts are recommended in an effort to refine the schematic layout of the intersections, tie geometric design elements to a field survey, and inform adjacent property owners and affected motorists of the planned changes. It is highly recommended that a focused meeting be set with the Morehead School for the Blind and include Michael Wallwork. Mr. Wallwork has specific ideas to share with the School regarding the training of persons with low vision in how to negotiate safely through the crosswalks at a roundabout. Furthermore, residents along Ashe Avenue between Hillsborough Street and Pullen Park should be informed of the Ashe Avenue roundabout prior to construction.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Roger B. Henderson

Roger B. Henderson, P.E., AICP
Project Manager

attachments

Appendix G
Pullen Park History

Richard Stanhope Pullen and Raleigh's First Public Park 1887 – 1920

W. Carson Dean, Author

The North Carolina Historical Review

VOLUME LXXV PUBLISHED IN APRIL 1998 NUMBER 2

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Richard Stanhope Pullen and Raleigh's First Public Park, 1887-1920

W. CARSON DEAN

Parks have been instrumental in the development of urban America. A product of the popularity of formal cemeteries in the nineteenth century, public recreational grounds began appearing throughout the nation by the end of the Civil War. At first found almost exclusively in the North, parks were utilized to offset the supposed ills of urban life by providing open spaces with vistas of pleasant scenery. Landscape professionals, politicians, health advocates, and urban boosters believed that, by creating parks in cities, local populations would benefit physically and psychologically. People thought that breathing fresh air—if only for a short while each weekend—cleared their lungs of the pollution generated by urban industry and population density. Escaping the drabness of congested neighborhoods and business districts by venturing a short distance to local parks allowed urban dwellers an opportunity for solace in an attractive, natural environment. This break from the unpleasantness of urban life supposedly offered rejuvenation of both the mind and the spirit, a necessity for maintaining productivity, order, and disease control in cities of all sizes. In the mid-nineteenth century, New York, Chicago, Boston, and Philadelphia constituted the country's major urban centers; it was only natural that park development began in these northern locales.

Charles Eliot and Frederick Law Olmsted Sr., two of the most influential nineteenth-century promoters of landscape architecture, defined parks as lands set aside because of their natural beauty and rural appearance for the recreational enjoyment of the people. Throughout the country, numerous antebellum towns and cities possessed squares and commons specifically preserved for the use of local residents. However, these public areas do not qualify as parks under Eliot and Olmsted's definition because they were usually smaller than a single city block, rarely benefited from active landscaping efforts, and were used primarily for weekly markets and animal grazing. An attempt to bring the country into the city in the form of garden parks initiated the American park movement in the 1850s. Although several important leaders established the standard theories for park development in the mid-nineteenth century, the common denominator for all landscape designs was to create aesthetically attractive park lands for the purpose of passive recreational pleasures.[1]

1. L. H. Weir, ed., *Parks: A Manual of Municipal and County Parks*, 2 vols. (New York: A. S. Barnes and Company, 1928), 1:xix; Peter J. Schmitt, *Back to Nature: The Arcadian Myth in Urban America* (New York:

New Yorker Andrew Jackson Downing was the first native landscape gardener to make a major impression on American life. In the early 1840s, he recognized that the residents of larger cities often made excursions to local formal garden cemeteries, where they strolled peacefully under large trees and viewed a wide variety of plants and artfully placed monuments. As both editor of and contributor to the magazine *Horticulturist*, Downing advocated the creation of public parks in towns large and small. His ideal park consisted of fifty to one hundred wooded and landscaped acres, bisected by a meandering driveway and a small number of scenic walkways. He also suggested that a refreshment stand be provided for the comfort of visitors. In 1851, Downing received a commission from the federal government to design the grounds of what came to be known as the Mall in Washington, D.C. Unfortunately, his sudden death in a steamboat accident in 1852 prevented him from completing this important project.[2]

Frederick Law Olmsted Sr. succeeded Andrew Jackson Downing as America's premier landscape architect in the mid-nineteenth century. In 1858, he and Calvert Vaux, both former associates of A. J. Downing, began designing and overseeing the construction of New York's Central Park. This park became an immediate model for park development that soon was followed in other large urban areas such as Brooklyn, Boston, and Philadelphia.[3] Olmsted set forth his principles of landscape design and the need for parks in his canonical *Public Parks and the Enlargement of Towns* (1870). He stated that the purpose of parks was to offer a place for all classes to congregate, mingle, and combat the "evils of town life." In contrast to his work on Central Park, Olmsted now stated that several small parks, dispersed throughout a city and connected by trails and walks, were more beneficial than one large park. He believed that public parks would make a city attractive to visitors, luring potential new residents and businesses. On a later occasion, Olmsted explained that the goal of a park planner should be more than simply to lay out paths, roads, and plant material—he should strive to create a landscape that provides psychological rejuvenation and promotes physical health.[4]

Borrowing from Olmsted and earlier advocates, other prominent landscape architects had a direct influence on the park movement of the late nineteenth and early twentieth centuries. H. W. S. Cleveland was an eloquent writer who spent much of his career promoting parks in the Midwest and West. His most important work, *Landscape Architecture, as Applied to the Wants of the West* (1873), helped define landscape

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Oxford University Press, 1969), 3; A. B. LaGasse and W. I. Cook, *History of Parks and Recreation* (Arlington, Va.: American Institute of Park Executives, 1965), 14.

2. George B. Tatum, "The Emergence of an American School of Landscape Design," *Historic Preservation* 25 (April-June 1973): 34; Albert Fein, ed., *Landscape into Cityscape: Frederick Law Olmsted's Plan for a Greater New York City* (Ithaca, N.Y.: Cornell University Press, 1968), 29; George F. Chadwick, *The Park and the Town: Public Landscape in the Nineteenth and Twentieth Centuries* (New York: F. A. Praeger, 1966), 181; *Dictionary of American Biography*, s.v. "Downing, Andrew Jackson."

3. Boston began developing its park system in the late 1850s. Brooklyn opened Prospect Park in 1867, and Philadelphia purchased land for Fairmont Park in 1869. Gail Anne D'Avino, "Atlanta Municipal Parks, 1882-1917: Urban Boosterism, Urban Reform in a New South City" (master's thesis, Emory University, 1988), 17.

4. Frederick Law Olmsted Sr., *Public Parks and the Enlargement of Towns* (1870; New York: Arno Press, 1970), 17, 18, 23-24, 32-33; David Schuyler, *The New Urban Landscape: The Redefinition of City Form in Nineteenth-Century America* (Baltimore: Johns Hopkins University Press, 1986), 92.

Andrew Jackson Downing (1815-1852), left, and Frederick Law Olmsted Sr. (1822-1903), right, were the two most influential proponents of the nineteenth-century public park movement. As the editor of *Horticulturist* magazine (1846-1852), Downing advocated the establishment of public parks throughout the country. He died in 1852 shortly after completing the landscape design for the federal government complex in Washington, D.C. On the eve of the Civil War, Olmsted designed and oversaw the installation of New York City's Central Park, perhaps the most famous public park in the United States. He authored *Public Parks and the Enlargement of Towns* (1870), which continues to be a standard reference for urban planners. In North Carolina, Olmsted designed the extensive gardens of George Vanderbilt's Biltmore estate. Portraits from *Dictionary of American Portraits* (New York: Dover Publications, 1968), 171, 459.

architecture as a distinctive profession committed to going beyond decorating public gardens to providing comprehensive plans for incorporating parks into overall schemes of city development.[5] A key figure at the end of the nineteenth century, Charles Mulford Robinson helped the park movement incorporate ideas of city planning into the aesthetic purposes of park development. Not concerned primarily with utilitarianism, Robinson promoted civic art as a vital component of park and city planning.[6] Advanced by landscape architects, the City Beautiful movement proposed making urban areas more attractive through planned improvement projects such as decorative architecture and natural landscaping. John Nolen and Earl Sumner Draper became two of the best-known residential planners in the early twentieth century adhering to principles fostered by City Beautiful and the call for comprehensive city planning.[7] In Nolen

5. Karl T. Haglund, "Rural Tastes, Rectangular Ideas and the Skirmishes of H. W. S. Cleveland," *Landscape Architecture* 66 (January 1976): 67-69.

6. Roy Lubove, *The Urban Community: Housing and Planning in the Progressive Era* (Englewood Cliffs, N.J.: Prentice-Hall, 1967), 9; Jon A. Peterson, "The City Beautiful Movement: Forgotten Origins and Lost Meanings," *Journal of Urban History* 2 (August 1976): 426-427; Mel Scott, *American City Planning since 1890: A History Commemorating the Fiftieth Anniversary of the American Institute of Planners* (Berkeley: University of California Press, 1969), 65.

7. Thomas W. Hanchett, "John Nolen and the Planning of Savannah's Daffin Park, 1906-1909," *Georgia Historical Quarterly* 78 (winter 1994): 811-817; Catherine W. Bishir and Lawrence S. Earley, eds., *Early Twentieth-*

and Draper's designs for suburban neighborhoods, parks played an important role just as they had for Olmsted.

Although parks began appearing in most northern cities with substantial populations by the late 1860s, almost another decade passed before park development in the South began to flourish. However, there were several notable exceptions. Savannah city officials began setting land aside for use as parks in the 1840s; and, within a decade, the Georgia port was the only city in America with enough protected open space to provide for the recreational needs of its residents. In 1859, Baltimore newspapers began agitating for their city to create a large public park. City leaders met the challenge by opening Druid Hills Park in 1860. The park movement in the South, stalled by the Civil War and Reconstruction, swept through the southern states in the last decades of the nineteenth century, fulfilling Frederick Law Olmsted's prophecy that the future of park development lay in that region.[8]

Several factors prompted the South's sudden increase in park development. Southern entrepreneurs wanted to salvage their towns from the physical and economic devastation caused by the Civil War. By offering such amenities as an established transportation network and improved municipal services (public utilities, police and fire protection), boosters believed that they could attract new businesses, manufacturing concerns, and visitors to their locales. Easily accessible public parks became an important promotional tool for gaining attention. The city park demonstrated the forethought and concern of municipal leaders and philanthropic boosters for a town's citizens; it also presented the image of an economically sound area possessing a population with the resources and free time to engage in leisure activities. Once the restoration of economic prosperity to a city began, any improvements made to the town enhanced its attractiveness to additional investors while benefiting everyone, longtime residents and newly relocated individuals alike.

As the southern economy recovered, large towns attracted two very distinct groups—freed people and yeoman farm families seeking employment and investors and speculators eager to purchase a share of the region's new prosperity. The South's regional market centers became bona fide cities as their populations doubled and tripled in the decades immediately following the Civil War.[9] This urban growth was accompanied by increasing demands for parks and other amenities. Although Raleigh was the capital

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Century Suburbs in North Carolina: Essays on History, Architecture, and Planning (Raleigh: Division of Archives and History, Department of Cultural Resources, 1985), 79.

8. Blaine A. Brownell and David R. Goldfield, eds., *The City in Southern History: The Growth of Urban Civilization in the South* (Port Washington, N.Y.: Kennikat Press, 1977), 77, 112; Kevin Zucker, "Falls and Stream Valleys: Frederick Law Olmsted and the Parks of Baltimore," *Maryland Historical Magazine* 90 (spring 1995): 79; Dana F. White and Victor A. Kramer, eds., *Olmsted South: Old South Critic, New South Planner* (Westport, Conn.: Greenwood Press, 1979), 226.

9. Among the southern cities that experienced substantial population growth in the postwar period were Atlanta, Nashville, Memphis, and Richmond. Between 1870 and 1900, Atlanta's population quadrupled from 21,789 to 89,872. In the same period, the population of Nashville more than tripled from 25,865 to 80,865; the population of Memphis grew at a similar rate from 40,226 to 102,320. Richmond's population expanded from 51,038 to 85,050. U.S. Census Office, *Twelfth Census of the United States, Taken in the Year 1900*, Vol. 1: *Population, Part 1* (Washington, D.C.: Government Printing Office, 1902), 430, 432.

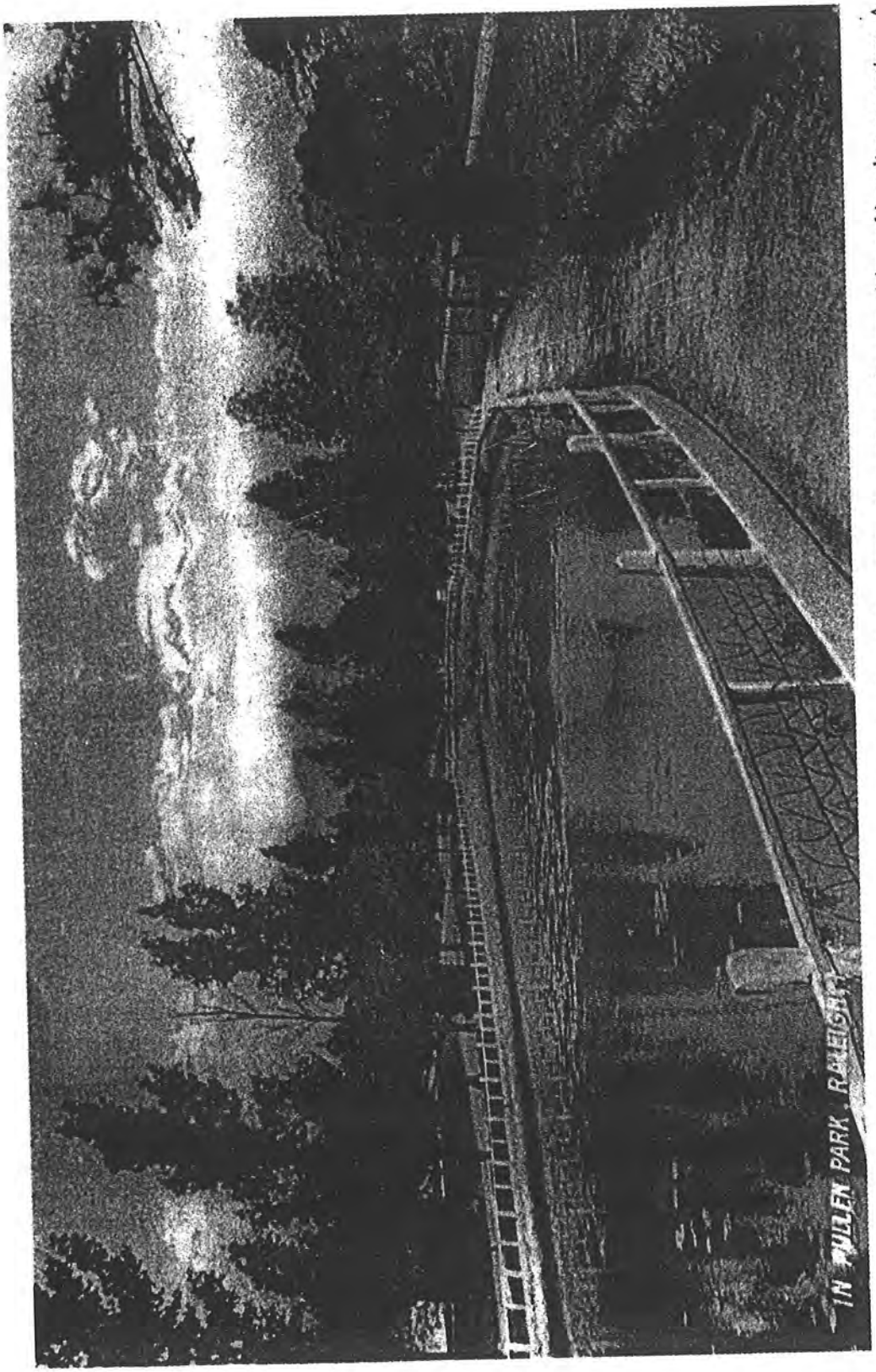
of North Carolina, it did not grow to become an urban center in the postwar era.[10] Moreover, its residents did not have to initiate a park development movement because early state legislators had possessed the foresight to establish public areas in the new capital and one civic-minded individual contributed the land, finances, and impetus for the creation of one of North Carolina's first public parks.

Immediately after the American Revolution, the North Carolina General Assembly faced the monumental task of establishing the state's capital. The legislators decided to create a new town specifically to serve as the seat for North Carolina's state government. In December 1791, a legislative committee purchased one thousand acres of land in central Wake County. A few months later, Franklin County surveyor, politician, and former Revolutionary War officer William Christmas surveyed and platted a four-hundred-acre site for the new capital city. In the center of the methodically planned town was a six-acre lot upon which the capitol building was to be erected. A grid of streets, intersecting at right angles, radiated from the central square. In fulfillment of a clause in the act governing the layout of the capital, a four-acre square was laid off near each of the four corners of the new town "to preserve for the future city the breathing places." Moore, Burke, Caswell, and Nash Squares served as open areas for markets, livestock foraging, and public gatherings. Although the General Assembly reserved part of Burke Square in 1803 as a campus for the Raleigh Academy and part of Caswell Square as a campus for the State School for the Deaf and Dumb in 1848, both Moore and Nash Squares remained free of construction throughout the antebellum period. In the years after the Civil War, one Raleigh resident—Richard Stanhope Pullen—believing that the capital's public squares did not adequately meet the multifaceted needs of his fellow citizens for a natural space, began the process that resulted in the creation of the park that bears his name.[11]

The son of Turner and Elizabeth Smith Pullen, Richard Stanhope Pullen was born on September 18, 1822, on his father's small plantation near Neuse Station in Wake County. Although little is known about his early life and education, in 1850 Stanhope Pullen was living with his parents and working as an agent for his maternal uncle, Richard Smith, an important Raleigh financier and merchant. When Smith died in 1852, he

10. On the eve of the Civil War in 1860, Raleigh had a total population of 4,780. By 1880, the population had almost doubled to 9,265. Between 1890 and 1900, the population increased slightly from 12,678 to 13,643. The capital experienced considerable population growth in the first decade of the twentieth century as the total number of residents expanded to 19,218 in 1910. Between 1910 and 1920, the population grew at a more moderate rate to a total of 24,418. U.S. Census Office, *Ninth Census of the United States (1870): Statistics of Population* (Washington, D.C.: Government Printing Office, 1872), 225 (total for 1860); U.S. Census Office, *Compendium of the Eleventh Census (1890), Part 1: Population* (Washington, D.C.: Government Printing Office, 1892), 305 (totals for 1880 and 1890); U.S. Census Office, *Fourteenth Census of the United States*, Vol. 1: *Population, 1920* (Washington, D.C.: Government Printing Office, 1921), 268 (totals for 1900, 1910, and 1920).

11. *Laws of North Carolina, 1791*, ch. 6; James Vickers, *Raleigh, City of Oaks: An Illustrated History* (Woodland Hills, Calif.: Windsor Publications, 1982), 14-17; Writers' Program of the Work Projects Administration in the State of North Carolina, *Raleigh: Capital of North Carolina* (Raleigh: Raleigh Sesquicentennial Commission, 1942), 18, 53, 131; "What City Owes Bachelor 'Uncles' " and "As Raleigh Grew from the Forest," in *News and Observer* (Raleigh), June 6, 1907; "Raleigh Comprehensive Plan: Part 4 Parks, Recreation and Greenways Plan," October 1990, in the files of the City of Raleigh Planning Department, Avery C. Upchurch Government Complex, Raleigh, North Carolina. For additional information on William Christmas's work as a surveyor and city planner, see *Dictionary of North Carolina Biography*, s.v. "Christmas, William."



This postcard depicts the ornamental pond in Pullen Park, ca. 1914. Created in the late 1880s, the pond served as one of the park's earliest attractions. A wide walkway surrounded the pond, and strolling visitors often stopped to watch schools of goldfish or to admire the variety of water lilies. In 1935, the pond was enlarged substantially and renamed "Lake Howell" in honor of longtime Pullen Park manager Wiley A. Howell. Photograph of postcard courtesy of the State Archives, Division of Archives and History, Raleigh.

left an estate valued at almost $85,000 and named his wife, Penelope, to serve as sole executrix. At the request of his aunt, thirty-year-old Stanhope Pullen moved to Raleigh to assist in the management of the Smith holdings. When Penelope Smith died in 1870, she named Pullen as her sole executor and bequeathed the bulk of her estate to "my faithful agent and friend Richard Stanhope Pullen, who has served me very faithfully . . . without wages or reward, and has relieved me from many annoyances and troubles in my old age." With an inheritance valued at more than $50,000, Pullen embarked on a number of business and philanthropic projects in Raleigh.[12]

Stanhope Pullen's first major contribution to the city, according to the *News and Observer*, was "the opening up of Northeast Raleigh." In the mid-1870s, he purchased the Rayner estate on the north end of Blount Street. He moved the mansion to another location and divided the grounds into building lots, which he then sold for development. Later, in the early 1880s, on a tract of land between Oakwood Avenue and Polk Street, near the Oakwood Cemetery, Pullen "personally cut [the parcel] up into streets and lots [which] he developed according to his own idea, building thereon a number of substantial brick dwellings and creating a new residence district which for years was called 'Pullen Town.' " He reserved several of these new homes for his nieces and their families, allowing them to occupy the structures rent free; the other houses, he either held as rental properties or sold. To encourage further development in the neighborhood, Pullen donated the streets, which he had graded and graveled at his own expense, to the city. Over a twenty-five-year period, he assembled and maintained a large portfolio of rental properties that generated a steady flow of capital. These liquid assets enabled Stanhope Pullen to self-finance additional real estate purchases and, when he desired to sell a property, to owner-finance the sale, which resulted in yet more income.[13] He was recognized as a skilled businessman by his contemporaries; however, Pullen is remembered for the generous contributions he made to his community.

12. *Dictionary of North Carolina Biography*, s.v. "Pullen, Richard Stanhope"; Samuel A. Ashe, Stephen B. Weeks, and Charles L. Van Noppen, eds., *Biographical History of North Carolina: From Colonial Times to the Present*, 8 vols. (Greensboro: Charles L. Van Noppen, 1905-1917), 6:411-412. Richard Smith left detailed instructions concerning his complex estate. He directed that his varied holdings—stocks, bonds, other financial interests, and real estate—remain intact as an informal trust and that the income from the estate be divided equally between his wife, Penelope, and his daughter, Mary Ann. If Penelope, as sole executrix, decided to disburse or liquidate the holdings, she was to receive one-third of the estate, and her daughter was to receive the remaining two-thirds. Assisted by Stanhope Pullen, Penelope maintained the Smith estate through the financial crises of the late 1850s, the uncertainty during the Civil War, and the economic collapse in the early years of Reconstruction. Between 1853 and 1870, the Smith holdings grew to $143,000 in value and generated a total income of $118,000. In 1871, Mary Ann Smith, who had married James T. Morehead against her mother's wishes, filed a complaint against Stanhope Pullen requesting that her father's estate be divided according to the directions in his will. Although Pullen agreed with Mary Ann's wishes, the division of the extensive holdings required thirteen years. See Will of Richard Smith, October 10, 1851, Will of Penelope Smith, April 4, 1868, Wake County Original Wills, State Archives, Division of Archives and History, Raleigh; "James T. Morehead and Mary Ann Smith v. Richard S. Pullen," December 20, 1871, in folder 3, Estate of Penelope Smith, 1870, Wake County Estates Records, State Archives; "Estate of Richard Smith," pp. 170-171, Wake County Record of Final Settlements, Vol. B: 1883-1887, State Archives.

13. "What City Owes Bachelor 'Uncles,' " *News and Observer*, June 6, 1907; Ashe, Weeks, and Van Noppen, *Biographical History of North Carolina*, 6:412; *Dictionary of North Carolina Biography*, s.v. "Pullen, Richard Stanhope."

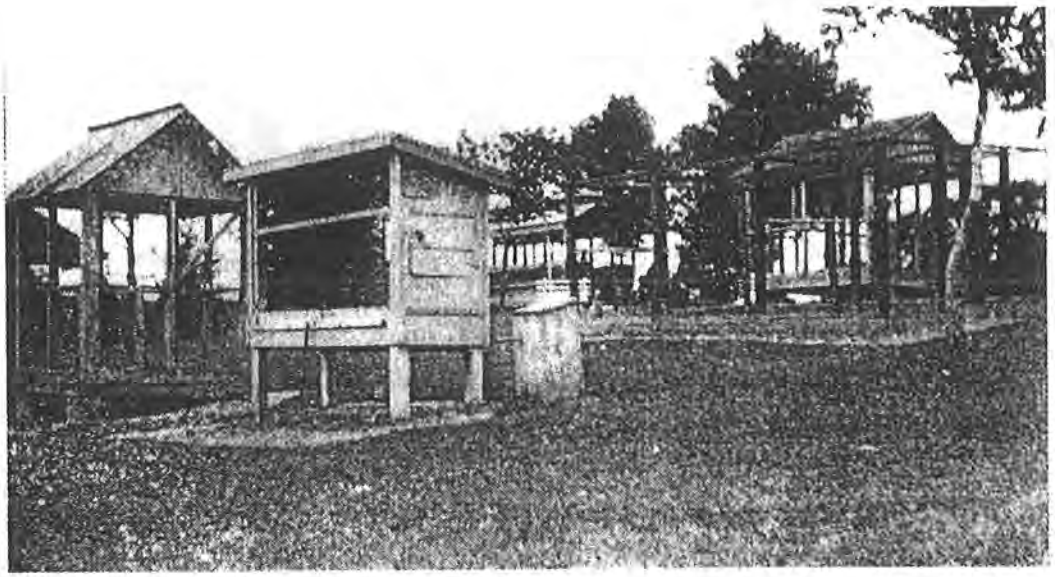
A private man, Stanhope Pullen practiced anonymous philanthropy and never sought acknowledgment of his gifts. Raleigh amateur historian Hope Summerell Chamberlain recorded that

> In his [Pullen's] continual rounds, he came to know certainly who was in want, and who was worthy of help. He disliked to be asked for charity, but the loads of wood, the supplies of groceries that came to many a struggling widow, or poor man with sickness in his family, unsolicited and unacknowledged, are known only to the recording angel. Thanks he never permitted.

Although Pullen avoided publicity, several of his philanthropic acts were of such magnitude that maintaining anonymity was impossible. In the early 1870s, he assumed responsibility for reorganizing the finances of Raleigh's Peace Institute. Having formed a governing corporation for the college, Pullen located subscribers for the majority of the corporation's stock, which provided the funds that enabled the school to open in 1872. As a symbol of his faith in the institution, he held a minority of the shares in his personal portfolio for the remainder of his life. In early 1887, Pullen's pledge of sixty acres of farmland on the outskirts of the capital for the campus of an industrial college influenced the General Assembly to site the newly chartered North Carolina College of Agriculture and Mechanic Arts (later North Carolina State University) in Raleigh. Later that year, when he learned that the Edenton Street Methodist Church lacked the funds to complete construction of its new sanctuary, he simply wrote a bank draft for the entire amount necessary to finish the project. In 1891, the newly chartered North Carolina State Normal and Industrial College in Greensboro (later University of North Carolina at Greensboro) received a donation of ten acres of land for its campus from Stanhope Pullen and fellow Raleigh entrepreneur R. T. Gray.[14] Perhaps the best-known of Pullen's civic gifts was the only one that bears his name—Pullen Park.

In early January 1887, Stanhope Pullen and "Colonel" Frederick A. Olds, a fellow businessman and enthusiastic historian, were walking on the Eason Lee farm just west of the capital's corporate boundary. Pullen told his friend that he recently had purchased the farm and had pledged sixty acres of the parcel for the campus of the new industrial college. He then stated that he wished to donate the remaining portion of the farm to the City of Raleigh for use as a public park. On January 24, Pullen informed Raleigh's Board of Aldermen of his intended gift. Over the next two months, while the land was surveyed and the details of the donation were negotiated, the people of Raleigh talked about the future park and wondered about when it would open to the public. On January 29, the *News and Observer* noted that "There is still some talk of the possibility of putting the munificent donation of Mr. Stanhope Pullen—land given for the

14. Hope Summerell Chamberlain, *History of Wake County North Carolina with Sketches of Those Who Have Most Influenced Its Development* (Raleigh: Edwards and Broughton Printing Company, 1922), 239; Sidney Ann Wilson, *Personae: The History of Peace College* (Raleigh: Peace College, 1972), 7; David Alexander Lockmiller, "The Establishment of the North Carolina College of Agriculture and Mechanic Arts," *North Carolina Historical Review* 16 (July 1939): 286, 288, 290; Ashe, Weeks, and Van Noppen, *Biographical History of North Carolina*, 6:412-413; *Dictionary of North Carolina Biography*, s.v. "Pullen, Richard Stanhope." In the mid-1880s, Pullen and Gray had jointly purchased the ten-acre parcel in Greensboro for investment purposes. "What City Owes Bachelor 'Uncles,' " *News and Observer*, June 6, 1907.



Pullen Park, like many late-nineteenth-century public parks, featured a zoo. Although considered primitive in light of today's standards for zoo management, the Pullen Park Zoo attracted many visitors eager to view its hodgepodge collection that included raccoons, rabbits, monkeys, foxes, wolves, geese, bears, and alligators. The zoo closed shortly after the death of park manager Wiley A. Howell in 1936. Photograph (ca. 1904) courtesy of the State Archives.

city park—into such shape and order as to make a summer evening's resort for the Raleigh people during the coming summer."[15]

The appearance of the new park came at an opportune moment for Raleigh. The *News and Observer* declared on April 29, 1887, that "Raleigh is now on a boom. The city finances are in good condition; substantial improvements are being made in every direction." Recovering from the social unrest of the Civil War and Reconstruction, the capital experienced modest population and economic growth between 1865 and 1880. By 1885, the capital's industrial base included "a cotton Seed Oil Mill, a Shuttle Block Factory, two Boiler Factories, three Foundries, two Car Factories, a Carwheel Factory, four Planing Mills, two Cotton Gins, four Carriage and Wagon Factories, and three Tobacco Warehouses." At the end of the 1880s, Raleigh boasted a telephone system with two hundred customers, tap water in private homes, paved streets, a street sweeper, over one hundred gas streetlights, and twenty experimental electric streetlamps. As the quiet "government city" began to grow in the last two decades of the nineteenth century, an acute housing shortage occurred. Land developers met the need for new residences, and suburbs began to appear beyond the city limits at an impressive pace.[16]

15. "Pullen Park: Its Beginning," *Raleigh Times*, November 18, 1912; Lockmiller, "The Establishment of the North Carolina College," 291; Minutes, January 24, 1887 (minute book), City of Raleigh Board of Commissioners, Office of the City Clerk, Avery C. Upchurch Government Complex, Raleigh; "People about Town: Some Things They Say and Do," *News and Observer*, January 29, 1887. Historians have disputed the amount of land that Stanhope Pullen donated for the park. A review of documents in a folder titled "Real Estate-City-Park-Pullen Park" in the Office of the Raleigh City Clerk reveals that the actual donation was just above seventy acres.

16. *News and Observer*, April 29, 1887; Writers' Program, *Raleigh: Capital of North Carolina*, 151; Sarah McCulloh Lemmon, "Raleigh—An Example of the 'New South,'" *North Carolina Historical Review* 43 (sum

However, as each new neighborhood emerged, forests and farmland disappeared, leaving less open space within easy reach of urban dwellers and less recreational space for the capital's youth. Stanhope Pullen profited as one of the city's leading real estate developers, but he also recognized the need within Raleigh for a protected, natural area.

On March 22, 1887, Pullen executed the deed transferring his ownership of the remainder of the Lee farm to the city of Raleigh "in trust for the uses and purposes of a Public Park for the use, enjoyment and recreation of the inhabitants of and visitors to The City of Raleigh." Although the land he donated was beyond the city limits at that time, Pullen recognized that the capital would grow to surround the park. In an effort to protect the land from urban development, he included the following "ad terrorem" clause in the deed:

> If the City of Raleigh the grantee herein should at any time use or allow to be used the said lands or any part thereof . . . for any purpose other than that of such public park, or shall alienate or convey or attempt to alienate or convey the said lands or any part thereof . . . to any person or corporation . . . this conveyance shall become null and void and the said lands shall thereupon immediately revert to and be vested in said Pullen, his heirs and assigns.

With one minor exception in the mid-1920s, the terms of the park's original deed have not been challenged.[17]

Interestingly, Stanhope Pullen made one exception to his requirement that the park not be used for any purpose other than recreation. He authorized the city to allow the construction of a cotton mill on a specific four-acre parcel on the park's southwestern edge. The section of the deed stated that

> If any person or persons will erect and equip or will furnish guarantees satisfactory to the Board of Alderman, that he or they will erect and equip on the part of Said tract of Land hereinafter presently described, a factory for spinning or weaving Cotton, Said Factory to be built within five years from date hereof and to cost not less than fifty thousand dollars, then the said City of Raleigh shall and it is part of the trust on which the foregoing Conveyance is made that it will Convey to such person or persons . . . said boundaries, will enclose four acres of land, Said Conveyance to be in fee and for the purposes only of Cotton Manufacturing.

It is not surprising that Pullen included this clause in the park's deed because he was known to have offered to invest "$5,000 in any cotton factory which might locate in Raleigh."[18] In the 1880s, the South was caught up in the so-called "Cotton Mill Cam-

17. R. S. Pullen to The City of Raleigh, March 22, 1887, Book 95, pp. 463-465 (microfilm), Wake County Record of Deeds, State Archives, hereinafter cited as Pullen Deed (State Archives). In 1924, North Carolina State College of Agriculture and Engineering filed a petition with the Wake County Superior Court seeking to acquire six acres of the park for the expansion of its campus. The city responded that the college already owned several tracts of undeveloped land that were suitable for the proposed expansion. It also reminded the college that any conveyance of the park's land would violate the original deed and would result in the reversion of the entire donation back to the heirs of Stanhope Pullen. The twenty-one surviving Pullen heirs (who were named in the petition) informed the court that, if the college's petition were granted, they would file suit to claim title to all seventy acres of the park, as stipulated in the original deed. See folder titled "Pullen, R. S. and John T., 1924" in Wake County Estates Records, State Archives. On December 3, 1925, superior court judge G. E. Midyette dismissed the petition and issued a judgment of nonsuit against the college for failing to substantiate its claim. *State College of Agriculture and Engineering v. City of Raleigh, et al.*, December 3, 1925, p. 578, Wake County Superior Court Minute Docket, Vol. Z, State Archives.

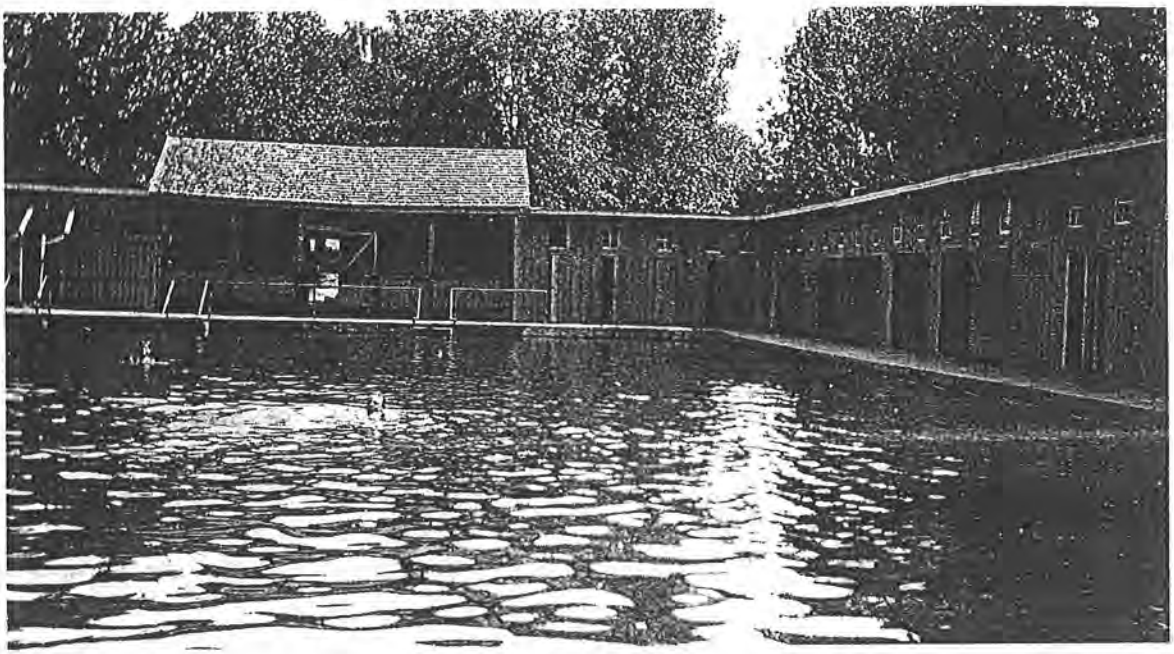
18. Pullen Deed (State Archives); Ashe, Weeks, and Van Noppen, *Biographical History of North Carolina*, 6:412. Pullen honored his investment offer: when he died in 1895, he held stock in all three of Raleigh's cotton mills. See Estate of Richard Stanhope Pullen, 1895, Wake County Estate Records, State Archives.

paign," which, according to historian David Goldfield, "approached the status of the religious crusade, especially in the Carolina Piedmont towns." The region's offer of inexpensive labor, a plentiful supply of raw cotton, and a well-connected interstate network of railroads fueled the establishment of textile mills throughout North Carolina in the latter nineteenth and early twentieth centuries. As the new mills appeared, large towns, such as Charlotte and Greensboro, quickly grew to become cities, while small villages, such as Concord and Gastonia, became thriving towns. Before 1880, Raleigh was a town that revolved solely around state government. The capital's commercial interests provided goods to local residents, and there was little participation in regional trade. Raleigh's civic-elite—its politicians, entrepreneurs, and prominent families—recognized the economic benefits that a cotton mill would bring to the town. They also understood that the establishment of one mill would encourage further urban development. As one of Raleigh's civic leaders, Stanhope Pullen provided the incentive of free land in an effort to encourage cotton manufacturing in the capital; however, he also limited his offer to five years from the date the deed was executed. No one claimed the land before the five-year limit expired, which ensured that the park would forever remain a recreational haven for Raleigh's citizens.[19]

In order for Pullen Park to become a reality, more was required than simply the city's acceptance of a parcel of land: roads and paths would have to be cut through the property; brush and undergrowth would have to be cleared; and a considerable amount of landscaping would have to be undertaken. At a Raleigh Board of Aldermen meeting on March 4, 1887, several weeks before Stanhope Pullen signed the park deed, alderman James S. Wynne suggested that the city create a "Committee on Public Parks" to supervise the improvement, opening, use, and maintenance of the new park. The committee also would be responsible for managing and maintaining the city's two informal parks—Nash and Moore Squares. Mayor William H. Dodd appointed the five members of the committee, which included Stanhope Pullen and James S. Wynne. The *News and Observer* suggested that "One of the first things the committee should do is to select a name for the park, and nothing could be more appropriate than to name it for the public-spirited and honored citizen who donated it." On April 1, 1887, the city aldermen accepted a committee resolution to name the park after its benefactor, officially thanked Pullen for his gift, and formally adopted the name "Pullen Park."[20]

19. David R. Goldfield, *Cotton Fields and Skyscrapers: Southern City and Region, 1607-1980* (Baton Rouge: Louisiana State University Press, 1982), 123 (quotation); "Cotton Mill Campaign: 1885-1915," chapter 3 in Brent D. Glass, *The Textile Industry in North Carolina: A History* (Raleigh: Division of Archives and History, North Carolina Department of Cultural Resources, 1992), 30-55; Brownell and Goldfield, *The City in Southern History*, 108. Although Raleigh never became an important cotton manufacturing center, several cotton mills did locate in the capital. In 1890, Pilot Mills opened approximately a mile north of Pullen Park. It was quickly followed, in the same year, by Raleigh Cotton Mills. See William S. Powell, *Raleigh-Durham-Chapel Hill: A Student's Guide to Localized History* (New York: Teachers College Press, 1968), 10; Elizabeth Culbertson Waugh, *North Carolina's Capital, Raleigh* (Chapel Hill: University of North Carolina Press, 1968), 146.

20. Minutes, March 4, April 1, 1887, City of Raleigh Board of Commissioners; "The Park," *News and Observer*, March 6, April 2, 1887. James S. Wynne was the brother-in-law of Stanhope Pullen's niece, Lizzie P. Culbreth Wynne. In the early 1880s, Pullen employed J. S. Wynne as an agent for the Richard Smith estate. A survey of Raleigh city directories for the period 1880–1910 reveals that Wynne became an important



In the early 1890s, Pullen Park boasted Raleigh's first public swimming pool. Originally open only to males, who swam unclothed, the "elegant bathing pool" was opened on special days only to females, who wore intricate swimming costumes to use the facility. At the time of his death in 1895, Stanhope Pullen planned to build a separate swimming pool to be used exclusively by women. In 1913, the city replaced the pool's wooden sides with concrete slabs. Photograph (ca. 1915) courtesy of the State Archives.

Always seeking to avoid publicity, Stanhope Pullen opposed the actions of the city officials to honor him.[21]

Work on preparing Pullen Park for visitors began immediately after the city took possession of the land. On March 27, 1887, the *News and Observer* reported that the park "was a mass of flame and smoke yesterday from the burning of the brushwood and trash that has recently been cut down and raked up."[22] The park committee enlisted Col. A. W. Shaffer, a local surveyor, to site roads and walkways through the property and hired a large work force to clear and grade the newly marked main drive and paths. From the main entrance on Hillsboro Road (present-day Hillsborough Street) to the railroad that bisected the park, the mile-long main drive was to be one hundred feet wide. At the rail crossing, the drive was to narrow to fifty-five feet for the remainder of its run. One work crew began construction of a large bridge to carry the main drive over the railroad.[23] Although the newspaper optimistically predicted that Pullen Park would open to the public in May, it soon became apparent to the people of Raleigh that

21. Minutes, April 1, 1887, City of Raleigh Board of Commissioners. Stanhope Pullen guarded his privacy and resisted all efforts to acknowledge his philanthropic gifts. In the early 1890s, officials of the state college asked him to sit for a portrait to be displayed in the college's main building. Pullen succinctly dismissed this and all similar requests. As a result, no images exist of one of Raleigh's most important benefactors. "What City Owes Bachelor 'Uncles,' " *News and Observer*, June 6, 1907; *Dictionary of North Carolina Biography*, s.v. "Pullen, Richard Stanhope."

22. *News and Observer*, March 27, 1887.

23. The bridge over the railroad was not completed until May 2, 1887. It was eighty-five feet long, twenty feet wide, and twenty-five feet high. Over seventeen thousand feet of lumber were used in its construction. Undated news clipping in the files of Carol Jones, Pullen Park manager, Pullen Park, Raleigh.

too much work still remained to be completed before they could use the new park. On May 29, the *News and Observer* informed the people that

> The park is now in the hands of laborers who are cutting away underbrush, digging up stumps, doing some grading, &c. There are several spots in the park which, when properly cleared up will be beautiful, among them a smart bluff, which [park committee] chairman [J. S.] Wynne has named "Lover's Leap." The growth of shrubbery as a rule is young yet but will be charming. There is a splendid place for a considerable pond on Rocky branch and it will probably be made into one.[24]

Work continued through the summer and fall until cold weather made it impractical. While construction was delayed until spring, the park continued to be a major topic of conversation among residents of the capital.

Although landscaping and other work was incomplete, Pullen Park officially opened to the public in the spring of 1888. In fact, the park would undergo perpetual improvement between 1887 and 1920. Shortly before the opening, Stanhope Pullen suggested that a "Keeper of the Park" be employed; and, on his recommendation, the city hired Wiley A. Howell, a guard at Raleigh's Central Prison, for the position. For the next forty-seven years, Howell served as Pullen Park's head gardener, maintenance person, security guard, and manager. The first collaboration between Pullen and Howell occurred in the summer of 1889 when a major phase of landscape improvement was undertaken. Under the park benefactor's direction, the keeper—assisted by city crews borrowed from the street department and seasonal laborers—transplanted about one thousand existing trees, including cedars, evergreens, basswoods, sugar maples, magnolias, and hemlocks, to more prominent locations. In addition, seeds were sewn for maple, pecan, magnolia, chestnut, English walnut, and almond trees. At this time, Pullen also planned, supervised, and contributed financially to the construction of a bridge over Rocky Branch, completion of the main drive from Hillsboro Road to the stream, and the grading of other drives and paths throughout the park.[25]

Stanhope Pullen's active involvement in the planning of Pullen Park, especially in its landscaping, distinguished him from other contemporary park benefactors in the South. The *News and Observer* once described him as a "Native Landscape Gardner [*sic*]" and remembered "his native genius for landscape gardening . . . and [that] he spent hours upon hours in planting." Local folklore relates that wherever Pullen walked in the capital he would note where plant material was needed and that his manservant would return later to plant the specific greenery as indicated by the businessman. Shortly before he donated the land for the park, Pullen planted about fifteen hundred white oak saplings on the property. For the remainder of his life, he oversaw the landscaping not only of Pullen Park but also of the neighboring state college campus.[26] In

24. *News and Observer*, May 29, 1887. In August 1887, an unidentified Raleigh resident suggested to the city editor of the *News and Observer* that local inhabitants could demonstrate their support for the new park by donating trees and ornamental plants to be installed on the property. See "All About Town," *News and Observer*, August 14, 1887.

25. "Pullen Time Line," unpublished document in the files of Carol Jones, Pullen Park manager; Minutes, February 20, July 10, 1888, City of Raleigh Board of Commissioners; "Pullen Park: Its Beginning," *Raleigh Times*, November 18, 1912.

26. "What City Owes Bachelor 'Uncles' " and "As Raleigh Grew from the Forest," both in *News and Observer*, June 6, 1907; *Dictionary of North Carolina Biography*, s.v. "Pullen, Richard Stanhope"; Undated news clipping

contrast, George Baldwin, the wealthy entrepreneur who was instrumental in the development of the park system in Savannah, relied on professional landscape designer John Nolen to realize his vision for the Georgia port. Charlotte businessman Edward Dilworth Latta, who is noted for including parks in the suburbs he planned, also turned to professional designers for the physical layout of his projects. Atlanta's Inman Park and Ansley Park, developed by real estate speculators Joel Hurt and Edwin Ansley, are residential suburbs without traditional parks; however, the neighborhoods evidence application of the prevailing theories of landscape design.[27]

It is unclear whether Stanhope Pullen was influenced by leading landscape architects of the time; however, his direction in the early development of Pullen Park reveals that it was designed according to the underlying principles of the late-nineteenth-century American park movement. Reminiscent of A. J. Downing's ideal park, Pullen visualized his park's main drive as a broad boulevard lined with trees. With limited municipal funding available for improvements and a great desire to open the park as soon as possible, Pullen Park retained much of its original topography and possessed few man-made structures. Pullen saw that a variety of vegetation was installed throughout the park to invoke a sense of wilderness. Prominent landscape architects, particularly Frederick Law Olmsted Sr., had proposed the same characteristics for all public parks.

When the major landscaping in Pullen Park was completed in the early spring of 1890, Stanhope Pullen was already engaged in making two additional improvements to the property—a concrete ornamental pool and a wooden pavilion. Located in the north section of the park near the railroad, the pool featured a fountain, a rarity in Raleigh. A ram attached to a motorized rotating lever pumped water high into the air above the spout in the pool's center. Although Pullen personally paid for the construction of the pool and fountain, Congressman B. H. Bunn of Nash County donated fifty Japanese carp (goldfish) and Ben Perry of Franklin County contributed lilies for the artificial pond. These donations by nonresidents reveal the importance that the new park had not only in Raleigh but throughout the neighboring counties. As the pool and fountain were being completed, construction began on a circular pavilion for outdoor entertainment. Stanhope Pullen provided the necessary funds, while park manager Wiley Howell superintended the building of the forty-eight-foot-in-diameter structure.[28] On May 17, the *News and Observer* noted the progress of the park's improvements:

> Pullen Park now presents a beautiful and most attractive appearance. The drives are in splendid trim, and a fountain has been placed in position in sight of the railroad track, which plays a constant stream. The erection of a pavilion has been commenced near by which will add greatly to the attractions of the place. Several flights of steps descend from it to the fountain, and on either side of these beautiful terraces have been arranged. The fish pond is being put in good trim. It now contains fifty "red fish" or goldfish. The water to the pond is supplied from a spring, which has been rocked in, and which affords a most refreshing draught to the tourist throughout the park.

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27. Hanchett, "John Nolen and the Planning of Savannah's Daffin Park," 814; D. R. Reynolds, ed., *Charlotte Remembers* (Charlotte: Community Publishing Company, 1972), 154-157; Rick Beard, "From Suburb to Defended Neighborhood: The Evolution of Inman Park and Ansley Park, 1890-1980," *Atlanta Historical Journal* 26 (summer-fall 1982): 114, 117-118.

28. Elizabeth Reid Murray, "For Pullen Park, Happy Birthday," May 1987, pp. 3, 4, unpublished document in the personal files of Carol Jones, Pullen Park manager. Murray based her account of the park's history on information from various annual reports of the City of Raleigh Board of Commissioners.

Less than a month later, the newspaper reported that both the ornamental pool and the pavilion were nearing completion.[29]

In the summer of 1891, construction began on the next significant addition to Pullen Park—Raleigh's first public swimming pool.[30] As with many of the early projects in the park, this one resulted from the combination of Stanhope Pullen's money and Wiley Howell's carpentry and supervisory skills. The original pool was L-shaped and was constructed entirely of wood. Rocky Branch, which flowed through the south end of the park, provided the pool's water supply. A bathhouse with private dressing rooms stood on one side of the swimming pool and a wooden privacy fence closed the other three sides. Originally, the pool was only open to males, who swam naked. Soon, however, park manager Howell began allowing females exclusive access to the pool two days each week. The young ladies dressed for their swimming bath in "bloomers down to their ankles . . . stockings and slippers, too."[31] Patrons were charged a small fee to use the pool. Although early figures are no longer available, the fee in 1912 was only fifteen cents, which included the rental of bathing suits. From the beginning, Pullen Park's swimming pool was a special attraction and helped the park to attain the position of Raleigh's "very popular summer resort." Over the next several decades the pool underwent numerous renovations, including the addition of a pavilion and more dressing space in 1903, replacement of the wooden sides with concrete in 1913, and an enlargement of the swimming area in 1916. The pool remained in the same location until 1992, when it was replaced by an indoor aquatic center in the northeastern section of the park.[32]

Unlike the swimming pool, one early attraction in Pullen Park—the zoo—did not continue to the present day. After the first official zoological park was established in Philadelphia's Fairmont Park in 1874, a national trend to incorporate zoos within public parks emerged. By the mid-1880s, "no park system [could] be regarded as complete without suitable tracts for botanical and zoological gardens." At the turn of the century, public parks in Atlanta, Cincinnati, Cleveland, Denver, San Francisco, and Pittsburgh included zoos.[33] Raleigh's first zoo was created in the midst of this national development.

The Pullen Park Zoo began officially in 1899, when Wiley Howell purchased two raccoons from the city market on Fayetteville Street. Within a few months he acquired rabbits, guinea pigs, and a monkey from a Raleigh confectioner. Monkeys were a popu-

29. *News and Observer*, May 17, June 1, 1890.

30. The Pullen swimming pool was not the first such recreational facility in Raleigh. In 1888, the Raleigh Street Railway Company had opened a private swimming pool in Brookside Park, a private, for-profit park that it owned just north of the Oakwood Cemetery.

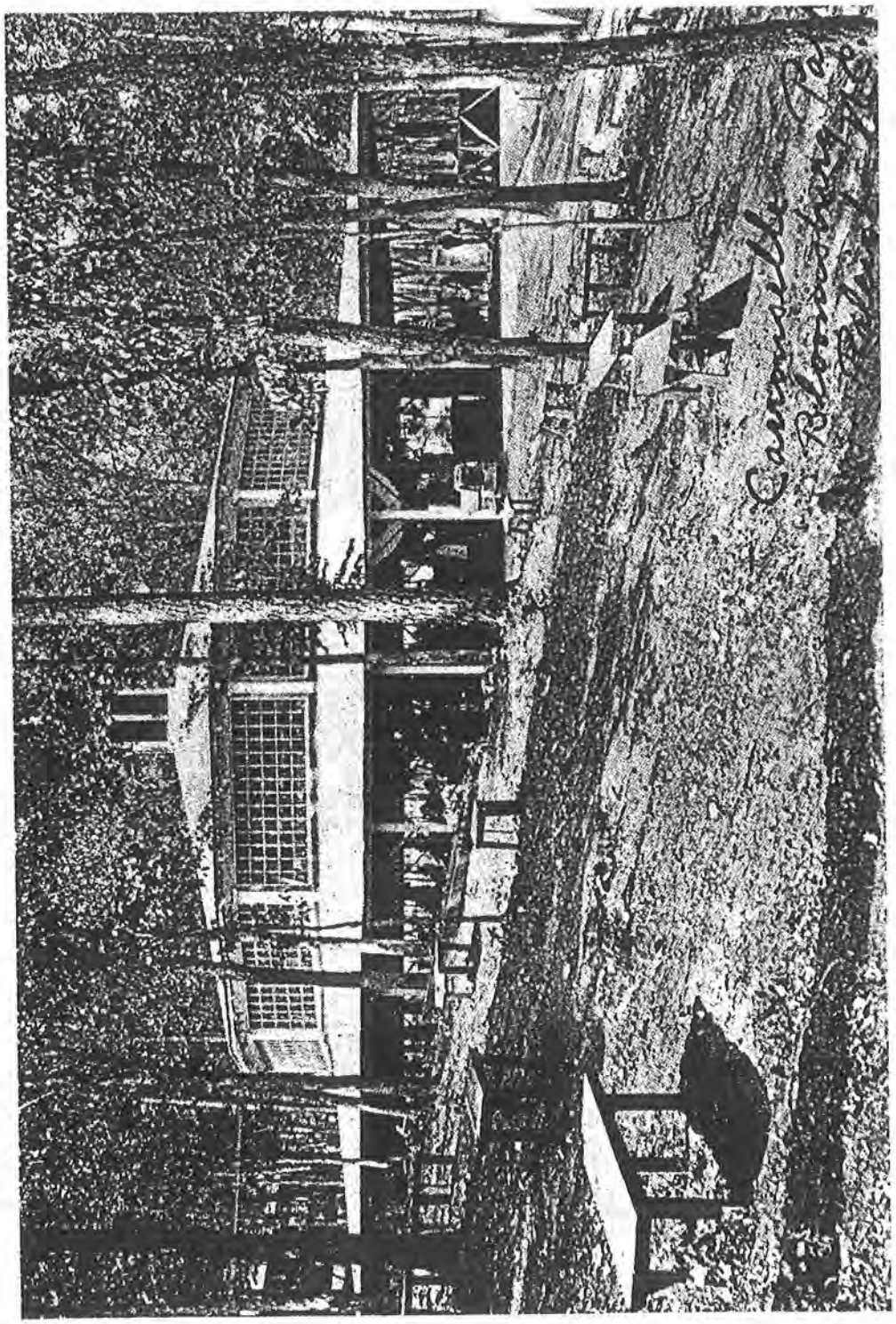
31. Murray, "For Pullen Park, Happy Birthday," 3, 4; Minutes, April 10, 1890, City of Raleigh Board of Commissioners; *News and Observer*, February 8, 1890. Raleigh historian Fred Olds recounted that Stanhope Pullen had intended to finance a second swimming pool, which was to be exclusively for women. Unfortunately, Pullen died during the early planning stages of the project. See "Pullen Park: Its Beginning," *Raleigh Times*, November 18, 1912.

32. *Raleigh Times*, July 20, 1915 (quotation); "Pullen Time Line," in the files of Carol Jones, Pullen Park manager.

33. R. F. Hoage and William A. Deiss, eds., *New Worlds, New Animals: From Menagerie to Zoological Park in*

Streetcar companies established and maintained a number of parks. In 1912, the Carolina Power and Light (CP&L) Company completed Bloomsbury Park, a nature and amusement park in northwest Raleigh. The utility built the park to encourage passenger use of its newly extended line to the Bloomsbury area. Twenty years earlier, the Raleigh Street Railway Company had founded Brookside Park near the Oakwood Cemetery. Pullen Park's municipal ownership distinguishes it from both Bloomsbury and Brookside Parks, which were owned by private companies. This CP&L trolley, which transported passengers from downtown Raleigh to Bloomsbury Park, was photographed in 1913 on Glenwood Avenue near the present-day Carolina Country Club. Image from the CP&L Photograph Collection, State Archives.

lar attraction at the small zoo; however, few of them survived more than two years because visitors constantly fed them candy and other unhealthy food. In February 1901, the Raleigh Board of Aldermen acknowledged the assistance of William Andrews, the president of the Raleigh Electric Company, in acquiring and providing housing for several unidentified animals at the zoo. In that same year, Colonel Olds successfully encouraged the officials of the Seaboard Air Line Railroad to donate the entire contents of a zoo in Suffolk, Virginia, that was closing. Included in the important acquisition were coyotes, foxes, rabbits, white rats, ducks, geese, an Australian owl, an eagle, and a black bear. In 1903, Howell added to the zoo's collection a wildcat, wolves, mink, crows,



This postcard (ca. 1915) depicts the carousel house at Raleigh's Bloomsbury Park. In 1912, the Carolina Power and Light Company paid $12,000 for a new merry-go-round from the Dentzel Carousel Company. Eight years later, the City of Raleigh purchased the carousel from CP&L for a fraction of its original cost. Since 1921, the carousel continues to be one of Pullen Park's major attractions. Image from the CP&L Photograph Collection, State Archives.

two alligators, and four monkeys. The board of aldermen decided to upgrade the zoo that year by having new cages constructed and by providing a pumping station to supply water.[34] The alligators and bears especially attracted the attention of park visitors.

Alligators are indigenous to eastern North Carolina, so it was not unusual that a number of them were exhibited at the Pullen Park Zoo. In the mid-1890s, someone put one of the reptiles in one of the park's small ponds. A wire fence enclosure was built around the pond, and the alligator became a popular attraction. In August 1898, a young girl brought her unwanted sixteen-inch alligator to Pullen Park and insisted that Wiley Howell place it in the pond with the three-year-old resident reptile. According to a witness, "in the twinkling of an eye, the large alligator picked up the small one, and shaking him, swallowed him down in a gulp." The zoo acquired another alligator in 1906. Three boys were playing around a stream near the Methodist Orphanage about one mile north of downtown Raleigh when they discovered a three-foot-long alligator. They captured the reptile, bound it with rope and a piece of wood, and took it to the home of Col. Fred Olds. The historian called his friend, William H. Brewer, Raleigh's only automobile dealer, for assistance in transporting the animal to the zoo. Brewer arrived in one of his best vehicles and, with Olds beside him "holding the alligator pretty much as if it were a doll," drove to Pullen Park. The alligator made the zoo its home until 1912, when it escaped from its enclosure, killed two swans, and was destroyed.[35]

Just as alligators were a mainstay of the Pullen Park Zoo, so were a small number of bears. One particularly popular pair, Sue and Dan, had been mascots of the Sudan Temple of Shriners in New Bern. The park's bears were popular not only with visitors but also with local pranksters. One often repeated story records that a group of State College boys once stole one of the bears and locked it up in the Pullen Hall auditorium on the campus. When college president Dr. D. H. Hill Jr. arrived the next morning to conduct the daily convocation, he had no choice but to cancel the meeting because the large black bear occupied the pulpit.[36]

The zoo continued to be an important attraction in Pullen Park until the mid-1930s. The *News and Observer* noted that it was still open to visitors in 1935, although most of the animals had died. The exact date of the zoo's closing is unclear; however, Wiley Howell's death in 1936 probably brought it to an end.[37]

When Richard Stanhope Pullen died in the early summer of 1895, Raleigh residents immediately acknowledged the necessity of erecting a monument to the capital's late benefactor. Ironically, the "ad terrorem" clause in the park's deed that restricted the use of the land to recreational purposes only thwarted efforts to memorialize the philan-

34. "Pullen Park: Its Beginning," *Raleigh Times*, November 18, 1912; Minutes, February 28, 1901, City of Raleigh Board of Commissioners; Murray, "For Pullen Park, Happy Birthday," 7.

35. *Raleigh Times*, August 8, 1898; Murray, "For Pullen Park, Happy Birthday," 8. See also "Pullen Park: Its Beginning," *Raleigh Times*, November 18, 1912.

36. Murray, "For Pullen Park, Happy Birthday," 8-9.

37. *News and Observer*, April 14, 1935. According to Edgar Wyatt, who grew up in residential Cameron Park (near Pullen Park) in the 1920s and 1930s, animals were kept in the park after 1935, but there was no organized zoo. Edgar M. Wyatt, *Growing Up In Raleigh: Childhood Memories of Life in the Capital City during the Great Depression* (Raleigh: Wyatt Classics, 1995), 50. A former Raleigh resident, Sarah Hall, who grew up in the capital during the 1940s and 1950s, recalls small animals being displayed in the park after 1950. Sarah Hall, interview with the author, Boone, N.C., January 25, 1997.

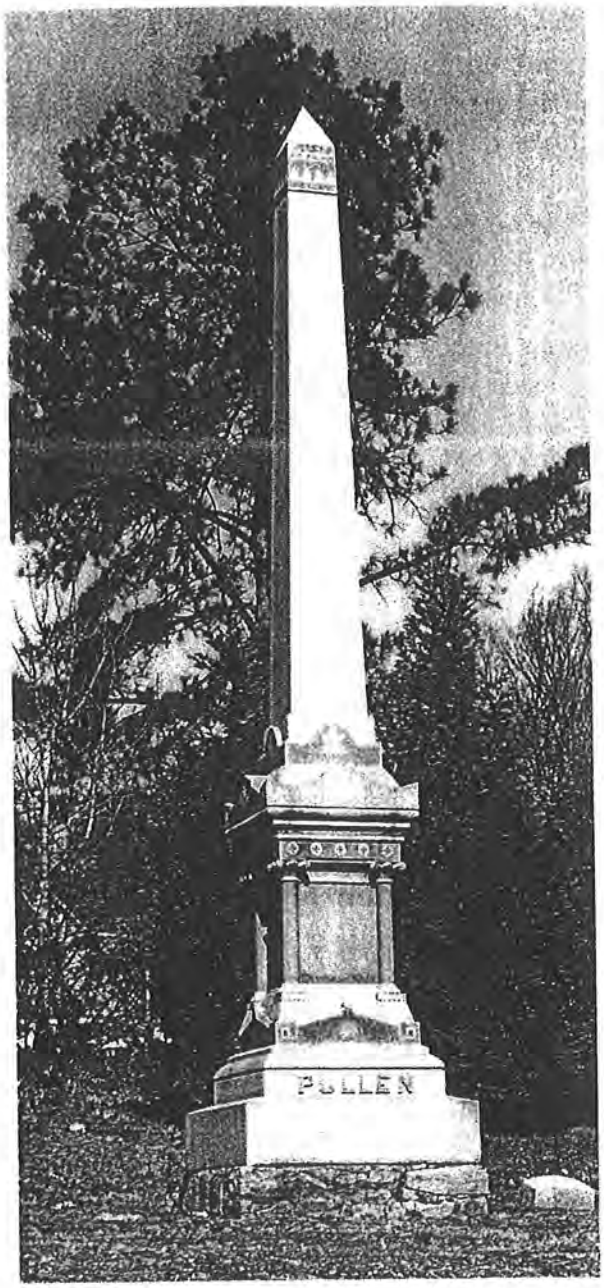
thropist. In January 1902, State College president George T. Winston asked the city aldermen to set aside a site in the park for a chapel to be built in honor of Stanhope Pullen. The aldermen referred the matter to the park committee, which later rejected the proposal. The members of the committee reasoned that worship was not a recreational practice and that the chapel would violate the "recreation only" clause in the park's deed and nullify the city's ownership of the park. In 1905, the Civic Department of the Raleigh Woman's Club petitioned the city and the North Carolina Department of Agriculture jointly to construct an iron bridge in memory of Stanhope Pullen. Once again, the park committee rejected the proposal because it violated the "recreation only" clause of the park's deed. No memorial was erected in the park saluting its most important contributor until 1992, when a plaque was dedicated to the park's founder during opening ceremonies of the new aquatic center.[38]

Although monuments were not allowed in Pullen Park, the park committee decided to admit structures to the park that would provide education and/or entertainment to visitors. In 1904, the Raleigh Chapter of the Colonial Dames of America purchased the birthplace of former United States president Andrew Johnson. According to the organization's spokesperson, the "said house is now located on Cabarrus Street and occupied as a negro tenant house and is liable to destruction by fire." The chapter proposed to donate the house to the city, if municipal funds would be utilized to move the house to an agreeable site in Pullen Park and maintain the structure as a historical museum celebrating America's presidents and vice-presidents. The committee accepted the offer, believing that the house would be a source of educational entertainment for Raleigh citizens and, therefore, would not violate the park's deed. The Andrew Johnson House was a popular tourist attraction in Pullen Park until 1975, when it was relocated to its present site in Raleigh's Mordecai Historic Park.[39]

Baseball also found a home in Pullen Park. In 1885, Raleigh fielded a team in the North Carolina Baseball Association. Games were played in temporary locations until 1888, when an athletic field was constructed near Brookside Park in northeast Raleigh. Although visitors probably played baseball in Pullen Park as early as 1888, it was not until 1905 that the city received a petition for a formal athletic field in the park. The request came from the athletic department of the state college, which asked permission to establish and maintain the athletic field. For unknown reasons, the park committee and aldermen rejected the proposal. Without the city's approval, a ball field was soon created in Pullen Park, where college students and local residents played games regularly. In 1920, a committee of Raleigh citizens received permission to renovate the baseball field by constructing a fence and providing a grandstand for spectators. The group assured the city that the field would be open to all visitors and could double as a playground for schoolchildren. Located adjacent to the college, the baseball field is

38. Minutes, January 3, February 7, 1902, August 4, 1905, City of Raleigh Board of Commissioners; "Pullen Time Line," in the files of Carol Jones, Pullen Park manager.

39. Minutes, November 4, 1904, City of Raleigh Board of Commissioners; Richard A. Faust, "The President's Mobile Home: At Last the Little Andrew Johnson House has Found a Permanent Location in Mor-



Throughout his life, Stanhope Pullen avoided publicity: there are no portraits of the philanthropist nor are there any official monuments acknowledging his many gifts. Erected by relatives in the late 1890s, this ornate obelisk marks the Pullen family plot in Raleigh's Oakwood Cemetery. Stanhope Pullen's simple, unadorned granite tombstone bears only his name and the dates of his birth and death. Photograph by William A. Owens, reproduced by permission.

known as the "Red Diamond." The field continues to host baseball games and serves as an open space for active recreation.[40]

The feature most identifiable with Pullen Park is its carousel. In 1914, the city purchased a merry-go-round from the W. D. Chase Bottling Works of Galesburg, Illinois,

40. Writers' Program, *Raleigh: Capital of North Carolina*, 48, 151; *News and Observer*, December 22, 1888; "Pullen Time Line," in the files of Carol Jones, Pullen Park manager; Minutes, January 6, 1905, November 29, 1919, City of Raleigh Board of Commissioners.

for the sum of $350. The carousel did not begin operation in Pullen Park until 1915. Apparently, the secondhand merry-go-round was in poor condition because the city entered negotiations to purchase a replacement in 1920. Bloomsbury Park, an amusement park located outside Raleigh's northwest boundary near the present-day Carolina Country Club, had purchased a new, handmade Dentzel carousel, complete with Wurlitzer organ, for $12,000 in 1912. By 1920, the amusement park was in financial difficulty and its owner, Carolina Power and Light Company, decide to liquidate the property. Although the city was able to acquire the Bloomsbury carousel for $1,425—one-tenth of its original cost—the lavish use of public money outraged many Raleigh residents. The public outcry quieted shortly after the merry-go-round began operating in Pullen Park. The carousel quickly became the park's most popular attraction, a distinction it still holds today.[41]

Pullen Park played an important role in the life of Raleigh's citizens and visitors between 1888 and 1920. People waited in anticipation for the park to open from the moment Stanhope Pullen announced his intentions in January 1887. Those who lived in close proximity took advantage of Pullen Park's natural beauty and many attractions on a regular basis. Visitors to the capital scheduled time in their itineraries for an outing to the urban oasis. Although in the first decades of its existence Pullen Park functioned primarily as a recreational retreat for the capital's upper- and middle-class white citizens, it was open to anyone who possessed both a means of getting to the park and the free time to enjoy its scenery and attractions. Stanhope Pullen stipulated in the park's deed that his gift was to be "used perpetually for the recreation and pleasure of the inhabitants of [Raleigh]." The document does not include any mention of race. From the mid-1890s well into the twentieth century, Jim Crow laws excluded African Americans from using some of Pullen Park's facilities, such as the swimming pool; yet, at no time were members of Raleigh's black community denied access to or use of the park's open spaces.[42]

More than one hundred years after its creation, Pullen Park is the centerpiece of Raleigh's thirty-three-hundred-acre system of public parks and greenways that is situated

41. Minutes, July 1, 1914, September 29, 1920, City of Raleigh Board of Commissioners; "National Carousel Association, Carousel Census Data Sheet, 1993," in the files of Carol Jones, Pullen Park manager; Marshall Lancaster, *Raleigh: An Unorthodox History of North Carolina's Capital* (Asheboro, N.C.: Down Home Press, 1992), 152. After 1900, merry-go-rounds became common attractions in amusement parks. The Philadelphia Toboggan Company built carousels for America's leading amusement parks between 1903 and 1928, including Chicago's Riverside Park and Coney Island's Luna Park. Few public parks acquired merry-go-rounds in the first decades of the twentieth century, which makes Pullen Park's early acquisition of a carousel somewhat unusual. Judith A. Adams, *The American Amusement Park Industry: A History of Technology and Thrills* (Boston, Mass.: Twayne Publishers, 1991), 9-12.

42. Pullen Deed (State Archives). In the last quarter of the nineteenth century, Raleigh's population remained almost equally divided between blacks and whites, and the capital enjoyed what David Goldfield has described as "relatively mild" race relations within a "biracial framework." African Americans were instrumental in Raleigh's commercial improvement after the Civil War. Blacks built a strong merchant and service district in the capital that was patronized frequently by the city's white residents. Raleigh's business district remained integrated until the city passed a series of segregation laws in the 1920s. Goldfield, *Cotton Fields and Skyscrapers*, 117; David Perkins, ed., *The News and Observer's Raleigh: A Living History of North Carolina's Capital* (Winston-Salem: John F. Blair, 1994), 131; Linda Simmons-Henry and Linda Harris Ed-

throughout the city.[43] Most Raleigh natives and many new residents can recall fond memories and interesting stories of visits to the park, once outside of the city limits, now in the heart of the capital's downtown district. One of North Carolina's first public parks, Pullen Park demonstrates, both in its planning and design, the evolution of the park development movement in the late nineteenth and early twentieth centuries.[44] More importantly, the park has fulfilled Stanhope Pullen's vision of providing a natural recreational resort for the citizens of North Carolina's capital city.

Mr. Dean is an independent historian living in Clayton, North Carolina. Before entering the master's program at Appalachian State University, he was employed by the Raleigh Parks and Recreation Department, 1985-1995.

43. "Raleigh Comprehensive Plan: Part 4, Parks, Recreation and Greenways Plan," October 1990, in the files of the City of Raleigh Planning Department, Avery C. Upchurch Government Complex.

44. The park movement did not flourish in North Carolina in the late nineteenth century, which distinguishes the evolution of Pullen Park. Charlotte's first major park space, Latta Park, developed in the city's Dilworth suburb in 1890. Although Capt. B. J. Fisher's 1901 donation of fourteen acres to the City of Greensboro for use as a park was not of the magnitude of Stanhope Pullen's seventy-acre gift to Raleigh, the Piedmont city's Fisher Park remains a favorite destination for local citizens. Several of North Carolina's growing municipalities, such as Winston-Salem, did not develop park spaces until after 1910. At the turn of the century, Durham only possessed two small, privately owned "pocket" parks, one at Ramseur and Dillard Streets and one at Erwin Mills. Before the mid-1920s, there were no parks in Wilmington, the state's most prominent city in the eighteenth and nineteenth centuries. However, this lack of park development in the port can be attributed to the city's proximity to the ocean and the residents' preference to seek recreation at the beaches. D. R. Reynolds, ed., *Charlotte Remembers* (Charlotte: Community Publishing Company, 1972), 154; Dannye Romine, *Mecklenburg: A Bicentennial Story* (Charlotte: Independence Square Associates, 1975), 63-64; Ethel Stephens Arnett, *Greensboro North Carolina: The County Seat of Guilford* (Chapel Hill: University of North Carolina Press, 1955), 222, 364-365; Jean Bradley Anderson, *Durham County: A History of Durham County, North Carolina* (Durham: Duke University Press, 1990), 263-264; Lawrence Lee, *New Hanover County: A Brief History* (Raleigh: Division of Archives and History, Department of Cultural Resources, 1984), 112-113.

Appendix H
Parks, Recreation and Greenway Advisory Board Minutes / City Council Minutes

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Pullen Park Master Plan

DRAFT

MINUTES

PARKS, RECREATION AND GREENWAY ADVISORY BOARD
2401 WADE AVENUE, JAYCEE MODULE
5:30 PM - - - JULY 19, 2001

MEMBERS PRESENT:

Wayne Marshall
Tom Wells
Larry Horton
Ken Crockett
Jan Kirschbaum
Mike Jones
Rudy Williams
Pat Wheeler
Richard Bostic
Robin Moore
Marsha Presnell-Jennette
Sarah Peters
Jamie Ramsey

MEMBERS ABSENT AND EXCUSED:

Norman Camp

MEMBERS ABSENT AND UNEXCUSED:

Hubert Poole

STAFF PRESENT:

Jack C. Duncan, Parks and Recreation Director
David Shouse, Park Planner
Kirsten Larson, Administrative Assistant II
Diane Sauer, Recreation Superintendent for Services
Wayne Schindler, Parks Superintendent
Megan Bidwell, Program Development Administrator

GUEST PRESENT:

John Odom, Mayor Pro Tem
Pullen Park Master Plan Committee
Little & Little Landscape Architecture/Planning
Betsy Ross, Former Parks Board member
Mary Moore Richie, Arts Commission

Subject:
Call To Order

Action:
Chair, Wayne Marshall, called the meeting to order at 5:35 p.m. Wayne Marshall announced that the Board wishes Randy Ray, Recreation Superintendent, a quick recovery. The Board misses him and hopes that he will be back to work soon.

REVIEW AND APPROVAL OF MINUTES

Discussion:
A draft of the June 21, 2001 Parks Board meeting minutes was forwarded to Board members in their July 19, 2001 Board packet.

Action:
Pat Wheeler moved to approve the June 21, 2001 Parks Board meeting minutes. Her motion was seconded by Mike Jones and passed unanimously.

COUNCIL REFERRALS

Subject:
Millbrook Exchange Park - dog park
Discussion:
Wayne Marshall advised that City Council referred an item to the Board concerning providing a dog park facility at Millbrook Exchange Park. An Ad Hoc Committee (Jan Kirschbaum, Sarah Peters, Marsha Presnell-Jennette, Jamie Ramsey, Rudy Williams) was appointed to review and survey Millbrook Exchange Park for a possible location for establishing a dog park and bring back input from requirements of the Parks and Recreation Department in establishing a dog park.

Action:
No action was taken.

STANDING COMMITTEE REPORTS

Subject:
Parks Committee
Discussion:
Ken Crockett highlighted the minutes of the July 11, 2001 Parks Committee meeting. Mr. Crockett announced that the next Parks Committee meeting is scheduled for Wednesday, August 8, 2001, 6:30 p.m. at the Jaycee Module.

Action:
No action was taken.

Subject:
Fletcher Volunteer Awards Committee
Discussion:
Sarah Peters distributed and highlighted the minutes of the July 16, 2001 Fletcher Awards Committee meeting.

Action:
No action was taken.

MASTER PLAN COMMITTEES

Subject:
Honeycutt Road Park
Discussion:

Wayne Marshall indicated that the Board received the draft program statement for Honeycutt Road Park in their Board packet, which addressed the concerns/questions that Board members raised when the document was presented at the last Board meeting.

Discussion followed regarding the draft program statement for Honeycutt Road Park. Following are comments/concerns that was raised by Board members:

- Wording under the playground section of the document should be revised to indicate that a small shaded playground area would be provided.
- Possibly revise wording under the Open Space Activities section of the document to indicate that a strong effort will be made to provide meadow areas.
- Skillful equipment operators should be hired to insure that the grading would have the least environmental impact.
- Concerned about the occasional facilities for picnic activities that may be considered.

Action:
Robin Moore made a motion that the wording of the first and last sentence of the Open Space Activities paragraph of the Honeycutt Road Park draft program statement be struck and replaced by "disturbance to the native landscape should be kept to a minimum." His motion was seconded by Pat Wheeler and passed unanimously.

Mike Jones made a motion that the Board approve and forward the Honeycutt Road Park draft program statement to City Council with endorsement of the Parks Board. His motion was seconded by Pat Wheeler, which resulted in the following vote, 10 ayes and 3 no. The motion carried.

Subject:
Pullen Park
Discussion:
Robin Moore introduced the proposed Master Plan for Pullen Park giving brief background information. Robb Harrison, Consultant, Little & Little Landscape Architecture/Planning, presented the proposed Master Plan for Pullen Park to the Parks Board. He highlighted the major parts of the proposed Master Plan, discussed the program statement and the priorities of Pullen Park according to the Master Plan Committee.

David Shouse, staff, informed the Board that the proposed Master Plan for Pullen Park was presented to the Raleigh Historic District Commission and the Arts Commission. He indicated that in response to the presentation, the Historic District Commission suggested that art be included in all aspects of Pullen Park.

Mary Moore Richie, Arts Commission, stated that she appreciates the Master Plan Committee agreeing to meet with the Arts Commission. The Arts Commission would like to be involved in the process. The Arts Commission felt that they could provide suggestions and ideas for some art pieces to go all over the park that will be durable. The artwork can be fun and educational at the same time. The Arts Commission may have a liaison to the Master Plan committee, who would attend the meetings and provide service if the Master Plan Committee desires it. She thinks that the citizens of Raleigh have shown in different ways that they enjoy and respect public art.

Pat Wheeler inquired about the possibility of providing music in the park. David Shouse advised that the Raleigh Historic District Commission had some additional comments and one of them was providing music in the park. Mr. Shouse pointed out that an opportunity to provide music is

not a funded element in the proposed master plan. In the master plan narrative, music is mentioned as an element that should/could be considered in any of the elements within the park.

David Shouse indicated that the Historic District Commission also inquired about public/private partnership that is addressed in the master plan narrative. He advised that the section was included to foster the opportunity for community participation and partnerships with non-profit groups that would offer assistance during the master plan process. Mr. Shouse indicated that the Historic District Commission has advised that they would like to be involved in the historical aspects as they are implemented with Pullen Park with either a walk through history or display. Mr. Shouse read two public comments that were collected regarding the proposed Master Plan for Pullen Park.

Tom Wells applauded the development of the proposed Master Plan for Pullen Park. He felt that the top priority was the need for more emphasis on safety. He indicated that the first priority recommended following the adoption of the master plan would be development and management guidelines, which he felt, should be top priority.

Sarah Peters inquired about how the historical significance of Pullen Park would be brought out and how the Arts Commission and the Raleigh Historic District Commission can be incorporated in the plan to get the artistic and historical significance announced.

Richard Bostic indicated that he noticed that the carousel was under the third group of priorities, which he felt should be moved to the second group of priorities because it is a significant feature of the park. Mr. Bostic indicated that he thinks that more parking spaces will need to be provided closer to the park entrance. He felt that providing parking is something that needs to be pursued soon because there is a parking need.

Ken Crockett inquired about if there were funds available now for improvements to Pullen Park. He indicated that he hopes that the Board get the proposed Master Plan for Pullen Park fully implemented as approved.

Larry Horton asked for clarification of "The Park as a Sanctuary for Wildlife", under the master plan goals of the document. Mr. Horton indicated that he thinks that the proposed Master Plan for Pullen Park is a great plan, however he is concerned about the maintenance aspect of the park as well as the cost of the whole project.

Marsha Presnell-Jennette indicated that she felt fortunate to be involved with the development of the proposed Master Plan for Pullen Park. She felt like the proposed Master Plan for Pullen Park is an important piece of work that's a legacy for future generation and for Parks Board members.

Jamie Ramsey thanked everyone for their contribution to the master plan process. She felt that the master plan would develop public support and hopes that citizens come forward and create a partnership with the City in a form of conservancy to help realize a vision.

Wayne Marshall asked if shading in the play space area would be given consideration. He also inquired about the carriage bridge proposed in the master plan and the quantity/location of additional seating at the aquatic center. He wondered if the City would work diligently on a partnership with NCSU and the YMCA with regard to parking.

Mike Jones inquired about whether there were discussion amongst the Master Plan Committee regarding the program and development of the park as a whole or two separate facilities (north &

south). Mr. Jones also wondered if the Master Plan Committee looked at parking crisis times. He felt that the proposed Master Plan for Pullen Park is a great plan, however he thinks that the carriage bridge has less significance in terms of needs in the park. He felt that the parking deck and the cost of building parking facilities on the park should not be dedicated just for the park, because there are parking needs of the YMCA, NCSU and commercial concerns on Hillsborough Street.

Pat Wheeler stated that the historical integrity of the park means everything. She is concerned about Theatre in the Park and the Arts Center when she heard that parking might be removed in the art space. She felt that a restroom facility needs to be provided at the entrance above the aquatic center. She indicated that she has a problem with Ashe Avenue being the only vehicular entrance into Pullen Park. She felt that there is not enough handicap accessibility at Pullen Park. To her, the number one priority of Pullen Park is the carousel. She stated that she is opposed to the parking deck, because it is an expensive item, perhaps there are possibilities available at Governor Morehead School for parking.

Rudy Williams asked what the highlights were of prioritizing goals and what the new and improved elements are that are being proposed at Pullen Park.

Jan Kirschbaum felt that it is important to see things move forward in a timely way. She would like to see things implemented in less than ten years. She wondered if the proposed Master Plan for Pullen Park were less ambitious would it be more likely to go forward quicker. She also indicated that shade is important and playground equipment with awning on the top should be taken into consideration.

Robin Moore gave an overview closing remark with regards to the proposed Master Plan for Pullen Park and described what the next step in the process would be if the master plan was approved by Council.

Action:
Richard Bostic made a motion to move the carousel/carousel house element from the third to second group of priorities. His motion was seconded by Marsha Presnell-Jennette, which resulted in the following vote, 11 ayes and 2 no. The motion carried.

Marsha Presnell-Jennette made a motion that the proposed Master Plan for Pullen Park be approved and sent forward to City Council as presented and amended for their review. Her motion was seconded by Jan Kirschbaum, which resulted in the following vote, 10 ayes, 1 no and 1 abstention. The motion carried.

AD HOC COMMITTEE REPORTS

Subject:
Fees and Charges Committee
Discussion:
Wayne Marshall informed the Board that the Ad Hoc Committee had an extensive review of the 2002 Fees and Charges Schedule, which was included in the Board packet. Mr. Duncan informed the Board that the Ad Hoc Committee adopted the 2002 Fees and Charges Schedule as presented. Mr. Duncan advised that there were minimal changes made to the 2002 Fees and Charges Schedule. He informed Board members of the process.

Action:

Pat Wheeler moved that the Board approve the 2002 Fees and Charges schedule and forward it to City Council for review. Her motion was seconded by Ken Crockett and passed unanimously.

REPORT OF THE CHAIR AND BOARD MEMBERS

Discussion:
Jamie Ramsey asked John Odom for the status of the comprehensive plan. Mr. Odom advised that City Council authorized spending up to $180,000 to do the comprehensive plan. He indicated that City Council also allocated another person to work in the Parks and Recreation Department to start the process.

Wayne Marshall advised that he, Tom Wells and Jamie Ramsey are attending the CBM Conference in Greensboro, NC, August 2-4, 2001.

Action:
Richard Bostic moved to approve to send Tom Wells, Wayne Marshall and Jamie Ramsey to the CBM Conference in Greensboro, NC, August 2-4, 2001. His motion was seconded by Ken Crockett and passed unanimously.

Marsha Presnell-Jennette made a motion that Board members provide a few dollars for flowers that will be sent to Randy Ray, Recreation Superintendent. Her motion was seconded by Robin Moore and passed unanimously.

Subject:
Adjournment
Action:
Chair, Wayne Marshall, adjourned the meeting at 9:10 p.m.