

Strategic Implementation Study

Raleigh Parks, Recreation and Cultural Resources
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John Chavis Memorial Park

Draft Report - April 14, 2016



John Chavis Memorial Park

EXECUTIVE SUMMARY

NEW FACILITIES

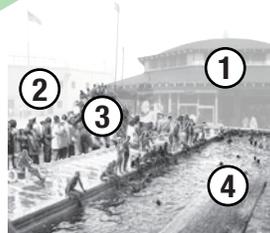
SPORTS FACILITIES

PLAY, CREEK and OPEN SPACE

EVENT SPACE

IMPROVED CIRCULATION and ACCESS

REFERENCE



① *Original Carousel Building (1950's)*
Source unknown

② *Grandstand and Stadium Entrance*
Courtesy of Lewis Watson

③ *Chavis Park Train (April, 1959)*
Source unknown

④ *Olympic Pool (1930's)*
Courtesy of Ms. Esther Delaney

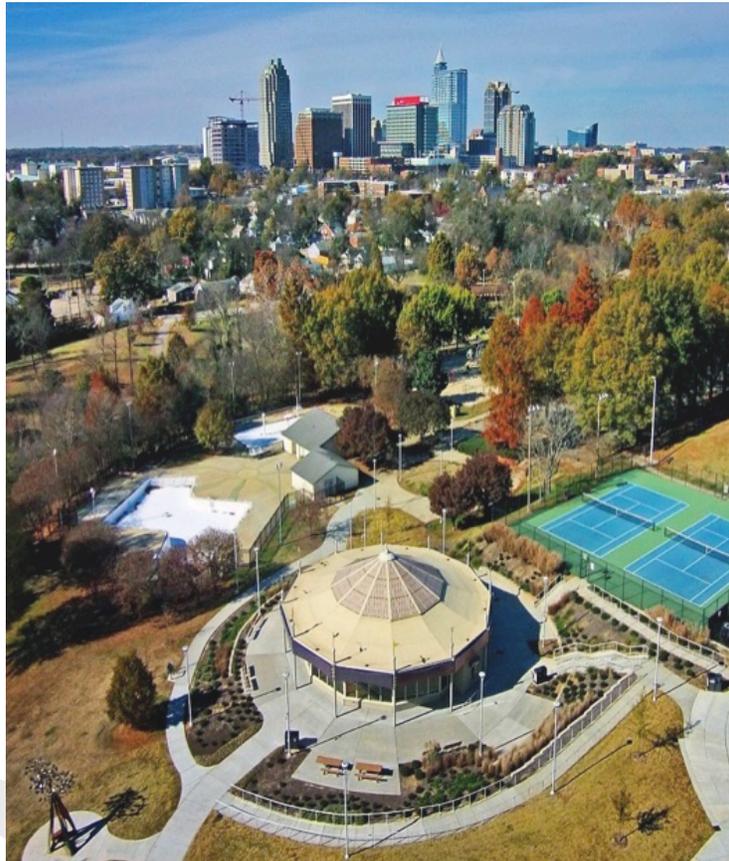
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Master Plan Vision

The John Chavis Memorial Park Master Plan Vision Statement



Aerial view of John Chavis Memorial Park, courtesy of Lift Aerial Marketing , LLC

John Chavis Memorial Park is a vibrant community center, downtown attraction and regional destination. The park celebrates the rich history, culture and arts of the surrounding neighborhoods and the City of Raleigh, and offers wonderful public recreation opportunities, event spaces and programs that foster community life. A place of pride and profound remembrance, the park celebrates the life and work of educator John Chavis, recognizes the community's contribution to World War II, and honors the significance of the park's history to the African-American community during and following segregation.

John Chavis Memorial Park will always offer a safe and welcoming gathering space where family and friends of all cultures come to play, relax, learn and celebrate the big events and small, meaningful moments of life. The park grounds provide a beautiful, clean and refreshing refuge, with access to nature and an expansive view of the downtown Raleigh skyline. Park features and programs promote fitness, health and wellness by offering a range of recreational activities for people of all ages and abilities. Just a few steps from downtown, the park is always full of activity, inspired by innovative programming that is interactive, fun and dynamic.

Strategic Implementation Study

Introduction

A bold vision for John Chavis Memorial Park was born out of a community consensus building process begun in May 2012 to “honor our past, plan for the future”. Approved by the Raleigh City Council in May 2014, the Park Vision now challenges all stakeholders on how to best develop the park. The Strategic Implementation Study is the bridge from the Park Vision to the beginning of Schematic Design. The purpose of this study is to confirm - and, at times, refine - the assumptions and aspirations within the adopted Master Plan, as well as to uncover additional opportunities and challenges that may impact their implementation. The study process has been comprised of four related steps:

Identify successful examples of related park features envisioned by the community

The study has considered dozens of other parks across the country that share key similarities with John Chavis Memorial Park - urban parks, destination parks, historic community parks, parks that help to tell the African-American story, and parks that have undergone phased transformations.

Address challenges and opportunities to meet the goals of the Park Master Plan

Study conclusions vary in detail for different areas of the park:

- Areas recommended for Phase 1 have been studied in more detail and include more specific design and program recommendations to address challenges or enhance the adopted Master Plan.
- For areas of future work, the study recognizes that community needs and desires may change over time and that recreational and cultural opportunities in downtown are evolving. In these cases, the study identifies potential challenges and opportunities that will need to be addressed and provides a range of considerations to be evaluated based on the community needs and context at the time those areas are funded.

Propose Phase 1 improvements within the \$12.5 million bond budget

A primary point of emphasis has been the evaluation of different combinations of park amenities that is consistent with the adopted Master Plan priorities, large enough to have a significant impact, but also compact enough to be cohesive and achievable within the currently available funding.

Plan for the long-term development and operation of the park

Looking ahead, it is important to understand John Chavis Memorial Park as both a community anchor providing needed services for the surrounding neighborhood as well as one of several destination parks providing broader cultural and recreational opportunities for downtown. Developing a sustainable, long-term approach to achieving the aspirations in the adopted Master Plan is dependent upon balancing both of these aspects of the park.

An Executive Summary outlining the broader study conclusions follows on pages 6-9.

Strategic Implementation Plan

Executive Summary

The John Chavis Memorial Park Strategic Implementation Study includes a number of key recommendations and strategies for the park's ongoing development and, specifically, for an impactful, cohesive, and pragmatic Phase 1 development scope. The Phase 1 Recommendations and the Park Development Strategies that are outlined on the following pages advance the 2014 Park Master Plan that was adopted by the Raleigh City Council in May 2014, particularly the community consensus-based Concept Plan and Priorities (pages 22, and 62-63 of that document). Each of the high level conclusions of the study is presented in the context of public feedback and budget implications, as explored during the 8-month study period, begun in July 2015.

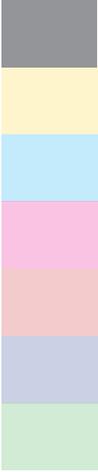
Phase 1 Recommendations

1) The single highest priority in the 2014 Park Master Plan is a new Community Center. This study recognizes this primary improvement as a means to activate a central core area for the park. It recommends a two-story building, built into the hillside to maximize park space, with overlooks of the park, creek and downtown Raleigh, and with easy access to both levels of the park: the track and field at the upper level and the Carousel Plaza/Central Plaza/Play Corridor at the lower level.

Responding to public feedback, the adjusted location that is recommended for the new center will allow the existing center to remain open during Phase 1 construction and to provide supportive facilities like restrooms at both levels of the park. Programmed to be 50% larger than the existing center, it will include an air conditioned gymnasium with indoor walking track, marketable rental and programmatic spaces, and an enlarged fitness room that overlooks the track and field area. This amenity is estimated to require 80% of the \$12.5 million bond funds allocated for this park.

2) The core of the park will also be reinvigorated with a Central Plaza, the first of the fully-accessible, highly-functioning, outdoor spaces that will connect amenities and natural features. As an outdoor extension of the new community center, it is strategic to build this plaza in unison with the new center, replacing the existing outdoor pool and bathhouse in that area that have already exceeded their lifecycles. The Central Plaza is the first priority item among multipurpose events spaces in the 2014 Park Master Plan.

Responding to public feedback, the Central Plaza is to be designed to accommodate year-round activities. The plaza meets the 2014 Park Master Plan's recommendations for community-gathering and event space, with electricity, water, amphitheater seating, integrated sound and lighting for performances, festivals, and food trucks. This amenity is estimated to require 10-15% of the allocated bond funds.



3) While the new Community Center and Central Plaza will activate the core of the park, there is a need to re-invest in the park's historic gathering areas which lack basic amenities such as restrooms, water fountains, electricity, and lighting. The study focuses infrastructure improvements in the Original Carousel Building, specifically: 1) stabilization and conditioning of the building shell and 2) installation of: windows around the entire building, heating and cooling systems, and restrooms that meet code requirements for the range of potential future uses identified for the building. The adaptive reuse of the Original Carousel Building is the second highest priority in the 2014 Park Master Plan which calls for a range of potential uses there including a cafe, historic exhibit space, and flexible music and event venue. This first step will result in unique programmable and rental space within the Original Carousel Building. The recommended restroom design, mostly tucked into a vestibule for the building, limits impacts to the historic structure and surrounding grounds which are the most historically intact portion of the park. The restrooms may be designed with both internal and external access to also serve the adjacent playground and historic picnic shelters.

Responding to public feedback received over the course of the study, annual capital improvement funds, in addition to the remaining bond funds, were prioritized to ensure strategic infrastructure enhancements are installed here in Phase 1. Public Art funding was also identified to substantially contribute to historic interpretation, as anticipated in the Heritage Plaza area around the Original Carousel Building. It is equally important that enhancements in this area advance the recommendations of South Park East Raleigh Neighborhood's (SPERNA) South Park Heritage Walk community initiative. The public request for more specialized functions such as dedicated food service and standalone restrooms is beyond the Phase 1 strategic focus on multipurpose spaces. However, these interests will be continually pursued, especially with future funding opportunities and expected increases in park activity levels.

Park Development Strategies

As called for in the 2014 Park Master Plan, the study works to ensure a balance between community-oriented and city-destination aspects of the park. Phase 1 improvements are purposely multi-use spaces able to accommodate a broad range of activities to activate the core of the park. Looking beyond the core area, future amenities become more specialized, such as the athletics and amusements. Balancing the roles and scope of these items will require ongoing evaluation, especially in the context of future conditions and needs among area parks and facilities. Scale and function strategies for the following critical improvements will be key to the successful implementation of the 2014 Park Master Plan: A) Aquatic Center, B) Amusements, C) Enhanced Track and Field

Looking ahead, it will be critical to evaluate future phases of John Chavis Memorial Park (JCMP) in the context of all parks at the downtown periphery, with each understood to be an independent community park as well as part of a broader interconnected and coordinated strategy for destination recreation, culture, and history for downtown Raleigh and beyond. To be successful, each of these parks must be singular - each should celebrate and be designed around their most unique qualities without replicating the character or destination features of their neighbors. Similarly, as evidenced by exploding interest in greenways, bike share, and other alternative paths and modes of transportation, it must be understood that the connections between destinations are as much a part of the user experience as the destinations themselves. Special consideration should be given to developing a signature path or connection between all these parks so that they may be viewed and experienced collectively, with shared resources and experiences for the citizens of Raleigh.

A) The study outlines development strategies regarding the function and location of the future Aquatic Center. As described with both indoor and outdoor pools, it

would be the City's most significant aquatic center - on par with regional destination attractions. On the other hand, it is identified in the 2014 Park Master Plan as one of several features, not a primary feature. The study determined the envisioned facility would require 2-3 times more parking than shown on the Concept Plan and would eliminate other planned features such as athletic courts.

Responding to public feedback to maintain the park's planned amenities, the study recommends that the indoor and outdoor pools be consolidated within the Aquatic Center, which itself may be designed to open seasonably to the outdoors. Secondly, outdoor water play is recommended in the Central Plaza design in Phase 1, in concert with the closure of the existing outdoor pool.

B) The desired second Amusement needs to be carefully programmed and located to complement the park's attractions and provide the enticing "wow moment attraction." The recommended location will allow co-ticketing and programming with the existing carousel. In this location, the future amusement may link into the adjacent Play Corridor or function independently, without interrupting the intended open flow and views of the park. Based on relevant amusements across the country, the study includes criteria to help inform the future selection of an appropriate amusement.

Responding to public feedback, the space for the second Amusement is sufficient for a range of amusement types, including an oval track the size of the historic train ride. One of the key criteria suggested for the second amusement should be related to the park's unique story and the plan's desire to celebrate movement. Based on future conditions, there may be a need for a destination attraction, not replicated elsewhere. Alternatively, if the park visitation is high, it may be a supporting amenity for people already in the park.



View of Youth Safari at the historic stone steps, courtesy of Skeo Solutions

C) Refining the Enhanced Field and Track components of the 2014 Park Master Plan presents various outdoor athletic opportunities, as documented in the study. The shift in the Community Center location during the study made more space available at the track level, including the possibility of a future regulation-sized track. While the area cleared from the center and existing hillside will largely be reserved for the future two-story Aquatic Center; the foundation of the existing center could accommodate temporary, multi-purpose athletic courts. Programming of these courts, between development phases, will ultimately inform the design of anticipated athletic facilities in this area.

Based on the public feedback, the study suggests enhancements to the recreation-oriented track and a new regulation-sized football field within it. Looking ahead, the needs of existing (and potentially new) community partners with a wide range of programming interests should be considered in further design refinements. Tennis courts, though temporarily removed during Phase 1, are expanded in the future per the 2014 Concept Plan and programming recommendations of the study. Between development phases, the on-site multi-purpose courts, along with nearby tennis and aquatic facilities, will be heavily marketed to customary park users.

2014 Park Master Plan

Overview of the John Chavis Memorial Park Master Plan 2014

The 2014 John Chavis Memorial Park Master Plan was the result of an intensive 18-month public planning process guided by a 16-member Public Leadership Group (PLG). The purpose of the PLG was to build community ownership, guide the process, and build consensus on recommendations for a revised plan. The resulting plan, unanimously adopted by City Council on May 14, 2014, was based on the following goals:

- Honor the life and work of John Chavis, the community's contribution to World War II, and the significance of the park's history to the African-American community.
- Replace the neighborhood pool and Community Center with a larger, enhanced, co-located Aquatic Center and Community Center.
- Expand sports and fitness opportunities to include new multi-use courts, tennis courts, and an enhanced track and field.
- Replace playground with a range of built and natural play features for all ages in a connected play corridor and throughout the park.
- Increase connectivity to and throughout the park.
- Increase creek access, visibility, and environmental education opportunities.
- Incorporate basic amenities into future improvements.
- Support community events and gatherings by incorporating flexible event facilities, spaces, and utilities into future park improvements.
- Promote sustainability in park design and maintenance to create a beautiful, clean, safe, and welcoming environment.

With the understanding that the vision for the park would need to be completed in phases, the 2014 John Chavis Memorial Park Master Plan outlined the following priorities for implementation:

- 1) New Facilities
 - New Community Center
 - Adaptive rehabilitation of Original Carousel House
 - New Aquatics Center
- 2) Sports Facilities
 - Enhanced Track and Field
 - New Courts
- 3) Play, Creek, and Open Space
 - Eastern Play Corridor
 - Replica Plane
 - Western Corridor and Trail
 - Creek Management Plan and Implementation
- 4) Event Space
 - Central Plaza
 - Heritage Plaza
- 5) Improved Circulation and Access

The adopted master plan, which is the basis for the Strategic Implementation Study, can be downloaded from the City of Raleigh website:

<https://www.raleighnc.gov/content/PRecDesignDevelop/Documents/ParkPlanning/Chavis%20Park%20Community%20Conversation/JCMPMasterPlan.pdf>



Concept Plan Options

Overview of in-progress alternatives (Sep-Oct 2015)

① The adopted master plan calls for a new Community Center and Aquatic Center at the center of the park. Proposed refinements to the orientation of these facilities take advantage of the existing topography and provide increased connectivity through the site:

- The proposed location of the Community Center follows the existing hill to occupy an otherwise unusable area of the site, freeing up additional site area for a larger central plaza and multipurpose field and track. The proposed two-story configuration allows for a main level at grade with the Carousel Plaza and an upper level at grade with the multipurpose field and track, allowing the building to serve as the vertical circulation through the site. The proposed location of the Aquatic Center follows the existing hill to allow the main level to be at grade with the Carousel Plaza.
- This configuration celebrates the historic carousel as the front door to the complex and allows at-grade access from both parking areas. A second upper level entry plaza, with pedestrian and bicycle access from Chavis Way, overlooks the Carousel Plaza and the downtown skyline.

② The adopted master plan calls for an enlarged field and an improved track, along with 2-4 multi-use courts. As an alternative, the site footprint could accommodate a regulation track and football field without multi-use courts.

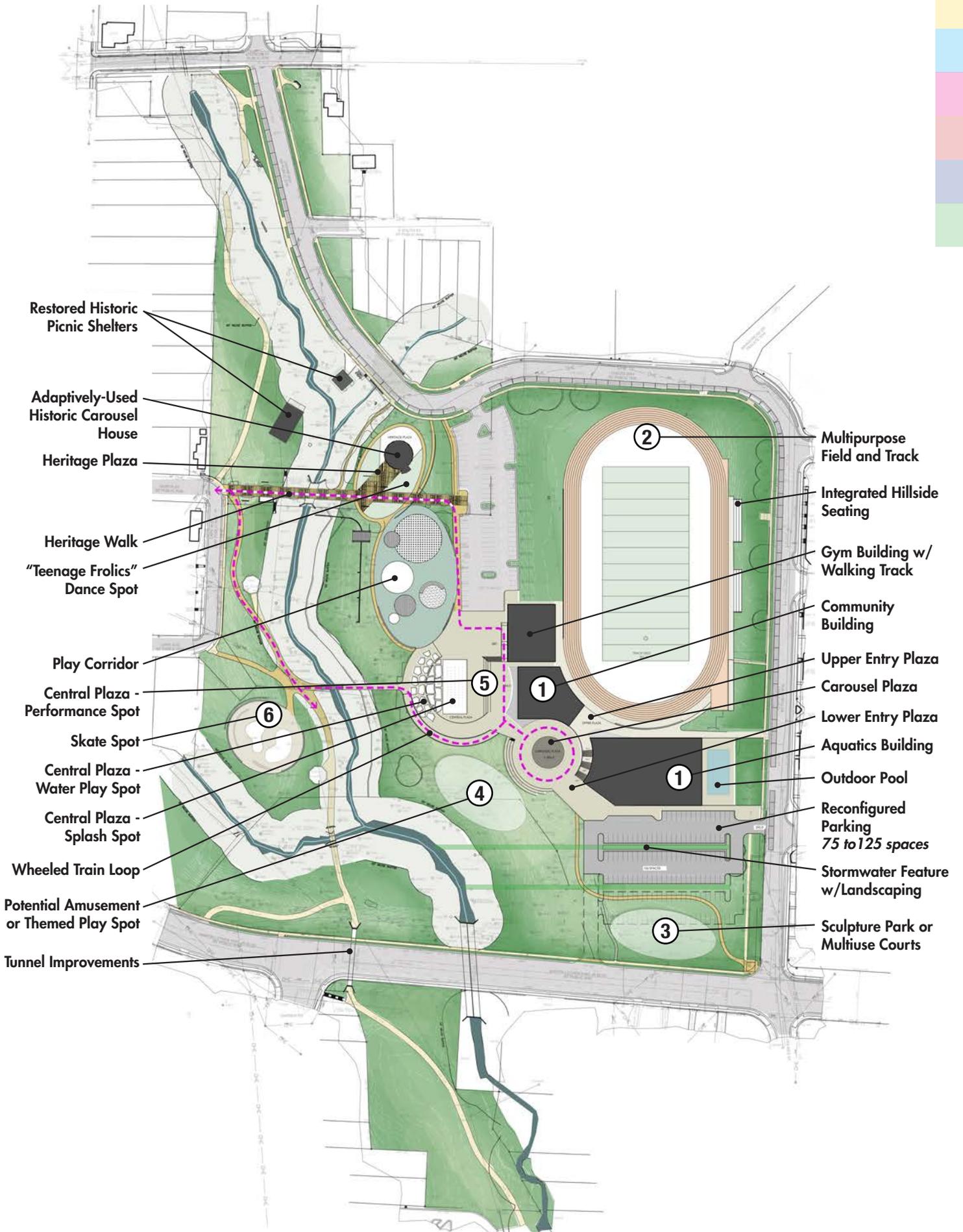
③ The adopted master plan calls for tennis courts and parking fronting Martin Luther King Jr Boulevard (Martin Luther King Jr. Blvd). Conversely, this is inconsistent with the Master Plan goal of creating a ‘wow’ moment on Martin Luther King Jr. Blvd.

④ The adopted master plan calls for a location for a potential second amusement to be determined. The proposed location is co-located with the existing carousel to allow for joint ticketing and to create an opportunity for a highly-visible ‘wow’ moment from Martin Luther King Jr. Blvd (as called for in the Master Plan and depending upon the amusement selected).

⑤ The adopted master plan calls for the Central Plaza to be developed as a flexible event and gathering space. Proposed refinements include:

- Enlarge the plaza to allow for multiple activities and raise the grade to allow for an accessible connection to the new Community Center and the Carousel Plaza.
- Incorporate a splash plaza into the plaza to bring energy and activity to the heart of the park and to provide elements of water play as called for in the Master Plan.

⑥ The adopted master plan calls for distributed skateboard elements in the Western Play Corridor. As an alternative, the skateboard elements could be consolidated into a larger park adjacent to the new bridge from the Central Plaza. This would allow for more concentrated activity with visual connectivity across the bridge to the Community Center and would reduce potential noise and disruption at the historic picnic shelters.

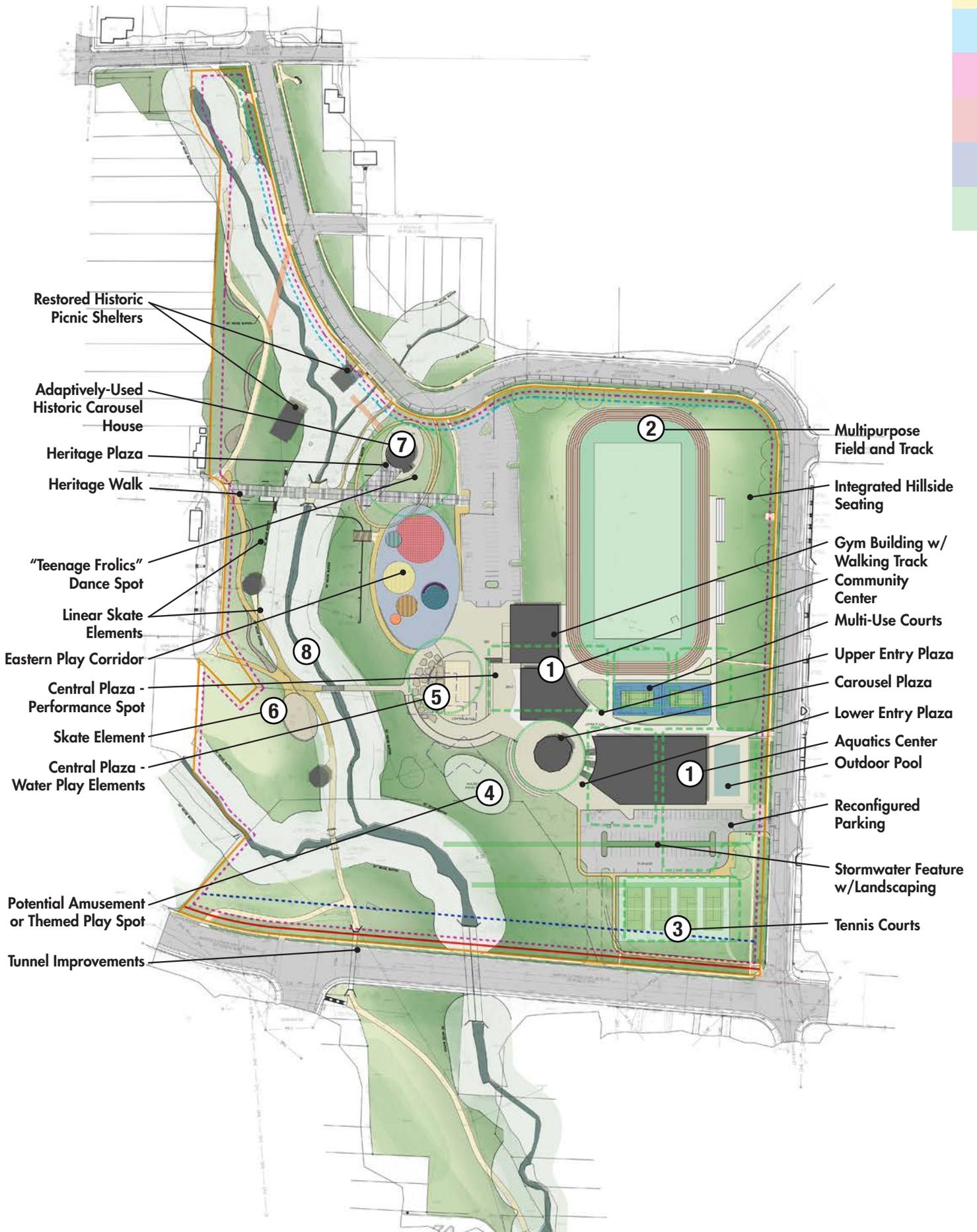


Concept Plan

Options

Overview of in-progress alternatives (Nov 2015-Jan 2016)

- ① The adopted master plan calls for a new Community Center and Aquatic Center at the center of the park. Based on positive public feedback from Public Meetings 2 and 3, the proposed refinements to the orientation of these facilities takes advantage of the existing topography and ensures that increased connectivity through the site are carried forward.
- ② The adopted master plan calls for an enlarged field and an improved track, along with 2-4 multi-use courts. Based on public feedback to maintain the proposed multi-use courts, the alternative for a regulation-track is not carried forward and remains a future option if community needs and desires evolve.
- ③ The adopted master plan calls for tennis courts and parking fronting Martin Luther King Jr Boulevard (Martin Luther King Jr. Blvd). Based on public feedback to maintain the proposed tennis courts, they are carried forward, subject to final programming and parking needs for the Aquatic Center.
- ④ The adopted master plan calls for a location for a potential second amusement to be determined. Based on positive public feedback from Public Meetings 2 and 3, the proposed location is carried forward. Criteria to guide the selection of the future amusement will be developed.
- ⑤ The adopted master plan calls for the Central Plaza to be developed as a flexible event and gathering space. Based on positive public feedback from Public Meetings 2 and 3, proposed refinements to enlarge the plaza and introduce water play are carried forward. Additional proposed refinements include:
 - Design of the splash plaza to convert to ice skating (if funding permits) to bring energy and activity into the heart of the park during the winter season.
 - Power and water connections between the plaza and north parking to accommodate food trucks.
- ⑥ The adopted master plan calls for distributed skateboard elements in the Western Play Corridor. Based on public feedback, the skateboard elements are distributed with a slightly larger node adjacent to the Central Plaza bridge to accommodate beginners and younger skaters and smaller spots distributed along the path to accommodate more experienced skaters.
- ⑦ The adopted master plan calls for the Original Carousel Building to be renovated for small events and/or a cafe and/or historic exhibit space. Potential refinements include restoring the historic shell as a fully-conditioned, flexible multi-use space with two mens and two women's restrooms. This will allow for a range of uses and could also potentially allow for short-term restroom access for the historic picnic shelters or play areas.
- ⑧ The adopted master plan calls for improving visibility and physical access across the creek. As part of a state effort to replace aging sewer line crossings and a City effort to replace an aging greenway pedestrian bridge, proposed refinements include evaluating opportunities for re-thinking bridge locations at the north end of the park.



Phase One Options

Overview of in-progress alternatives (Nov 2015-Jan 2016)

① New Facilities is the first priority in the adopted master plan. The new Community Center is the highest priority in this category and the single highest priority in the plan - based on this, it is the basis for Phase 1.

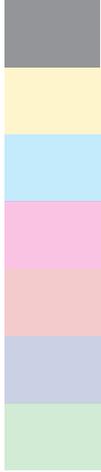
- The study recommends increasing the existing building size by 50% to allow for additional meeting, classroom, and event spaces as well as enlarged locker rooms, bathrooms, and fitness areas.
- The refined location and orientation of the building as outlined earlier will also create enough separation from the existing center to allow it to remain in operation during the construction of the new Community Center.
- The new building sits directly on the existing tennis courts, so they will be lost during Phase 1.

② Although it is the fourth priority, the Central Plaza is integrated with the design of the new Community Center and needs to be included in Phase 1. Work needs to be completed at the plaza in order to allow for accessible access from the parking area to the building and between the building and play area. The plaza is also key to celebrating and re-activating the center of this park.

- The Central Plaza is located directly on top of the existing kiddie pool and bath house and immediately adjacent to the existing pool. The existing outdoor pool has reached its life-cycle limit. Built in 1979, it is the oldest of the City's outdoor pools. It would require significant capital expense to shore it up to remain open until the time that the new aquatic center is funded, developed, and opened. Additionally, the existing bathhouse is incompatible with the user experience and wow-factor that is desired for the center of the park. The new Central Plaza will include outdoor water play features that will provide aquatic entertainment options.

Together, the Community Center and Central Plaza will create centralized indoor and outdoor program, gathering, and activity opportunities for park visitors, allowing future phases to build out from the center of the park. If additional funding is identified as part of Phase 1, additional scope opportunities include:

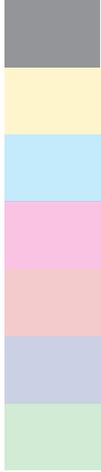
- ③a Adaptive reuse of the Original Carousel Building as a flexible multi-use space for gatherings, special events, or programmed activities for the park. With proper design, the restrooms could also serve the historic picnic shelters and the playground. As park visitation increases, the building could be transitioned into more specialized food service in a future phase.
- ③b Temporary athletic courts to help offset the loss of the tennis courts during Phase 1 by providing a multi-use fitness area. Because of the significant grade change at the future Aquatic Center, these would probably need to be removed to allow for the construction of the building.
- ③c Renovation of the existing play area into a destination playground to complement the uses in the Central Plaza and to further activate the heart of the park.
- ③d Restoration and enhancement of the historic picnic shelters, including new lighting, power, water, grilling stations, and improved access.



Concept Plan

Recommendations

- ① The adopted master plan calls for a new Community Center and Aquatic Center at the center of the park. Recommended refinements to the orientation of these facilities take advantage of the existing topography, allow for larger plaza and athletic areas, and provide increased connectivity through the site.
- ② The adopted master plan calls for an enlarged field and an improved track and multi-use courts. Based on public interest in the multi-use courts, the alternative for a regulation-track is not carried forward but remains a future option if community needs and desires change.
- ③ The adopted master plan calls for tennis courts and parking fronting Martin Luther King Jr. Blvd. Based on public interest in the expanded tennis courts, they are carried forward, subject to final programming and parking needs for the Aquatic Center
- ④ The adopted master plan calls for a location for a potential second amusement to be determined. The recommended location is co-located with the existing carousel to allow for joint ticketing and to create an opportunity for a highly-visible ‘wow’ moment from Martin Luther King Jr. Blvd (as called for in the plan and depending upon the amusement selected).
- ⑤ The adopted master plan calls for the Central Plaza to be developed as a flexible event and gathering space. Recommended refinements include the enlargement of the plaza, introduction of water play features, a convertible ice skating amenity (if funding permits), and power and water connections between the plaza and north parking to accommodate food trucks.
- ⑥ The adopted master plan calls for distributed skateboard elements in the Western Play Corridor. Recommended refinements include carrying forward the distributed skateboard elements with the introduction of a larger node (potentially with some integrated amphitheater seating) adjacent to the future Central Plaza bridge to accommodate older, more experienced skaters while allowing for some visual oversight from the plaza and building.
- ⑦ The adopted master plan calls for the Original Carousel Building to be adaptively used to accommodate a retro café, historic exhibit space, music and/or flexible event space within the building and surrounding plaza. Recommendations include an initial stabilization of the historic shell as a fully-conditioned, flexible multi-use space with two mens and two womens restrooms to allow for a range of uses and potentially allow for short-term restroom access for the historic picnic shelters or play areas. The stabilization should be designed to allow graceful evolution to a cafe or other more specialized use in the future.
- ⑧ The adopted master plan calls for improving visibility and physical access across the creek. Recommendations include coordinating with ongoing State and City efforts to replace aging infrastructure to evaluate options for adding and/or relocating pedestrian crossings at the north end of the park to improve access to and between the picnic shelters and/or for the greenway trail.



Phase 1 Scope Recommendations

The recommended scope for Phase 1 seeks to balance the goals and priorities outlined in the adopted master plan, community feedback received during the study process, recognized best practices for park design and programming, and the opportunities and challenges unique to this existing site.

Phase 1 is focused on increasing park visitation and activity levels by activating the heart of the park. This approach will provide some of the ‘wow’ elements desired by the community and address a number of deficiencies in basic amenities, while preserving the flexibility to allow the more specialized amenities that surround the core to evolve as needed, with recreational and athletic interests.

Recommended Phase 1 amenities target flexible, multi-use spaces that can accommodate the broadest possible range of programs, activities, and events for the park:

- ① The new Community Center is the single highest priority in the adopted master plan and is the basis for Phase 1.
 - Operationally, the study recommends continued operation of the existing center until the new building is completed.
- ② The Central Plaza is integrated with the design of the new Community Center and will be the primary outdoor gathering and event space in the heart of the park.
 - Operationally, the study recommends incorporating water play features into the design of the plaza to provide continued water play opportunities during Phase 1.
- ③ The adaptive reuse of the Original Carousel Building is the second highest priority in the adopted master plan.
 - Operationally, the study recommends renovation to provide a flexible, multi-use program and event space during Phase 1 that may be further adapted in the future as additional funding and activity levels permit.

Of the additional potential scope items considered (Eastern Play Corridor, Restoration of Historic Picnic Shelters, Temporary Courts), the Play Corridor is recommended as the most impactful of the options. It is expected to generate the highest visitation rate of the options, will serve neighborhood residents and visitors alike, and will create a more cohesive heart of the park.



DRAFT

Opinion of Probable Cost

	Low End	High End
CONSTRUCTION BUDGET	\$10,500,000	\$11,100,000
New Community Center	\$8,700,000	\$9,500,000
Central Plaza	\$1,000,000	\$2,000,000
Carousel House Reuse	\$300,000	\$400,000
Site Infrastructure	\$500,000	\$750,000
PHASE 1 BASE SCOPE	\$10,500,000	\$12,650,000
PHASE 1 POTENTIAL ADDS		
Eastern Play Corridor	\$800,000	\$1,200,000
Historic Picnic Shelters	\$250,000	\$325,000
Temporary Courts	\$50,000	\$100,000

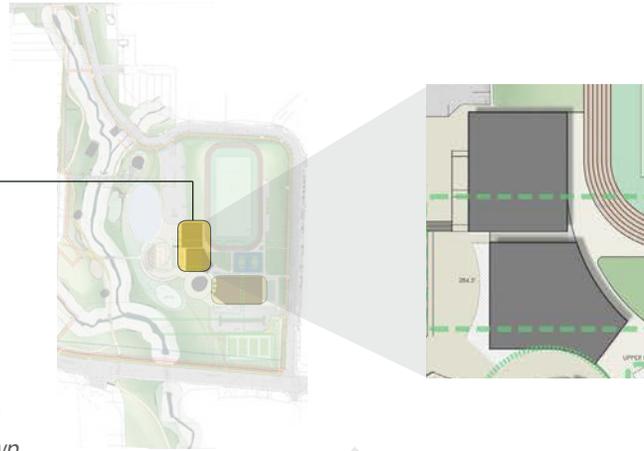
The proposed scope for Phase 1 is ambitious and will require careful program, scope, and design choices during the design process in order to remain within the limits of currently available funding. This is compounded by the fact that the current construction climate is highly volatile and is trending upwards. The preliminary Opinion of Probable Cost is based on current market rates for current and recently-completed projects of related scope and scale:

- 1) The Community Center includes a +/- 30,000sf, two-story building, including a full gymnasium w/ elevated walking track.
- 2) The Central Plaza includes a 40,000+ sf plaza area with integrated water play features and a convertible ice-skating rink.
- 3) The Carousel Building Reuse includes the exterior stabilization of the existing 2,000sf structure with interior restroom, building systems, and finishes improvements to allow the building to function as a flexible, multi-use program and event space. Improvements to the Heritage Plaza are not included.
- 4) Site Infrastructure includes demolition and site prep, grading, utility improvements, stormwater controls, miscellaneous landscaping and paving associated with the areas of the park identified above.

Community Center with Gymnasium

New Facilities

The existing community center is inadequately sized to accommodate the desired scope and frequency of programming, lacks a full-sized gymnasium, and is at the end of its functional life. The adopted master plan envisions a new, larger facility that is highly visible from Martin Luther King Jr. Blvd, highlights views of downtown, and provides a range of flexible spaces to accommodate a broad range and scale of activities to meet the needs of a lively and diverse community.



East Oakland Sports Center, view of building-integrated public art



East Oakland Sports Center, views of interior activity and views over park



Emancipation Park, view of front porch at community center

The new community center is anticipated to be 50% larger than the existing center. The proposed building program includes:

- Additional multipurpose spaces to accommodate a broader range and greater number of programs, special events, and rentals
- A full-sized gym with bleacher seating and an elevated walking track that opens directly out to the track and field
- Significantly expanded fitness and weight rooms
- Air Conditioned throughout
- Food Service
- Catering and/or kitchen support for event spaces
- Expanded locker rooms
- Administrative, storage, and support spaces

The two-story building will connect directly to the carousel plaza and heart of the park at the lower level and to the track and field at the upper level. The new center will be built into the hillside - by occupying an otherwise unusable portion of the site, the adjusted location allows for a larger Central Plaza and additional athletic/fitness areas at the track and field. The revised location and orientation addresses a number of adopted master plan recommendations, including but not limited to:

- Bathroom and drinking fountain access at both levels to conveniently serve different areas of the park
- Improved view corridor through the core of the park from the Carousel Plaza to the Heritage Plaza
- Centralized views to and oversight of most of the park and views of the downtown skyline
- Full accessibility to the building and through the core of the park from both parking areas
- Continued operation of the existing center while the new building is under construction



Site and Regulatory Considerations:

- 1) The existing north parking lot is located adjacent to the Heritage Plaza and Eastern Play Corridor. This lot is expected to be the primary parking area for the community center and contains +/- 100-115 spaces. This will provide sufficient parking to meet the Unified Development Ordinance (UDO) requirements of +/- 105-115 parking spaces for the building.
- 2) Fire department truck access around the perimeter of the building is limited by the existing topography and will require alternative means of compliance to meet access requirements.
- 3) Preliminary geotechnical testing indicates that the planned building site is suitable for conventional shallow foundations and standard bearing pressures.



Public Feedback

- 1) Several community center precedents were selected and presented for evaluation at Public Meeting 1. As reflected in the public comments (see Appendix A), the two examples shown at left resonated the most with attendees. Particular points of emphasis that have been incorporated into the planning and recommendations for the new community center include:
 - Distinctive building design, ‘wow factor’
 - Openness, glass view of park, skyline views
 - Building as central viewing and control point
 - Natural light
 - Integration of art and culture into building design
 - Front porch, welcoming entry
- 2) The refined building location and orientation was presented and discussed at Public Meeting 2 and 3. In particular, attendees reinforced the importance of continued operation of the existing center during construction.



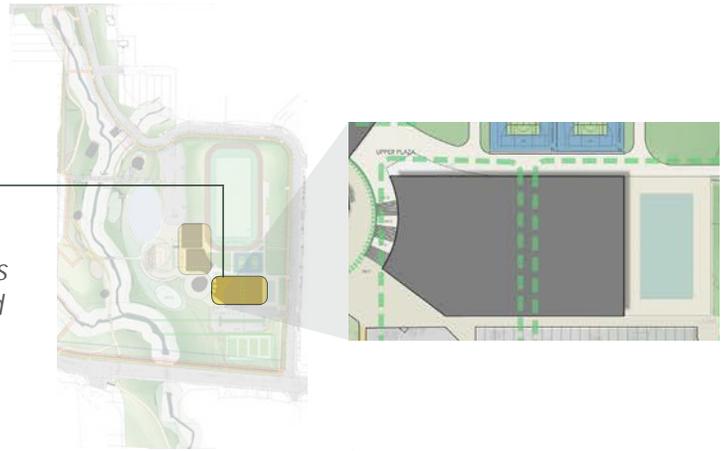
Schematic Design Recommendations

- 1) Arrange the key spaces within the new community center to actively reinforce the park use zones outlined in the adopted master plan - fitness and athletic spaces to overlook the track and field and cultural and event spaces to overlook the heart of the park and downtown skyline and to connect to the Central Plaza.
- 2) Based on desired programming and community requests for private event space within the community center, consider larger multipurpose spaces with folding partitions to the greatest extent possible (in lieu of smaller fixed room sizes) to allow for the greatest flexibility to accommodate large events or simultaneous smaller events.
- 3) Based on the centralized location and visibility from Martin Luther King Jr. Blvd, use the building skin and/or shape to help tell the story of the park. Coordinate with the artist selected for the arts grant to explore possibilities for integrating public art into the building skin.
- 4) Consider ‘oversizing’ the upper level restrooms and providing for direct exterior access to allow them to function as a comfort station during larger special events and festivals at the track and field without disrupting activities inside the Community Center.
- 5) Consider an upper level overhang at the Central Plaza with integrated lighting, sound, and equipment hanging connections to allow the upper plaza to function as a stage for larger events.

Aquatic Center

New Facilities

The existing pool, built in 1979, is the oldest of the City's pools and is at the end of its functional life. The adopted master plan envisions a combination of indoor/outdoor leisure, recreation, competition, and wellness aquatic opportunities as described in the Bundled Indoor/Outdoor Community Aquatic Center in the City's 2008 Aquatic Facility Study.



Collingwood Community Pool, Ontario CA, view of garage door in open position



Antorman Complex, Istanbul, Turkey, view of operable roof in open position



Soo Line Building, Minneapolis MN, view of operable wall at pool

The double-height Aquatic Center will also connect directly to the carousel plaza and heart of the park at the main level with an upper level overlook at the upper plaza. Similar to the Community Center, the facility will be built into the hillside, preserving more room for other park features and minimizing the visual scale of the building in the context of the residential properties across Chavis Way. The revised location and orientation addresses a number of adopted master plan recommendations, including:

- 'Wow factor' building design when viewed from Martin Luther King Jr. Blvd
- Improved view corridor through the core of the park
- Full accessibility to the building and through the core of the park from both parking areas

The adopted master plan recommends that the new Aquatic Center should be one of several park features, rather than the primary park feature. In contrast, the facility as envisioned in the master plan - an indoor 8-lane competitive pool with spectator seating and diving boards, an indoor 5,800sf leisure pool, and an outdoor 9,200sf leisure pool - would be Raleigh's most significant aquatic center and would be more on par with typical regional destination facilities across the country. The City's closest comparable facility - Buffalo Road Aquatic Center - with only an indoor leisure pool, already draws visitors from across the city and is over capacity on most weekends and teacher work days. The much larger facility proposed for JCMP would be expected to attract significant crowds from across Raleigh and beyond, requiring 2-3 times the parking capacity that is currently planned for the south parking lot. The increased parking lot footprint would preclude the tennis courts as shown in the adopted master plan or another park feature if they are relocated to a different area of the park



Site and Regulatory Considerations

- 1) The new south parking lot will be located next to the new Aquatic Center. This lot is expected to be the primary parking area for the aquatic center and will contain +/- 75 spaces, similar to the adopted master plan. However, the proposed Aquatic Center will require +/- 80 parking spaces and the outdoor pool will likely require +/- 40 spaces per the Unified Development Ordinance requirements (120 total). Commonly-used national standards for destination aquatic centers project at least 144 spaces. Finally, the City's 2008 Aquatic Study recommends 317 parking spaces for the facility described in the master plan.
- 2) Fire department access issues are similar to the new Community Center.
- 3) Geotechnical testing was not completed for this area but it is likely to be comparable to the results outlined for the new Community Center.



Public Feedback

Several community/aquatic center precedents were selected and presented for evaluation at Public Meeting 1. As reflected in the public comments (see Appendix A), one of the precedents (below left) resonated with attendees. Particular points of emphasis that have been incorporated into the planning refinements and will continue to serve as core values for the schematic design of the new community center include:

- Distinctive building design, 'wow factor'
- Openness, glass view of park, skyline views
- Natural-lighted pool
- Lazy river



Future Design Recommendations

- 1) Based on the adopted master plan recommendations for a community-oriented aquatic center that is not the primary park feature, consider adjusting the scope of the aquatic center to include indoor competitive and leisure pools without an outdoor pool.
 - This approach would provide ample capacity for community use without significant parking increases or displacement of other desired park features. The Central Plaza will provide outdoor water play opportunities.
 - This approach would be consistent with national trends towards indoor aquatic facilities. While this approach is more costly, it allows for continuous year-round use. Based on community interest in an outdoor pool, an operable roof or wall (see images at left) could allow the aquatic building to be opened to create an indoor/outdoor condition when weather permits.
 - As an additional benefit, the area currently reserved for the outdoor pool could be re-allocated as a more appropriate location for tennis courts or for relocated multi-use courts to allow for a larger track and field.
- 2) Based on the centralized location and visibility from Martin Luther King Jr. Blvd, use the building skin and/or shape to help tell the story of the park or to provide transparent views into and out of the building.



East Oakland Sports Center, view of interior pool



Co-located aquatic and community center facility from the City of Raleigh 2008 Aquatic Facility Study

Adaptive Reuse of Original Carousel Building

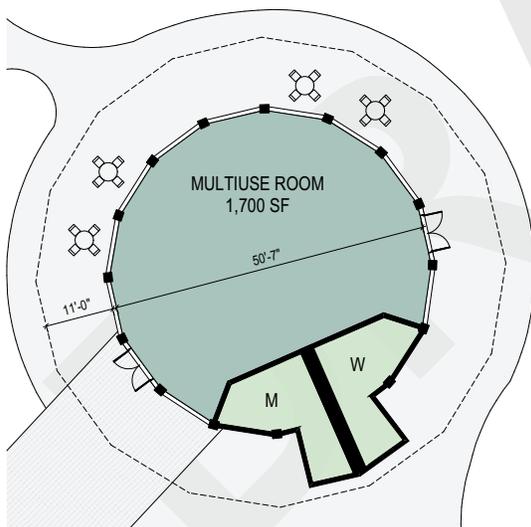
New Facilities

The original carousel building was once a source of movement, music, and activity in the park. The adopted master plan envisions the building once again serving as a primary gathering space through a cafe, historic exhibit space, or flexible event space conversion that maintains its existing historic character and size.

The circular 2,000sf structure features a column-free interior with a pagoda ceiling that slopes from 18' to more than 25'. It is arguably the most significant historic structure within JCMP and is located at the edge of the most historically intact area of the park. With its unique historic character and its visual prominence, it is well-suited to serve as the primary anchor for the north end of the park, and it is critical to begin to activate the Carousel Building as part of Phase 1.

Based on available funding, economic and operational feasibility, and current activity levels within the park, the Carousel Building will be renovated to allow for immediate use with the flexibility to continue to evolve as park attendance increases and funding permits. The range of potential uses identified in the adopted master plan are all gathering spaces - Phase 1 renovations are designed to fully support this type of use and will include:

- Restoration of the building shell including a new roof, installation of windows to visually open the Carousel to the surrounding park, and a new floor and restored interior finishes
- New HVAC system engineered to accommodate a gathering space
- New lighting and electrical systems
- New restrooms with the number of fixtures required to accommodate the gathering uses envisioned for the building
- Basic amenities to serve the Heritage Plaza and surrounding play areas, including drinking fountains, exterior lighting, and furnishings



Original Carousel Building, view of existing interior

This approach will allow the Carousel Building to immediately serve as a flexible event and exhibit space - two of the three uses envisioned in the adopted master plan. Additionally, the restrooms may be designed with exterior access to serve the adjacent playground and picnic shelters during Phase 1 - this is a more cost-effective and historically-appropriate approach than constructing free-standing structures at this time. As funding permits and as park attendance increases, additional renovations may be implemented to convert the building into a full-service cafe or concession. Additionally, a separate free-standing restroom building may be constructed if/as needed.



Public Feedback

1) In response to public feedback on the importance of activating the Original Carousel Building and providing basic amenities during Phase 1, the City prioritized additional capital funds beyond the bond allocation to allow for the renovation of the building as described. This approach was presented at Public Meeting 2 and Public Meeting 3. Feedback was mixed (see Appendix B and C) - many attendees felt strongly that both a full cafe and a free-standing restroom building should be provided in Phase 1, while others were comfortable with the phased approach.



Future Design Recommendations

- 1) Based on the adopted master plan recommendations and public feedback received during the study process, Phase 1 provisions for food service are expected to be accommodated with a food service area in the Community Center and electrical and water connections at the Central Plaza to support food trucks for events and peak visitation periods. Based on community interest in a full-service standalone cafe, continue to evaluate private vendor options for this service.
- 2) Include a future concessions counter layout in the schematic design for the Phase 1 renovation of the Original Carousel Building.
- 3) Incorporate lighting and/or infrastructure for future lighting that highlights the historic structure and recalls the historic character of the park. In particular, consider facade uplighting and piazza lighting that resonated with attendees at Meeting 2 (see image below). Consider coordinating the lighting approach at the Heritage Plaza and the Carousel Plaza.



Precedent image of potential plaza lighting

Multi-purpose Track and Field

Sports Facilities

The track and field occupies the footprint of the former baseball stadium and has always been the site of competitive sporting events. The adopted master plan calls for an expanded field and an enhanced track with lighting and spectator seating to accommodate a range of sporting and other events. The master plan also calls for youth-focused multi-use and tennis courts.

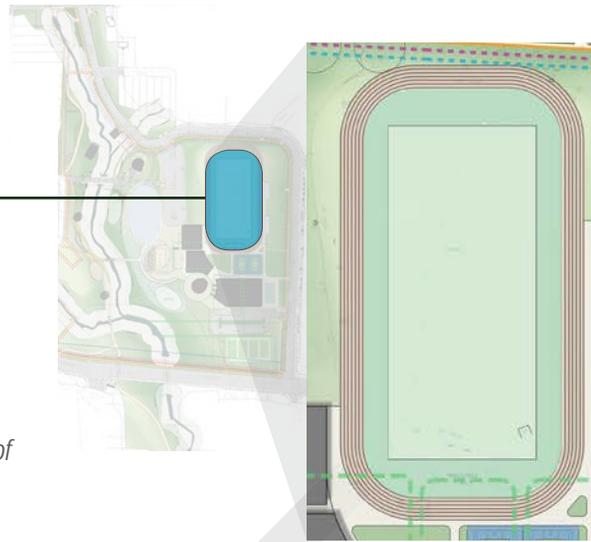
The existing 8' wide asphalt recreational walking track with an 8-lane 100-meter sprint chute is heavily used by recreational walkers. The existing configuration and surface effectively limits track athletes to 100-meter sprint training. Additionally, the existing football field is too small to include end zones and its use is limited to manage wear and tear of the natural turf. It is utilized seasonally by the Shaw University football team for practices.



Integrated hillside seating, Frog Island Park, Ypsilanti, Michigan



Integrated hillside seating



Site and Regulatory Considerations

- 1) Minimum parking for JCMP as required by zoning is based on the size of the buildings with no requirements for outdoor space. Based on current observed usage at Pullen Park, Buffalo Road Athletic Park, and other facilities, this would likely be strained during peak periods. As simultaneous athletic programs or special events at the track and field would exacerbate any parking challenges, schedules for the park amenities will need to be carefully coordinated to limit potential parking challenges.
- 2) One of the primary goals of the adopted master plan and the study is to encourage and accommodate higher visitation and activity in order to activate the park and to support some of the more specialized amenities desired by the community. The track and field will be a key component in achieving this goal, and the design of this amenity needs to accommodate daily and year round use to the greatest extent possible. Durable but resilient surfaces for both the track and the field should be carefully evaluated. For instance, natural turf would typically be closed for 3-4 months each year for re-seeding and maintenance and would not allow for daily use (especially by adult participants) or stand up to concerts and other special events with high traffic.
- 3) The capacity of integrated hillside seating and the field lighting will require careful consideration to mitigate impacts on the surrounding residents.



Public Feedback

- 1) Based on user interest in a full-sized track, an alternative track and field configuration with a regulation outdoor 400-meter track and a regulation football field without the two multi-use courts was presented at Public Meeting 2 (see Appendix B). As the majority of attendees did not wish to give up the proposed multi-use courts, a second alternative configuration with an expanded recreational track and a regulation football field was presented at Public Meeting 3 (see Appendix C).
- 2) Attendees were asked to weigh in on their preference between natural and artificial turf. A few attendees expressed concern over infection rates with artificial turf. Overall, feedback was inconclusive.



Future Design Recommendations

- 1) Plan and locate the new Community and Aquatic Centers to maximize the usable area for outdoor athletics and fitness.
- 2) Continue to explore alternative track, field, and court configurations to accommodate expanded recreational, fitness and athletic use and program opportunities for the community and its partners. Key community partners that currently utilize the facility include:
 - Shaw University for continued football practice, potential track practice, and special athletic and other events
 - Chavis Vikings, 1 of 12 recreational, neighborhood-based football clubs, for neighborhood youth football practices and/or games (The home base for 10 out of 30 of these neighborhood football clubs are located within the 2 mile service range of JCMP, creating a potential opportunity for the park to be used by neighborhood teams rather than as a central location for all teams.)
 - Raleigh Rockets, 1 out of 9 local track clubs, for neighborhood youth track practices and/or meets (The home base for 5 out of 9 neighborhood track clubs are located within the 2 mile service range of JCMP.)

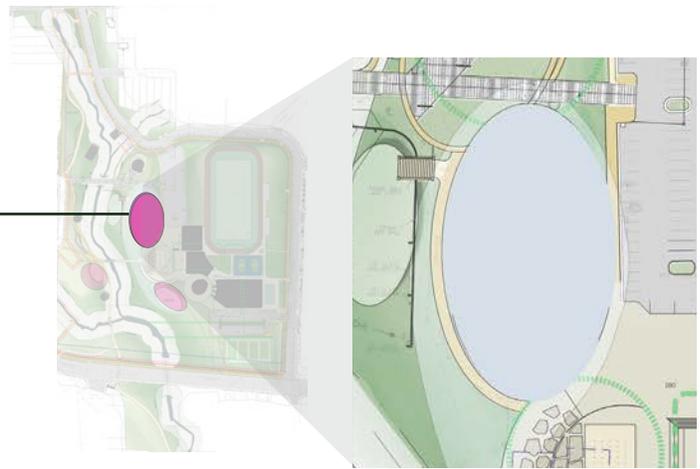
Alternative track, field, and court configurations to be explored may include:

- 300-meter or 307-meter track - This configuration is gaining popularity for *indoor* NCAA university practice facilities and competitive track venues (it can accommodate qualifiers) and allows for a 100-yd football field with tapered endzones. This approach would continue to support Shaw University football practices and recreational walkers, better accommodate track and field training, and its smaller footprint would not impact the location of the multi-use courts.
 - 400-meter track with relocated multi-use courts - If the aquatics program is ultimately adjusted as discussed on p. 27, the multi-use courts may be relocated to allow for a regulation 400-meter track and football field. This approach would be ideal for athletic competitions and training while continuing to accommodate recreational walkers and uses. Maintaining a community-focused programming approach would be critical in this scenario as a destination micro-stadium would not be consistent with the goals of the adopted master plan.
- 3) The proposed location for the tennis courts is maintained based on public feedback received during the study process, but creates several challenges and may be impacted by future Aquatic Center decisions:
 - The prominent placement of the fenced enclosure at the corner of Martin Luther King Jr. Blvd contradicts Master Plan goals for ‘wow factor’ visibility from Martin Luther King Jr. Blvd and a welcoming public face for the park..
 - The adjacency to Martin Luther King Jr. Blvd and the associated traffic noise is not conducive to match play. Court lighting will be difficult to comply with zoning requirements for full cut-off lighting, and the location does not have enough space to practically accommodate spectator seating.
 - If the tennis courts remain as currently shown, explore an opaque art/signage wall for the enclosure on Martin Luther King Jr. Blvd. While this would obstruct views into the park, it would provide some isolation from Martin Luther King Jr. Blvd and could function as signage for the park.

Eastern Play Corridor

Play, Creek and Open Space

The adopted master plan calls for transforming the existing playground into a connected play corridor and with a range of built and natural play features to promote whole-child development (physical, social, mental).



'Natural' playscape with water feature



Tumbling Bay Playground, Queen Elizabeth Park in London, England



Proposed climbing equipment

Across the country, unique destination-type play environments are consistently ranked as one of the most popular attractions for park visitors. The existing +/-15,000sf playground will be increased to a 40,000 - 60,000 sf interactive play corridor that extends from the Heritage Plaza to the Carousel Plaza, making it the largest play amenity in downtown Raleigh and one of the character-defining features of the park.



Site and Regulatory Considerations

1) The existing topography is generally well-suited to accommodate the play corridor, but has accessibility challenges with surrounding areas, particularly the field at the base of the stone steps.



Public Feedback

- 1) Examples of play landscapes were presented for feedback at Public Meeting 2:
 - Attendee feedback (see Appendix B) indicated a strong preference for a naturalistic approach and for topographical (not flat) landscapes
- 2) Numerous examples of play and climbing equipment were also presented at the meeting:
 - Of the natural and manufactured examples, attendee feedback generally indicated a preference for natural elements
 - Attendees were also drawn to manufactured equipment that related to the story of the plane and the train. Similarly, several public comments indicated an interest in a historically-themed playground.



Future Design Recommendations

- 1) Based on public feedback and the adopted master plan recommendations, explore a naturalistic language for the play corridor that references the creek and surrounding natural landscape. Incorporate the natural topography into the play corridor to the greatest extent possible. Integrate the area below the stone steps into the play corridor to the extent permitted by accessibility requirements.
- 2) Incorporate distinctive manufactured play structures that interpret the story of the miniature train and the airplane slide. Also consider unique sculptural play elements that speak to the social history of the park. The location of these structures should be carefully coordinated to relate to the history of the park and should be geared towards introducing younger visitors to the rich and profound history of JCMP.
- 3) Create layers or clustered zones of age-appropriate play equipment with areas for younger children located closer to the Central and Heritage Plazas to allow for easier oversight and areas for older children located closer to Little Rock Creek.
- 4) Given the regulatory restrictions on improvements within the stream buffer that effectively minimize opportunities for creek interaction, carefully coordinate the location of climbing structures and taller play structures to utilize natural breaks in the tree line for views into the creek. Incorporate interpretive signage into the structures to highlight the creek views and features



Train-themed playground at the Turkey Thicket Recreation Center, Washington D.C.

Airplane Slide

Play, Creek and Open Space

An F9F-6 Cougar Korean War-era plane once served as a play structure for the park. The adopted master plan calls for exploring options for incorporating a P-51 Tuskegee Mustang WWII-era replica plane in an engaging and interactive way to honor the community's contribution to the war.



Airplane slide at John Chavis Memorial Park



Red-tailed P51-C Mustang, photo courtesy of www.redtail.org/the-mustang/



Retired Navy Cougar climbing structure encased in concrete, Anaheim, CA



Retired Douglas F3D Skynight on pylon, Anaheim, CA



Historic Park Planning Trends

John Chavis Memorial Park and the surrounding South Park community played an important role in World War II. Long-time residents can recall the African-American service members stationed at barracks located in the park, and the plane that once resided in the park came to be associated with the community's contributions to the war effort as well as the Tuskegee Airmen:

- The story of the Tuskegee Airmen has become a cultural touchstone for many, and nationally, the CAF Red Tail Squadron is a non-profit organization dedicated to educating audiences across the country about the history and legacy of the Tuskegee Airmen. www.redtail.org

The history of the airplane slide at John Chavis Memorial Park coincides with a civic movement from 1959 to the mid-1970s, when a number of retired military fighter planes were loaned or sold by the US Armed Forces to various civic groups and municipalities, most often for use as a play structure or for memorial or museum display. While many of these installations have been lost, eight surviving examples were surveyed as part of the study. The communities all determined that the planes were inappropriate for use as play structures - hot metal, sharp metal edges and exposed rivets, damage to cockpits, and panels worn through were common complaints. Insurance requirements usually dictated that the cockpits and other accessible portions of the fuselage were filled with concrete to prevent access.



P-51 Tuskegee Mustang

The supply of salvageable retired military aircraft continues to decline. War surplus P-51s, which once sold for \$2,000 are one of the most popular and sought-after models and are now usually valued at \$1,000,000 or more. Working replica kits available for \$300,000-500,000 or more are typically 65-80% of the scale of the original plane.



Recommendations

- 1) Incorporate a P-51-themed play structure with interpretive signage into the design of the Eastern Play Corridor. Examples of this approach include:
 - Larsen Park Jet Playground (San Francisco, CA) where a custom structure was fabricated to replace a retired plane that was removed from the park (<http://www.larsenparkjet.org/>)
 - Wright Brothers National Memorial (Kill Devil Hills, NC) where a climbable steel replica plane was installed.
- 2) Explore other opportunities for memorializing the community's contribution to World War II and for incorporating the story of the airplane and the Tuskegee Airmen into the park. Options may include:
 - Informational panels and memorial pavers for fallen veterans in the Heritage Plaza or as an enhancement of the War Mothers Memorial
 - A smaller replica P-51 suspended within the Original Carousel Building or in the new Community Center
- 3) Explore opportunities for hosting the CAF Red Tail Squadron's RISE ABOVE Traveling Exhibit during their annual nine-month cross-country tour.



Airplane play structure at Larsen Jet Playground, San Francisco, CA



Commemorative airplane at Wright Brothers Memorial, Kill Devil Hills, NC

Amusement

Play, Creek and Open Space

The park featured a miniature train from 1952-1971, including an 800' oval track with tunnel. The adopted master plan calls for a wheeled train to circulate through the park and an additional amusement ride to complement the existing historic carousel.

The adopted master plan recognizes that JCMP serves as both a historic community park and as a historic destination park for downtown. As the park's usage evolves with the implementation of Phase 1, an additional amusement will become an opportunity to further tailor the park's experience and appeal. If there is a continued desire to increase attendance, a destination-type amusement may be utilized to draw additional visitors to the park. If visitation becomes sufficient, a smaller-scale, supporting amusement to increase length of stay may be more appropriate.

This study identifies an appropriate location for a future amusement at the southern edge of the Eastern Play Corridor. This location is consistent with the historic location of the miniature train, is co-located with the carousel for easier ticketing, and allows the flexibility to make a strong visual statement on Martin Luther King Jr. Blvd (if a destination-type amusement) or to be seamlessly incorporated into the southern end of the play corridor (if a supporting amusement).



1950s aerial view showing train, photo credit: NC State Archives



Track crossing at Chavis Park train, photo credit: unknown



Recommendations

- 1) When funded, consider the following criteria to ensure that the selection of the additional amusement is compatible with the activities in the park:
 - JCMP is a place of profound remembrance - evaluate the amusement's potential to help tell the story of the park.
 - Evaluate the uniqueness of the amusement and its potential to differentiate JCMP.
 - The master plan calls for increased connectivity throughout the park - evaluate any potential impacts on pedestrian connectivity and circulation due to fencing, intersections, etc.
 - The Central Plaza will become one of the key gathering spaces in the park and will be programmed for a range of events - evaluate compatibility with adjacent uses.

Western Play Corridor

Play, Creek and Open Space

The adopted master plan calls for extending the play corridor to the western side of the creek with visual connections through pedestrian bridges and thinned vegetation that allows views from the core of the park.

The Western Play Corridor will be dedicated to fitness-oriented play elements, including fitness stations and skateboard and bike elements. The features will be integrated into the existing topography to help manage the steeper grades in this area of the park and will be designed with the pedestrian path so that they may function as one interconnected park feature or as individual jump-off points for greenway users.



Site and Regulatory Considerations

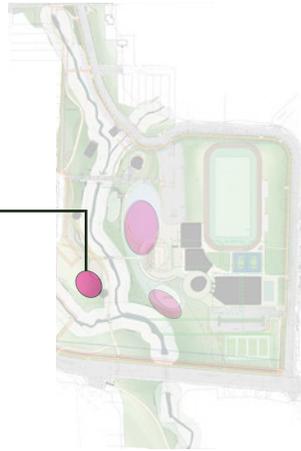
1) The existing topography (14-16' down from street to the stream buffer) and the berm at the former Worth Street entrance make it challenging to provide an accessible walking path.



Bernar Venet's temporary sculpture in downtown San Diego, CA



Duchess of Hamilton Park, Motherwell, Scotland



2) The stream buffer and the steep topography severely limit the possibility of visual oversight from the the core of the park and from the surrounding neighborhood.



Public Feedback

1) Numerous examples of skateboard spots and parks were presented for feedback at Public Meeting 2. The feedback received (see Appendix B) indicated a preference for linear and organic features (images at left) along walking paths as opposed to traditional skate parks and angular elements.

2) Attendees were asked to weigh in on their preference between a larger destination skate park and smaller, distributed skate spots. Feedback received reinforced the desire for skate spots with a larger spot for older, more experienced skaters.



Future Design Recommendations

1) Based on confirmed public preference for skate spots, develop a linear series of distinctive sculptural skateboard and bicycle elements that integrate into the existing topography on the west side of the walking path. Design a small skate bowl or plaza for more experienced skaters near the bridge crossing. This location will allow for independent activity while maintaining some visual oversight from the Central Plaza and Community Center.

2) Locate the fitness stations on the east side of the walking path to the greatest extent possible to minimize cross traffic (and the potential for collisions) on the walking path.

3) Explore options to address obstacles to providing an accessible greenway trail and accessible path to picnic shelter #2, including the grading and associated stairs near Worth Street.

4) Given the limited visibility of this area of the park, higher lighting levels will be needed to ensure the comfort and safety of park users after dark.

Creek Management

Play, Creek and Open Space

The adopted master plan calls for increased creek access, crossings, viewing stations, visibility, and art and educational opportunities.



WHAT ARE RIPARIAN BUFFERS?

The word riparian means next to the banks of streams, rivers, lakes, estuaries or other waters. A riparian buffer is a strip of forested or vegetated land bordering a body of water and is important in protecting water quality. A buffer may be any combination of shrubs, herbs, and native grasses, but the best vegetation for stabilizing streambanks and removing nutrients is deep rooted, woody vegetation.

Riparian buffers are managed as two zones. The zone closest to the water provides streambank and shoreline protection. The outer zone slows and spreads out the flow of water coming from the land, trapping sediment and other pollutants.

RIPIARIAN BUFFER PROTECTION

The Division of Water Quality's Buffer Protection Rule is a part of the state's nutrient reduction strategy for the Neuse and Tar-Pamlico River Basins. The rule requires protection of existing vegetation in the first 50 feet of riparian area within these basins.

Protect the Buffer? The first 30 feet from the waterbody should be essentially undisturbed. The next 20 feet should be vegetated, however certain uses are allowed.

Intermittent and perennial streams, lakes, ponds and estuarine waters are protected by these rules. If you are unsure whether this includes your property, you can obtain a copy of the county soil survey produced by the Natural Resources Conservation Service and a 1:24,000 scale topographic map prepared by the US Geologic Survey. If the surface water is indicated on one or the other source then the buffer rules apply. The Division of Water Quality will make final determinations.

CONTACT YOUR LOCAL SOIL AND WATER CONSERVATION DISTRICT FOR MAP ASSISTANCE!

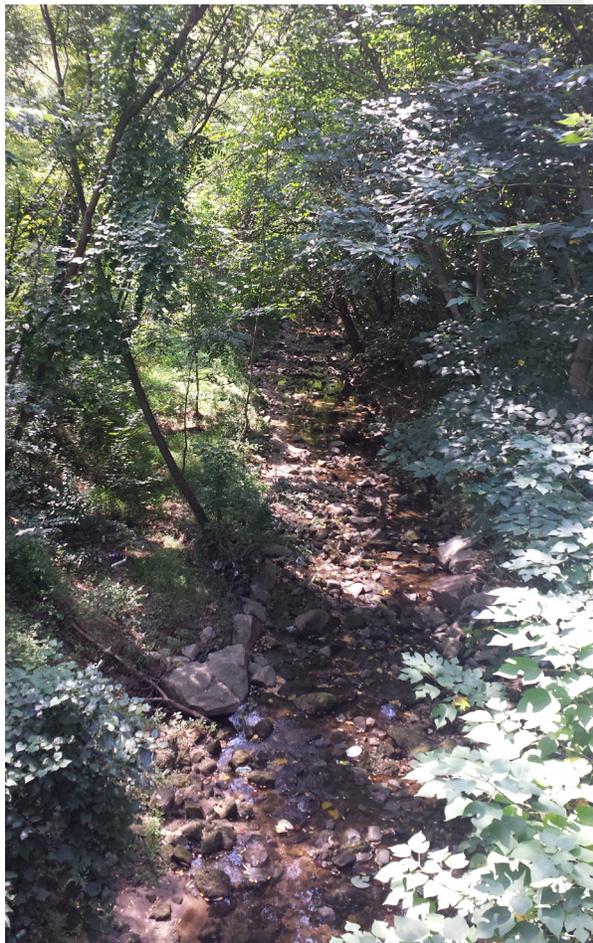
IS MY PROPERTY INCLUDED?

You will want to read and understand the rule prior to beginning any activity within the buffer. The following are a few of the allowed activities in the rule.

- Fences if no woody vegetation is removed
- One time fertilizer application to establish replanted vegetation (Ongoing fertilization is not allowed)
- Playground equipment

WHAT ACTIVITIES ARE ALLOWED?

- Removal of poison ivy, poison oak, vines, honeysuckle
- Planting vegetation to enhance the buffer
- Removal of trees that are dead, dying, or diseased. Verified by a registered forester.
- Removal of trees that are in danger of causing damage to existing structures or human life
- Limited pruning of forest vegetation as long as it doesn't compromise the health of the tree



Rocky Branch Creek and creek buffer



Site and Regulatory Considerations

1) Little Rock Creek is subject to two separate regulatory overlays:

- Neuse River Riparian Stream Buffer rules which prohibit any uses within 30' of stream banks and allow minimal activities 30'-50' from stream banks.
- A perpetual conservation easement granted to the State of North Carolina in 2002 that effectively prohibits all activity within the easement without approval of of NCDENR.

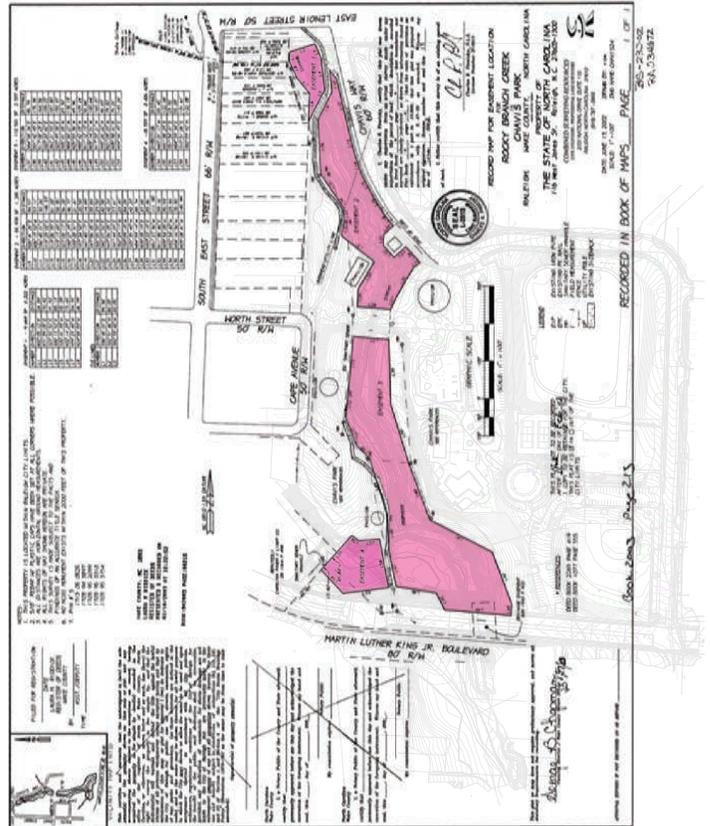


Public Feedback

1) The potential rearrangement and/or addition of pedestrian crossings at the north end of the park to improve access to and between the picnic shelters and/or the greenway was briefly presented at Public Meetings 3 and 4. Public feedback was minimal with no objections to the concept.



Photo showing bridge between shelters, photo credit: NC State Archives



Record map for easments located around the Little Rock Creek



Future Design Recommendations

- 1) Continue to work with NCDENR on the vegetation management program within the easement to maximize visibility to the creek and through the vegetated buffer to the greatest extent possible.
- 2) The size and nature of the wooded buffer creates a challenge to attaining the level of comfort and safety after dark that is called for in the master plan. As careful uplighting and/or accent lighting of selected trees within the buffer could create visual interest while improving pedestrian comfort levels after dark, explore the possibility of modifying the conservation easement to allow for installation of limited lighting within the easement boundaries.
- 3) Continue to explore opportunities for re-locating and/or adding creek crossings at the north end of the park to improve access and to open views of the creek. Potential options include:
 - Bridge from Heritage Plaza to shelter #1 to provide an accessible path to the shelter that is otherwise precluded by the existing topography between the sidewalk and the shelter
 - Bridge to link the two shelters at or near the historic crossing (see photo above)
 - Bridge to extend the greenway trail to East South Street
- 4) The steep existing stream banks combined with the buffer and easement restrictions effectively limit the possibility of physical creek interaction.
 - Integrate a viewing platform and interpretive signage into the existing bridge at Worth Street and at the proposed historic crossing.
 - Consider integrating an artistic, cantilevered viewing platform into the design of the future bridge at the Central Plaza.
 - Coordinate the locations of climbing structures and taller play features in the play corridors to take advantage of views to the creek.

DRAFT

Heritage Plaza

Event Space

The adopted master plan calls for the Heritage Plaza to honor the past through interpretive exhibits and to connect to the proposed South Park Heritage Walk.

The Heritage Plaza and Original Carousel Building will anchor the north end of the core of the park:

- The Heritage Plaza will be a focal point for telling the story of JCMP. The plaza is well-situated with views of most of the remaining historic structures and could easily connect to the planned South Park Heritage Walk.



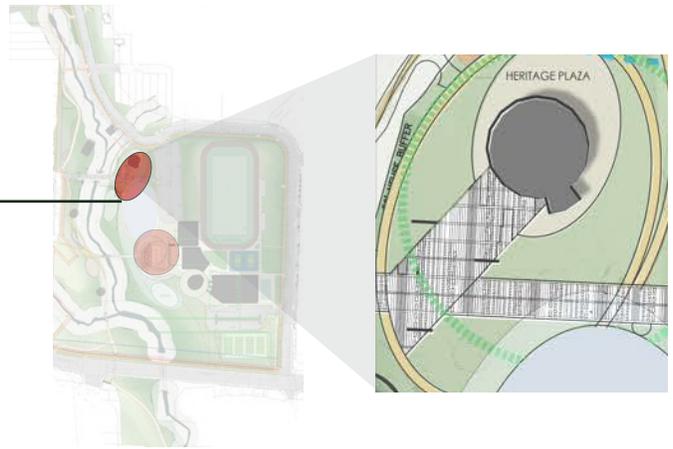
Site and Regulatory Considerations

- 1) The plaza is immediately adjacent to the existing parking lot for easy access, loading, and service to support the building's Phase 1 use as a flexible event space.
- 2) As park usage increases, the plaza location fronting Chavis Way, will work well as a northern gateway into the park with food or other concessions and continued basic amenities for park visitors.



Public Feedback

- 1) Public feedback in this area was primarily related to the adaptive reuse of the Original Carousel Building (see p. 28 of this report).



Future Design Recommendations

- 1) The adopted master plan calls for a pedestrian entry that follows the original entry drive from Worth Street. Develop this area as a Heritage Walk with historic markers and signage that share the history of JCMP. Coordinate with planning efforts for the future South Park Heritage Walk. This is a potential area of focus for the artist selected for the arts grant.
- 2) The original Carousel Building was once a place of movement and activity for the park, with Carousel rides and events like 'Teenage Frolics.' As part of the adaptive reuse of the original Carousel Building, incorporate lighting that highlights the historic structure and recalls the historic character of the park. For the plaza, consider interactive lighting that reflects the history of music, movement, and dance in the plaza and resonated with attendees at Meeting 2 (image at bottom left).
- 3) The possibility of forming a 'Friends of Chavis' group or other public/private partnerships have been discussed during public meetings. Consider a paving approach in this area that could accommodate donor pavers.



Outdoor event space with integral decorative lighting

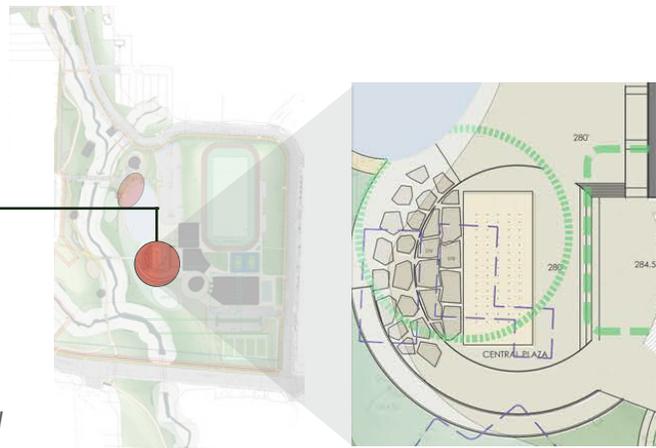


Exterior view of the existing Historic Carousel

Central Plaza

Event Space

The adopted master plan calls for the Central Plaza to be a flexible event space that can accommodate events such as a large group gathering area, stage and performance space, and a food vendor area.



Integrated stadium style seating at the High Line in NY, NY



'The Wave' elliptical wave pool, Myriad Gardens, Oklahoma City, OK



Lakeside Splash Pad play area, Prosepect Park, Brooklyn, NY

The Central Plaza will be one of the primary gathering spaces in the park and will include a number of amenities to draw visitors to and activate the heart of the park. The plaza will be comprised of three distinct but interconnected zones to provide a number of different activities and accommodate a range of events:

- A dry zone located between the splash pad and the building will accommodate gatherings and events at a range of different scales. The topography in this area will be adjusted to integrate amphitheater-style seating and stages, physically and visually connect directly to the lower level of the Community Center, and provide an accessible path from the existing Carousel Plaza to the Play Corridor. Embedded lighting and electrical connections will support performances.
- An adjacent wet zone will include a splash plaza and water play area. The splash plaza will be designed to be de-activated for larger events and, if funding permits, may be designed for conversion to an ice skating rink to provide a winter draw for the park.
- A flex zone between the plaza and the north parking lot will provide overflow space for large events, accommodate staging and loading for the Central Plaza and the Community Center, and will include electrical and water connections for food trucks and vendors.



Site and Regulatory Considerations

- 1) The existing topography creates challenges with circulation through this area. To address Master Plan recommendations to improve sightlines between the Carousel Plaza and Heritage Plaza, to allow for accessible circulation through the park, and to provide a path for a wheeled train and other service vehicles, the grade in the area of the Central Plaza will need to be raised. This will also help to offset the excavation for the new Community Center.
- 2) To avoid fencing requirements, the splash plaza and water play feature will not include standing water.
- 3) Raleigh's food truck requirements currently limit the installation of temporary services to support food trucks. The design team will need to work with the appropriate City agencies to make JCMP a model 'best practice' for providing plug and play food truck and vendor infrastructure.
- 4) As fire department access around the building is limited, the flex zone will need to be designed to accommodate a fire department turnaround, including clearances and heavy-duty paving.



Public Feedback

- 1) Numerous examples of splash pads and water play features were presented for feedback at Public Meeting 2. The feedback received provided consistent direction on the desired character for these amenities. Attendees were supportive of the multi-functional aspect of the plaza.



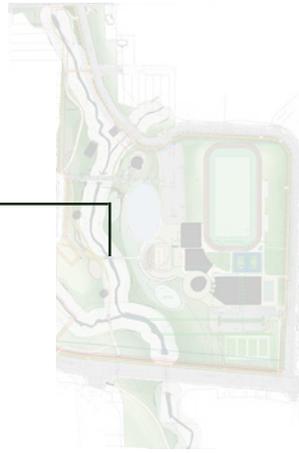
Future Design Recommendations

- 1) Based on consistent public feedback, design the splash plaza around a series of smaller jets in lieu of a larger, central fountain to better accommodate children of all ages.
- 2) Design the plaza hardscape to function as a 'black box' with flexibility to accommodate multiple stage and seating configurations. Design integrated amphitheater seating in clusters to comfortably accommodate 50-100 people for intimate events and 300-400 people for larger events, with additional open areas for lawn chairs or movable seating to accommodate higher capacities
- 3) Consider a primary stage location for large events at the eastern edge of the plaza to allow the building to function as a backstage with embedded infrastructure in the ceiling for lighting, sound, and scenery.

Little Rock Creek Bridge

Improved Circulation and Access

The adopted master plan calls for a new pedestrian bridge to connect the Central Plaza to Cape Avenue, and for increased creek access, crossings, viewing stations, visibility, and art and educational opportunities.



Berrinba Wetlands Bridge, Berrinba, Queensland, Australia



High Trestle Trail Bridge, Des Moines, IA



Reedy River Falls, Greenville, NC



Site and Regulatory Considerations

- 1) Bridge footings must be located outside of the stream conservation easement and should be located outside of the 50' stream buffer to avoid an impact permit with DEQ.



Public Feedback

- 1) Numerous examples of pedestrian bridges were presented for feedback at Public Meeting 2:
 - Attendee feedback indicated a strong preference for a sturdy and artistic bridge design (see top vote getters at left).



Future Design Recommendations

- 1) Based on adopted master plan recommendations, the bridge should be sized and structured to accommodate the planned wheeled train and park service vehicles.
- 2) Given limited opportunities in the park for creek interaction, the bridge should be considered an amenity space rather than just a path - explore opportunities for incorporating a cantilevered or suspended creek viewing platform, integrated seating opportunities, or other features to engage the creek.

Basic Amenities

Improved Circulation and Access

The adopted master plan calls for many new amenities to support a vibrant experience and encourage visitors to return again and again, including restrooms, benches, shade structures, signage, drinking fountains, trash receptacles, music and sound, pool chairs, bike racks, picnic shelters, lighting, public art, power, and accessibility.



'Urban Reef' sculptural seating, Vancouver, BC, Canada



Greeting to the Sun, an interactive LED light installation, Zadar, Croatia



Parklet, Sao Paulo, Brazil



Public Feedback

- 1) Numerous examples of benches and lighting were presented for feedback at Public Meeting 2. Attendee feedback is summarized in Appendix B (see top vote getters at left).
- 2) Based on public feedback regarding the need for a comfort station at the north end of the park, incorporation of restrooms into a portion of the original Carousel Building to meet this need for Phase 1 was proposed in Public Meetings 3 and 4. See p. 26 for additional information.
- 3) The restoration and enhancement of historic picnic shelters #1 and #2 was included as one of the additional scope options (if funding permits) presented at Public Meeting 4. Public feedback indicated that this was not one of the higher priorities.



Future Design Recommendations

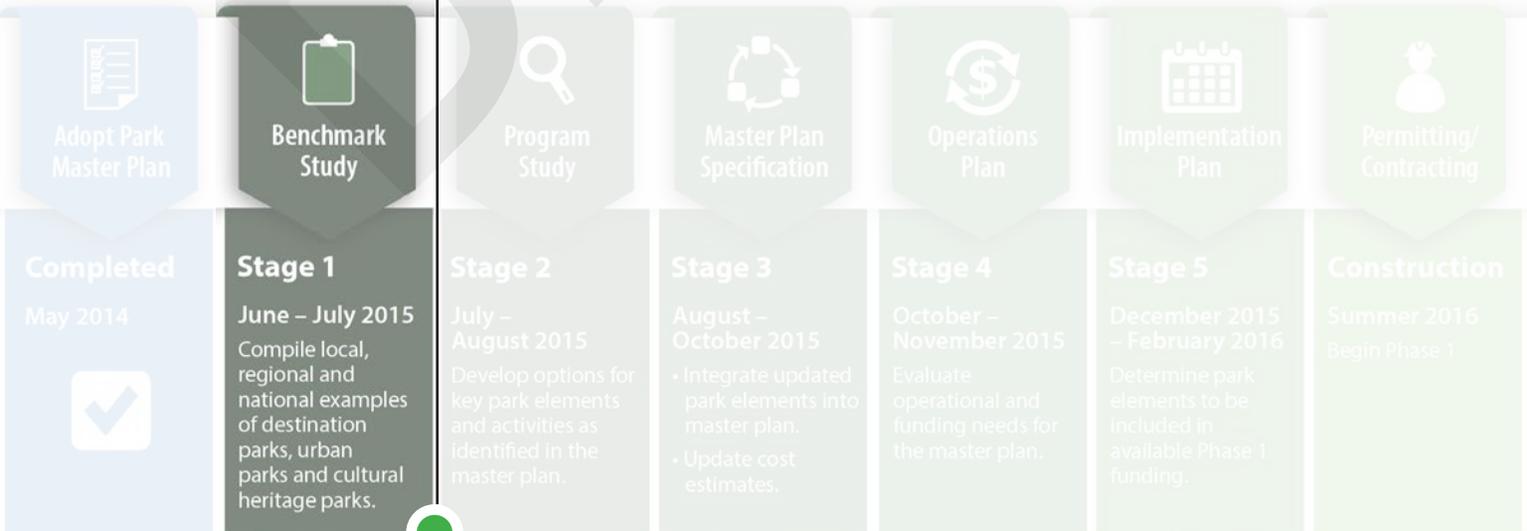
- 1) As part of the design process for Phase 1, develop park standards for the basic amenities to be used throughout the park. Incorporate the amenities with each phase of development. Coordinate with the artist selected for the arts grant to explore possibilities for creating functional art amenities that incorporate cultural interpretation into needed amenities such as benches, light fixtures, park signage, etc.
- 2) Provide a scaleable speaker system for music and announcements throughout the park, including speakers in the Central Plaza and a control point in the new Community Center as part of Phase 1. Based on the diversity of planned park amenities and the potential for simultaneous events or activities, the system should be zoned to allow for independent operation in different areas of the park. If possible, utilize the same system as Pullen for operational standards and efficiency.
- 3) While not prioritized by public feedback, historic picnic shelter #1 is structurally degraded and is one of the few remaining character-defining historic features in the park. At a minimum, structural stabilization should be prioritized.
- 4) See other sections of this report for recommendations for integrating basic amenities into specific areas of the park.

DRAFT

Appendix A

Public Meeting 1 (Kickoff)
Thursday July 30th, 2015
6:00 p.m. - 8:00 p.m.

DRAFT





Relevance to JCMP

- Reinvention of historic African American urban park
- Fitting a broad facility program in a very small area. This block is just under 2 acres, which is nearly identical to the size of the site that is called out in the JCMP master plan for the new community and aquatic centers.

Lessons Learned

- Emphasis on skyline view/bringing the city into the park
- Storytelling - branding and commemorative markers merge old and new imagery

Public Feedback

- City View
- Love unique sitting spaces
- Maximize Views!!
- Remaining 8 acre piece of original large park
- Big idea. City View
- Griggs- after urban renewal; small park with amenities
- Love the African imagery and the heritage branding
- Griggs-8 acre small park for the activities
- P51 mustang
- Don't focus on localized – be a City!
- Dallas skyline! WoW!
- Park for everyone; melding of past and future; only of its kind make it truly unique destination
- Red Tail plane and history
- City View!! Maximize being dtwn!
- Love the logo!
- Commemoration of African-Am history and individuals. Updateable interactive audio/visual
- Incorporate city panorama and incorporating historic dimensions into park design.

Oakland, California

Relevance to JCMP

- Significant phased transformation of existing urban park

Lessons Learned

- Building Transparency
- Public art integration
- Establishment of priorities

Public Feedback

- Integrating public art
- Natural lighted pool
- Like the art (miro)
- Are murals maintained well? What is the life of a huge mural? Would option for other versatile artistic expression
- Love the glass! Love the look of the pool. Love the mural concept.
- Love the lazy river look of the pool.
- Like the combo of art and wow factor!
- Wow! Love it!
- Track is missing in benchmarks; walking trail integrated into park; walkway paths more visible; Millbrook/Crabtree examples of trails
- Lots of activity in one space; wow from Martin Luther King Jr. Blvd
- Building resonates; really like murals/ cultural on building; “wow” factor
- Wow Factor – just what we want
- I love the modern architecture
- Love uniqueness of building design; love public art integration; love clean lines; opportunity wow factor
- Love the openness
- Like the glass view of the park
- Mural!!! Glass!!! Views!!!
- Lazy river is really attractive! Love the artwork. It shows character of the park.
- Love the open visibility
- The design here allows for the safekeeping of the park and its visitors from outside heathen behavior; the building-up allows for more open space and multi-use



Miami, Florida

Relevance to JCMP

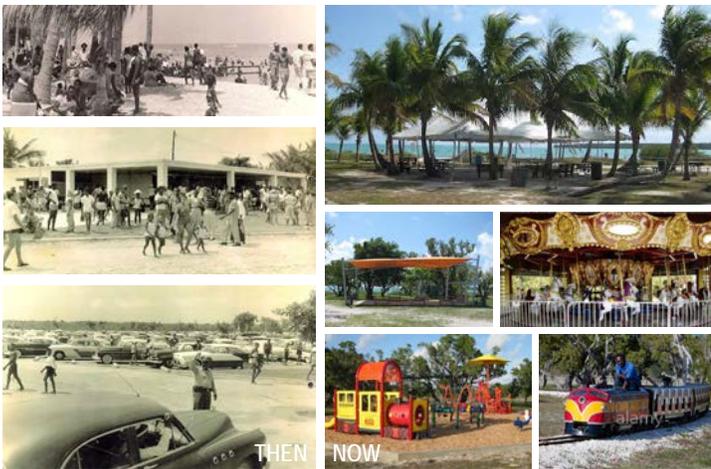
- Significant increase in park attendance through emphasis on event facilities and gathering places.

Lessons Learned

- Focus on attracting wide range and scale of events
- Storytelling - historic branding and interpretive trails

Public Feedback

- Train/City events
- More attendance is extremely important!!
- Storytelling is important!!
- Space for events activities, cultural celebrations, that generate income
- Like the fact that entertainment can provide resources that help with sustainability
- Train
- Love train
- Revenue attracting events and activities for local and others – a “destination” park
- Not wow enough; Looks extremely dated
- Commitment to African and African American history by incorporating music, dance, and art – things that remain with people in these groups
- Focus on wide range events to bridge the gap between young and old
- FL space for festivals and events; Chavis festival space; host events throughout the year – facilities, amenities; signature for these types of events; default for events





Relevance to JCMP

- Introduction of new facilities/ preservation of existing facilities in historic urban park

Lessons Learned

- Organization of activity zones along common path
- Prominent entry plaza/front porch
- Range of formal and informal gathering spaces

Public Feedback

- Great integration of multiple water features
- Majority of park features are in one area; there does not seem much draw to other areas
- Water
- This presents too much openness for riff raff and this needs to end especially late nights at Chavis
- Opportunity for formal and informal gathering spaces; love plaza/front porch
- Appreciate the reflection pool
- Like the many levels of formality gathering spaces
- Pool is interesting
- Water feature yet should be sustainable!
- Like the water features
- Like the front porch



BEFORE



AFTER



Alexandria, Virginia



Relevance to JCMP

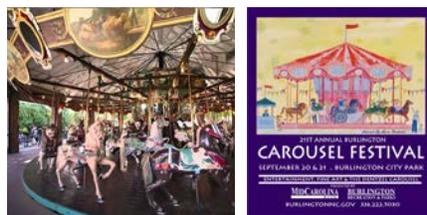
- Compact building arrangement on limited available site

Lessons Learned

- Emphasis on indoor/outdoor connections
- Efficient use of space w/multipurpose amenities
- Broad user group - tots to seniors

Public Feedback

- Bridge of indoor and outdoor FXNS work
- Love the natural light
- Natural light multi-purpose
- Alexandria, combination of uses, encompass what we want!
- Multifunction of compact spaces; Near museum with add'l historic context
- Like aquatic amenities from East Oakland in this type of building; this pool not “wow” enough
- LIKE openness, natural, multi-purpose, formal to casual
- Pool should be for all users
- Small and large gathering spaces
- Sun and shade areas
- Clear visibility into and out of facility



Relevance to JCMP

- Critical mass of amenities (aquatics, seniors amusements, outdoor athletics, dog park) in a natural environment

Lessons Learned

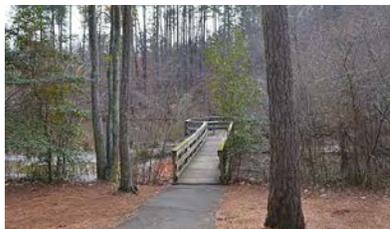
- Opportunities and challenges of separating vs. integrating amenities
- Stream interaction challenges and opportunities

Public Feedback

- Don't Like Creek too natural, not a safe feeling, better visibility
- This park is a country park and Chavis is a city park
- Stream Restoration is critical to making the park safe and user friendly
- Stream divides park in two
- Stream should unify park
- Like the walking trail near stream but needs to be safe
- People are sleeping and defecating near stream; not safe
- Stream ravine is steep
- Make the stream and bank safe
- Liked the (12) tennis courts
- Love great usage of facility; love potential of 10,000 people attending annual events in the future; hopefully our annual "Chavis Park Celebration" will be great incentive
- Love the creek; it will be a nice touch for Chavis; Love the festival type events that the park can offer to the community
- Rain crossing the creek – bring back
- Develop Chavis so that it includes revenue generating opps; athletics attract; develop a "festival" specialty event(s) to generate people and activities
- Bring the train on the tracks back into the park
- Redo creek; replant low growing shrubbery; shape creek; place stone in it; major enhancement; security; visibility

DRAFT

Raleigh, North Carolina



Relevance to JCMP

- Destination play area
- Activity zones arranged on common path
- Interaction with water

Lessons Learned

- Opportunities and challenges of separating vs. integrating amenities
- Stream interaction challenges and opportunities

Public Feedback

- Destination playground is good but the whole park should be a destination, for all ages. Make the features, beyond the playground, unique and attractive for people to go out of their way to visit
- Sertoma Park playground was an exciting family destination for one resident, recalling how the playground was fully visible and positioned well to other activity areas. Recommends studying it.
- There should be a central viewing area, like at Laurel Hills, where you can look out on the park from a second floor and see/supervise the various options.
- Shade trees are very important for play areas and for water access areas
- Creek areas should have curriculum plans and creekside support facilities for youth learning, like at Laurel Hills. Interest in a staff presence, nearby hand washing stations, amphitheater/outdoor classroom, water supply closet or cabinet for things like sample nets, identification cards, bug spray.
- Water platforms, overlooks, or bridges should be durable and safe. Avoid wood which takes too much maintenance.
- Large Parking Lot at entrance is not appropriate here, in an urban neighborhood. Utilize on-street parking and encourage walk-in traffic. Limit car movement within the park, especially in the center of the park or at arrival points.

Meeting 1 Minutes

07/30/15



MEETING MINUTES

Project: John Chavis Memorial Park
Raleigh, NC
Number: 2014-0170

via:
 fax; _____ pages including cover
 UPS Mail Overnight
 Hand delivery
 Email

Type of Meeting: Public Meeting 1
Date of Meeting: July 30, 2015 6:00-8:00 pm
Date of Report: August 4, 2015
Reported by: Fred Belledin, AIA, Clearscapes, PA
Present at Meeting: See attached sign-in sheet

This report is the writer's interpretation of the events, discussions, and transactions which took place during the meeting. If there are any additions and/or corrections, please inform the writer within three (3) days.

Action	#	Items Discussed
	1.001	Vernice Miller-Travis (Skeo Solutions) welcomed participants and asked that everyone introduce themselves and share their connection to John Chavis Memorial Park. Vernice provided a recap of the master planning process and shared the purpose of tonight's meeting as an opportunity to meet the consultant team leading the next phase of the implementation study and to share some examples of other parks that have incorporated elements similar to the JCMP (benchmark study).
	1.002	Steve Schuster (Clearscapes) brought greetings and introduced the schematic design team members to the audience.
	1.003	Fred Belledin (Clearscapes) provided an overview of the Benchmark Study process. He shared that from the Public Leadership Group's master plan and Pinterest page and from Skeo staff Alisa Hefner and Vernice Miller-Travis, they believe they have a good understanding of the community's vision for John Chavis Memorial Park. The design team has overlaid some key characteristics about the park - urban parks, parks with important cultural heritage, and parks that have undergone a major transformation - in order to target some benchmarks that share some commonalities with the master plan's vision and the existing context.
	1.004	Fred reiterated that there is no other park like John Chavis Memorial Park out there, but there are pieces of John Chavis Park in many other parks and facilities across the country. He described how the team looked at dozens of parks across the country and narrowed them down to 10 to 12 examples. He shared that the team is continuing to work through the list, but tonight will share some of the park examples that the team has been seeing to date.
	1.005	Fred and Bruce Flynn (Rec Center / Aquatics expert) walked though several

		<p>park examples. Participants then visited posters of the park examples stationed on the walls around the room. The project team asked meeting participants to respond to the following questions:</p> <p>“Do any of these park benchmarks resonate with you and why?”</p> <p>“Are any of these park benchmarks not a good fit and why?”</p> <p>“Any other thoughts?”</p> <p>A summary of their thoughts, comments and notes posted on the posters and feedback provided directly to the project team are summarized below.</p>
		Griggs Park, Dallas, Texas
	2.000	<p>Griggs Park is a reinvention of a historic African American park. The land was originally purchased by emancipated slaves in 1869 to build a new community. In 1915, the City established Hall Street Negro Park as a ‘separate but equal’ park for the community. In 1924, it was renamed after Reverend Allen Griggs, who had devoted his life to educating black Texans. During its hey day, the park boasted a swimming pool and bath house, lighted baseball diamonds, playgrounds, and a water fountain. Since then, an elevated highway has been built alongside the park and most of these amenities have been lost.</p> <p>The community moved beyond the features that were lost by focusing on the current strengths of the park – the skyline view and the sense of respite in a dense urban community.</p> <p>Lessons Learned include:</p> <ul style="list-style-type: none"> - Emphasis on visually bringing the City into the park - Commemorative marker program - Creation of new branding that merges new and historic imagery
	2.001	<i>All attendee comments, transposed verbatim, are included on the park summary sheet.</i>
		East Oakland Sports Center, Oakland, California
	3.000	<p>This project is a good in-progress example of a transformation of an existing urban park. This is the 10 acre William ‘Bill’ Patterson park in East Oakland. In terms of scale, the area of JCMP from the NE corner of the track to the SE corner of the carousel plaza is the same size.</p> <p>Like JCMP, the City of Oakland did not have enough money to renovate the entire park at one time. In this case, they chose to proceed with new program spaces that provided the greatest level of flexibility and heaviest use while continuing to make use of existing facilities until they could be replaced in Phase 2.</p> <p>This is a good example of a visually impactful building.</p> <p>Lessons Learned include:</p> <ul style="list-style-type: none"> - High levels of transparency bring the landscape into the building and create a strong connection to the surrounding neighborhood – showcasing the activity inside the building and even allowing the community to see through the building and into the park in some areas - Strong integration of public art to help tell the story of the place, consistent with the need for a “wow” connection to MLK.
	3.001	<i>All attendee comments, transposed verbatim, are included on the park summary sheet.</i>

Meeting 1

Minutes

07/30/15

		Virginia Key Beach Park, Miami, Florida
	4.000	<p>Virginia Key Beach Park has been used by the African American community in Miami since 1920. It was formally established as a “separate but equal” park in 1945. In 1982 it was closed to the public after years of decline. In 2002, it was listed on the National Register of Historic Places. In 2008, it was re-opened as a partnership between the City of Miami and a not-for-profit private trust.</p> <p>They have not had funding available for extensive brick and mortar facility upgrades, but they have leveraged their natural environment with a series of modest upgrades to become a destination for a wide range of events. Virginia Key uses its uniqueness to brand itself for events. Their uniqueness is attributed to both the natural landscape and to their history. Lessons Learned include:</p> <ul style="list-style-type: none"> - Without much funding to work with, the bulk of the effort at Virginia Key was put into reclaiming the beauty of their landscape. They removed invasive plants and overgrown areas to open up trails and views through the park. Subtle improvements to park shelters have improved their desirability for events. - Like Griggs Park, Virginia Key has done a good job with story telling. The history of the park is embedded in all of their branding and they are working to incorporate the history of the park into their interpretive trails.
	4.001	<i>All attendee comments, transposed verbatim, are included on the park summary sheet.</i>
		Emancipation Park, Houston, Texas
	5.000	<p>Like Griggs and Virginia Key, Emancipation Park is an important part of African American history. The park was founded in 1872 by a local minister and former slave, Jack Yates, who purchased the land to commemorate Juneteenth, the anniversary of emancipation in Texas. In honor of their freedom, it was named Emancipation Park. In 1918, the City acquired it for use as a ‘separate but equal’ municipal park. In addition to building a WPA-era community center and pool, later amenities included athletic fields, and picnic facilities.</p> <p>Emancipation Park has recently gone through a master plan process to build upon its history while dramatically increasing its services. Like JCMP, a key component of their master plan lies in finding the balance between the preservation of existing park elements and the introduction of new facilities. Lessons Learned:</p> <p>Lessons Learned include:</p> <ul style="list-style-type: none"> - The overall park is organized around a central path, much like the JCMP master plan. As an urban block, organization is much easier, but it reinforces the importance of linking key amenity zones to a clear circulation path. - This project has a clearly articulated front entry plaza. The overall layout / multiple entry points of JCMP make this more complicated, but the notion of a centralized front door / front porch is another master plan item. - This project does a good job of creating a range of formal and informal gathering spaces of different sizes and intensities – picknicking, water play, commemoration, and large festivals. - Key difference. Emancipation Park is not phased. The park renovation has a \$34 million budget for a 10acre park on a flat and relatively simple site. In contrast, JCMP Phase 1 is 1/3 of that budget on a park that is 3x the size with significant terrain and a creek to contend with.
	5.001	<i>All attendee comments, transposed verbatim, are included on the park summary sheet.</i>

		Charles Houston Recreation Center, Alexandria, Virginia
6.000		<p>The Charles Houston Recreation Center has been a gathering place for the African American community in the Parker Gray Historic District for more than 30 years. The facility is named after Charles Hamilton Houston, a black lawyer who is remembered for dismantling the Jim Crow laws. The value of this benchmark to our work at John Chavis is the facility – in particular, they've been able to fit a pretty broad program in a very small area. This block is just under 2 acres, which is nearly identical to the size of the site that is called out in the JCMP master plan for the new community and aquatic centers.</p> <p>Lessons Learned include:</p> <ul style="list-style-type: none"> - There are good connections between the indoor and outdoor spaces and they use the layout of the building on the site to define and at times separate different outdoor spaces. Like Emancipation Park, this provides a good example of creating a range of gathering spaces for small to large groups. - There is a high degree of flexibility that is designed into each of their spaces. Between a very broad user group (from tots to seniors) and the limited area, the building needs to be flexible.
6.001		<i>All attendee comments, transposed verbatim, are included on the park summary sheet.</i>
		Burlington City Park, Burlington, North Carolina
7.000		<p>Burlington City Park has a range of amenities similar to what has been discussed in the JCMP master plan. It combines buildings, outdoor athletics, and amusements in a natural setting with a stream and a pond.</p> <p>Lessons Learned include:</p> <ul style="list-style-type: none"> - The park has a larger grouping of amenities than Chavis – it shows there is a critical mass required to support some amenities like food service. - Burlington faces similar challenges with engaging the stream.
7.001		<i>All attendee comments, transposed verbatim, are included on the park summary sheet.</i>
		Laurel Hills Park, Raleigh, North Carolina
8.000		<p>Laurel Hills features a two-story recreation center that engages the upper level at the front of the building and the lower level at the rear. It also includes Raleigh's first destination playground. The park is a good example of a path that links a series of outdoor rooms or program elements.</p> <p>Lessons Learned include:</p> <ul style="list-style-type: none"> - Platforms and boardwalks are used to engage the water feature. However, the pond at Laurel Hills does not have the stream easement restrictions that JCMP does. - The recreation center functions as a central viewing area. In contrast, the natural path does not allow for clear view lines. - The urban setting of JCMP needs to be considered carefully in terms of view corridors.
8.001		<i>All attendee comments, transposed verbatim, are included on the park summary sheet.</i>
		Additional comments
9.000		<ul style="list-style-type: none"> - Track and walking trails missing in benchmarks. Interest in walking trails integrated into the park that are visible and safe. - More exploration is needed around creek management that integrates water quality and safe access are missing in benchmarks.
9.001		Following the benchmark discussion, Kofi Boone and Matthew Keough shared information about next steps in the process and identifying upcoming meetings.
10.000		No other items to report.

DRAFT

Appendix B

Public Meeting 2
Thursday October 1st, 2015
6:30 p.m. - 8:00 p.m.

DRAFT



Meeting 2 Graphics

10/01/15

Master plan refinements



Key Issues

- Create a new ‘heart of the park’
- Optimize the upper level of the park for athletics with downtown views and a neighborhood entry
- Optimize the lower level of the park for play, gathering, and connections to nature
- Manage 20’ elevation change
- Maximize impact with Phase 1 funding

Public Feedback

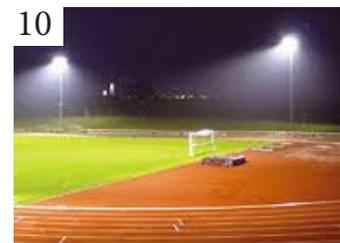
- Some of the older attendees expressed that the park have economic value and bring money into the community. They were worried that the “community” aspect of the park would be overlooked and the park wouldn’t feel like “their park” anymore. They also stressed the history of the park be an important aspect in the design because some of them as children used visit the park and fondly remember the multitude of activities / resources available to them.
- Regarding Full Size Track – Is there enough room for a full size track? Does a full size track belong in a ‘Community Park’? The full size track is displacing the multi-purpose courts and tennis courts.
- Historic Carousel Building – Likes the idea that it is being restored. Would like to see a restaurant or café within the building, as part of the restoration.
- What is the Life Cycle Cost for the Aquatics Facility? Will any of the bond funding be used for maintenance and upkeep of the built elements? How will the park be funded for the maintenance of the proposed elements.
- Regarding WPA Project – Likes the natural quality and recognizes the historical significance of the wall and stairs. Would like to see this part of the project preserved and better integrated into the proposed design in terms of buffer and transition from the proposed play area.
- Outdoor pool would like to see more fun play elements in addition to the main swimming pool.

Track and Community Center

10/01/15

There is a long tradition of athletics at JCMP, and Raleigh is recognized as a hot spot for track and field. There are a number of nationally-regarded track and field athletes that live in the area and community members have been asking community center staff for a track program; however, there is no public regulation track available close to downtown. The closest track is at Buffalo Road Athletic Center, which is a 9.4 mile (20 minute) drive from JCMP.

A potential alternative track and field configuration is a regulation track, football field, and community gathering space. This amenity would be unique to downtown Raleigh and is expected to draw a large number of visitors. It will support meaningful track and field programs for the community along with recreational walkers and runners, provide a regulation football field for Shaw University practices and for pop warner leagues, and accommodate a broad range of community events. The trade-off is that the larger track and field would occupy the area of the two multi-use courts.



Post-It Comments

- “Yes!”
- “Yes. Synthetic embedded seating”
- “Yes, if show is involved”
- “Yes, mix natural w. structure”
- “Yes, but make sure we keep other sports w/ courts (tennis, basketball)”
- “Yes, synthetic”

Key Issues

- What types of activities would you like to see here (competitive sports, community football or track, fitness programs, “Dancing in the Park”, park celebrations, concerts, other)?
- Why do you support/not support the idea of a regulation track and field?
- What are your thoughts on synthetic or natural turf?

Public Feedback

- The majority of people who came by the track and field board support the idea of having a regulation track and field. There was no strong preference for specific events, but some commented they like image 12. There was a preference for seating embedded within the landscape such as image 15 and 14, they commented on the comfort level seating in benches such and in image 2. They like the idea of a shelter seen in image 16 for rainy and glaring sunny days but also like the trees integrated with the seating in image 15. Everyone who voted positively for a regulation track preferred synthetic turf over natural turf. They do not have a preference for the D zone areas to be either synthetic turf or track field material. They do however see the benefit of having turf in D zone areas for smaller sports activities.
- A few commented on the relevance of the track and field and thought the idea seemed unnecessary for the park. They had indicated that there were other areas where the park could benefit the use of the budget that is set aside for the track and field.

13



14



15



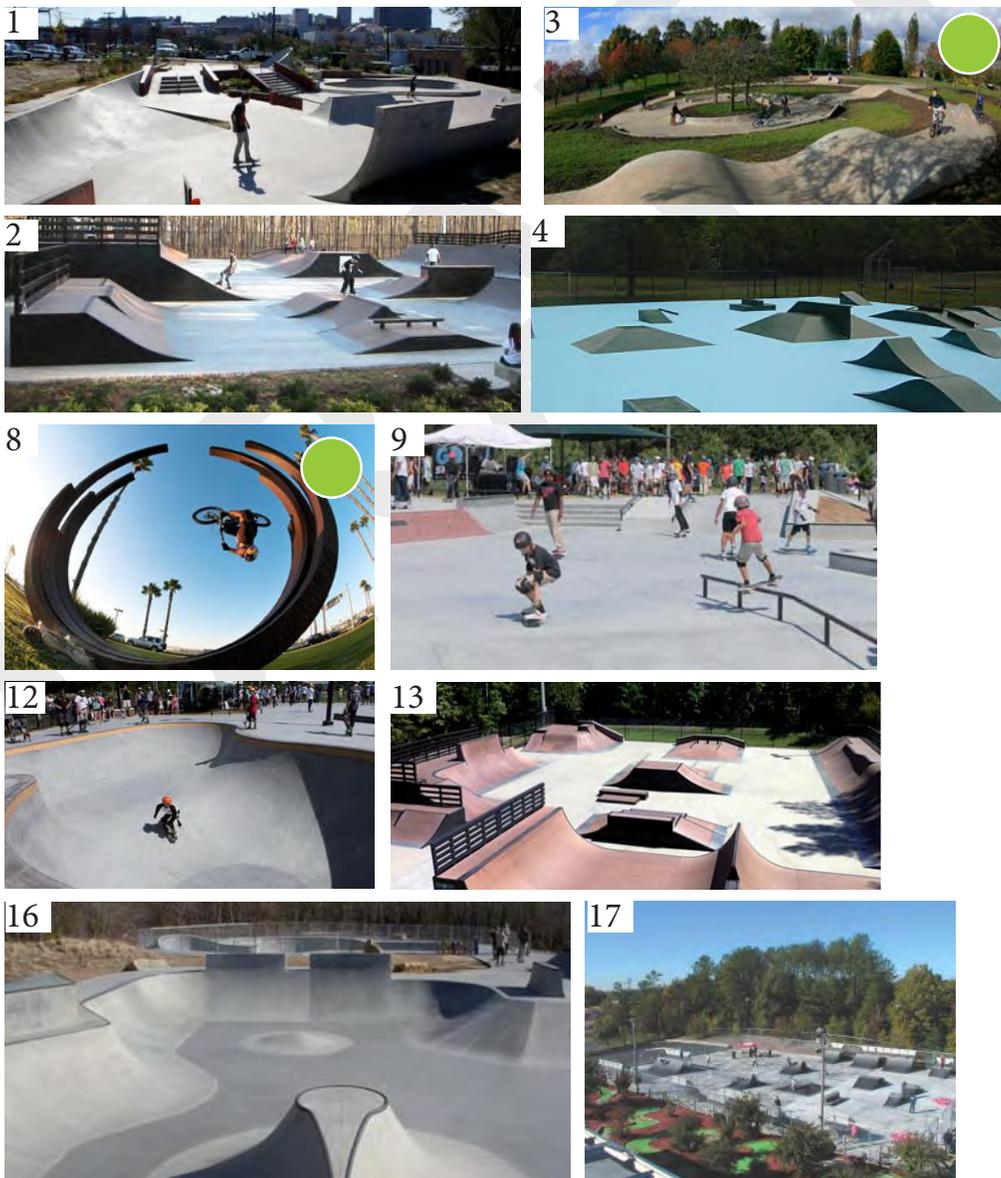
16



Skate Spots

10/01/15

There has been extensive community interest in accommodating skateboarding at JCMP. The master plan calls for a series of linear skate spots. While this approach is often preferred by skaters, it creates more opportunities for skaters and pedestrians. A potential alternative is a larger skate park that concentrates more activity to help activate the west side of the park, simplifies oversight, and limits potential skater/pedestrian conflicts.



Post-It Comments

- “Where are free amenities for youth?”
- “Security (video camera) - Rogers Skate Plaza (Apex)”
- “Some separation from parents but parents can view”



Key Issues

- What are your thoughts on combining skate spots into one destination skate park or smaller skate spots along the greenway?

Public Feedback

- The majority of people embraced both ideas of having a designated place for skaters as well as incorporating skating moments along alongside the Greenway. They were especially interested in the concept of undulating pathways where you can incorporate the interest of children with bikes as well skateboarders, becoming a multi-use path for skaters and bikes. Image #3 and #18 were images that people resonated with most. Partly to do with the impression that younger children would benefit the use of riding or skating on interesting surfaces while parents walk along the greenway. They also like the greenery in the images and would like to see the landscape be a part of the design. With that being said, they would also like to see a designated space where younger teens and young adults can socialize and experiment with their skateboards tricks without worrying about having enough space such as in #12.
- They were comments on the importance of providing a well-lit skate area along with video surveillance. Making sure that the skate park is visible to the general public while at the same time providing an area for teens and young adults to socialize and be active.
- There was a preference for concrete skate surfaces such as #12 and #14, but not #7 and #11. They were also strong interest in #8 for its artistic, sculptural and adventurous qualities.

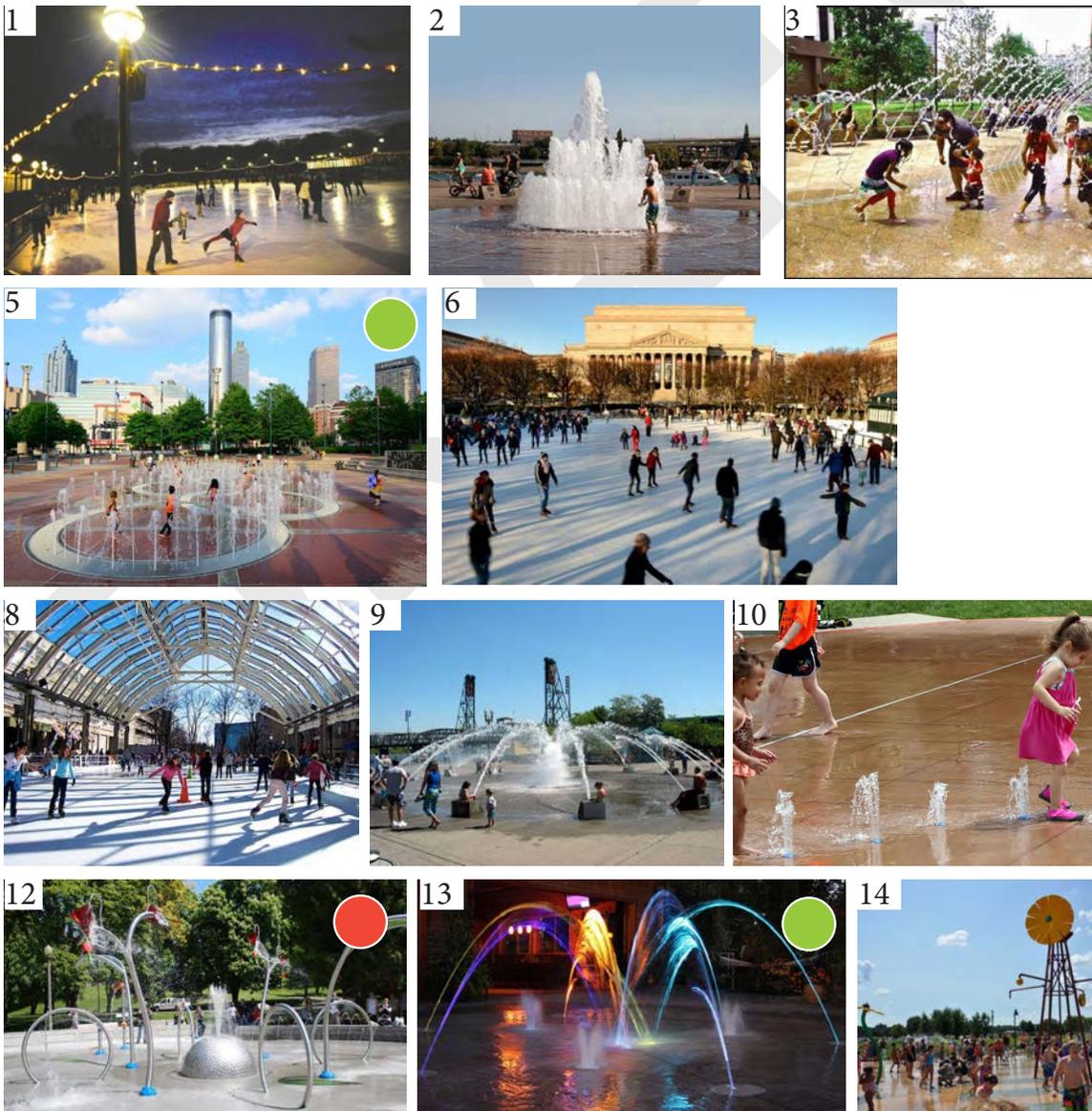
The red and green dots placed on the adjacent images correspond to the highest vote count for either ‘Yes’ (green) and ‘No’ (red) as tallied from a public vote during meeting 2. The official results are shown on the scoreboard below.



Splash and Ice Skate Spot

10/01/15

There was a lot of interest in different types of water play expressed during the last public meeting. The refined master plan is proposing multiple aquatic features – the first is a splash spot to help enliven the central plaza. This amenity does not exist anywhere else downtown and will make JCMP unique. Because it is not required to be fenced (or ticketed), it will provide a unique warm weather attraction for the community. To allow for year-round use, the plan also proposes to make this plaza convertible for ice skating to attract visitors throughout the winter.



Key Issues

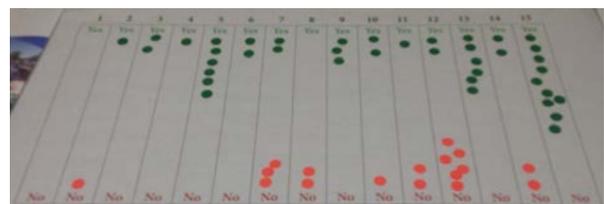
- What are your thoughts on a splash plaza? Do you prefer a larger central fountain or a series of smaller jets?
- What other types of water play are you most interested in?
- What are public thoughts on ice skating on the plaza to extend the use of the park throughout the year?

Public Feedback

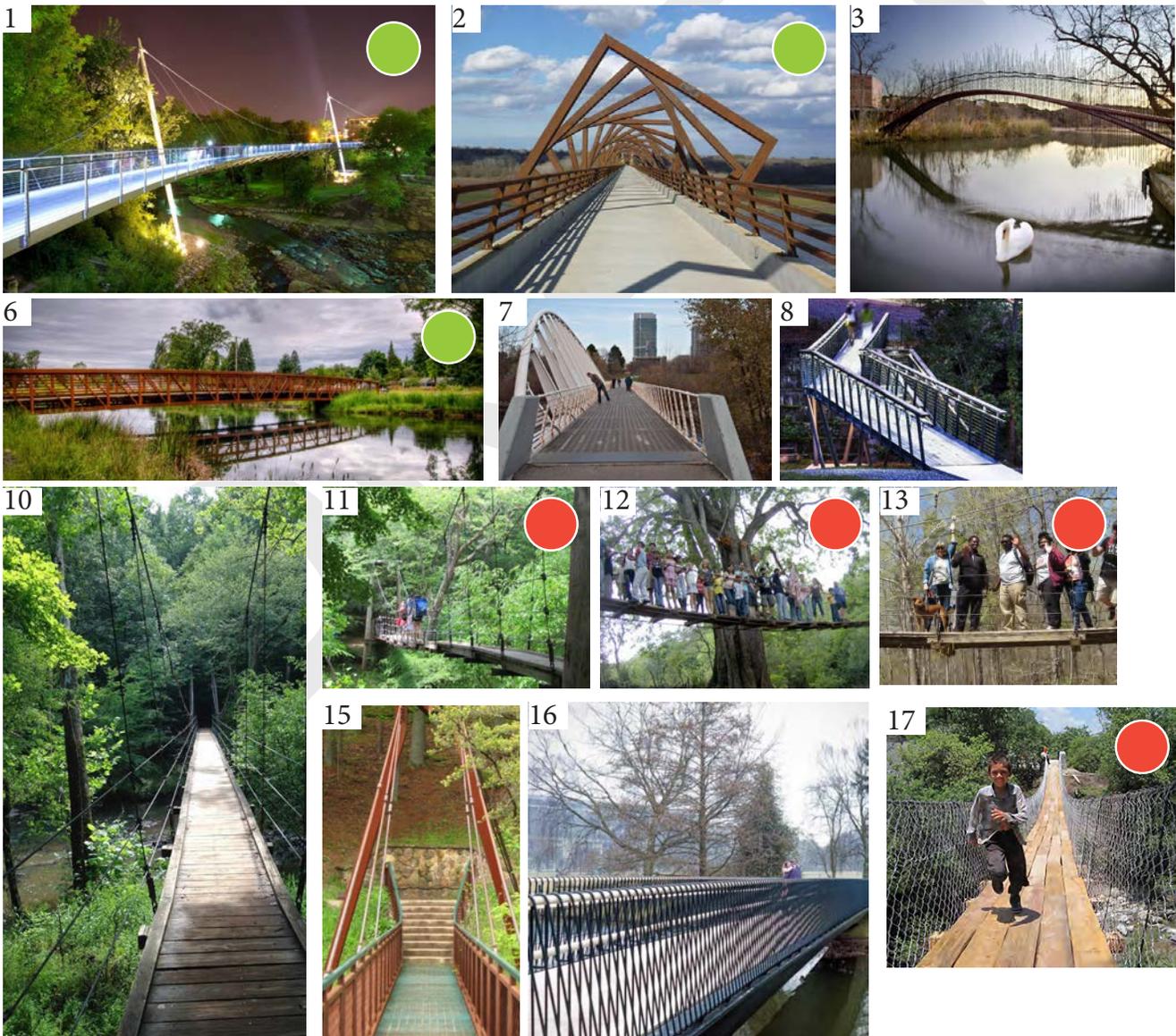
- The majority of people that reviewed the images for the splash pad / ice rink had positive feedback on the multi-functional aspect of the plaza. There was overwhelming yes votes for 5 and 15. They liked the “clean and simple” look of these plazas and the potential for their multi-functional usage, not only ice skating in the winter but also turning off the jets and using it as a gathering space / venue. Some people also liked the water play structures of #7 and #12 as an extension of the playground. And many of the older participants expressed that they wanted a splash pad that they bring their grandchildren.



The red and green dots placed on the adjacent images correspond to the highest vote count for either 'Yes' (green) and 'No' (red) as tallied from a public vote during meeting 2. The official results are shown on the scoreboard below.



The stream conservation easement limits potential bridge crossings to one location near the Central Plaza. This location allows for a visual line of sight from the plaza and Community Center to the western side of the creek, making the bridge a visually prominent and potentially character-defining feature in the park. As the deep river banks and tree buffer limit views to much of the creek, the bridge will also be one of the primary opportunities for engaging the creek.



Key Issues

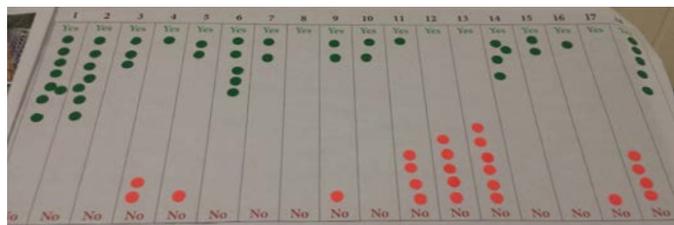
- The master plan calls for an artistic bridge. Should the art be visually striking or fit quietly in with the natural environment?

Public Feedback

- The majority of the people expressed that the bridge be sturdy and safe, thus there were overwhelming votes for #1. They liked the “look” of the bridge because of its uniqueness, design and lighting features.
- There was negative feedback with bridges that look like they would sway or be unstable such as #12, #13 and #17. There was also a discussion of the “artistic design” of the bridge but majority of the people wanted the bridge to be functional yet have a certain design quality to it, such as #2. Numbers 2 and numbers 18 were also a favorites amongst participants because of there uniqueness. One participant expressed that the bridge make Chavis Park stand out and didn’t like conventional bridges such as numbers 6 and 4.



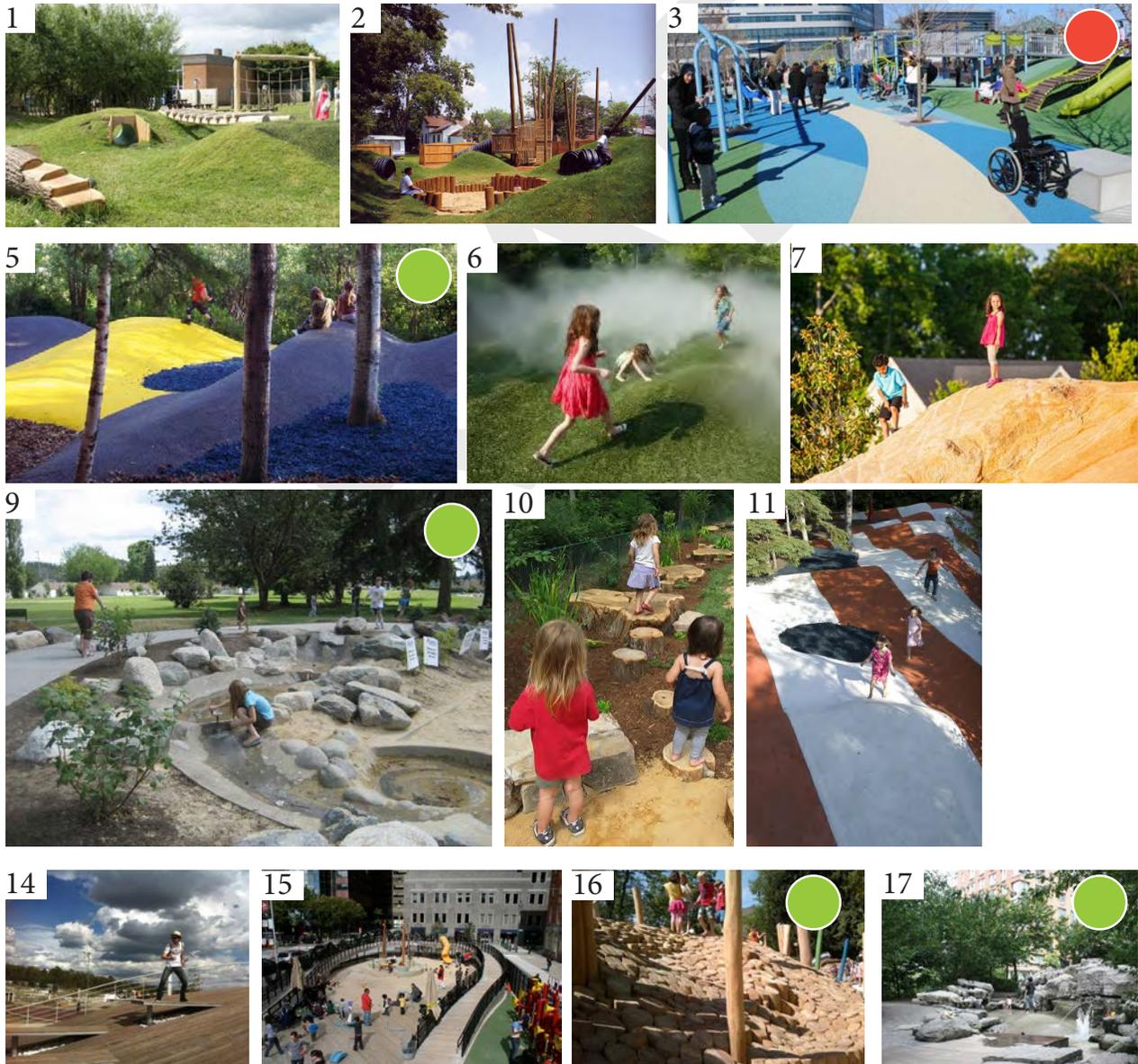
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Play Corridor

10/01/15

The landscape for the large play area will be highly visible and will be one of the character-defining features of JCMP. It will link the developed area of the park to the natural area of the stream.



Key Issues

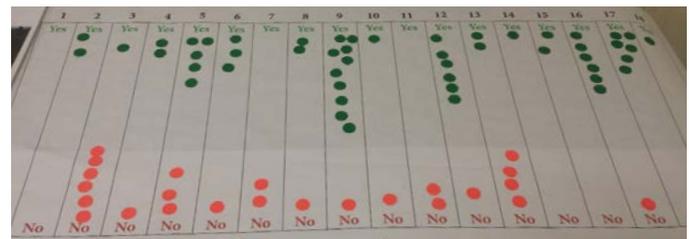
- Do you prefer a flat landscape with easy circulation and more visibility or a hilly landscape?
- What are your thoughts on the landscape becoming a play element?

Public Feedback

- The majority of people that reviewed the images for the play corridor favored interesting natural environments. There was overwhelming support for 9. Some liked the idea of relating the play corridor to the creek.
- Some people thought that 13 was not ‘wow’ enough.



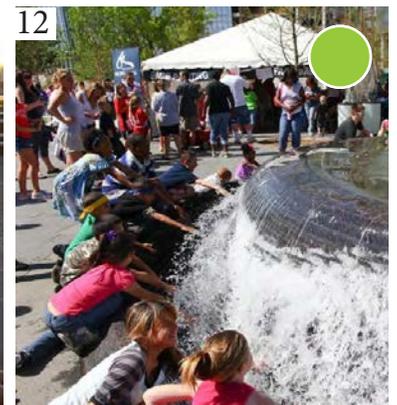
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Water Play Spot

10/01/15

The splash / ice skate spot is integrated into the central plaza and is intended to take on the character of an urban plaza – it may be turned off for large events if needed. The water play spot is intended to be a dedicated play area. It may have some splash pad type elements but could have a range of different water play features. Like the splash plaza, this amenity does not exist anywhere else downtown.



Key Issues

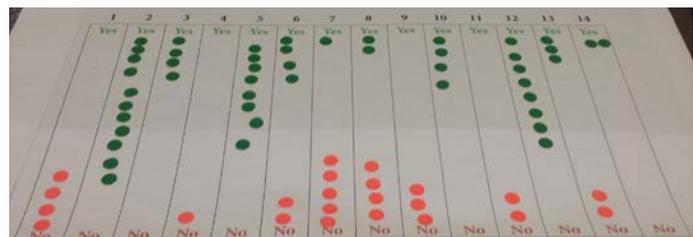
- Should the water play area have an urban or natural feel?
- Should the water feature be naturalistic and relate to Rock Creek, or should it be more man made?
- To avoid the requirement to fence this area, the water features must avoid standing pools of water.

Public Feedback

- The majority of people that reviewed the images for the water play spot preferred the images with a lot of water. There was overwhelming support for 12.
- Some people felt that 8 looked like a street. Water tables were generally disliked.



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Climbing Equipment

10/01/15

Climbing features are usually one of the biggest attractions in playgrounds. They are often also the largest and most visually-prominent features and help to set the stone for the entire playground. With JCMP's rich history and unique natural environment, the play structures could help tell the story of the park.



Post-It Comments

- “Natural is different than other parks”
- “Distinguish”
- “Color & shape”
- “Spread out”
- “Accommodate more children”
- “#8 storytelling in play - hands = civil rights”

Key Issues

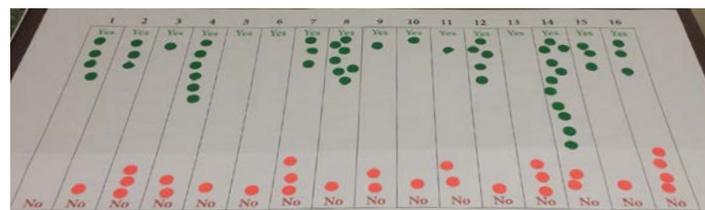
- What character should the climbing equipment have? Natural/rustic? High-tech/manufactured? Other?
- Do you prefer one big climbing structure or smaller climbing structures scattered throughout the playground?

Public Feedback

- The majority of people that reviewed the images for climbing equipment preferred natural equipment. There was overwhelming support for 14. Some liked 8 and one person associated it with civil rights. Another person thought that 10 felt like a nest.
- Some people thought that 3 and 7 were ugly.



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Play Equipment

10/01/15

The master plan is proposing the most exciting playground in downtown Raleigh. The play equipment is also an opportunity to relate to the natural environment around the creek and/or to reference some of the historic features of the park.



Post-It Comments

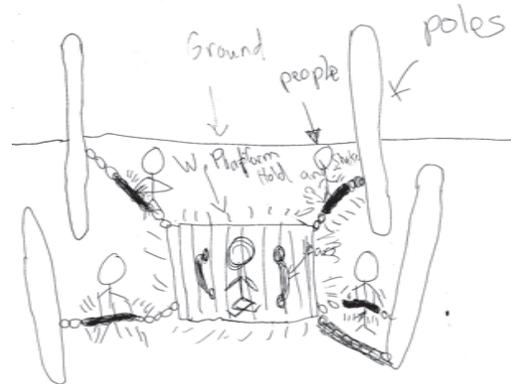
- “Shade for play areas”
- “Limit plastic equipment”
- “#6 - Mix of natural elements - Prefer over climbing walls”
- “#7 Not wow enough”
- “History theme throughout”
- “Need regular plane”
- “I want to honor the old plane”

Key Issues

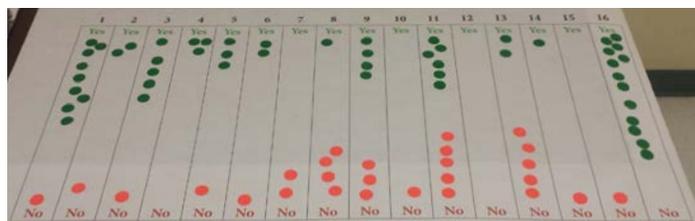
- What types of playground equipment would you like to see? Swings? Slides? Balance? Forts? Interactive?
- The master plan calls for the play equipment to reference the park’s history (plane, train, etc). Should this be emphasized in key locations or be the theme throughout the play corridor?

Public Feedback

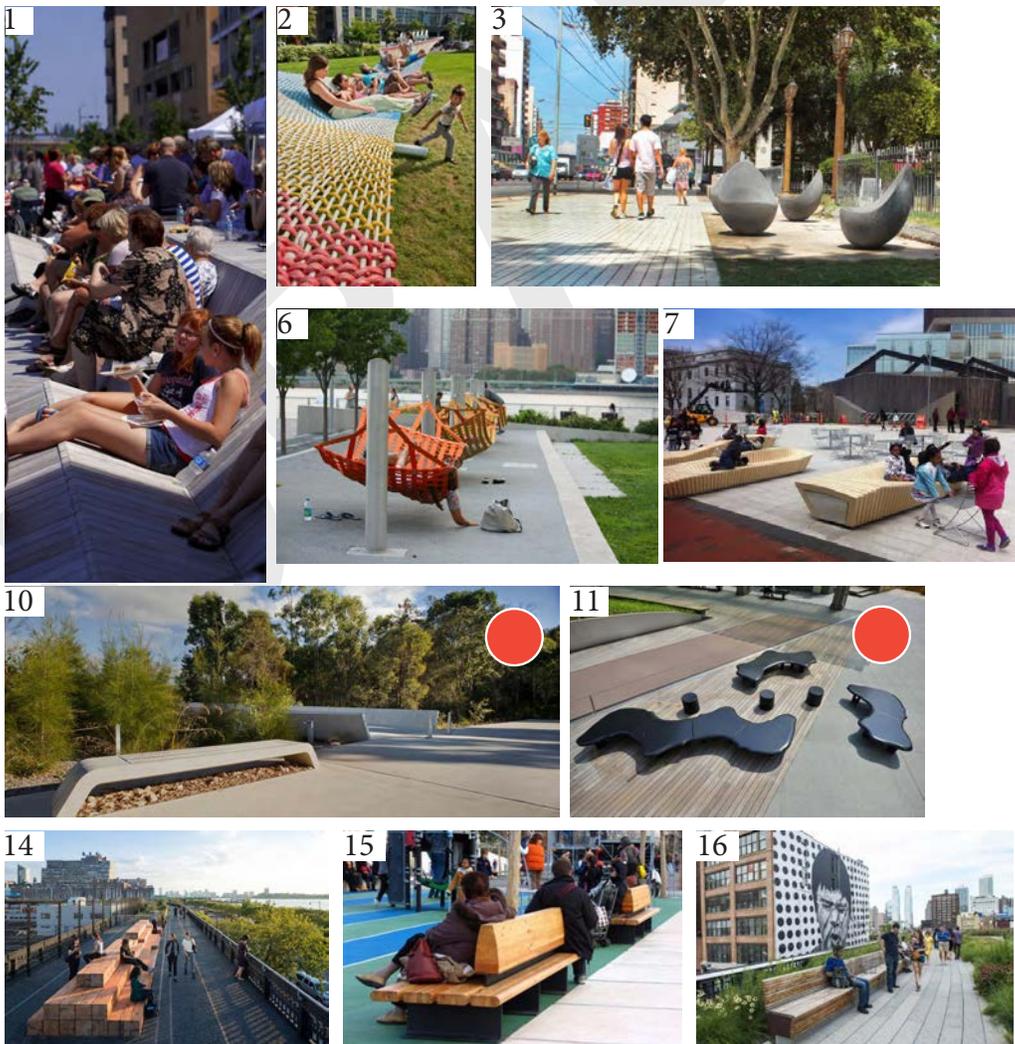
- There was overwhelming support for 16 because it helped to tell the story of the train. Some older participants noted that a train on a track was still needed.
- Several people really liked 1 because it was unique approach to a classic play element.
- Feedback varied on the airplane-themed equipment - some people thought this was an appropriate way to honor the plane, but some of the older participants felt that airplane play equipment was not enough and a real plane was needed
- Most people did not understand 9 and said that it did not feel like playground equipment.
- A few people thought that 8 looked dangerous.
- A couple of people thought that some examples like 7, 10, and 15 were not ‘wow’ enough.
- A young attendee provided the sketch below of a proposed playground element:



The red and green dots placed on the adjacent images correspond to the highest vote count for either ‘Yes’ (green) and ‘No’ (red) as tallied from a public vote during meeting 2. The official results are shown on the scoreboard below.



A range of different types of seating will be needed to accommodate the different types of gathering places called for in the master plan. Amphitheater seating will be important for spectator areas like the track and field and the central plaza to help maintain sight lines for a large number of visitors. Different types of fixed and movable seating will be needed to support the intended use and character of different areas of the park.



Key Issues

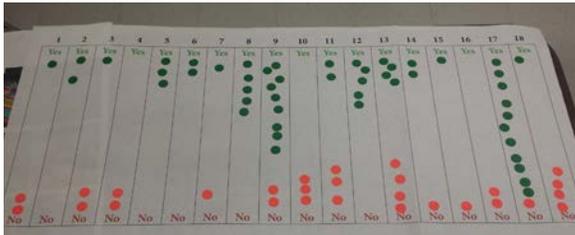
- Do we have enough different locations and types of seating areas?
- What are your thoughts on fixed seating or flexible seating that can be moved around?
- What character should the seating have? Natural/rustic? Modern? Other?

Public Feedback

- The majority of the people expressed that the seating should be inviting, unique and bring people together. There was overwhelming support for #17. Participants liked the “look” of this option because of its uniqueness, design, and ability for many people to utilize a single seating element at one time. This idea of seating as a gathering space is also illustrated by the popularity of #12. The uniqueness of #8 and #9 were driving themes in the preference of these designs.
- There was negative feedback with seating that looked uncomfortable, cold and uninviting such as #10 and #11.
- One participant commented that #13 would be uncomfortable for elderly people and that this should be a driving principal of seating selection within the park.



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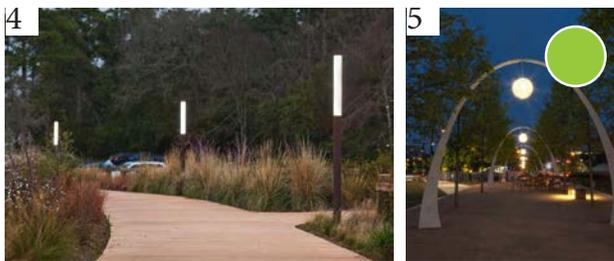


The master plan calls for a lighting design that will provide a safe and pedestrian friendly environment after dark. There are also opportunities for a range of different lighting approaches - lighting installations to recall the history of the park, to create 'wow' moments, and to accent important park features.



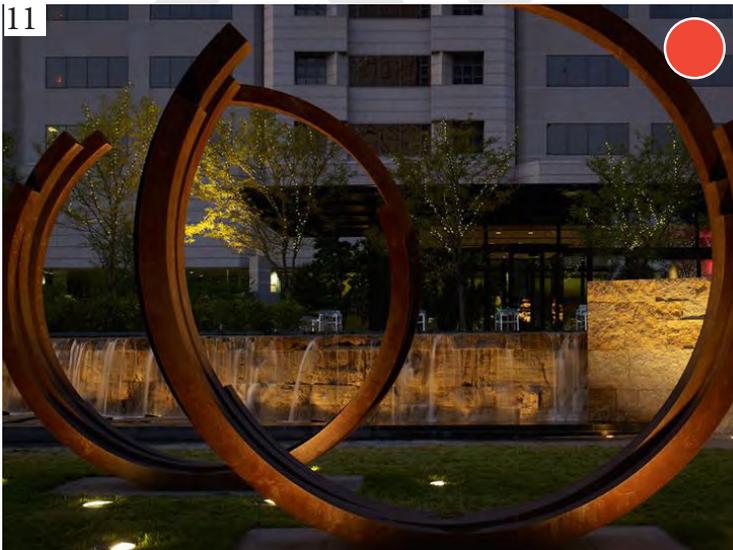
Key Issues

- Safety and security is a huge concern in the master plan. At the same time, if all areas of the park are evenly illuminated, there will be more visibility but less visually interesting. What do you think is most important for the lighting design in the park?
- Should the lighting within the park be dramatic or should it be subtle?
- Should the light fixtures be visually striking or should they blend into the landscape?

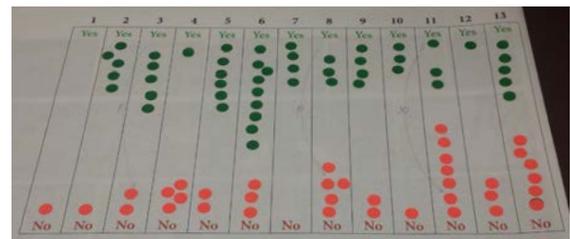


Public Feedback

- The majority of the people expressed that the lighting should help increase security and safety within the park at night. For this reason, #13 received a lot of yes votes, but the quality of lighting generated a nearly equal number of no votes.
- Many people liked the suspended lighting and the colored accent lighting in #6.
- Some people liked the ‘wow’ factor of #2 and #3.
- People felt that #11 did not provide enough light.



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Handout sheet with comment cards

John Chavis Memorial Park STRATEGIC IMPLEMENTATION STUDY

WELCOME!

Tonight is a public review session of the work to date on the John Chavis Memorial Park Strategic Implementation Study. The purpose of tonight's meeting is to:

- Share a draft plan that refines the adopted master plan
- Gather initial feedback on park elements

AGENDA

6:20pm - Doors open

6:30pm - Overview Presentation

7:15pm - Visit stations (see following pages)

8:00pm - End time



Photo credit: Ms. Esther Delaney

Project Contact

Matthew F. Keough, Senior Planner

phone: 919.996.2654

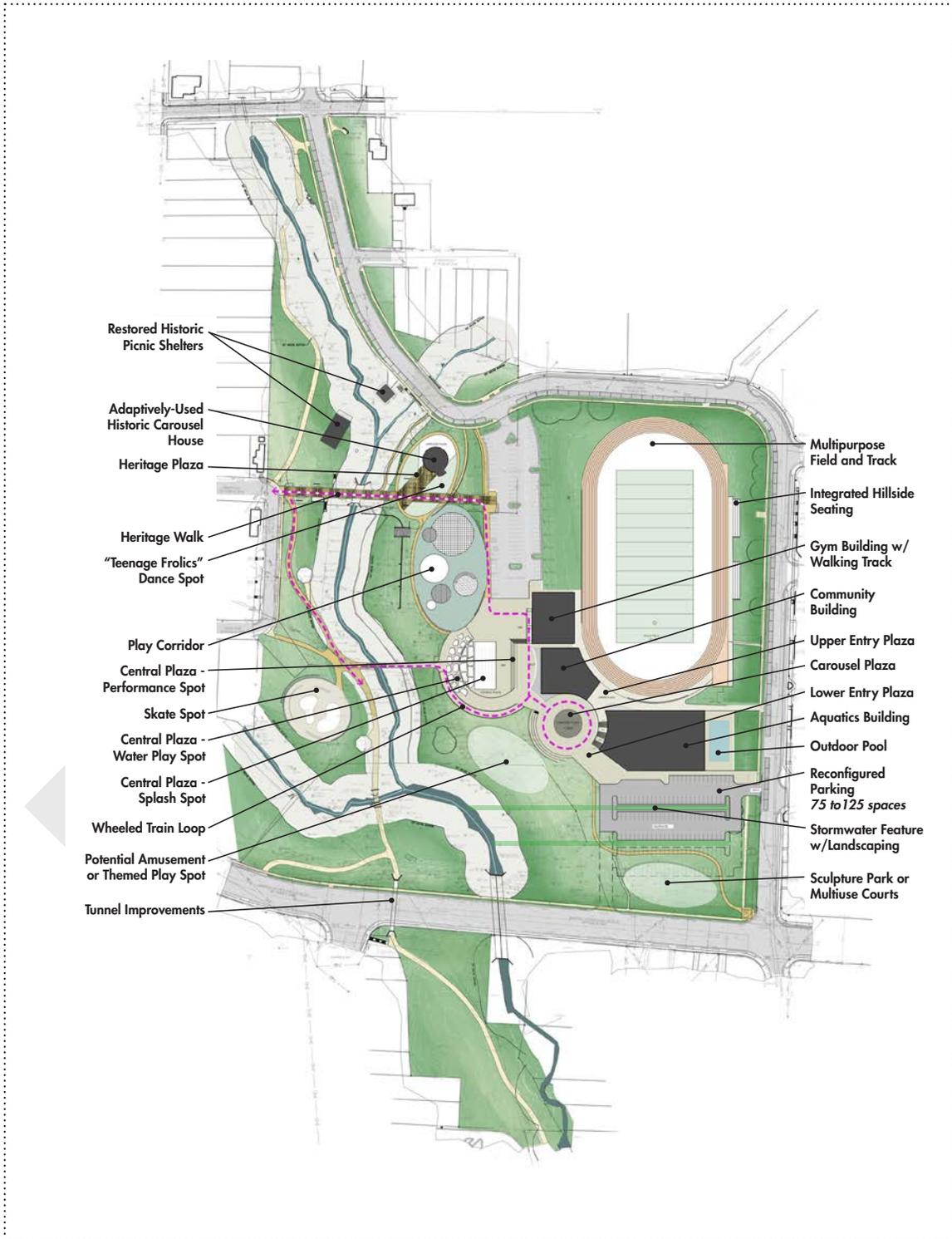
email: Matthew.Keough@raleighnc.gov

mail: PO Box 590, Raleigh, NC 27602-0590

website: www.raleighnc.gov/parks and search for "John Chavis Memorial Park Master Plan"

CLEARSCAPES
ARCHITECTURE • ART





- Restored Historic Picnic Shelters
- Adaptively-Used Historic Carousel House
- Heritage Plaza
- Heritage Walk
- "Teenage Frolics" Dance Spot
- Play Corridor
- Central Plaza - Performance Spot
- Skate Spot
- Central Plaza - Water Play Spot
- Central Plaza - Splash Spot
- Wheeled Train Loop
- Potential Amusement or Themed Play Spot
- Tunnel Improvements

- Multipurpose Field and Track
- Integrated Hillside Seating
- Gym Building w/ Walking Track
- Community Building
- Upper Entry Plaza
- Carousel Plaza
- Lower Entry Plaza
- Aquatics Building
- Outdoor Pool
- Reconfigured Parking 75 to 125 spaces
- Stormwater Feature w/Landscaping
- Sculpture Park or Multiuse Courts

Handout sheet with comment cards



Multi-Purpose Field and Track

What types of activities would you like to see here (competitive sports, community football, youth soccer, fitness programs, "Dancing in the Park", park celebrations, concerts, other)?

Why do you support/not support the idea of a regulation track and field?



What are your thoughts on synthetic or natural turf?

Skate Spot(s)

The Master Plan identifies skate spots on the west side of the park to create an activity zone. What are your thoughts on combining skate spots into one destination skate park or smaller skate spots along the Greenway?

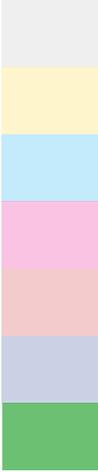
Splash/Ice Skate Spot

What are your thoughts on ice skating on the plaza to extend the use of the park throughout the year?



Bridge

The master plan calls for an artistic bridge. Should the art be visually striking or fit quietly in with the natural environment?



Play Corridor

What are your thoughts on the landscape becoming a play element?

Water Play Spot

Should the water play area have an urban or natural feel?

Climbing Equipment

What character should the climbing equipment have? Natural/rustic? High-tech/manufactured? Other?

Do you prefer one big climbing structure or smaller climbing structures scattered throughout the playground?



Play Equipment

What types of playground equipment would you like to see? Swings? Slides? Balance? Forts? Interactive?

The master plan calls for the play equipment to reference the park's history (plane, train, etc). Should this be emphasized in key locations or be the theme throughout the play corridor?

Seating

What are your thoughts on fixed seating or flexible seating that can be moved around?

What character should the seating have? Natural/rustic? Modern? Other?

Lighting

Should the lighting within the park be dramatic or should it be subtle?

Should the light fixtures be visually striking or should they blend into the landscape?

Comment Cards



Multi-Purpose Field and Track

What types of activities would you like to see here (competitive sports, community football, youth soccer, fitness programs, "Dancing in the Park", park celebrations, concerts, other)?

Dancing in the park!

Why do you support/not support the idea of a regulation track and field?

You'll need a place to sit on



What are your thoughts on synthetic or natural turf?

Safed

Skate Spot(s)

The Master Plan identifies skate spots on the west side of the park to create an activity zone. What are your thoughts on combining skate spots into one destination skate park or smaller skate spots along the Greenway?

Rabbit track gets my vote

They need a place to hang out

(Please check out Rodgers Skate Plaza in Apex, NC)

Splash/Ice Skate Spot

What are your thoughts on ice skating on the plaza to extend the use of the park throughout the year?

Multi-use plaza splash/skate plaza only



Bridge

The master plan calls for an artistic bridge. Should the art be visually striking or fit quietly in with the natural environment?

Play Corridor

What are your thoughts on the landscape becoming a play element?

Yes

Water Play Spot

Should the water play area have an urban or natural feel?

Yes

Climbing Equipment

What character should the climbing equipment have? Natural/rustic? High-tech/manufactured? Other?

Durable

Do you prefer one big climbing structure or smaller climbing structures scattered throughout the playground?

One big



Play Equipment

What types of playground equipment would you like to see? Swings? Slides? Balance? Forts? Interactive?

Vertical

The master plan calls for the play equipment to reference the park's history (plane, train, etc). Should this be emphasized in key locations or be the theme throughout the play corridor?

Seating

What are your thoughts on fixed seating or flexible seating that can be moved around?

What character should the seating have? Natural/rustic? Modern? Other?

Lighting

Should the lighting within the park be dramatic or should it be subtle?

Yes, needs to be strong for parents to feel safe

Should the light fixtures be visually striking or should they blend into the landscape?

Striking

Meeting 2 Minutes

10/01/15



MEETING MINUTES

Project: John Chavis Memorial Park
Raleigh, NC
Number: 2014-0170

via:
 fax; ___ pages including cover
 UPS Mail Overnight
 Hand delivery
 Email

Type of Meeting: Public Meeting 2
Date of Meeting: October 1st, 2015 6:30-8:00 pm
Date of Report: October 4th, 2015
Reported by: Sonny Patel, Clearscapes, PA
Present at Meeting: See attached sign-in sheet

This report is the writer's interpretation of the events, discussions, and transactions which took place during the meeting. If there are any additions and/or corrections, please inform the writer within three (3) days.

Action	#	Items Discussed
	1.000	Welcome
	1.001	Vernice Travis-Miller (SKEO) welcomed participants, asked PLG members to stand and be recognized, acknowledged SPERNA and the Central and South Central CACs for their advocacy that led to the master planning process for John Chavis Memorial Park, and acknowledged the Department of Parks, Recreation, and Cultural Resources for their support of the Chavis Community Conversation process.
	1.002	Vernice reviewed the priorities developed during the community master-planning process, including: Honoring the Past, Aquatic and Community Center, Sports and Fitness, Play, Circulation, Creek Stewardship, Basic Amenities, Event Facilities, and Operations.
	1.003	The last time that we met, we looked at some big ideas from parks across the country. Since that time, the design team has been reviewing the Master Plan, testing the sustainability and feasibility of some of the key features, and developing some potential refinements to reflect the big ideas and feedback from the last meeting. Tonight is an in-progress snapshot of this ongoing process – none of what you will see is set in stone – and we are here to ask for your feedback on these potential refinements.
	2.000	Strategic Implementation Study
	2.001	Fred Belledin (Clearscapes) introduced the criteria that will guide this study: 1) What are the characteristics that define JCMP? How does this park fit within the landscape of parks in Raleigh? JCMP is really a community park, a downtown park, and a historic park all rolled into one. We need to honor and carry forward its role as a community park. At the same time, the sustainability of some of the desired amenities will depend on higher visitation and the history of the park is incredibly important and should be shared with a broader audience.

		<p>2) What can we learn from other parks across the country? Parks in similar urban locations, parks that have been or are going through phased improvements. What are the evolving trends in parks planning across the country?</p> <p>3) How will we define success for JCMP? The single most important measure will be increased attendance and involvement. A lot of this comes down to providing a package of amenities that excite visitors and make them want to come back.</p>
	2.002	<p>Fred shared a summary of feedback received from the previous meeting:</p> <p>1) When we last met in July, we shared several examples of benchmark parks that embody some of the characteristics that are most important to JCMP. This is a summary of your feedback – this does not necessarily include every comment, but reflects the most frequent comments. As you can see, the common themes reinforced the priorities established in the master plan – Give us a ‘wow’ factor, Tell our story, We want events, Make it safe, Make it a park for everyone.</p> <p>2) Many of the comments provided a greater level of detail or additional insight that has helped to guide the evolution of the master plan.</p>
	2.003	<p>Fred summarized the design team’s observations from the study work to date:</p> <p>1) When we overlay your goals as outlined in the Master Plan with the physical characteristics of JCMP, we can identify the key design opportunities and challenges that we need to address with the design of the park. JCMP is physically defined by its topography – there is a distinct upper level plateau wrapped by a sloping lower level. Because of the steep hill between the two levels, there is not really a center to the park today. This master plan becomes an opportunity to create a new heart of the park that knits everything together.</p> <p>2) The upper level of the park is devoted to athletics and fitness. There is an opportunity for an indoor/outdoor fitness connection. At the same time, the upper level also needs to accommodate a neighborhood entrance into the park and take advantage of views towards downtown with the location of gathering and rental spaces.</p> <p>3) The lower level of the park is mostly dedicated to play, nature, and history. Circulation through the lower level of the park is disjointed and unintuitive – there is an opportunity with the building and plaza connections to improve circulation through the park.</p> <p>4) The 20’ elevation change between the levels of the park is both the greatest opportunity and the greatest challenge. We are looking carefully at the building arrangements to try to help manage this.</p> <p>5) Finally, as we’ve discussed, phasing is a significant challenge. The community master plan is well-conceived but also ambitious, calling for significant changes in many areas of the park. Developing a Phase 1 scope that is impactful but cohesive will be difficult. If we dedicate the majority of the budget to a building, there will be very little remaining to impact the remaining 20+ acres of the site. Conversely, if we focus only on the site, we will end up with a lovely landscape with outdated buildings. Ultimately, it is going to require some difficult decisions and shorter term trade-offs in order to achieve the long-term master plan vision.</p>

	3.000	Potential Master Plan Refinements
	3.001	<p>Eric Davis (Surface678) reviewed potential Master Plan refinements:</p> <ol style="list-style-type: none"> 1) Overall, the proposed site plan adheres very closely Master Plan Concept Plan. It is anchored by the community and aquatic buildings near the center of the park, and utilizes the Carousel Plaza as the ceremonial front door to the park. Athletic facilities are located at the upper level of the park, and a range of play and heritage spaces are organized along a spine running through the center of the park. 2) We are proposing to slightly adjust the building locations. In the Concept Plan, the Community Center projects into the core of the park, obstructing views through the core. By rotating the building and sliding it away from the Central Plaza, we can open up views and create a better circulation path through the heart of the park. By cutting the Community Center into the hillside, we can turn the challenge of the 20' grade change into an opportunity, creating a two-story building with a lower level that opens onto the Central Plaza and an upper level that opens to the athletic facilities and has views out over the park towards downtown. Similarly, by rotating the Aquatic Center, we can better accommodate the grade change in this area and open up views of the Carousel from all along MLK. 3) The proposed grade adjustment in the core of the park are also important to accommodate the wheeled train loop called for in the Master Plan. 4) We also see an opportunity with the outdoor athletics. There is a strong tradition of both track and field and football in this community. While Shaw uses the existing field for practices and a number of track athletes use the track for some of their training, both are undersized. If we relocate or eliminate the two multipurpose courts, we have just enough room to fit a regulation 400-meter track and regulation football field. This is an opportunity to really differentiate JCMP and to provide a unique amenity for the community. 5) The southeast quadrant with the Aquatic Center, parking, and tennis courts is very tight and it may be difficult to fit all of these amenities into this area. If the tennis courts cannot fit, smaller multi-use courts or a different amenity may make more sense on MLK. 6) Skateboarding is one of the primary activities identified for the west side of the park. Multiple, smaller skate spots as called for in the Master Plan can create more opportunities for pedestrian and skater conflicts. An alternative option is to create a larger skateboard area that allows for easier oversight and potentially fewer conflicts.
	4.000	Public Feedback
	4.001	<p>Vernice outlined the public feedback process for the evening:</p> <ol style="list-style-type: none"> 1) We are looking for two levels of feedback tonight. First, we would like to get your thoughts on the big ideas proposed for addressing some of the not-fully-resolved areas of the Concept Plan. Second, we would like to gather your preferences on a number of the smaller site features that we will begin looking at before the next meeting.

4.002	<p>Alisa Hefner (SKEO) walked the audience through the feedback stations and the process for providing feedback:</p> <ol style="list-style-type: none"> 1) The overall master plan is comprised of a number of elements. The more significant built elements are much more complicated and costly and we are still in the evaluation process – we will share more information on those at the next meeting. Tonight we will be focusing on a the master plan refinements to date and on a number of the site features that were touched on in the master plan process, but not resolved in as much detail. 2) We have a series of boards on the walls. Each board has a number of examples of one of these site features. We will have a design team member at each board to answer questions and to gather feedback from you. As you look at these boards, we'd like you to think about which of the examples resonate most for you and identify those with a green dot. If you see any that you don't think are a good fit, please identify those with a red dot. If you've got specific comments, we will record those at each board. 3) We also have the current master plan refinements on the wall. If you would like to see the proposed refinements in more detail or have questions or comments, please visit this station to record your comments.
4.003	<p>Station leaders reported out a summary of the feedback received at each station:</p> <ol style="list-style-type: none"> 1) <i>All attendee comments, transposed verbatim, are included in the summary sheets for Meeting 2.</i>
5.000	Group Q&A
5.001	<ol style="list-style-type: none"> 1) <i>Will the regulation track eliminate the tennis courts?</i> No – Fred noted that these are two separate issues. As we are looking at the southeast quadrant of the park, the aquatic center and outdoor pool, adequate parking, and the tennis courts may be too much to fit into this area. The potential regulation 400-meter track and regulation football field without multi-use courts is an alternative to the recreational track and field with (2) multi-use courts. If the tennis courts cannot fit on MLK, the smaller multi-use courts may fit in this area. 2) <i>Why are you proposing a regulation track – we didn't ask for this?</i> Fred noted that the master plan called for an enhanced track and an expanded field. A regulation track will better accommodate the needs of existing track users, provide more space for walkers and runners to share the track, and create a larger field area for events. 3) <i>The multi-use courts are important – why are you taking things out of the master plan?</i> Fred noted that the new Community Center is planned to include both a fully-conditioned full-sized gymnasium and a multi-purpose fitness space. Center staff plans to use the indoor facilities for programming, leaving the outdoor courts for recreational drop-in use. There are atleast two dozen outdoor basketball courts and tennis courts within the two-mile service radius of JCMP. Steve noted that the purpose of the study is to test the assumptions in the master plan and to explore alternatives where appropriate. This is an ongoing process and community feedback will help to inform the conclusions. We will take this feedback back with us and continue to evaluate options.

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Appendix C

Public Leadership Group Meeting
Wednesday October 28th, 2015
6:30 p.m. - 8:00 p.m.

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John Chavis Memorial Park

PUBLIC LEADERSHIP GROUP (PLG) MEETING

Wednesday October 28th, 2015

Agenda	6:30PM - 6:40PM	Introductions
	6:40PM - 6:50PM	How a master plan evolves to a schematic design
	6:50PM - 7:20PM	Master Plan priorities and Phase 1 implications – information and discussion
	7:20PM - 7:50PM	Phase 1 trade-offs – information and discussion
	7:50PM - 8:00PM	Concluding remarks and next steps

Project Contact Matthew F. Keough, Senior Planner

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Website: www.raleighnc.gov/parks and search for “John Chavis Memorial Park Master Plan”



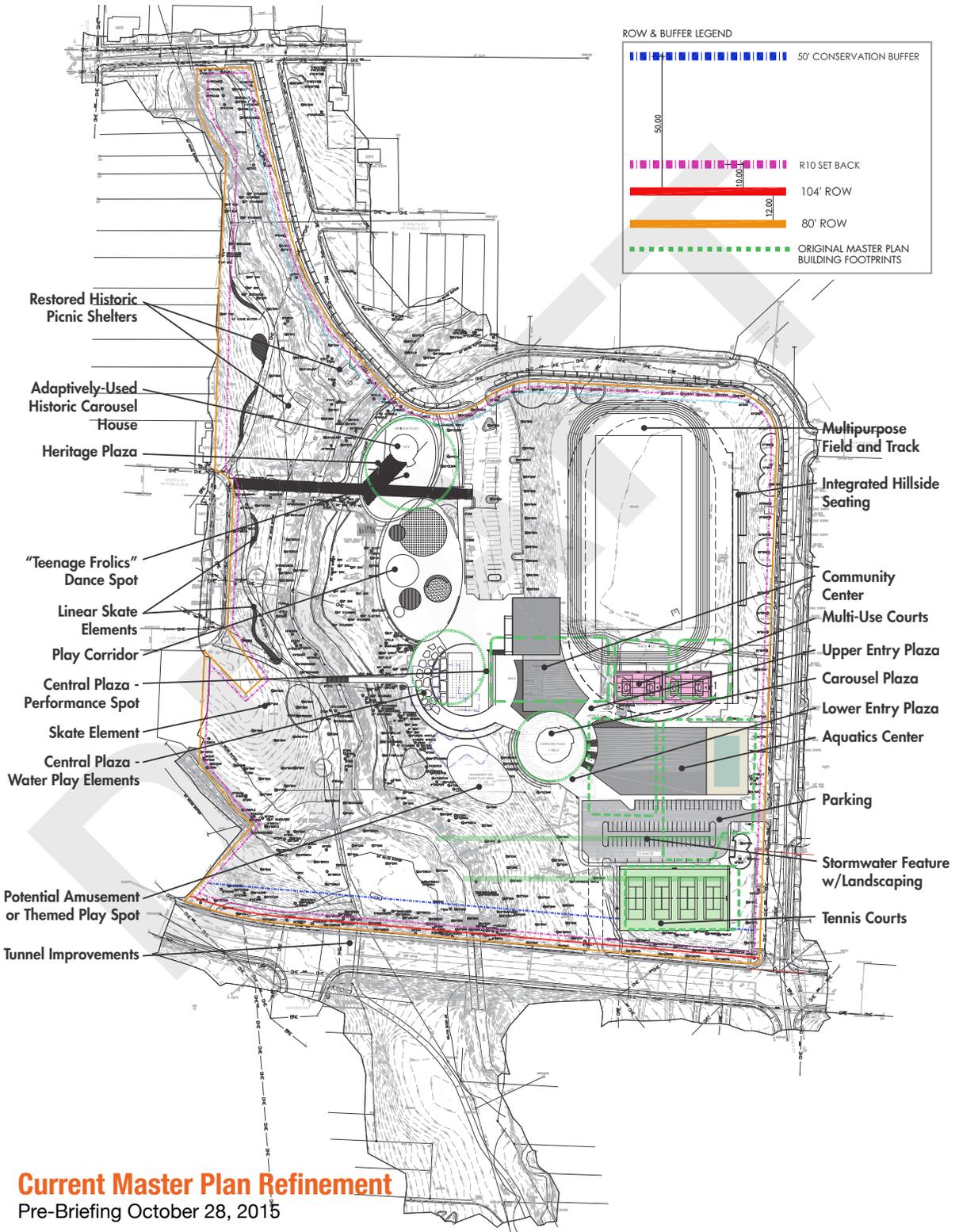
Photo Courtesy of the City of Raleigh

PLG Meeting Graphics

10/28/15

Handout graphics





Current Master Plan Refinement

Pre-Briefing October 28, 2015



PLG Meeting Minutes

10/28/15



MEETING MINUTES

Project: John Chavis Memorial Park
Raleigh, NC
Number: 2014-0170

via:
 fax; ___ pages including cover
 UPS Mail Overnight
 Hand delivery
 Email

Type of Meeting: Public Leadership Group Information Briefing

Date of Meeting: October 28th, 2015 6:30-8:00 pm

Date of Report: October 29th, 2015

Reported by: Sonny Patel, Clearscapes, PA

Present at Meeting: Richard Bostic, PLG
Joseph Ellerbee, PLG
Angela Simon, PLG
Virginia Tally, PLG
Rob Wylie, PLG
David Millsaps (replacing Lorenzo Jackson, PRGAB appointee)
Marion Moring (replacing Margo White, South CAC appointee)
Carol Love (PLG guest)
Absent PLG members included Eyvonne Dailey, Rhonda Muhammed, and Jonathon Muldrow

Diane Sauer, PR&CR
Kristen Shea, PR&CR
Ken Hisler, PR&CR
Matthew Keough, PR&CR

Fred Belledin, Steve Schuster (Clearscapes)
Eric Davis, Surface 678

This report is the writer's interpretation of the events, discussions, and transactions which took place during the meeting. If there are any additions and/or corrections, please inform the writer within three (3) days.

Action	#	Items Discussed
	1.000	Introductions
	1.001	Vernice Miller-Travis (Skeo Solutions) welcomed participants, noted that three PLG members were not currently present, and confirmed with everyone whether to begin. After direction to proceed, Vernice emphasized the design team's commitment to the master plan and provided a review of the process and the tools that began the <i>Chavis Park Community Conversation</i> process in October 2012. Vernice emphasized the importance of 'position versus interest' and the consensus based decision-making workshop, which established the ground rules for effective collaboration. After doing so, Vernice outlined her role in tonight's meeting as a moderator and then introduced Kofi Boone.

1.002	<p>Kofi Boone greeted the PLG with the news that the Kinston Music Park, which celebrates African American musicians in eastern North Carolina, was dedicated today. Like JCMP, the Kinston Music Park began with an aspirational master plan. It evolved over the course of nine years to address the realities of that particular project. Like Kinston, the design team and community are also facing trade-offs as the master plan evolves - the important thing is to make informed choices in these situations. Some of the decisions to be faced include: 1) adapting the location, footprint, and shape of the buildings to the site, 2) balancing the goals of the park with economic realities to ensure a long-term and sustainable solution, and 3) making sure that the attractions and 'wow factors' fit the site appropriately.</p> <p>What will make this process successful is the trust held by the community.</p>
1.003	<p>Having previously skipped over the introductions, Vernice Miller-Travis asked that everyone in the room briefly introduce themselves.</p>
2.000	<p>Ongoing Master Plan Refinements / Phase 1 – Information & Discussion</p>
2.001	<p>Fred Belledin of Clearscapes provided a description of the boards on display noting the original master plan, the iteration from the previous public meeting on 10/1/15, and the most current iteration to date. This is an ongoing process that will not be complete until February 2016, meaning that there may be additional tweaks based on today's feedback or further analysis before the next public meeting and/or before the end of the study. Fred walked through how the design team is putting the process that Kofi described into practice.</p> <ol style="list-style-type: none"> 1) As we noted when we last met, the priorities as outlined in the master plan, are driving the priorities for implementation. 2) As we review these priorities, it is important to recognize that they don't exist individually in a vacuum. A number of the park elements are intertwined due to program, adjacency, or functionality. So, when we proceed with some of your highest priorities, we are in fact committing to certain other elements as well. 3) On top of that, all of these elements come with different costs. When we last met, we talked about the challenge of finding a way to balance building and site costs to have a meaningful impact on both within the available Phase 1 funding. High cost priorities are going to limit the options for other priorities.
2.002	<p>Fred continued that the design team would be walking the PLG through the different areas of the park within the context of their priorities so everyone could understand how functionality and cost affect the priority list and shape the anticipated scope of Phase 1:</p> <p>Fred described each new facility component, as they are the first priority on the master plan.</p> <ol style="list-style-type: none"> 1. The new Community Center is the highest priority in this category and the single highest priority in the master plan. It is clearly important to the community, and we think it needs to be included in

		<p>Phase 1.</p> <ul style="list-style-type: none"> - The goal is to increase existing building size by about 50% to allow for additional meeting, classroom, and event spaces as well as enlarged locker rooms, bathrooms, and fitness areas. - The proposed building footprint is similar in size to the original master plan but is rotated to follow the hill to occupy otherwise unusable area, freeing up space for a larger central plaza and more space at the athletic field. - This refinement also facilitates a strong indoor/outdoor connection to central plaza – a cantilevered second floor shelters a portion of the plaza and allows the main multipurpose room (on the upper floor) to overlook the “heart of the park.” - Because this building is at the heart of the park, it is an opportunity to use the design and location to address a number of master plan goals regarding Circulation, Creek Stewardship, Basic Amenities, Event Facilities, and Operations. - The challenge is that the Community Center is the second most expensive item in the master plan (after the Aquatic Center.) It requires most of the Phase 1 funding. Adding in the surrounding site improvements that are necessary to support the Community Center, we will have very limited funds for the other parks to the park in Phase 1. <p>2. The Adaptive Reuse of Original Carousel Building is the second priority within New Facilities. We think it is important to stabilize and enhance the use of this building to begin activating this end of the park as part of Phase 1. At this time, there is not nearly enough foot traffic in the park to support the ultimate uses listed in the master plan, so we are looking at the possibility of the interim development of a multi-use space - conditioning it and adding bathrooms to allow it flexible functions - for anything from picnics and birthday parties to special events or programmed uses for the Community Center. With proper design, the bathrooms could also service the historic picnic shelters and the playground, providing for the highest priority listed in the master plan, under Basic Amenities. As park traffic increases, the Carousel Building could be transitioned into other uses, such as food service, in a future phase.</p> <p>PLG Questions:</p> <ul style="list-style-type: none"> - <i>Will the bathrooms take up too much space in the building?</i> Fred noted that the bathrooms would be sized appropriately for the building and the surrounding plaza itself. This is a Phase 1 measure to provide some limited bathroom availability for the adjacent picnic shelters and maybe the end of the playground, but it is not intended to serve as long-term standalone bathrooms for the entire park. - <i>Why is there currently a fence around picnic shelter #1?</i> Fred noted that the shelter is leaning and that temporary shoring
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		<p>will be installed to stabilize it while long-term repair options are considered.</p> <ul style="list-style-type: none"> - Will the refined location of the new Community Center allow the existing building to remain in operation during construction? Yes. Fred noted that this was the other primary reason for shifting the location. - What is the anticipated cost of land preparation and grading? Fred noted that we will continuously refine cost estimates over the balance of the study. In general, we are trying to use the buildings to address the major grade changes in the park, minimize the need for retaining walls elsewhere, and balance the grading so we do not need to import or export fill to or from the site. <p>3. The new Aquatic Center is the third priority. It is the most expensive item in the master plan and is not affordable in Phase 1.</p> <p>PLG Questions:</p> <ul style="list-style-type: none"> - Some members of the PLG were concerned with the Aquatic Center and outdoor pool not being part of Phase 1 as it is meant to be a major element of the park. Fred noted that it is not possible to include it in Phase 1 but that the design team is hoping to include some outdoor water play in Phase 1. There was a reminder of previous PLG conversations about the limits of the current bond funding and the need to do long-range development, possibly in partnership with private efforts. The PLG recalled the idea to create a non-profit group for this purpose.
	2.003	<p>Eric Davis of Surface 678 outlined the Sports Facilities, the second biggest priority category in the master plan.</p> <p>1) The enhanced Track and Field with lighting and spectator seating is the top priority in this category and is one of the more expensive items in the master plan. To do it right, it will need to be a priority for a future phase.</p> <ul style="list-style-type: none"> - Per the master plan, we are showing the field enlarged to a regulation football field (120yds x 53.33yds) - The new, encircling, track would accommodate a 100m chute, similar to what is there currently. The rest of the track could be widened, but the track curves would too tight to accommodate other regulation track events beyond the 100m. - For reference, we are showing the dashed outline of a regulation track that you saw at the last meeting. <p>2) New Courts are the second priority and will be part of a future phase. Courts are shown in the locations from the master plan.</p> <p>PLG Questions:</p> <ul style="list-style-type: none"> - What is a regulation football field and why are we expanding it? Fred noted that the current field is 100 yards, while a regulation

		<p>field is 120 yards, including the end zones. We are increasing the length of the track about 30-40 feet beyond the existing to allow for the expanded field.</p> <ul style="list-style-type: none"> - Is there a cost difference between natural and synthetic turf? Does the design team have a cost analysis? Eric noted that a proper natural turf field designed for long-term durability is expensive as it requires an appropriate drainage base and irrigation system. The construction cost is expected to be a little lower than synthetic turf, but the long-term maintenance cost is higher and a natural turf field cannot support the level of activity that a synthetic option can. The study will include information and costs on both natural and synthetic turf options, but, as this will be a future phase, the decision should be made at the time this area of the park is implemented. - How big are the multi-use courts? Eric noted that the courts as proposed are sized to reflect high-school basketball courts with perimeter area (60'x90'). <p>Eric continued to discuss the Play and Open spaces as they are noted as the third priority in the master plan.</p> <ol style="list-style-type: none"> 1) The Central Plaza adjoins the Eastern Play Corridor which is the top priority under Play and Open Space. The new Play Corridor will replace the outdated and worn out playground. It will be one of only two destination play spaces close to downtown. It will help to bring activity to and connect the Central Plaza to the Heritage Plaza at the northern end of the park core. 2) Replica Plane is the second priority with this category. For Phase 1, we are looking at opportunities to incorporate the story of the plane into the Community Center as public art or historic display and into the Eastern Play Corridor (as a climbing structure, thematic in design, or physically in the amusement ride.) It may also present an opportunity for public art or other creative funding option. 3) Western Corridor and Trail is the third priority within this category. Currently, the development of the Central Plaza with a new pedestrian crossing of the creek will result in new sight lines to the Western Corridor and enhanced circulation. Fitness zones, linear skate spots, interpretative signs, creek access, and picnic shelter upgrades would be part of bringing new levels of appropriate use in these areas. 4) Creek Management Plan and Implementation is the fourth priority within this category. As a third and fourth priority items within this third ranking category, the Western Corridor and Creek Management efforts would be addressed when feasible and, primarily, when related to higher priority features and goals. <p>PLG Questions:</p> <ul style="list-style-type: none"> - Will pedestrians be safe with the linear skate elements?
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		<p>Eric noted that skaters prefer linear elements and many pedestrians prefer more contained skate parks. The design team proposed a more contained skate park at the last public meeting, but public feedback indicated a preference for linear elements. When these are implemented, the design team will look at options for subtly separating pedestrian and skate paths.</p> <ul style="list-style-type: none"> - Can some of the relocated playground equipment be placed in the area near the stone steps since historically that used to be the location of a swing set? <p>Eric noted that the design team had not found any historic images of play equipment in this area so this is new information and great consideration, especially for phases of playground development.</p> <ul style="list-style-type: none"> - Is it possible to commit to any creek improvements, even if we cannot afford it in Phase 1? <p>Eric noted that the state's conservation easement on the creek severely limits what we can do. Ken Hisler noted that the City will look into maintenance options.</p> <ul style="list-style-type: none"> - Will any revenue generated at the park contribute to future capital costs? <p>Diane Sauer noted that some of revenue generated from a park is retained for on-site programs and needs while the remainder is shared with the larger park system. Typically, revenue goes only to operational costs – not capital expenses like those in the master plan. Park bonds are used for most capital expenses.</p>
	2.004	<p>Eric continued with the remaining priorities in the master plan. Event Space (Heritage Plaza and Central Plaza) is the fourth priority in the master plan. Access is fifth. As outlined above, we will incorporate these elements when feasible and, primarily, when related to higher priority features and goals.</p>
	2.005	<p>Based on the priorities as discussed, Fred outlined the targeted area for Phase 1 improvements. This included the new Community Center with adjacent Central Plaza and modest improvements to the Carousel Plaza at the south end of park's core, the original Carousel House and part of the Heritage Plaza at the north end of the park's core, and all or part of the Eastern Play Corridor, linking the two.</p> <p>Fred reiterated that there are difficult trade-offs on this project and that prioritization is key – while the design team is attempting to accomplish everything that was outlined for Phase 1, but as we continue to work through costs for the remainder of this study, part of this may need to defer to a future phase.</p> <p>PLG Questions:</p> <ul style="list-style-type: none"> - How much parking is required for large events, athletic events, and the aquatic center? - Fred noted that parking needs will vary by event and will be greatly impacted if there are multiple events occurring at the same time. We have enough parking for Phase 1, but parking counts will need to be carefully evaluated with each future phase. - What improvements need to happen at the Carousel Plaza? <p>Fred noted that the Carousel Plaza will become the front door to the Aquatic Center and the Community Center. The design team anticipates some modest upgrades like lighting and graphics to celebrate the front door to the park and possibly to add some 'wow factor'. Additionally, the plaza will be a specialized vehicular route for the wheeled train or interior park circulators and possibly emergency vehicles. For this reason, the design team will need to look carefully at the size of the plaza and the existing paving to make sure it will work.</p>

	3.000	Phase 1 Trade-offs – Information & Discussion
	3.001	<p>Fred - The master plan establishes an important goal that we do not want existing facilities to go dark before funding is available to replace them. At the same time, the master plan acknowledges that some program disruption may be necessary. Sometimes this is unavoidable. Sometimes it is a question of whether it is better to spend limited resources on long-term amenities or on temporary fixes.</p> <p>The new Community Center is the highest priority because the existing center is a heavily used community amenity. One benefit of refining the location of the new community center location is that it shifts it further away from the existing building. This extra space allows the existing center to remain in operation until the new one is complete.</p> <p>Conversely, the associated Central Plaza is located directly on top of the existing kiddie pool and bathhouse and impacts the pool. While it is not a replacement for the kiddie pool, the Central Plaza will include outdoor water play features that will provide similar enjoyment for children.</p> <p>It is not impossible to preserve the existing seasonal pool for the short term has it is the oldest of the city's outdoor pools and has reached the end of its life cycle. It would represent a large expense to improve it, including required stabilization of the pool shell and deck, as well as provisions for temporary modular facilities and equipment room. Keeping it would require us to reduce the scope and function of the Central Plaza and would require us to give up one or more of the park amenities that we outlined as goals for the Phase 1 scope. For these reasons, it is a better choice to remove the existing pool for Phase 1.</p> <p>PLG Comments:</p> <ul style="list-style-type: none"> - The PLG members acknowledged the tradeoffs and expressed general agreement with eliminating the pool in Phase 1, but reinforced the importance of timing its closing, if possible, to allow for a full season before closing. PLG members also reiterated the importance of including an interactive water feature in Phase 1 to serve the community in the absence of the pool.
	3.002	<p>Eric – The new Community Center will sit directly on top of the existing tennis courts, so they will be removed during construction. Again, this is a tough choice. The site scope that we are trying to include in Phase 1 are the park amenities that are expected to attract the most activity, serve the greatest number of community residents, and have the most significant impact on the use and enjoyment of the park. It may be possible to provide temporary courts on the footprint of the existing community center as part of Phase 1, but like the pool discussion, this would require diverting funds from amenities that we outlined as goals for the Phase 1 scope.</p> <p>PLG Comments:</p> <ul style="list-style-type: none"> - The PLG members acknowledged the tradeoffs and expressed general agreement with eliminating the tennis courts during Phase 1. The courts will continue to be shown as part of a future phase. - The PLG members reiterated the importance of providing enough kid-friendly features and activities during Phase 1. - The PLG members reiterated the importance of providing some basic amenities in Phase 1 – lighting, music, benches, event / gathering space, bathrooms, etc – especially near the original Carousel House. - When will Phase 1 be complete? Steve Schuster noted that this study will be complete in February 2016. If we begin Schematic Design in Summer 2016, permit drawings will be completed Summer 2017 (12 months). Construction should take 12-18 months. Depending upon how quickly the project is put out to bid after permit drawings are completed, Phase 1 could be completed between the end of 2018 to Summer 2019.

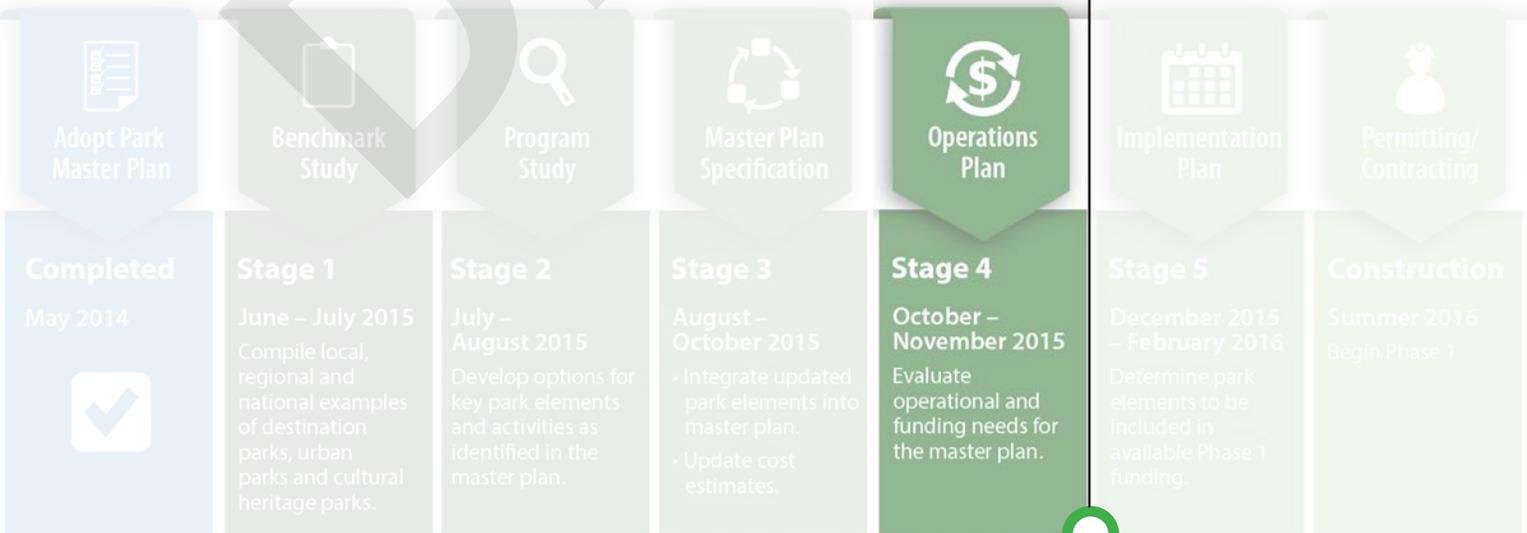
3.003	Following the presentations from Fred and Eric, Steve Schuster reinforced that we are listening to feedback and hope that we have illustrated where and how this feedback is being incorporated.
3.004	Vernice Miller-Travis shared information about the next steps of the process and identified the tentative date for the upcoming Public Meeting
4.000	Post Meeting PLG Questions
4.001	<p>PLG Questions:</p> <ul style="list-style-type: none"> - Will we be rebuilding the track eventually? How big of a difference is the regulation track and the existing hobby track? Would the footprint of a regulation track preclude the multiuse courts? Matthew Keough - Yes, we will be rebuilding the track eventually. At this point, however, it appears to be an item for future phases given the priorities listed in the master plan and the emerging strategy to focus on the new building within a newly activated central location. The track proposed now is not a regulation-sized track. It is to be enhanced in design and function, i.e. wider width with ability to have 6-8 lanes. It would encircle a "regulation" football field. You might recall that the current field lacks space for endzones. In the attached PDF, you can see that the internal space is actually equivalent, at around 92,000 square feet. A regulation track, on the other hand, would occupy the footprint of the multi-use courts as shown in the original master plan. For our current study, we are carrying forward the track and court areas as close as possible to the original master plan, with acknowledgement that there are design possibilities for the track when future phases are more closely studied. Based on our study to date, we believe that there are both opportunities and challenges that can and should be considered with several of the park elements that are planned for future phases. In the study report, we will highlight these as issues to be further explored at the time of future implementation. - Will the planning for Phase 2 happen while Phase 1 is under construction or will it not move forward until funding is secured? Matthew Keough – Future phase planning is on-going for all master plans, but, specific Phase 2 plans will not be formed ahead of securing the funds. This study will issue future phase recommendations, to include possible associations between various park features and operational considerations for a Phase. It cannot, however, outline the scope of "Phase 2," given unknown development costs and unknown future bond allocations. - Do we have an anticipated date for the next public feedback session? Yes, the next public feedback review session is scheduled for Monday, December 7th, 6:30-8pm, at the Chavis Community Center.

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Appendix D

Public Meeting 3
Monday December 7th, 2015
6:30 p.m. - 8:00 p.m.

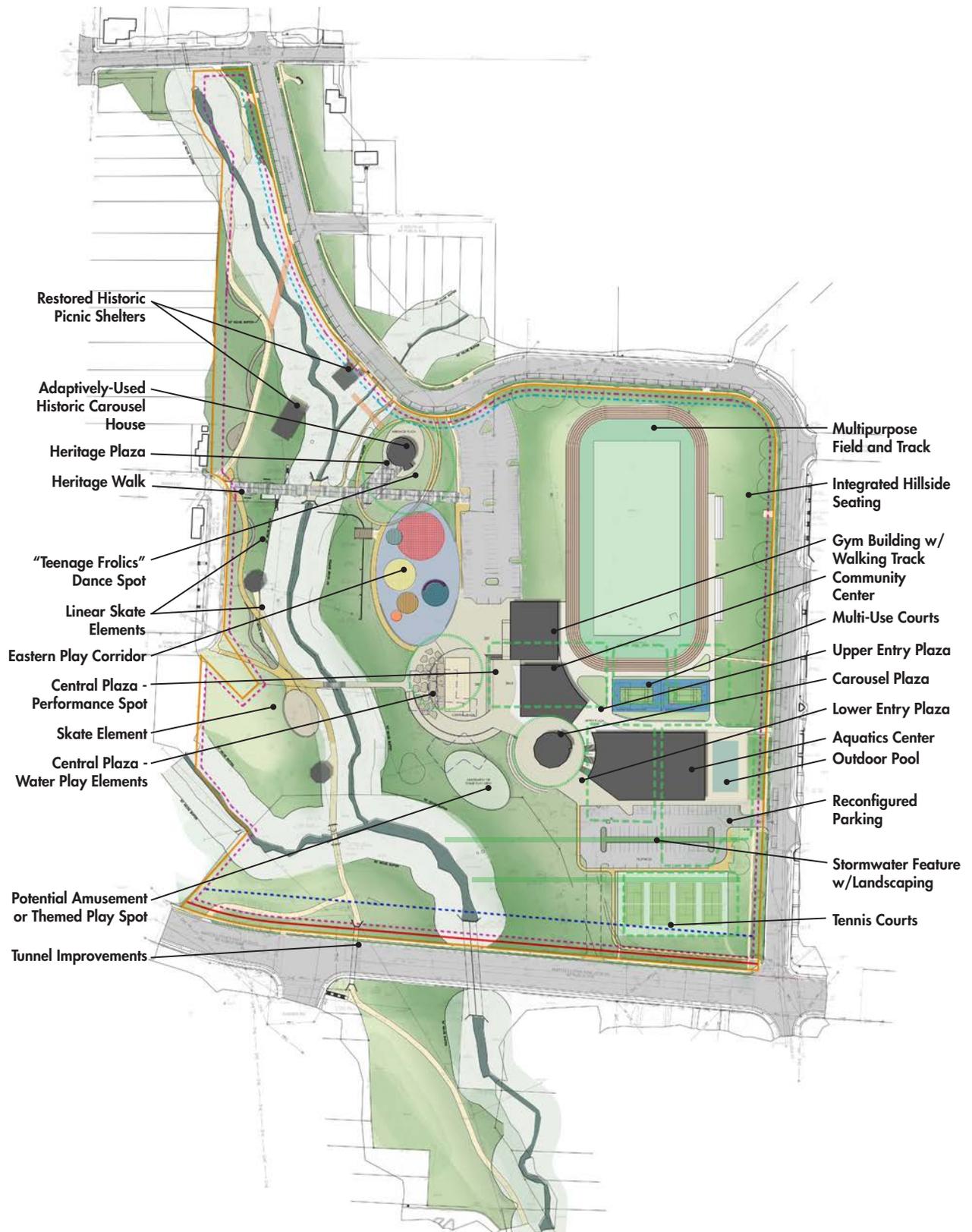
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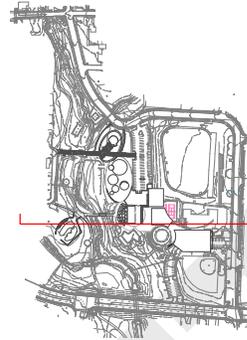
Meeting 3 Graphics

12/07/15

Maste plan refinements and Phase 1 scope







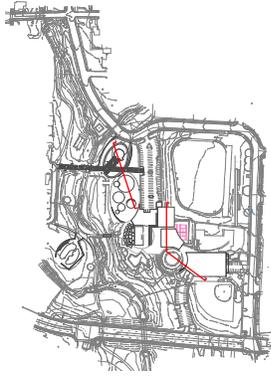
SECTION B

This section shows the Multi-use Courts, the new Community Center, the Central Plaza, and the Rock Creek Bridge:

- ① The track and field will be enclosed by integrated hillside seating on Chavis Way and the Aquatic and Community Centers, and the mature trees along the north parking lot, creating a pleasant, well-scaled, and contained environment for recreational users and athletes alike.
- ② The Community Center is anticipated to have upper level fitness spaces opening to the track and field to create a visual connection between all of the fitness and athletic areas, upper level multipurpose and rental spaces overlooking the Central Plaza with views of downtown, and lower level children's and activity spaces opening up directly to the plaza.
- ③ The Central Plaza will serve as the front porch for the park, accommodating a range of small and large activities, with views to the Rock Creek Bridge and the Western Play Corridor.
- ④ The Rock Creek Bridge will connect both sides of the creek and will provide views of the creek.

Meeting 3 Graphics

Site sections and comment cards



SECTION C

This section is cut through the heart of the park:

- ① The Carousel Plaza will be the front door to the Community and Aquatic Center, enlivening the buildings with continuous movement.
- ② The Community and Aquatic Centers will be highly visible from Martin Luther King Jr. Blvd and the buildings themselves may be designed to help tell the story of JCMP.
- ③ The Eastern Play Corridor will be the largest play environment in downtown Raleigh, incorporating both the history of and the natural landscape of the park.
- ④ The Heritage Plaza will anchor the north end of the park and will be visible all the way from the Carousel Plaza. It will be a place of both remembrance and activity, honoring the history of the park and community leaders and serving as a unique activity center or cafe.



John Chavis Memorial Park

STRATEGIC IMPLEMENTATION STUDY

MONDAY DECEMBER 7, 2015

- 6:30 – 6:35** Introduction/Meeting Goals
- 6:35 – 6:45** Related Project Updates
- 6:45 – 6:50** Project Update
- 6:50 – 7:00** Ongoing Master Plan Refinements
- 7:00 – 7:15** Introducing Phase 1 Scope
- 7:15 – 8:00** Breakout Session

PROJECT CONTACT

Matthew F. Keough, Senior Planner

- Phone: 919.996.2654
- Email: Matthew.Keough@raleighnc.gov
- Mail: PO Box 590, Raleigh, NC 27602
- Web : www.raleighnc.gov/parks - Search for "John Chavis Memorial Park Master Plan"



QUESTIONS, COMMENTS, CONCERNS

If you are not able to provide your comments tonight, they may be emailed, mailed or called in. Please refer to the contact information on the front page.

Name: _____ **Email:** _____
Address: _____ **Phone:** _____

Please share your thoughts and questions about the master plan: _____

What activities should be provided in the design of the Community Center and Central Plaza? _____

What else is important to include in Phase 1 and why? _____

Comment cards available at public meeting 3. All comments are recorded on the following pages.

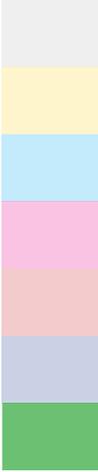
Meeting 3 Public Feedback

12/07/15

Comment Card Responses

Name	Please share your thoughts and questions about the master plan:
Kaji	just a thought as trees and plants are added it would benefit the community to have edible trees and plants instead of decorative. It would also create more jobs via landscaping and up keep.
Matt Brokaw	Glad to see the skateboard spots are still in the plan. It is a popular, growing activity with the yout and NEEDS to rmain in the park, whether Phase II or III, etc.
Gretchel Carter	I am very excited. People will truly get excited when the shovel hit the dirt. We do want food vendor.
Diego Fernandez	It's looking great. Just want to emphasize the importance of the skateboarding areas.
J Howard	(no comment)
Erika Moss	I am impressed with what I have been able to see!
Drew St.Claire	Looks great! Make sure skateboarding has a presence in the park - skate-able art installations, ramps, ledges, etc.
Lonette Williams	Ourdoor restrooms like those at Mordecai to be separate structures.





What activities should be provided in the design of the Community Center and Central Plaza?	What else is important to include in Phase 1 and why?
(no comment)	(no comment)
A possible skateable art piece or ledge, but keeping the main skate area across the stream is a good idea. Apex is a great example.	Skate spots, with appropriate separation from foot traffic or x-ing... needs to e a low-speed skate feature.
Water splash area. Play area _ Carousel House w/bathrooms	Whatever that might be able to be complete if money is available, but it doesn't seem like there will be. Go with what Fred presented, will be great.
If possible, some small skateboard obstacle near the central plaza would be great, just be careful with nearby foot traffic (flying skateboards are dangerous)	(no comment)
Shaded seating for Central Plaza; resist use of concrete	external restrooms are a MUST along with concession stand for refreshments; ensure that skating is external to play area and ped traffic
I would like to see as many cultural and perhaps some concert space.	I would really like to see a pod included because I think it is on activity that will promote health and wellness for our community. Perhaps Phase 3?
Though skateboarding is slated for "west play," corridor skateboarding using this area - a place to store gear/cool off/ meet up/ etc.	Besides skateboarding and the aforementioned concerns thereof, history and access for young people should be guiding forces.
The original carousel building should have a food source + restrooms to serve clients and atract people to the park.	Phase 1 needs to support attracting new and old patrons to the park.



Meeting 3 Minutes

12/07/15



MEETING MINUTES

Project: John Chavis Memorial Park
Raleigh, NC
Number: 2014-0170

via:
 fax; ___ pages including cover
 UPS Mail Overnight
 Hand delivery
 Email

Type of Meeting: Public Meeting 3
Date of Meeting: December 7th, 2015 6:30-8:00 pm
Date of Report: December 8th, 2015
Reported by: Sonny Patel, Clearscapes, PA
Present at Meeting: See attached sign-in sheet

This report is the writer's interpretation of the events, discussions, and transactions which took place during the meeting. If there are any additions and/or corrections, please inform the writer within three (3) days.

Action	#	Items Discussed
	1.000	Meeting Goals & Updates
	1.001	Matthew Keough (PR&CR) welcomed participants and reviewed the goals and agenda for the meeting: 1) Provide updates on two independent but related processes – National Register Nomination and Raleigh Arts Grant 2) Provide updates on ongoing refinements to the overall concept plan and introduce the proposed scope for Phase 1 3) Provide time for attendees to review the materials presented and meet with the design team to ask questions and offer feedback
	1.002	Mary-Ruffin Hanbury (Hanbury Preservation) provided an update on the status of the National Register designation, informing attendees that John Chavis Memorial Park was approved to submit for designation. Mary-Ruffin proposed a January meeting with the PLG to give an overview of the designation process and provided her contact information for attendees to contact her with any questions.
	1.003	Kim Curry-Evans (Office of Raleigh Arts) announced that JCMP had been selected for a \$100,000 public art grant. She asked attendees to reach out to any artists in the community that might be interested in submitting for the project and provided her contact information for attendees to contact her with any questions.
	2.000	Strategic Implementation Plan and Ongoing Master Plan Refinements
	2.001	Steve Schuster (Clearscapes) provided a brief overview of the Strategic Implementation Plan, highlighting key aspects of the process: 1) The design team is not starting from scratch – we are working from the same key areas and concepts outlined in the community's Master Plan. 2) While the latest iterations may seem a little more technical than the Master Plan, they are not yet in Schematic Design, which will require a deeper level of understanding and detail. The study involves confirming

		<p>and sometimes refining the assumptions and aspirations in the Master Plan. This can involve conducting research to confirm which parts of the Master Plan can be most impactful and which parts need to be completed together with an eye towards targeting a reasonable scope for Phase 1 funding.</p> <p>3) This study will end up at different levels of detail / resolution for different areas of the park – we will look in more detail at the areas identified to be Phase 1, while identifying challenges and opportunities in other areas of the park that are more appropriate to address at the time those areas are funded.</p>
	2.002	<p>Fred Belledin (Clearscapes) reviewed the ongoing master plan refinement, beginning with a summary of the criteria that are driving the study and will continue to drive the decision-making process into Schematic Design:</p> <ol style="list-style-type: none"> 1) What is special about JCMP and how does it fit within the spectrum of parks and public places in Raleigh? During the master plan process, the PLG recognized that JCMP is really three parks in one – Community, Downtown/Destination, and Historic. Each of these aspects will draw different people to the park for different reasons and finding the proper balance between them is the key. 2) What can we learn from parks similar to JCMP? What have other communities done well that should be emulated? Are there examples out there that should be avoided? 3) How are we going to measure success? We know that we need to attract a lot more visitors to the park and that we need them to stay longer. Some of this will require basic improvements like improved accessibility and better lighting to make visitors feel safer. A lot of this will come down to implementing the right mix of amenities in the right order. If we focus only on expensive amenities, we will not be able to provide enough for visitors to do. If we rush amenities that are dependent upon significant numbers of visitors, they will not be sustainable. <p>Fred noted that the design team had gathered feedback from attendees at each of the three meetings to date. In the first meeting, we looked at some of the benchmark parks from across the country that we are studying and gathered notes from all of you on what you liked and what you didn't like. Your feedback generally reinforced what is in the master plan and highlighted some specific ideas that we've been incorporating into the refinements. In the second meeting, we asked for more targeted feedback on specific park elements and amenities that we will need to incorporate as we move into schematic design. Fred presented slides which summarized the images and ideas that had resonated most with attendees at the previous meetings.</p>
	2.003	<p>Fred highlighted the more significant refinements to the master plan from the previous public meeting:</p> <ol style="list-style-type: none"> 1) Additional refinements to field & track to include a regulation football field (120yds including end zones) with an expanded recreation track that preserved the area for the multi-use courts 2) Maintaining the tennis courts on MLK

Meeting 3 Minutes

12/07/15

	2.004	<p>Fred summarized the process to date:</p> <ol style="list-style-type: none"> 1) The design team is pretty comfortable with the fit and adjacencies of the park amenities within the core area of the park. 2) There is more study to do in some of the perimeter areas, including options for creek crossings / connectivity and access to shelters. 3) The southeast quadrant of the park is the most challenging in terms of fitting all of the amenities that are proposed in the master plan. The size of the aquatic center program, associated parking needs, and the master plan goal to create a significant visual presence on MLK are all interrelated. Currently, we are not sure that we can accommodate all of the competing interests in this area of the park.
	3.000	<p>Anticipated Phase 1 Scope</p>
	3.001	<p>Fred reviewed the process for identifying a viable Phase 1 scope:</p> <ol style="list-style-type: none"> 1) As noted at the last meeting, the priorities as outlined in the master plan are driving the priorities for implementation. As we consider these priorities, it is important to recognize that they don't exist individually in a vacuum. A number of the park elements are intertwined due to program, adjacency, or functionality. So, when we proceed with some of your highest priorities, we are in fact committing to certain other elements as well. 2) On top of that, all of these elements come with different costs. When we last met, we talked about the challenge of finding a way to balance building and site costs to have a meaningful impact on both within the available Phase 1 funding. High cost priorities are going to limit the options for other priorities. Tonight we're going to see the impact of this. 3) Finally, your community has developed an ambitious long-term vision that entails major changes to some areas of the park and relocation of some important park amenities. This inherently means that there are going to be some shorter-term trade-offs in order to achieve this long-term vision.
	3.002	<p>New Facilities is the first priority in the master plan. The new Community Center is the highest priority in this category and the single highest priority in the master plan. As all of you have identified this as the most important item, it is the basis for Phase 1:</p> <ol style="list-style-type: none"> 1) The goal is to increase existing building size by about 50% to allow for additional meeting, classroom, and event spaces as well as enlarged locker rooms, bathrooms, and fitness areas. 2) We are proposing a center with a similar footprint to what is shown in the Master Plan, but rotated to follow the hill – this will allow the building to occupy an otherwise unusable area to free up space for a larger central plaza and athletic area. 3) A two-story approach will create a strong indoor/outdoor connection to the adjoining Central Plaza at the lower level and to the athletic field at

		<p>the upper level. A cantilevered second floor could shelter a portion of the plaza and allow the main multipurpose room to overlook the heart of the park.</p> <ol style="list-style-type: none"> 4) In short, because this building is at the heart of the park, it is an opportunity to use the design and location to address a number of master plan goals regarding Circulation, Creek Stewardship, Basic Amenities, Event Facilities, and Operations. 5) The challenge is that this is the second most expensive item in the master plan – based on the program I just described and the topography and location of this site, the building is expected to cost somewhere between \$8.5mil and \$9.5mil. Adding in the surrounding site improvements that are necessary to support the Community Center, we will have very limited funds for the remainder of the park in Phase 1. 6) The master plan establishes an important goal that we do not want existing facilities to go dark before funding is available to replace them. At the same time, the master plan acknowledges that some program disruption may be necessary. Sometimes this is unavoidable. Sometimes it is a question of whether it is better to spend limited resources on long-term amenities or on temporary fixes. The new Community Center is your highest priority because the existing center is a heavily used community amenity and for the same reason, we know it would be a major problem for it to go dark while the new center is under construction. Fortunately, another benefit of refining the new community center location is that it shifts it further away from the existing building. This extra space allows the existing center to remain in operation until the new one is complete. Conversely, the new building sits directly on the existing tennis courts, so they will be lost during Phase 1.
	3.003	<p>Although it is the fourth priority, the Central Plaza is integrated with the design of the new Community Center and significant grading needs to be completed at the plaza in order to allow for accessible access from the parking area to the building and between the building and play area. The plaza is also key to celebrating and re-activating the center of this park:</p> <ol style="list-style-type: none"> 1) The refinement of the community center location allows for a larger Central Plaza that allows for a richer a range of uses, including performance, play and gathering. We'd like to get feedback from all of you tonight on potential uses and activities for the plaza. 2) One idea is to locate the water play feature called for in the Master Plan in a portion of the plaza to generate activity when it is not in use for performances or gathering. If budget permits, we could also include an opportunity for ice skating to create a winter draw. 3) We are also proposing to shift the plaza south slightly to create a transition area for food trucks and support for events in the plaza. 4) The cost for the plaza will be atleast \$500k and probably \$1mil+, depending upon the final scope of amenities.

		<p>5) Unlike the siting of the new Community Center that will allow us to retain the existing center during construction, the Central Plaza is located directly on top of the existing kiddie pool and bath house and also impacts the pool. While it is not identical to the kiddie pool, the Central Plaza will include outdoor water play features that will provide aquatic enjoyment for children. However, the new pool will be a future phase. The outdoor pool has reached its lifecycle limit. Built in 1979, it is the oldest of our outdoor pools. It would require significant capital expense to shore it to remain open until the time that the new aquatic center is funded, developed, and opened. Additionally, the existing bathhouse is incompatible with the user experience and wow-factor that is desired for the center of the park. It is not impossible to preserve the existing pool for the short term, but the stabilization of the pool and deck as well as provisions for temporary modular facilities and equipment room represents a substantial sum of money. Keeping it would require a significant reduction in the scope and function of the Central Plaza and would require us to give up one or more of the park amenities that we outlined as goals for the Phase 1 scope. For this reason, we think it is a tough choice, but the better choice to remove the existing pool for Phase 1.</p> <p><i>Public Feedback:</i> <i>One attendee expressed concern over losing the pool and wanted to know if the pool at Pullen was lost between phases. Fred noted that we did not know the answer but would track down that information. Fred acknowledged that this was one of the most difficult choices in the study and asked if attendees preferred to give up something else in Phase 1 in order to maintain the pool. Several attendees responded that they preferred to give up the pool.</i></p>
	3.004	<p>Together, the Community Center and Central Plaza will create a new heart of the park and become our Phase 1 base scope. In the event that our funding situation improves, we want to identify secondary priorities for Phase 1. As we look at the Master Plan priority list, we want to balance the priority order with the amenities that are expected to have the greatest impact on the park, attract the most visitors, and allow for graceful sequencing with future construction phases. Based on these criteria, we have identified several potential items that we would like to get your feedback on:</p> <p>1) We think it is important to re-occupy the Original Carousel Building to begin activating this end of the park as part of Phase 1. The Master Plan calls for several potential uses to be explored for this building, including a café, historic exhibit space, and flexible event space. At this time, there is not nearly enough foot traffic in the park to support a café so we are looking at the possibility of conditioning it and installing bathrooms to allow it to function as a flexible multi-use space for anything from picnics and birthday parties to special events or</p>

		<p>programmed uses for the Community Center. With proper design, the bathrooms could also serve the historic picnic shelters and the playground for the time being, which is the highest priority under Basic Amenities. As park traffic increases and funding becomes available, the Carousel Building could be transitioned into food service in a future phase.</p> <p>2) A second option would be to install temporary athletic courts in the area of the existing community center to help offset the loss of the tennis courts during Phase 1. Because of the significant grade change at the future Aquatic Center, these would probably need to be removed to allow for the construction of that building. From our perspective, this makes it a question of whether it is worth diverting available park funding for a shorter term use.</p> <p>3) A third option is to implement all or part of the Eastern Play Corridor to replace the existing playground and complement the water play proposed for the Central Plaza and further energize the heart of the park. Destination-type playgrounds tend to be one of the biggest attractions for park visitors.</p> <p><i>Public Feedback:</i> <i>One attendee had concerns with the fact that the carousel house would not contain concessions, since this amenity was agreed to be an important element in the new master plan. Steve acknowledged the importance of providing food service somewhere in the park and noted that the design team would continue to evaluate the most appropriate location for Phase 1. Steve closed by encouraging meeting participants to voice these and other concerns on their comment cards to allow the design team to document their valuable feedback.</i></p>
	4.000	<p>Steve outlined the approach for public feedback:</p> <p>1) At this point, we are going to break out to give everyone an opportunity to take a closer look at the information we've shared tonight and to meet with the design team to share your questions and comments.</p> <p>2) We have two plan locations – each with the original master plan, the refinements that we are recommending to date, and the proposed Phase 1 scope and potential add options.</p> <p>3) We also have several large site sections. We've talked a lot about how important the topography is and these sections illustrate that topography and how we plan to use it to our advantage. They also show the types of activities that are outlined in the master plan for different areas of the park. Lastly, these sections also show what we have heard from all of you at the previous meetings. The band of photographs at the bottom of each page includes a number of the benchmark images that all of you liked at the first meeting as well as a number of the images for specific park elements that all of you selected at the second meeting. This shows where we can incorporate your feedback into the design.</p> <p>4) Please take some time to review all of this information and to ask any questions. If you have any comments that you would like to make, we have comment cards to write them in, or, these cards have contact information for Matthew Keough if you prefer to email or call. As with the first two meetings, we will compile all of your feedback and factor it in as we finalize this study. As we expect to move into schematic design for the Community Center and Central Plaza, any thoughts you have on potential activities and uses for those areas beyond what has been discussed to date will also be important.</p>
	4.000	Breakout Session
	4.001	<i>All attendee comment cards, transposed verbatim, are included on the park diary sheet.</i>

DRAFT

Appendix E

Public Meeting 4
 Tuesday February 16th, 2016
 6:30 p.m. - 8:00 p.m.

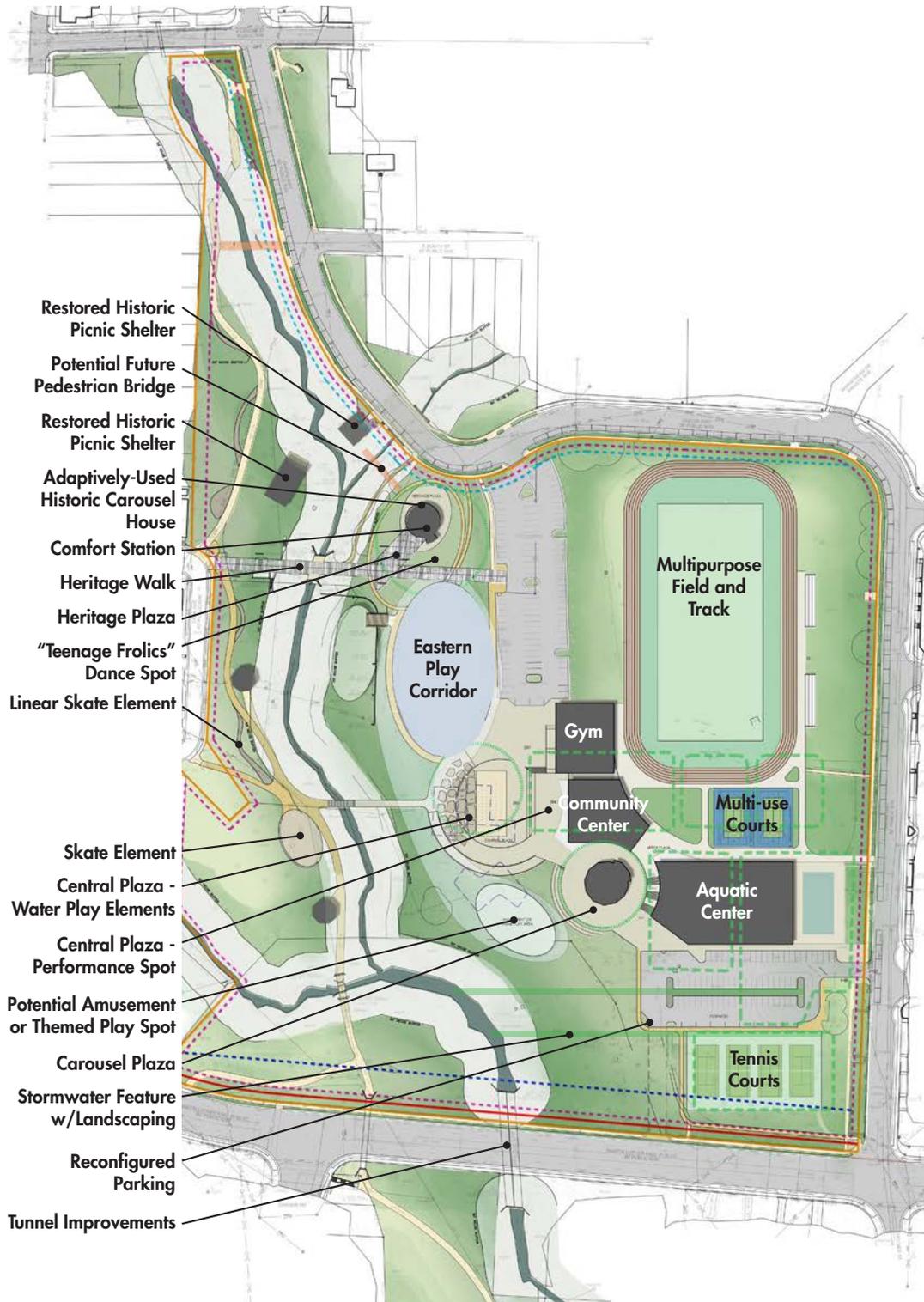
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Meeting 4 Graphics

02/16/16

Master plan refinements and Phase 1 scope



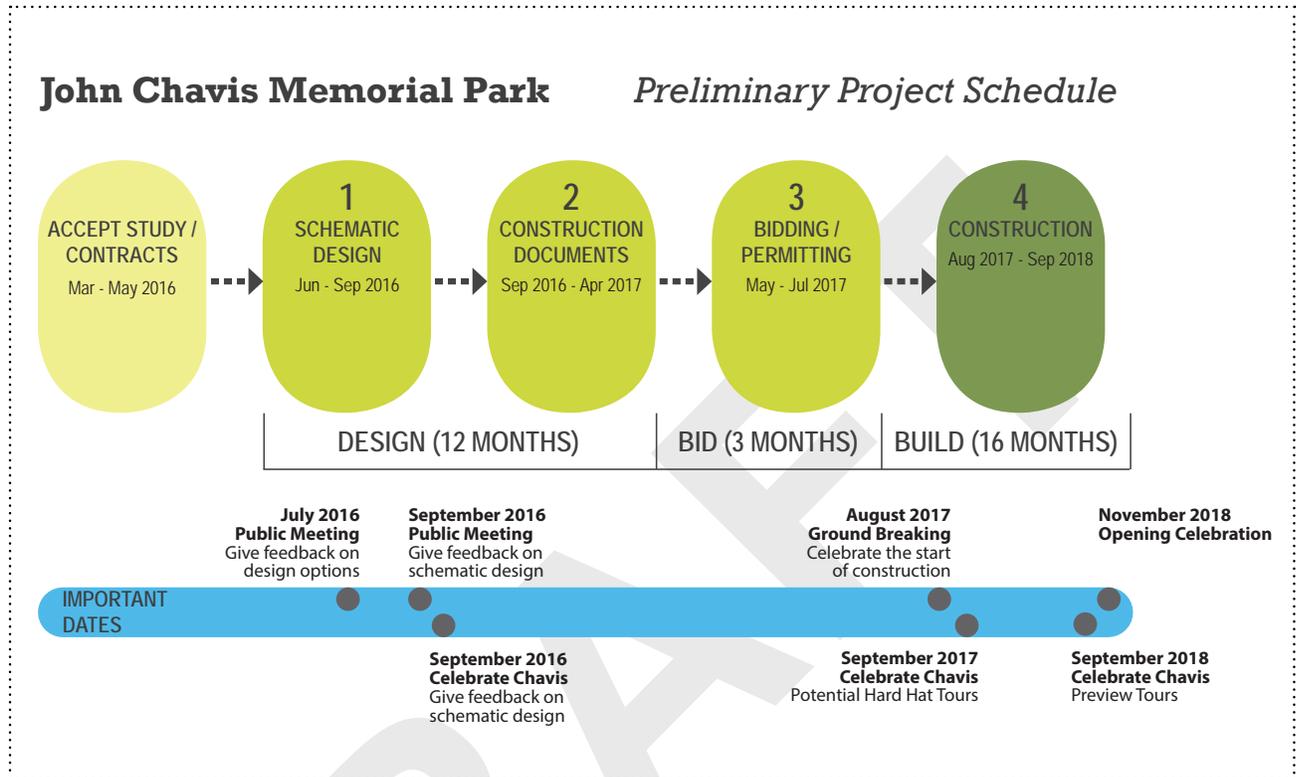


Meeting 4

Graphics and Handouts

02/16/16

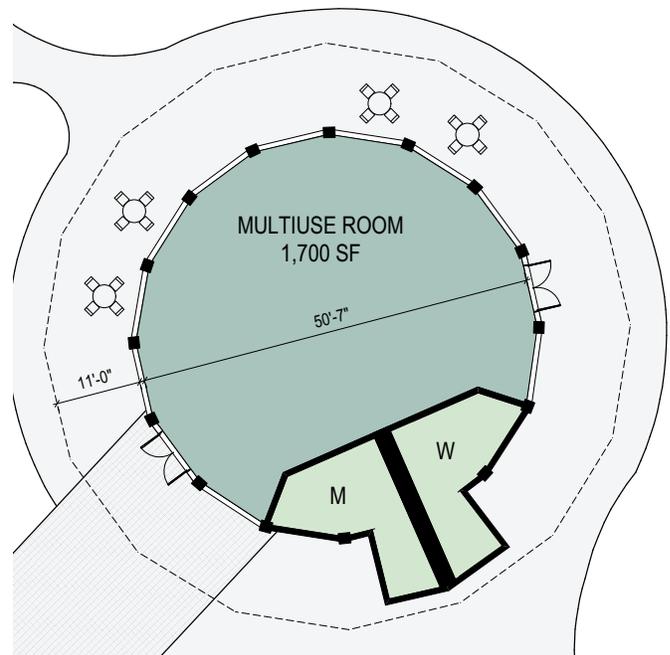
Project schedule, carousel floor plan and comment cards



Preliminary Project Schedule graphic presented at public meeting 4



Images of the 3:30pm presentation attendees



Floor plan of the adaptively-reused Historic Carousel Building

John Chavis Memorial Park

STRATEGIC IMPLEMENTATION STUDY

TUESDAY FEBRUARY 16, 2016

3:30 – 4:00 Presentation

4:00 – 6:30 Open House

6:30 – 7:00 Presentation

*Both presentations will be the same.

PROJECT CONTACT

Matthew F. Keough, Senior Planner

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Mail: PO Box 590, Raleigh, NC 27602

Web : www.raleighnc.gov/parks -
Search for "John Chavis Memorial Park
Master Plan"

CLEARSCAPES
ARCHITECTURE + ART



QUESTIONS, COMMENTS, CONCERNS

If you are not able to provide your comments tonight, they may be emailed, mailed or called in. Please refer to the contact information on the front page.

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Which of the planned Phase 1 park improvements (Community Center, Central Plaza, Comfort Station) are you most looking forward to experiencing? Why? _____

Which of the 4 potential Phase 1 additions (Play Corridor, Historic Carousel House Renovation, Historic Picnic Shelter Renovations, Temporary Courts) is the highest priority for you? Why? _____

Comment cards available at public meeting 4. All comments are recorded on the following pages.

Meeting 4

Public Feedback

02/16/16

Comment Card Responses

Name	Which of the planned Phase 1 park improvements (Community Center, Central Plaza, Comfort Station) are you most looking forward to experiencing? Why?
(anonymous)	Please get a sign-in sheet to reflect those who want to be photographed and those who don't.
(anonymous)	(no comment)
(anonymous)	I look forward to the Central Plaza as a planned active space with events. Be alive with music, play, stages.
(anonymous)	We want Carousel House being first Phase. Carousel with a rest in it with bathroom also. We tied get shit around when ask for some you need to go back give us restaurant in old carousel house.
Alicia Adcock	As mention several years ago a restaurant and/or food area with bathrooms would be a plus and draw people - hot dogs, hamburgers, fries, chips, drinks, sundaes, etc. (Fun Food)
Brenda W Bethel	Health fair doing day weekend Duke Raleigh Wake Med, Rex Hospital, UNC, Sickle Cell testing, also for children, Health Department. Chapel Hill Hospital ans information housing Section 8 voucher check
Casey Degnan	Multipurpose field + track to host Raleigh Flyers. How can we host events here? Not only for festivals including music but Friday night football field games. The Raleigh Flyers would like to help build a micro-stadium for fans to come and bring revenue to the park. Things that need to happen. Stadium seating (1,000+), stadium lights, scoreboard, fencing to enclose field for ticketing, parking in one location to charge, designated entrance + exit, etc.
Cecilia	Com Center. Comfort Station as well and recondition the building for sheltered dining and future concession.
Anne Franklin	Central Plaza + Comfort Station. Good for special events as well as daily fun. I want the designers to show evening as well as daytime effects. I'd like to see some sparkle in the evening - artist(s) helping with design might focus on lighting/lighted effects.
Jackee Franks	Central Plaza. One of our favorite things to do on the weekend is go to outdoor festivals and events downtown. I look forward to Chaves Park being a destination for special events, programs, concerts, festivals, etc. and a gathering place to explore the juxtaposition of the urban + natural aspect of Chavis Park.
G.H. Goode	Restaurant + Comfort Station in Historical Carousel
Ruby P Greene	Comfort Station. Stand alone comfort station. Food service at concession.
Alfredo Hicks	Comfort Station. An environment that would invite an opportunity to experience the taste of an entertainment that offers foods/drinks/etc.

Which of the 4 potential Phase 1 additions (Play Corridor, Historic Carousel House Renovation, Historic Picnic Shelter Renovations, Temporary Courts) is the highest priority for you? Why?	Other
Food in the carousel and restrooms in another building.	
Historic Picnic Shelters are unique and should be rehab. Now before loss.	
Your all his Bsing community we paid tax just like you do. Stop lie to us we want old carousel for eat place. Use do not have to put know art take out some not old carousel eat place	
Please keep some tennis courts available even while renovating - please get started on something. People are becoming frustrated and discouraged. A mural of some sort would be great for Art Project.	
Temporary Courts. Need improvement, honest judges, dishonest judges, traffic tickets mistakes identification	
The Raleigh Flyers would like to call Chavis Home + we are happy to help make the football field to make sense to host high school football + Flyers games. Many simple things such as boxes for filming games, electrical outlets for filming, bathrooms for fans to enter + exit, while staying inside the enclosed football field. We also would be happy to bring private companies to the table to help with stadium lights, seating, fencing, etc.	
HCH renovation	
Play Corridor. Some destination(s) for my grandchildren and visiting friends.	
Play Corridor. We want to make sure people come AND stay. By creating free space for families to play together, it will encourage a more lengthy stay in the park. I also think the carousel house renovation is important, but I think the PLG recommendation to maintain it as a special place for gatherings should steer the conversation. It should be considered a more formal, special, intimate space than that of the community center.	If we consolidate the aquatic center, find way to have 1 or 2 slides of amusement even if not at the scale of Buffalo Rd, etc. Could be like current slide. Makes community pool unique. Can we make sure to have dialog with the YMCA that is opening a huge facility very close by to make sure we're complimentary not competition. Ie. What are they doing for aquatics? Outside courts? Etc.?
NOT Historic Carousel House Renovation	
Historic Carousel House Renovation and Historic Picnic Shelter Renovations. Not Temporary Courts.	
(no comment)	

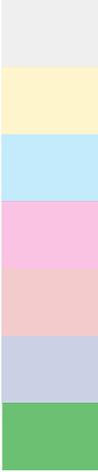
Meeting 4

Public Feedback

02/16/16

Comment Card Responses

Name	Which of the planned Phase 1 park improvements (Community Center, Central Plaza, Comfort Station) are you most looking forward to experiencing? Why?
Nate Humphrey	The enhanced community center has the opportunity to reintroduce this park to Raleigh! The views from this space or a potential roof deck would provide residents who've lost touch with Chavis the perfect opportunity to reconnect - marketing?! Views of the skyline or the field are incredible. (Can be if we get it right) - Also food at the comfort station will make the park an off day destination!
John + Lis Jay	The Community Center b/c it will enhance the activity options for the area.
Brad Johnson	Community center. The view! Wish they'd spend more on signature architecture.
Pheby Helen Jones	I want to see a train on tracks back at Park and a Red Tail airplane. Food that stay and bathroom to keep people coming to the park.
Carol Love	Comfort Station. Water fountains, indoor + outdoor access to restrooms. Makes lower level more user friendly. Multilevel center is a dream come true!!
Will Marks	No opinion
Janet P McLin	Central Plaza for entertainment (music, etc) festivals on regular basis during summer months. Artwork focus on history around the park. Brief narrative on John Chavis (plaque)
Marian Moring	(no comment)
Marian M Moring	We recommend food restroom + water fountain near old carousel house renovation and something to represent the historic history of this park - we need to consider artist from this historic neighborhood.
Antoinette Peoples	Community Center because it is the most large understanding that needs to be done.
Delores W. Revis	1) Community Center 2) Park atmosphere safety, beauty, etc. As a senior citizen, I want places to sit and watch activity as well as places to use without getting in the way of younger citizens.
J.N. Sorrell	Community Center. Serve as a drawing card and signal that we are serious about completing this project.
Matt Tomasulo	Open space + plaza = views, gatherings + activation! Foodtrucks!
Lonnette Williams	Reuse of the original carousel building to be adapted as a restaurant, café, food courts as a primary attraction + support for use of park. The restaurant café could be a destination for people who work + live near the park + increase usage.



Which of the 4 potential Phase 1 additions (Play Corridor, Historic Carousel House Renovation, Historic Picnic Shelter Renovations, Temporary Courts) is the highest priority for you? Why?	Other
Historic Carousel Renovation with the opportunity to incorporate food option like those at Pullen! Great opportunity for Raleigh.	Love the plan!
The Play Corridor - our kids will love it!	
Carousel Renovation.	
(no comment)	
Play Corridor. Shading + equipment that is touchable on hot days. Makes play area more desirable!!	
Play Corridor (children are priority)	Parking discussion needs to start sooner rather than later. Careful with the restrooms in the historic building.
Historic Carousel House was historical central for the park. Shelter for picnics + family reunions. Trains for children + adult + transportation around the park.	
Want to see train w/tunnel and plane	
Carousel House + Historic Picnic Shelter Renovation. Need it to keep people coming - with the rich history of this park _ local people in the area work + air plane	
The Carousel House should be high in the priority of the work to be done.	You should consider artist from this historic community.
1) Historic Picnic Shelters 2) Historic Carousel Renovation (to include the story of John Chavis, the man)	
Historic Carousel House Renovation	
Play, Play, Play, Play - kids bring energy + delight to everyone's lives - there are tons of kids in the neighborhood - it will be packed + Pullen is already full :)	
Historic Carousel House Renovation is the highest priority.	

Meeting 4 Minutes

02/16/16

MEETING MINUTES

Project: John Chavis Memorial Park
Raleigh, NC
Number: 2014-0170

via:
 fax; ___ pages including cover
 UPS Mail Overnight
 Hand delivery
 Email

Type of Meeting: Public Meeting 4
Date of Meeting: February 16, 2016 3:30-7:00 pm
Date of Report: February 17, 2016
Reported by: Fred Belledin, Clearscapes, PA
Present at Meeting: See attached sign-in sheet

This report is the writer's interpretation of the events, discussions, and transactions which took place during the meeting. If there are any additions and/or corrections, please inform the writer within three (3) days.

Action	#	Items Discussed
	1.000	Meeting Goals & Updates
	1.001	<p>Vernice Travis-Miller (SKEO) welcomed participants and reviewed the goals and agenda for the meeting:</p> <ol style="list-style-type: none"> 1) This afternoon we are going to provide an update on the proposed Phase 1 scope and we also have some really good news to share. 2) We're going to follow up on some potential additional Phase 1 scope if funding permits. 3) To this point, we've really focused on the areas of the park that are part of Phase 1. Over the course of this study we've identified the opportunities and challenges for the heart of the park and worked with all of you to refine the original concept master plan to best take advantages of the opportunities while balancing the trade-offs. Ultimately, we're going to need to go through this same process for the other areas of the park as they are funded. As these are future phases, we are not going to resolve these areas as part of this study, but we want to give all of you a look ahead at some of the opportunities and challenges that we will identify in the report to be addressed in other areas of the park when they are ready to begin design. 4) I know that we've gone through a long planning process and everyone wants to know when construction will start, so we will have an update on the project schedule. 5) We will also provide updates on two independent but related processes – National Register Nomination and Raleigh Arts Grant. 6) Provide time for attendees to review the materials presented and meet with the design team to ask questions and offer feedback
	1.002	<p>Steve Schuster (Clearscapes) summarized the purpose of the Strategic Implementation Study:</p> <ol style="list-style-type: none"> 1) The design team has spent the last several months looking at the master plan in more detail and working with the community to establish

		the priorities for this initial phase. As you all know, the parks bond has provided significant funding for this first phase, but we don't have all of the funding that we will ultimately need. The remainder of the Master Plan will be built but will come in future phases.
	2.000	Phase 1 Update
		<p>Fred Belledin (Clearscapes) provided an overview of the basis for the Strategic Implementation Study:</p> <ol style="list-style-type: none"> 1) We've started every meeting with a summary of what we think makes John Chavis Memorial Park unique and what is important to touch on as part of this study. 2) JCMP means a lot of different things to a lot of different people. We know that it is your community park and has been for generations. We also know that when it was constructed as a 'separate but equal park' in the WPA-era that it was a destination park for the southeast. That history is important and needs to be carried forward and woven throughout the design of the park. Part of that destination aspect is differentiation – Raleigh has many fine parks and our goal is for JCMP to be the finest when we are done with this process – an important part of that is maintaining its uniqueness and continuing to make it different from anything else that we have in the City. 3) We've been looking across the region and across the county at other parks – historic parks, parks that help tell the African-American story, and other parks that are doing innovative things with recreation and fitness. We call this benchmarking or 'best practices' – we want to understand what is out there that we can learn from and that can contribute to this design process for JCMP as well as what doesn't work, so that we don't repeat mistakes. 4) At the end of the day, how are we going to know that we are successful? Everyone has agreed throughout the master plan process that JCMP is a great park but not enough people know about it and not enough people use it. The most important measurable is to draw more people to JCMP, keep them here longer, and ensure that they enjoy their time here. That means a couple things. First, we need some basic improvements and amenities – safety, circulation, and convenience features. Secondly, we need those 'wow moments' as the PLG likes to call them – destination features that make JCMP unique.
	2.001	<p>Fred Belledin (Clearscapes) provided a brief overview of the strategy for identifying the Phase 1 scope. From a planning perspective, the core value of the community master plan was about creating a new heart of the park. The topography is one of the greatest opportunities and greatest challenges in the park. Currently there is not a graceful way to see through the park or move through the park. We need to improve that within the core area of the park. The community master plan begins to address this with the series of three linked plazas along the former route of Chavis Way and arranging the more specialized park amenities around the perimeter. The refined master plan embraces and builds upon this approach with a series of refinements aimed at maximizing the impact of the core:</p>

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		<ol style="list-style-type: none"> 1) We've shifted and re-oriented the community center to be cut into the existing hill. By building in an area that is otherwise unusable we're creating a larger Central Plaza and fitness area. By shifting the building back, we're also opening up views through the heart of the park – at the end of Phase 1 you'll be able to stand in the Carousel Plaza and see the historic Carousel House. Finally, shifting the building allows the existing center to remain open while the new building is under construction. 2) A two-story building will unite the different levels of the park with the first floor opening directly out onto the carousel and central plazas and the upper story opening directly out to the field and track and serving as a neighborhood pedestrian entrance from Chavis Heights.
	2.002	<p>This core area or heart of the park is the primary focus for Phase 1:</p> <ol style="list-style-type: none"> 1) As discussed previously, a new Community Center was the single highest priority identified in the community's master plan and will be the basis of Phase 1. We anticipate that the new center will be 50% larger than the existing building and will have a full-sized gym and elevated walking track, making it one of the largest community centers in Raleigh. 2) The Central Plaza will be an outdoor extension of the Community Center and will accommodate a broad range of small and large events. Shaded seating will allow for casual relaxation and gathering. A splash plaza and water play area will attract children of all ages while potential winter ice skating will attract families once the weather turns cold. Embedded infrastructure will support everything from food trucks and vendors to live performances. 3) While the new center and plaza are welcome big moves, we know that smaller but much needed amenities are equally important. P&R has identified a comfort station for the park as one of their highest priorities as they plan their capital needs for the year ahead. A comfort station located at the heritage plaza can directly serve the expanded play area and events in the plaza and historic carousel house. In time, we would like to relocate one of the existing creek crossings to provide good access to the historic picnic shelters as well.
	2.003	<p>While this area of the park works well functionally for a comfort station, it is also important to understand that this is the most historically intact section of the park. There has been a tremendous amount of effort put into the community-initiated National Register Nomination process to have the park designated as a historic property. As part of this process, it is important that changes at this end of the park are subtle and do not detract from the historic character. For this reason, we propose to locate a comfort station into a small portion of the historic carousel house to minimize the impact on the historic setting.</p> <ol style="list-style-type: none"> 1) With two toilet rooms sized for the building, the multipurpose space would be about 1700sf. To give you a sense of scale, the room we are in is about the same size – 1900sf. 2) Another benefit of the existing structure is the deep, 11' overhang

		around the building. This provides a place for other amenities like drinking fountains and shaded seating.
	2.004	<p>In addition to the base scope, we want to make sure that we are all prepared in the event that any other additional funding becomes available. Towards this end, we want to identify some additional park amenities that would be most logical and impactful if additional funding becomes available. At the last meeting, we talked about three. Based on your feedback, we've since added a fourth:</p> <ol style="list-style-type: none"> 1) The Eastern Play Corridor would be a mix of built and natural play features to replace the existing playground, complement the water features in the Central Plaza, and link the Central and Heritage Plazas. A play area of this scale and uniqueness is expected to be one of the primary attractions and draw a large number of visitors to the park. 2) Another option is further improvements to the Original Carousel House. The Master Plan called for a range of ideas including historic exhibits, flexible event, and café. We can work our way up to a café over time but do not have enough traffic in the park right now to sustain a café. A good intermediate step at this time could be to restore and condition the building along with a couple of bathrooms so it can be used year round. This approach will bring you part of the way to a café or a different use in the future. 3) A third option is the historic picnic shelters. The two shelters are unique log structures in the most historic section of the park but they are tired – they need restoration, new grilling stations, better lighting and water, and better access. 4) A fourth option is to address the removal of the existing tennis courts for the construction of the new Community Center with temporary courts in the area of the existing building to accommodate tennis or basketball. <p>When we break out, this is one of the most important questions that we would like to get feedback on. If funding permits, which of these options are most important to all of you and best complements the Phase 1 scope.</p>
	2.005	Fred summarized the in-progress budget for Phase 1.
	3.000	Future Considerations
	3.001	<p>Throughout this process, we've talked about the need to find the balance between community aspects of JCMP and the downtown or destination aspects. One of the reasons that we think that Phase 1 will be successful is that the amenities that are included do a good job of addressing both of these aspects of the park. All of the amenities in Phase 1 are multi-use spaces – they can accommodate a broad range and scale of activities from small groups and individual users to large festivals.</p> <p>As we move out of the heart of the park and look ahead to the periphery, the amenities tend to get more specialized. This isn't to say that they can't serve multiple uses, but most of these areas of the park tend to be focused on a primary function. For this reason, it is going to be extremely important to think about how they fit into both the community and destination aspects of JCMP. The Aquatic Center is a good example of this:</p> <ol style="list-style-type: none"> 1) On one hand, the master plan notes that the aquatic center should be

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		<p>one of several features, not a primary feature. On the other hand, as envisioned in the plan, it will be far and away the most extravagant aquatic center in the City and will be more on par with the destination aquatic centers across the country. Based on the anticipated drive-in visitation, the aquatic parking area would need to be increased by 2x or 3x to accommodate the traffic, limiting the available area for some of the other park amenities.</p> <ol style="list-style-type: none"> 2) Alternatively, as water play will be provided in the Central Plaza, another option might be to focus on the indoor pools and a unique building design that can be opened when the weather is nice. This approach would bring the capacity of the center more in line with the available parking and actually free up area for other amenities. 3) At this time, we know that the aquatic center is a critical component of the master plan and that there are options for accommodating it at different scales in this general location. The study will leave open the opportunity to determine the appropriate program at the time the aquatic center is funded.
	3.002	<p>The selection of the second amusement will also require some additional thinking in the future:</p> <ol style="list-style-type: none"> 1) At this time, we think a second amusement is a good option to complement the existing carousel. The study identifies a logical place for it that allows for co-ticketing with the carousel and creates some opportunity for a wow moment from MLK. This location will also allow the second amusement to be either incorporated into the play corridor or to function independently without interrupting the flow in the heart of the park. 2) The study will include some basic criteria to help guide the selection of the second amusement at the time it is funded. For instance, it should help to tell the story of the park. Also, it should be compatible with the activities that take place in the Central Plaza. 3) Another important question to consider will be the role of the amusement within the range of park amenities. If there is a need to attract more people to the park, it has the potential to be a unique destination. Alternatively, if the park visitation is high enough, it may be a supporting amenity for people already in the park.
	3.003	<p>Looking ahead, we also see potential opportunities for the outdoor athletic area:</p> <ol style="list-style-type: none"> 1) As you may recall, one of the benefits of the refinement process is that the shift in the location of the Community Center actually increases the available land for the athletic area. 2) The study is carrying forward a recreational track and a regulation field based on feedback we've received to date. Looking ahead, we see this amenity as an important opportunity to partner with different neighborhood groups and universities for a range of events and activities to have the most positive impact on the park.
	4.000	Next Steps

4.001	Steve provided an update on Mary-Ruffin Hanbury's work on the National Register designation, informing attendees that John Chavis Memorial Park had been designated to have Statewide Historic Significance. The application has been forwarded to the National Park Service to consider it for addition to the National Register of Historic Places.
4.002	Kim Curry-Evans (Office of Raleigh Arts) announced that JCMP had been selected for a \$100,000 public art grant. Next steps will include convening an artist selection panel comprised of residents, art board members, and the design team and creating a Call for Artists to solicit submissions for the artist selection panel to review. Kim encouraged attendees to include any questions or comments on the artist selection process on their comment cards for the evening.
4.003	Steve reviewed the preliminary design and construction schedule: <ol style="list-style-type: none"> 1) The design team is pulling together the study conclusions and all of the public feedback to the Parks Board and City Council, most likely April-June 2016. 2) Following that, the design team will begin a 12-month design process, including public meetings. 3) Bidding and contractor selection will take about 3 months. 4) Construction will take about 16 months.
5.000	Breakout Session
5.001	Vernice outlined the approach for public feedback: <ol style="list-style-type: none"> 1) We are going to break out to give everyone an opportunity to take a closer look at the information on the walls and to ask questions of the design team. In this room, we've got separate stations to review the overall master plan refinements, Phase 1 scope, and schedule. In the next room we have larger scale drawings to really understand how the park can be used. 2) Please think about the following questions, as well as any other questions or comments you might have. When you've filled out your comment cards, please leave them at the front table. All of the comments we've received will be included in the final report: <p>Which of the planned Phase 1 park improvements are you most looking forward to experiencing? Why? Community Center, Central Plaza, Comfort Station</p> <p>Which of the four potential Phase 1 additions is the highest priority for you? Why? Play Corridor, Historic Carousel House Renovation, Historic Picnic Shelter Renovations, Temporary Courts</p>
5.002	<i>All attendee comment cards, transposed verbatim, are included in the meeting summary sheets.</i>

A video of this presentation may be viewed at the following link:
http://raleigh.granicus.com/MediaPlayer.php?publish_id=e6b570e0-e635-11e5-8170-f04da2064c47

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Appendix F

Site Evaluation

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Site Evaluation

Site Setbacks



Zoning Designation

- 1) The park is zoned R-10.
- 2) Civic buildings, like the new Community and Aquatic Centers are permitted.
- 3) Building heights are limited to 3 stories / 45'.

Setback Requirements

- 1) The park is subject to a range of required setbacks from property lines as indicated on p. 142. A diagram of the resulting buildable area is indicated on p. 144. The study has not identified any setback conflicts with the exception of the encroachment of the proposed tennis courts into the 50' Conservation Buffer required on Martin Luther King Jr Blvd. It is likely that this buffer may be increased in other portions of the frontage to offset a reduction at the tennis courts.
- 2) Little Rock Creek is subject to a 50' Neuse River Riparian Buffer and a separate conservation easement as indicated on p. 142. The easement limits the potential for creek crossings.
- 3) The park includes multiple Tree Conservation Areas as identified on p. 142.

Onsite Parking Requirements / Needs

- 1) Parking is not required for parks. However, parking is required for park buildings at a rate of 1:300 for commercial indoor recreational use and may be required for certain outdoor recreational amenities. At a minimum, parking will be required as follows:

110	Community Center and Gymnasium
080	Aquatic Center
008	Original Carousel House

198 Required Parking Spaces (per Unified Development Ordinance)

- 2) Phase 1 is expected to include 186-201 onsite parking spaces (100-115 north lot + 086 existing south lot). Full buildout is expected to include 175-190 onsite parking spaces (100-115 north lot + 075 existing south lot).
- 3) Functional parking demand is expected to exceed UDO parking requirements during peak periods and especially for special events. The number of parking spaces necessary for smooth operation of the park will be based on final program decisions for the Aquatic Center, Track and Field, and Play Corridors and desired events programming but is expected to be at least 250-300 spaces.

Stormwater Requirements

- 1) The full implementation of the park will significantly increase the amount of impervious surface and will require stormwater controls.
- 2) The current proposed Phase 1 scope is within +/-5,000sf of the existing impervious area, including the new Community Center, Central Plaza, and adaptive reuse of the Original Carousel Building. It may be possible to adjust the impervious area to avoid implementation of stormwater controls in Phase 1.
- 3) For stormwater requirements, natural grass on a sand bed is treated as 0% impervious and requires no additional stormwater treatment. In contrast, synthetic turf is treated as 100% impervious and requires treatment. With a drainage system, it could achieve a 70% reduction in Total Suspended Solids (TSS) and a 10% credit for Total Nitrogen (TN). Additional treatment would be needed in order to meet the required 85% reduction in TSS.

Access / Transportation Requirements

- 1) Due to the existing site topography and building location/orientation, it is not possible to achieve a conventional fire department access loop w/ 150' maximum hose distance as required by fire code. Alternative methods for achieving fire department access will be required.
- 2) The future elimination of the vehicular access drive on MLK is not expected to trigger any other DOT requirements.

Site Evaluation

Buildable Area



3) There are (5) bus stops located on Chavis Way, adjacent to the park. The Little Rock Greenway Trail passes through the park.

Miscellaneous Requirements

- 1) Improvements to the existing north parking lot, including accessibility and parking lot landscaping will likely be triggered by the scope of work planned for Phase 1.
- 2) Raleigh’s food truck requirements currently limit the installation of temporary services to support food trucks. The design team will need to work with the appropriate City agencies to make JCMP a model ‘best practice’ for providing plug and play food truck and vendor infrastructure.

Geotechnical Requirements

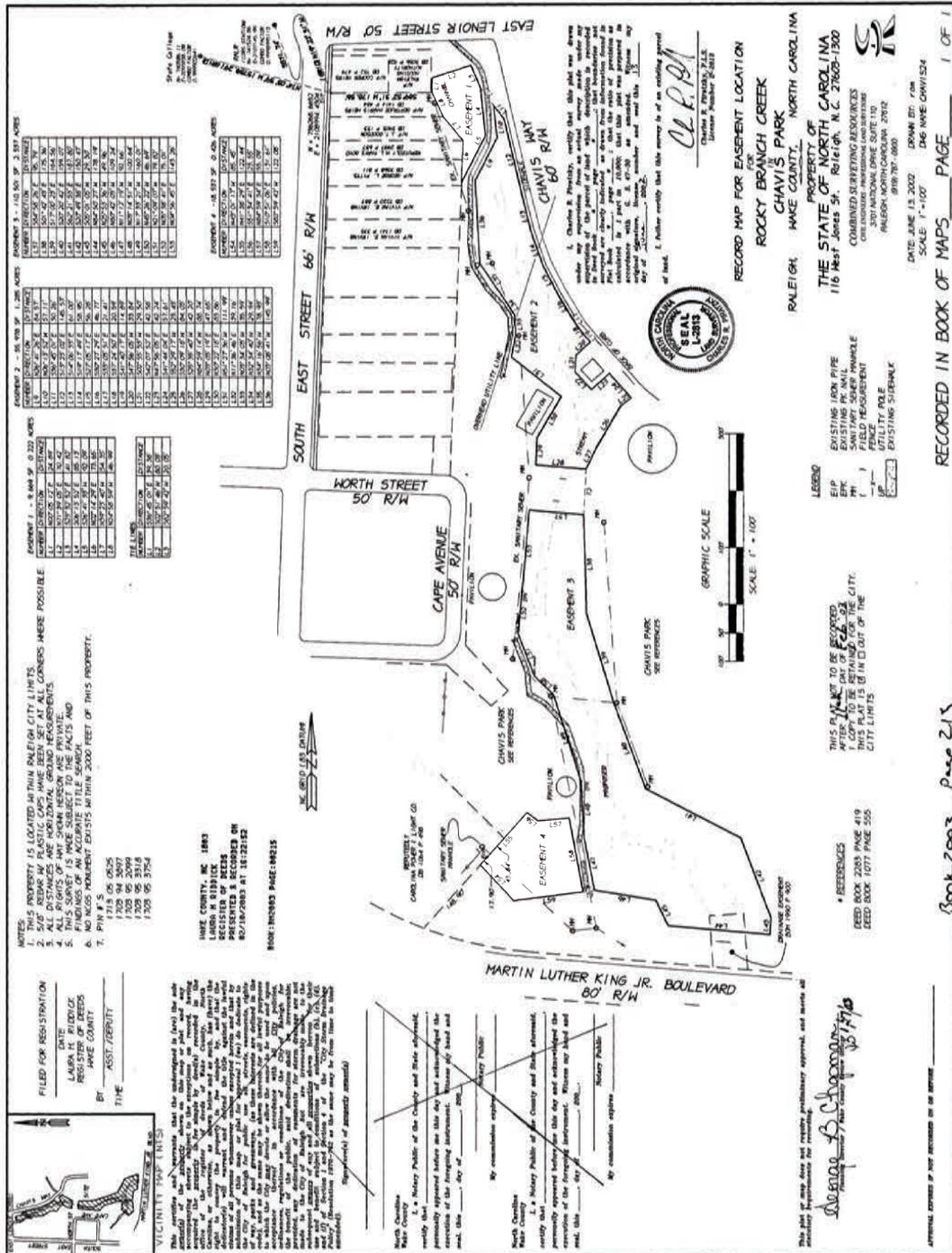
- 1) Preliminary geotechnical testing indicates that the planned building site is suitable for conventional shallow foundations and standard bearing pressures.

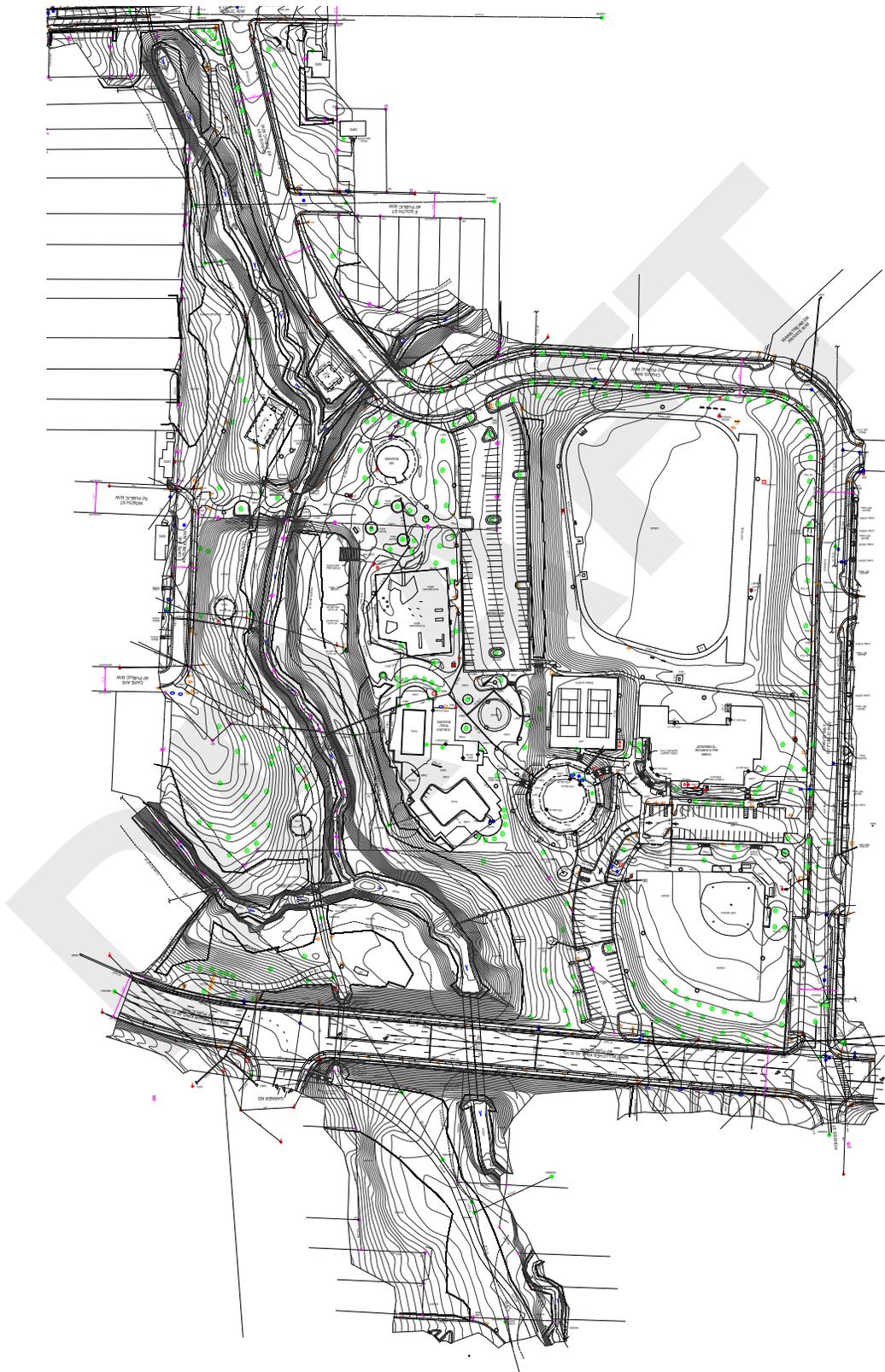
Street Types

Street	Existing ROW	Approved ROW	Type	Sidewalk Width	Planting Area	Travel _{way}
Chavis Way	60'	59'	Neighborhood Local	6'; Both Sides	6'	Parallel parking/travel lane – 15.5'
MLK Jr. Blvd	80'	104'	Avenue 4- Lane Divided (Major Thoroughfare)	6'; Both Sides	6'	Bike – 7.5 Travel lane – 11' Median – 17'
E. Lenior Street	50'	55'	Neighborhood Yield	6'; Both Sides	6'	Parallel parking/travel lane – 13.5'
E South Street	66'	64'	Neighborhood Street	6'; Both Sides	6'; Both Sides	Travel lane – 10'
Worth Street	50'	55'	Neighborhood Yield	6'; Both Sides	6'	Parallel parking/travel lane – 13.5'
Cape Avenue	40'	55'	Neighborhood Yield	6'; Both Sides	6'	Parallel parking/travel lane – 13.5'

Site Evaluation

Creek Easement and Site Survey





Site Evaluation

Geotechnical Report

SUBSURFACE EXPLORATION REPORT

Conducted On:

John Chavis Memorial Park-2014 Master Plan
Raleigh, North Carolina
Tai Job No. 16-109-1

For:

Mulkey Engineers & Consultants

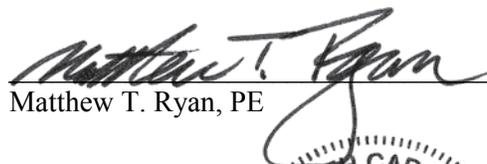
February 25, 2016

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February 25, 2016

Mr. Michael D. Allen, PE
Mulkey Engineers & Consultants
6750 Tryon Road
Cary, North Carolina 27518

Re: Subsurface Exploration Services
John Chavis Memorial Park-2014 Master Plan
Raleigh, North Carolina
Tai Job No. 16-109-1

Dear Mr. Allen:

As authorized, we have completed a subsurface exploration program for the referenced project. This program consisted of the drilling of five (5) soil borings, classification of soil samples recovered, site visit, engineering services including analyses of subsurface conditions, and the preparation of this written report.

FIELD EXPLORATION

The field exploration program consisted of the drilling of five (5) soil borings (B-1 through B-5) advanced to a maximum depth of 20.0 feet below the ground surface. The drilling was performed by a CME 550 ATV drill rig using 2-1/4" inside diameter hollow stem augers to advance the boreholes. Standard Penetration Tests (ASTM D-1586) were performed at every 2.5-foot interval to 10.0 feet followed by one at every 5.0-foot interval utilizing an auto-hammer.

The approximate locations and logs of the five (5) borings are shown on the attached "Boring Location Plan" and "Boring Logs". The boring locations were staked by measuring from existing ground features and should be considered approximate.

LABORATORY TESTING

The laboratory-testing program consisted of the visual classification of all soil samples recovered (ASTM D-2488). The descriptions of the subsurface materials as represented by the soil samples recovered are indicated on the "Boring Logs." All samples will be discarded in 60 days unless otherwise instructed.

SUBSURFACE CONDITIONS

Based on the results of the field exploration program, the subsurface materials of the project site can be described as consisting of the following units of soil:

Site Evaluation

Geotechnical Report

1. Surface Material:
 - a. Topsoil: Boring B-1 and B-5 encountered 4.0 and 3.0 inches of topsoil, respectively. Topsoil consists of sandy-silty organic soil. Root mat may extend to a deeper depth.
 - b. Asphalt/Gravel: Asphalt and gravel were encountered in borings B-2, B-3 and B-4. Thickness of the asphalt was found to be between 1.0 and 3.0 inches, underlain by 4.0 to 15.0 inches of gravel.
2. Fill Soil: Fill and/or backfill soils originating from previous grading and utility work were encountered in four (4) of the borings. Fill was encountered between 2.5 and 8.0 feet in depth consisting of sandy silts with varying amounts of clay content. Boulders were encountered in boring B-1 at a depth of 8.0 feet. This unit of soil encountered SPT N-Values mostly from 2 to 13. Deeper fill or backfill soil may exist elsewhere on site in areas not drilled. We assume that the existing fill was placed in multiple phases for the construction of utility lines and mass grading of park facilities. This unit of soil is of poor engineering quality.
3. Residual-Sandy, Silty Soil: This unit consists of mostly firm to very stiff sandy silts with layers of loose to firm silty sands. It contains natural, residual soils formed from the in-place weathering of the parent rock. It extends below the fill material to the drilled depth of 10.0 to 20.0 feet. This unit of soil contains varying amounts of mica. This unit of soil is of moderate to good engineering quality, but is sensitive to surface water damage.
4. Groundwater: Groundwater was not encountered in any of the borings. Borehole cave occurred in four (4) of the recently drilled borings at depths below the ground surface of 5.7 to 12.6 feet.

The subsurface materials for the project site are outlined on the “Summary of Subsurface Materials” attached to this report.

PROPOSED PROJECT

Our understanding of the proposed project is based on correspondence with Michael D. Allen, PE, of Mulkey Engineers and Consultants. We understand the proposed project consists of the design and construction of two (2) 2-story buildings. A lowest level elevation of approximately 279.0 is anticipated. Typical interior column loads are estimated to be 250 kips and strip footings loads of 4 kips per linear foot are anticipated. The majority of the building will require between 11.0 to 19.0 feet of cut tapering down to 1.0 to 3.0 feet of fill to grade the site. Shoring or retaining walls will be required to grade the site in the deep cut portions of the site.

RECOMMENDATIONS

Excavation

All normal size earth-moving equipment can easily move all the materials encountered in the borings. We anticipate that some of the residual soil and fill soil excavations will encounter boulders.

Rock should be defined as material that cannot be excavated with a track mounted hydraulic excavator, equipped with rock teeth, equivalent to a CAT 330. Boulders exceeding 1.0 cy in mass excavations and 0.75 cy in trench excavations should also be classified as rock. The contract should include definitions for mass rock and trench rock. It should include an estimated quantity of mass rock and trench rock, with an add/deduct price.

Shoring

Excavations should be protected by a temporary shoring system or designed on a 2:1 slope. If the excavations at the east end of the site is shored, the shoring system can consist of a soil nail wall. Any shoring system should be designed by a registered professional engineer on a design-build basis. If a shoring wall design is required as part of the design documents, we would be pleased to provide that service.

Foundation

We recommend the proposed building be supported on a shallow foundation system. All the building columns and wall loads supported on a shallow foundation system should consist of single, continuous, or combined footings. The footings should be designed for the net allowable bearing pressure (or net contact pressure) of 3,000 psf. The net allowable bearing pressure (net contact pressure) refers to the pressure, which may be transmitted to the foundation bearing material in excess of the final minimum surrounding overburden pressure. All footings should be supported on firm residual soils or firm fill soils (SPT N-Value=8).

All footing subgrades must be inspected for the design bearing capacity by a professional engineer or his representative utilizing field engineering judgment. The maximum total and differential post-construction settlement will be about 1.0 inches and 0.5 inches, respectively. There should be at least 12 inches of cover on all exterior footings to prevent frost penetration. Footings should be designed at an elevation that no utility lines, utility line excavation, and any other footings are located within the 1:1 zone of influence of the subject footing edge.

Seismic Classification

The project site subsoil belongs to seismic Site Class C, as determined in accordance with the 2012 North Carolina Building Code.

Site Evaluation

Geotechnical Report

Cut and Fill

A two (2) horizontal on one (1) vertical cut or fill, temporary or permanent slope should offer sufficient margin of safety for global stability in any area not protected by a shoring system. The soil in the cut slope is very susceptible to surface erosion in localized areas.

In dry seasons, most of the natural, residual soil will provide suitable borrow materials for structural fill. Some of the natural soil may become unsuitable in cold, winter months. Most of the existing fill is not suitable as fill or backfill.

Any soft soil or fill soil found in the exposed cleared surface (near B-5 and possibly elsewhere) should be removed prior to the fill placement. All fill to be placed for the project site should be placed on cleared, firm ground. All fill placed under the building or paved area should be compacted to 98% of the Standard Proctor Density (ASTM D-698). The fill moisture content should be maintained to within 2% of optimum. Boulders exceeding six (6) inches in diameter and existing soft fill will not be suitable for re-use as structural fill.

Retaining Wall

We recommend that either a layer of prefabricated drainage material such as Enkadrain or 2-foot wide layer of free-draining, granular material (such as #57 washed stone) be used as backfill for the entire, below-grade face of all concrete retaining walls. A filter fabric should be used to separate the #57 stone and the regular soil backfill to avoid losing fines into the voids. Concrete retaining walls (with top support) should then be designed against an at-rest equivalent fluid pressure. The retaining walls without top supports, if any, should be designed against an active equivalent fluid pressure. Sliding friction and passive pressure can be used concurrently to resist sliding. Perimeter foundation drains should be installed behind the walls. All other soil backfill must be placed in thin layers and compacted to 98% of the maximum Standard Proctor Density (ASTM D-698).

The following soil parameters should be used in analyzing the stability of the wall and footing:

(ϕ) Friction angle	30 deg.
(γ) Unit weight	120 pcf
k_a (Active earth pressure coefficient)	0.33
k_o (At-rest earth pressure coefficient)	0.50
k_p (Passive earth pressure coefficient)	3.0
k_a (Equivalent active earth pressure)	40 pcf
k_o (Equivalent at-rest earth pressure)	60 pcf
k_p (Equivalent passive earth pressure)	360 pcf

Sliding Friction of Coefficient at Base	0.6
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If the design team elects to utilize Mechanically Stabilized Earth (MSE) retaining walls at the deep cut areas on site, we strongly recommend budgeting for import fills such as processed fill or quarry screenings to use as fill behind these retaining walls. Very little of the sandy soil encountered on site would meet the typical standard requirements for MSE retaining wall construction.

Slabs

The floor slab area should be constructed over 4.0 inches of #57 stone over a well prepared compacted subgrade. Any existing fill or disturbed soil encountered in the subgrade may require subgrade improvement as described below. ACI 301.2 indicates that a contraction joint spacing of 24 to 36 times the slab thickness up to a maximum of 18.0 feet have produced acceptable results for unreinforced, plain concrete slabs. The modulus of subgrade reaction for slabs is 300 kips per cubic foot.

CONSTRUCTION CONSIDERATIONS

Engineering Behavior of Soils

The project site silty micaceous soils are sensitive to surface water damage. Grading operations performed in the wet winter months of November through March will be difficult, time consuming and expensive.

Grading

The project site should be cleared of all the existing surface features such as hardscape areas, asphalt, topsoil, tree stumps, debris, etc. Most of the natural, non-plastic residual soil excavated can be reused as structural fill. Most of the existing fill will not likely be suitable for re-use as structural fill. Surface water control measures must be placed prior to any grading and earthwork activity.

The cleared site where fill is required should be carefully proofrolled and inspected to identify any soft soil, plastic clay or other unsuitable soil that requires undercutting and backfilling with suitable soil and/or placement of geofabric (Mirafi 500X or equal). For planning purposes, we propose budgeting 150 cy of undercut and backfill with onsite soils for building pad and paving areas to remediate some of the surficial soft fill soils encountered in the borings, particularly boring B-5, assuming the work is not performed during the wet season.

Soil fill and backfill should consist of dry, clean, sandy, silty, natural residual soil, existing on-site fill, or approved off-site borrow, placed in 8.0-inch layers and compacted to 98% of the required Standard Proctor Density (ASTM D-698). The moisture content should be maintained to within 3% of the optimum. In-Place Density tests should be performed on the fill and backfill at a rate of one test per 2,500 sf, per lift, per day (ASTM D-1556).

Site Evaluation

Geotechnical Report

Shallow Foundations

The foundation excavation not poured immediately should be covered by a 3-inch thick mud slab to protect from surface water damage. All footing subgrades must be inspected by a representative of this firm utilizing field engineering judgment.

Slab Subgrades

The subgrade for the concrete slab system will require inspection of the subgrade utilizing field engineering judgment. Some additional improvement may be required including undercutting and/or placement of Mirafi 500X geofabric due to existing fill or areas damaged by surface water and construction traffic.

ADDITIONAL SERVICES

Based on our experience working on similar projects, revisions and modifications may be necessary as the design progresses. The foundation and earthwork design recommendations presented in this report are based not only on our field and laboratory test results, but also on the very limited preliminary project information currently available to us. As the design progresses and revisions are made, or when the final design becomes available, we would be pleased to have the opportunity to review the plans and specifications or to provide any additional consultation services. Items that may require additional services will probably include:

1. Attend design team meetings to discuss findings and potential design alternates.
2. Attend construction team meetings to help the Contractor understand the nature of the required excavation, and to provide estimated quantities and procedures for undercut, etc.
3. Review the civil specifications for definition of mass rock and trench rock. Review civil plans to estimate quantity of rock and unsuitable soil.
4. Review the grading plans and utility plans. Develop estimates for volume of trench rock and undercut. Verify utilities do not penetrate the zone of influence of footings.
5. Review the final foundation plan including footing elevations.
6. Provide design services for Mechanically Stabilized Earth (MSE) retaining walls or shoring design, if needed.

FIELD SERVICES

The recommendations provided in this report are based not only on the subsurface conditions encountered in the above referenced field exploration program, but also on the limited project information available at this time. All earthwork and foundation construction activities must be observed by a field representative of this firm to ensure that the actual subsurface conditions encountered during construction are consistent with the design intent and the intended design considerations are met in every phase of the earthwork and foundation construction. Some modification of the design recommendations presented in

this report will very likely be required and any such changes must be verified by this firm. We cannot be held responsible for the conditions stated above and the post-construction performance of the foundation, unless we are authorized to perform the field services required.

CLOSURE

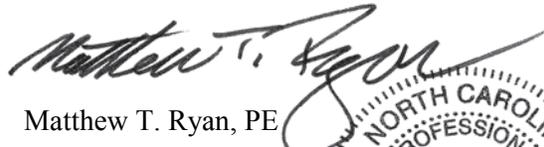
It is our continued pleasure to work with you and your design team on the preliminary phase of this project. Please call us if you have any questions or if we can offer any additional information or services during the design phase of this project.

Very Truly Yours,

Tai and Associates, PLLC



Michael Watford, EI



Matthew T. Ryan, PE



Attachments:

1. Boring Location Plan (1)
2. TAI Symbols and Nomenclature (1)
3. Boring Logs (5)
4. Summary of Subsurface Materials (1)

CC: Michael Allen <mallen@mulkeyinc.com>;

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Appendix G

Benchmark Evaluation

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Charles Houston Recreation Center

901 Wythe Street, Alexandria, Virginia 22314



This is an important facility. It is especially interesting as it is a good compact structure on a good urban site and has a nice linkage between its indoor and outdoor components. The park was built with the intention to provide recreational and sport activities in a safe environment for the adjacent low income neighborhoods.

There was no specific reason as to why the park was built containing the following components.

Components

Dance Room, Boxing Center, Meeting Room, Game/Multi-Purpose Room, Kitchen, Library/Computer Room, Fitness Room (Recreation Center - Fitness Pass Required), Locker Rooms, Neighborhood “Mini” Pool, Pre-school Area and Activity Rooms, Arts and Crafts Room

Hours of Operation

Mon-Fri: 9am-9pm; Sat: 9am-6pm; Sun: 1-5 pm;
Teens 9-11 pm Fri and 6-11 pm Sat; Sunday: 1 - 5 p.m.

Fees and Admissions

Recreation Center Fitness Passes

Resident / Non-Resident

Single Use	\$5 day / \$10 day
3 month pass	\$40 / \$80
6 month pass	\$75 / \$150
Annual pass	\$125 / \$250

A detailed fee schedule and additional rental guidelines for the park facilities can be found at: <http://alexandriava.gov/recreation/info/default.aspx?id=12288#guidelines>

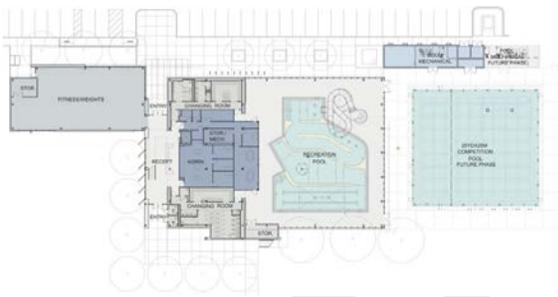
East Oakland Sports Center

9161 Edes Ave, Oakland, California 94603

This is also an important facility. A good compact structure on a good urban site and it has a nice linkage between its indoor and outdoor components.

Phasing is important; according to their website a fund raiser for phase two is currently open for interested parties. However, according to our research and interviews there was no specific reason as to why the components of the first phase were chosen.

The 25,000 square foot Sports Center is part of the Complex located within the William “Bill” Patterson Park. The intent of the East Oakland Sports Center is to provide a recreation complex and destination venue for the city of Oakland residents and visitors that is affordable, accessible and available, emphasizing health, wellness and fitness.



Components

Fitness, Aquatic and Dance Centers, Ira Jinkins Recreation Center and Gymnasium, Tennis Courts, Baseball Diamond, and Tot Lot.

Hours of Operation

Mon- Fri 6:30am - 9:00pm;
Sat 8:00am - 8:00pm;
Sun 8:00am - 6:30pm.

Fees and Admissions

Oakland Resident

- Youth \$3
- Seniors \$6
- Adult \$8,

Oakland Non-Resident

- Youth \$3
- Seniors \$8
- Adult \$10

Monthly, Yearly, Senior, Youth, and Family memberships available

Kroc Center Chicago

1250 West 119th Street, Chicago, Illinois 60643



This facility provides indoor and outdoor facilities including running tracks. As with the previous two facilities, it has a good compact structure and links indoor and outdoor components.

Phasing was not important; the facility was built with all its components. The most recent addition was the completion of the outdoor running track. Reason to build the facility at this location was the lack of existing facilities serving the neighborhoods, providing a safe environment. According to our interviews the Chicago Kroc has 7,250 members and counts one million visits per year. Kroc Centers were made possible after Mrs. Kroc the wife of McDonald's founder Ray Kroc, entrusted The Salvation Army with \$87 million to build the first Kroc Center in the Rolando neighborhood of San Diego. The success of this facility and what how it improved life in the community encouraged Mrs. Kroc to leave another \$1.5 billion to The Salvation Army to build centers like this across the country. To date, 26 Kroc Centers are open and operating across the nation.



A special feature of the Kroc Center is the outdoor running track and field with an artificial surface and turf. While area universities have good tracks, area high schools, middle schools and elementary schools do not. Many area public schools use the track and field regularly and meets are held there regularly as well. This year they expect to set some invitational meets up so that schools that don't often compete like suburban and urban schools can compete. The field is especially appreciated by an area college whose women's teams use it as does a local boys high school. The students really appreciate the quality of the track and field surface.

Components

Indoor Waterpark, 4 Full-size Indoor Basketball Courts, Artificial Turf Football and Baseball Fields, Indoor and Outdoor Running Tracks (five-lane running track surrounds a regulation-size football field), Fitness Center, 500 Seat Auditorium, and a Recording Studio

Hours of Operation

Mon-Fri: 5:30am–10:00pm; Sat: 7:00am–8:00pm; Sun: 9:00am–5:00pm.

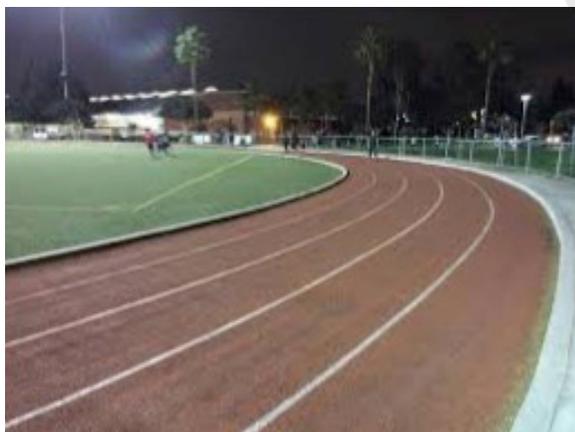
Fees and Admissions

Day Passes (Excludes Aquatic Center) Children: \$5; Adults: \$8 Aquatic Center: \$7 for each person, children ages 2 and under are free; a variety of monthly and annual Monthly, Yearly, Senior, Youth, and Family memberships available. Scholarship memberships for community members who otherwise could not afford it are available.

Aviation Park

1935 Manhattan Beach Boulevard, Redondo Beach, California 90278

This 14-acre recreation facility provides in and outdoor facilities including a running track. It also has a performing arts center that is adjacent to the park facilities. Aviation Park offers one large gym (12,000 sq. ft.) and one small gym (6,300 sq. ft.) that can be rented for private sporting events, as can the 440-yard track and field. The park also features a large outdoor open activity area, which is rented for festivals and special events. This facility also hosts Adult Sports, including Men's Basketball and Coed Volleyball.



Components

Aviation Park Gymnasium

The gymnasium includes a large gym (12,000 sq. ft.), small gym (6,300 sq. ft.), dance room (1,221 sq. ft.), locker room, and restrooms. The facility provides space for numerous recreational programs including Redondo Beach Youth Basketball, Youth Club Volleyball, City Adult Sports Leagues, Redondo Beach Recreation Classes, Junior High dances. The large and small gyms as well as the dance room are available to rent for private events/sports activities

Aviation Park Track and Field

The lighted track and field are used for City and private events, and by the general public. The track was resurfaced to rubber in September 2008. The 440-yard, five-lane running track surrounds a regulation-size football/soccer field. The park completed a project in September/2006 in which new field turf was installed on the field. A field house/restroom building is located on the south end of the track.

The site was a formerly a high school and the track is a vestige of that use. It's a very popular vestige for many running clubs from Redondo Beach and the surrounding "beach cities" southwest of Los Angeles. They successfully fought an effort to replace the track with a running path several years ago. There are not many places for adults who were once on track teams and other runners who like the track environment over streets and paths for running so the track continues to be very popular with area runners and walkers.

Hours of Operation

Mon-Sun: 5am - 11pm

Fees and Admissions

Open to the public. Three gym rooms are currently leased to a local employer, Northrup Grumman, for its employee fitness program.

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Emancipation Park

3018 Dowling, Houston, Texas 77004

The park has a long history. Purchased by former slaves belonging to two churches for \$800, the park was dedicated as a 10 acre public park in 1872, just a few years after Lincoln's Emancipation proclamation. It was given to the City of Houston in 1916. It is reportedly the very first public park in Texas. Emancipation Park served as a gathering place for Juneteenth celebrations. Today Emancipation Park is located between Houston's central business district and the Texas Medical Center. It is currently undergoing a \$33.6 million renovation and construction project designed to foster development in the surrounding low income community and further secure its historical legacy.



The new Emancipation Park will include refurbished landscapes and playgrounds, renovation of two historic buildings and the addition of a new building and plaza. The park's master plan includes the restoration of the existing community center and pool house; construction of a new recreation center; off-site parking; multi-purpose spaces to accommodate gatherings of up to 3,000 people; enhancement of outdoor experiences including picnic areas, a baseball field, tennis court, basketball court, play area and event, exhibition and performance space, and an interactive visitor's center and souvenir retail shop.

Once completed in June 2016, Emancipation Park is planned to offer educational and health programs, fitness and sports programs, seminars, town hall meetings, conferences, concerts, plays, exhibitions and festivals, and the Juneteenth Festival.

Components

Tennis courts, a basketball court, a large combined softball/football field, a picnic area, exercise equipment, a playground, a swimming pool, and a community center

Hours of Operation

Dawn to dusk, Community Center and Gym hours
N/A due to ongoing construction

Fees and Admissions

Community Center and Gym can be rented by the hour: Community Center for Non-Profit \$112 to \$139 plus cleaning and setup, for Commercial \$155 to \$171 plus cleaning and setup; Gym \$8 and \$17

Maggie Daley Park

337 East Randolph Street, Chicago, Illinois 60601

In 2012, the Chicago Park District began transforming the northeastern part of Grant Park into Maggie Daley Park. The Park was designed by Michael Van Valkenburgh Associates, a landscape architecture firm. The park design is based upon the following design principals:



- Blend programmatic ambitions
- Choreograph a complex landscape that offers experiential range
- Unify the site with constructed topography and vegetation
- Increase comfort through mitigation of noise, wind, and sun
- Create accessible and accommodating paths

The Chicago Park District Board of Commissioners renamed the site in honor of Maggie C. Daley (1943 – 2011). Maggie Daley was the co-founder of Gallery 37, a cultural arts program for teens in the summer. This led to the creation of After School Matters, a non-profit organization that offers Chicago teens innovative activities in the arts, communication, science, sports and technology. It is now the nation's largest out-of-school program of its kind for teenagers.



Components

Federal Building Columns, Playground Art, Climbing Wall, Fieldhouse, Cancer Survivors' Garden, Skating Ribbon, Club Room, Picnic Groves, Play Garden, Tennis Courts

Hours of Operation

Fieldhouse Hours: Su: 10:00 AM-10:00 PM, Mo-Sa: 8:00 AM-10:00 PM

Park Hours: 6:00 AM-11:00 PM

Play Garden Hours: 6:00 AM to 11:00 PM

Climbing Wall Hours: Sa-Su: 10:00 AM-6:00 PM, Mo-Thu: Closed, Fr: 4:00 PM-8:00 PM

Skating Ribbon Hours: Su: 10:00 AM-9:00 PM, Mo-Thu: 12:00 PM-8:00 PM, Fr: 12:00 PM-10:00 PM, Sa: 10:00 AM-10:00 PM



Fees and Admissions

Bouldering per Person \$15, Group of 4 \$49, Private Spotter \$45/30 Minutes Includes helmet and shoes Climbing Wall

First Time Climber – Top Rope Climbing per Person \$29, Group of 4 \$99, Auto-Belay Use \$45/hour, Private Belay \$45/30 minutes, Includes helmet, harness, shoes, and chalk bag

Certified Climbers - Daily Usage \$7, Monthly Usage \$55, Season Pass \$299, Equipment \$15

Group Pricing - includes Equipment rental; Belay Certification; Dedicated climbing area for 90 minutes, minimum number of 10 people Package Price \$35 / person

Package Rate (T-Shirt, Equipment, Certification) - includes 1 person; Belay Certification; T-Shirt; Equipment Rental; Climbing; Photo, minimum number of 10 people Package Price \$45

Extras - Photographs \$10, T-Shirts \$19

Skating Ribbon: Price - Admission is free. \$12/skate rental. \$2/locker rental.

The Play Garden Area

Following is a description of the Play Garden area of the park and its features and components. This would also be a valuable addition to the Chavis Park project giving especially young children and their parents a place for activities.

The southeast section of Maggie Daley Park is anchored by a 3-acre Play Garden, a first of its kind in Chicago. In the spirit of Alice in Wonderland and Charlie and the Chocolate Factory, play and plantings are intentionally different from usual garden and park settings, capturing the imagination, engaging different senses in all seasons of the year, and integrating landscape with custom-designed play structures and sculptures. The Play Garden has diverse opportunities for fun, adventure, exploration, and learning for children under the age of 12 years. This space is designed to open the door for choice, invention, relaxation, extroversion, introversion, and experimentation for children of different ages, abilities, and backgrounds. In the Maggie Daley Park Play Garden, play features are integrated into the larger landscape narrative. Children discover different play features through an unfolding series of interconnected spaces. The Play Garden offers the thrill of unexpected surprises, such as the short cut leading from the small intimate spaces of the Enchanted Forest to the high prospects within the Slide Crater.

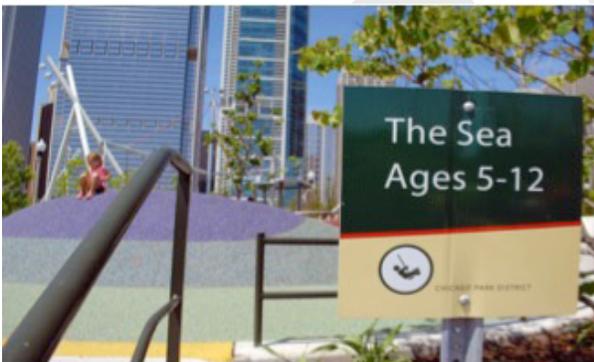




Play Garden Spaces

The Sea (Ages 5-12)

“The Sea” is an 8,500 square foot play loop that features a large-scale custom built metal play ship with multiple points of accessible entry and exit as well as downs and ups, ladders, nets, a captain’s wheel, and multiple different vantage points. Further along in the Sea’s shifting wave-like topography of blue play surface, children will encounter a Whale and Lighthouse Tower that includes kid-powered light generation, talking tubes, viewing scopes, and a spiral exit slide.



The Watering Hole (Ages 2-5)

“The Watering Hole” is a 1,200 square foot animal-themed play space for younger children (ages 2-5) with three animal figures that can be sat on, petted, conversed with, or otherwise engaged. Small spray features are interspersed amongst the animals. At the center of the Watering Hole is a multi-purpose low wooden platform for sitting parents, or to be used as a stage for impromptu imaginary plays, and a large shade structure that provides protection from strong southern and western sunlight.



The Harbor (Ages 2-5)

Between the two swing areas, nestled in among the garden’s lush plantings, is the access boardwalk to “The Harbor”. This boat themed 2,000 square foot play area includes a slightly raised boardwalk, a covered central

marina area, and three full-sized play boats that can be occupied and moved around a bit. The grading of the blue play surface that defines the bottom of the Harbor allows for direct accessible access from the entry boardwalk, while also dropping away slightly so that the marina platform is raised in the center of the space, with an additional ramp down to “water” level.

Enchanted Forest (All Ages)

The Enchanted Forest is a 3,590 square foot network of pathways and play zones dedicated to imaginative outdoor play and sensory exploration. Overhead along the Enchanted Forest pathways are archways defined by upside-down trees, where major branches touch the ground at multiple points and a single trunk rises skyward.

Distinctive tree species, like the Weeping European Beech, have been planted to add to the sense of an extraordinary place defined by natural materials. Within the Enchanted Forest is a Turning Stone, which is marked by a mammoth upright stone that rotates around its vertical axis, so that even a small child can cause it to move with a bit of effort. Other notable destinations within the Enchanted Forest include a very big circular tea party table with eight bench seats, set in a circular space surrounded by plants, and an open mirrored maze, called the Kaleidoscope, set in a grove of Quaking Aspen.

Wave Lawn (All Ages)

The Wave Lawn is a 16,530 square foot play area that cuts a swath through the center of the Play Garden. The rolling topography in this area of the Play Garden is extremely distinctive, with steeply graded lawn slopes and an accessible pathway network that connects high and low points. The Wave Lawn offers a unique location for games of hide and seek, or capture the flag, for older children, while also serving equally well as a small-scale prairie landscape for younger children to explore. Talk Tubes located in unexpected locations will add to the imaginative potential of this landscape. Children of all ages will enjoy the opportunity to roll down the slopes, get dizzy, climb the hill, and try it again. Sloped lawns will be well-drained and perfect for sitting or picnics, while standard park benches will also be provided at multiple points along the walkway.

Slide Crater (5-12)

The Slide Crater is a space for children to test out thrilling experiences such as spiral slides, wide slides, rail slides, and slides that emerge from a Play Pyramid. The 12,000 square foot Slide Crater zone is entered on high from the Wave Lawn by means of the Tower Bridge, which is a suspension bridge elevated by two towers, one of which has two slides, the other a wealth of play features including knobs, flags, a viewing scope, and talk tubes.

The Slide Crater is entered on low from the Play Garden Pathway, where the other end of the talk tubes provide communication up to the top of the towers. Continuing under the bridge, the hillside ring of slides can be reached directly by slides, or more indirectly along the Hillside Ribbon pathway. Along this pathway different levels of square seating platforms are terraced along with squares of plantings. The primary species planted along the Hillside Ribbon are high-branching sumac, contributing to the sense of a child-sized canopy forest along with striking seasonal colors. At the apex of the pathway, the Play Pyramid will offer the prospect of climbing higher, testing your limits, and culminating with a slide back into the crater.

Durham Museum of Life and Sciences

West Murray Avenue, Durham, North Carolina 27704



In 1946, a group of volunteers with a trail-side nature center. The center became known as the “The Children’s Museum,” grew in popularity and added a collection began with minerals and dinosaur fossils. The start of space exploration and astronauts who trained in nearby Chapel Hill was the motivation to add an aerospace exhibit. The 1970s marked a period of expansion that included a name change. Now called the North Carolina Museum of Life and Science, capital expansion included outdoor exhibits for large animals, expanded Aerospace and Geology exhibits, and the installation of the Ellerbe Creek Railway.

The development of a comprehensive masterplan was the catalyst to a second major period of growth for the Museum. First, construction of an indoor Nature Center featuring live animals native to North Carolina was completed. In 1991, the Museum completed the Mercury Meeting Room, a temporary exhibit gallery, an expansion of the lobby and gift shop, new discovery rooms, and an additional 6,000 square feet of exhibit space. 1993 marked the completion of the Science and Technology Wing. 1998 | BioQuest Interactive Science Experience

In the 1980s the development of a two-phase interactive science experience “BioQuest” was started. This experience was proclaimed by the National Science Foundation as a “national model” for science centers and linking people with plants, animals, and interactive exhibits out-of-doors.

Phase One began with the creation of a three-story tropical conservatory. The facility supported over 200 tropical plant varieties. It is one of largest butterfly houses in the Southeast, the 5,000-square-foot tropical conservatory is encased with an addition 13,000 square feet of learning labs and the Bayer CropScience Insectarium which officially opened in March 2000.

Phase Two of this expansion included “Explore the Wild”, “Catch the Wind”, and the return of the Museum’s Dinosaur Trail. It received \$2 million dollar grant from the National Science Foundation. “Explore the Wild” opened in 2006, and “Catch the Wind” opened in 2007. The new Dinosaur Trail opened in 2009.

The latest addition is the “Hideaway Woods”, part of a \$3.9 million plan to add two major outdoor exhibits to the museum; a guest park to replace Loblolly Park; and classroom space for camps, field trips and other gatherings. All new park components are scheduled to be completed by 2017.

Components

Various exhibits, camps and classes, zoo, adult programs (museum after hours), parties and rentals, exhibits, interactive and educational components are:

Aerospace, Carolina Wildlife, Catch the Wind, Contraptions, Dinosaur Trail, Ellerbe Creek Railway, Explore the Wild: Black Bears, Explore the Wild: Lemurs, Explore the Wild: Red Wolves, The Farmyard, Flip It, Fold It, Gateway Park, Hideaway Woods, Insectarium, Into the Mist, Investigate Health!, The Lab, Launch Lab, Magic Wings Butterfly House, Math Moves, Play to Learn, Soundspace, Weather

Hours of Operation

March – September Open 10am - 5pm Mon. – Sat, 12 - 5pm Sun.

September – March Open 10am - 5pm Tues. – Sat, 12 - 5pm Sun.

Fees and Admissions

Members - Free

General - \$16

Seniors - \$14 age 65 and older

U.S. Military - \$14 with ID

Children - \$11 ages 3 - 12

Children – Free ages 2 and under

Group Rates – available upon request, depending on size and type (e.g. school, non-profit, etc.)

Kids Birthday Party, Wedding and Business Function packages are available.

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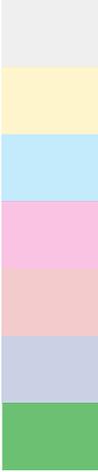
Appendix H

Operations Evaluation

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INTERNAL REVIEW IN PROGRESS

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Appendix J

Financing Evaluation

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Financing Evaluation

JCMP Funding Sources

Potential City of Raleigh Funding Sources

Stormwater Quality Cost Share Program

1. The City of Raleigh's Stormwater Management Division offers this program to homeowners, businesses, and government agencies wishing to improve the quality of stormwater runoff on their properties.
2. Potential opportunities for JCMP include: Bioretention Devices and Rain Gardens, Infiltration Devices, Permeable Paving, Stream Buffer Restoration, and Green Roofs
3. Other City of Raleigh projects that have utilized this funding source include:
 - Buffalo Road Aquatic Center (7,500sf modular green roof)
 - Walnut Creek Wetland Center (2,200gal cistern)
 - Raleigh Union Station (1,175sf bioretention, 5,500sf permeable pavers, 7,200sf green roof)
4. A total of 21 grants have ranged from \$1,763 up to \$159,120, averaging about 75% of project costs.

<https://www.raleighnc.gov/services/content/PWksStormwater/Articles/StormwaterQualityCostShareProgram.html>

Sustainability Grant Program

1. These are evaluated on a case-by-case basis. The City is an eligible applicant.

<http://www.raleighnc.gov/SustainableRaleigh>

Façade Rehabilitation Grant Program

1. Established in the 1980s to assist businesses and property owners in Raleigh's Downtown and older commercial districts, the Façade Grant Program has helped more than 100 businesses put a new "face" on the way they market their goods and services. Providing up to \$10,000 in grant rebates for each project, this program makes it possible for businesses of any size to refurbish the exterior of existing buildings - restoring them to their former glory or reinventing them for exciting new directions. Eligibility will likely require partnering with a non-profit, perhaps RHDC.
2. JCMP falls into the eligible zone but is a gray area based on right of way. Potential opportunities include one facade for historic picnic shelter #1, potentially one facade of historic picnic shelter #2, and potentially one or more facades for the original carousel house.
3. The lesser of \$5000 or 50% of cost grants are available for each façade /structure facing a public RoW

<http://www.raleighnc.gov/business/content/PlanDev/Articles/UrbanDesign/FacadeGrant.html>

Two-Thirds General Obligation Bonds

1. These are evaluated on a case-by-case basis.
2. Recent projects include Moore Square.

Potential State of North Carolina Funding Sources

NC Clean Water Management Trust Fund

1. Established in 1996, the Clean Water Management Trust Fund provides grant assistance to conservation non-profits, local governments and state agencies for the protection of surface waters in North Carolina. CWMTF funds projects that (1) enhance or restore degraded waters, (2) protect unpolluted waters, and/or (3) contribute toward a network of riparian buffers and greenways for environmental, educational, and recreational benefits, (4) provide buffers around military bases to protect the military mission, (5) acquire land that represents the ecological diversity of North Carolina, and (6) acquire land that contributes to the development of a balanced State program of historic properties.
2. Potential opportunities for JCMP include: Stream Buffer Enhancement and the Stormwater BMP required for additional impervious surface.
3. The City of Raleigh received grants of up to \$1.4million for the Fred Fletcher Park Water Garden and the Upper Longview Stream and Lake Restoration Project.
4. \$19,320,806 in grants were awarded to 49 projects in 2015, including \$4,126,442 for stream restoration and \$704,197 for innovative stormwater treatment.

<http://www.cwmtf.net/>

NC Community Conservation Assistance Program (CCAP)

1. CCAP is a voluntary, incentive-based program designed to improve water quality through the installation of various best management practices (BMPs) on urban, suburban and rural lands not directly involved with agriculture production. Eligible landowners may include homeowners, businesses, schools, parks, and publicly-owned lands. Grants are managed through the local soil and water conservation district. Applications are ranked based on local water quality priorities.
2. Potential opportunities for JCMP include the stormwater BMP required for additional impervious surface. Grant awards are expected to be modest.
3. Landowners may receive up to 75% of the pre-established average cost of the BMP.

<http://www.ncagr.gov/SWC/costshareprograms/CCAP/index.html>

<http://www.ncagr.gov/SWC/costshareprograms/CCAP/ccapdesignmanual.html>

Historic Preservation Grants

1. The National Historic Preservation Act of 1966 authorizes a matching grant program for a variety of preservation activities. Most federal grants have been made to local governments and organizations for architectural and archaeological surveys, National Register nominations, and preservation planning. Federal law requires that 10% of the state's apportionment from the federal Historic Preservation Fund be made available on a matching basis to local governments that are designated Certified Local Governments by the National Park Service. This has amounted to about \$65,000 annually for CLG projects in the state in recent years. In some years, the HPO is able to offer additional grants out of the state's Historic Preservation Fund apportionment for projects within jurisdictions that are not Certified Local Governments, though these projects have been limited to non-construction activities such as comprehensive county surveys and nominations of properties to the National Register of Historic Places. Even in years when non-CLG grants are available, restorations of historic buildings are eligible projects only in CLG jurisdictions. Third parties may apply for CLG funding through their local preservation commission.
2. RHDC has secured grants in previous years.

<http://www.hpo.ncdcr.gov/nhpa.htm>

Potential Federal Funding Sources

NC Clean Water Management Trust Fund

1. The Land and Water Conservation Fund Act of 1965 established a federal reimbursement program for the acquisition and/or development of public outdoor recreation areas. The program represents a federal, state and local partnership. A key feature of the program is that all LWCF assisted areas must be maintained and opened, in perpetuity, as public outdoor recreation areas. This requirement ensures their use for future generations. Eligible applicants include counties, cities, towns, P&R authorities, and tribal and state agencies.
2. There are a number of potential site-related opportunities for JCMP.
3. The LWCF is a 50/50 matching reimbursement program.

<https://www.nps.gov/subjects/lwcf/index.htm>

ArtPlace Grants

1. ArtPlace America (ArtPlace) is a ten-year collaboration among a number of foundations, federal agencies, and financial institutions that works to position arts and culture as a core sector of comprehensive community planning and development in order to help strengthen the social, physical, and economic fabric of communities. ArtPlace focuses its work on creative placemaking, which describes projects in which art plays an intentional and integrated role in place-based community planning and development. This brings artists, arts organizations, and artistic activity into the suite of placemaking strategies pioneered by Jane Jacobs and her colleagues, who believed that community development must be locally informed, human-centric, and holistic. Municipalities are eligible.
2. There are a number of potential site-related opportunities for JCMP.
3. \$10 million in grants were awarded to 28 projects in 2015, ranging from \$50,000 to \$500,000.

<http://www.artplaceamerica.org/about/introduction>

Great Urban Parks Campaign

1. NRPA's Great Urban Parks Campaign demonstrates the effectiveness of green infrastructure to positively affect environmental change in underserved low-income communities and communities of color. The Great Urban Parks Campaign seeks three key objectives: (1) Increased public access to recreational opportunities and access to nature via parks in underserved low-income communities and communities of color, (2) Improved environmental quality and increased hazard mitigation by reducing flooding, improving the site's ability to hold and retain stormwater, improving water quality, improving wildlife habitat, and increasing biodiversity, and (3) A community engaged in improving environmental quality through green infrastructure solutions to stormwater management. Applicants must be a P&R agency or a 501(c)(3).
2. There are a number of approaches for JCMP related to replicable green stormwater infrastructure.
3. Grants will range from \$350,000 to \$575,000.

<http://www.nrpa.org/greeninfrastructure/>

Corporate / Institutional Funding Sources

Duke Energy Foundations Water Resources Fund Grants

1. The fund is a \$10 million, multi-year commitment from Duke Energy to help local nonprofits continue to protect and improve the environment, including the waterways our communities appreciate and use year round across the Carolinas and neighboring states.
2. Potential applications include Little Rock Creek Bridge, stream restoration, and other water-quality and education related components.
3. Wake County was awarded \$100,000 in 2015 for Robertsons Mill Pond Reserve.
4. Fifteen grants awarded in 2015 ranged from \$29,257 to \$100,000, with most being \$100,000.

<https://www.duke-energy.com/community/foundation/online-grant-application.asp>

Burt's Bees Greater Good Foundation Bee Pollinator Grants

1. Over the years, the foundation has supported pollinator health in a variety of ways, issuing over 100 grants for programs spanning research, education and conservation.
2. Potential applications for JCMP include pollinator landscapes.
3. Raleigh Union Station was awarded \$10,000 in 2015 for a bee pollinator mound.
4. \$330,000 in grants were awarded in 2015.

<http://www.burtsbees.com/Outreach/sustain-community,default.pg.html>

Marion Stedman Covington Foundation

1. For the first twenty years of its history the Foundation provided funding in Arts and Culture, Education, Health and Human Services and Historic Preservation. As of 2007, the Board of Trustees has chosen to reflect Mrs. Covington's value of a love of history and regional heritage by narrowing the focus to Historic Preservation.
2. Potential applications for JCMP include restoration of the historic picnic shelters.
3. Grants are awarded to non-profits, so a partner such as RHDC would be required.

<http://www.mscovingtonfoundation.org/guidelines.php>

DRAFT

Appendix K

Public Outreach

DRAFT



Public Outreach

July and August 2015 - Kick-off notice and media placement

John Chavis Memorial Park Master Plan
Strategic Implementation Study

It's time to advance the John Chavis Memorial Park Master Plan with development strategies!

PROJECT KICK-OFF
THURSDAY, JULY 31ST, 2015, 6—8 pm at
Chavis Community Center, 505 Martin Luther King Jr. Blvd

Come meet the design team and review their current work.

Throughout the stages of the study, there will be public meetings for feedback, particularly on how detailed designs fit the community's vision and the park master plan.

For more information, Search "John Chavis Memorial Park Master Plan" at raleighnc.gov & Contact Matthew.Keough@raleighnc.gov, (919) 996-2654

Project kick-off notice



PHOTO COURTESY OF LAISHA CATCHATOORIAN

Attendees pour over revitalization plans at the John Chavis Memorial Community Center.

Chavis Park revitalization is long overdue

By Latisha Catchatoorian
latisha.catch@triangletribune.com

RALEIGH - John Chavis Memorial Park is in the planning phase of a long-awaited revitalization.

The park, which is named after the 19th century African-American preacher and teacher of the same name, sits on 37 acres on the outskirts of downtown. It was a safe haven for many black children and families who called the park their own and was one of the only flourishing public outdoor recreation spaces for African-Americans from Atlanta to Washington, D.C., during that time.

"When Chavis Park first opened in the '30s, it was your place of North Carolina. You couldn't find a parking space," said Junious Sorrell who first came to the park when he was 14 years old. "People from all over) came here to Chavis Park

because we had an Olympic swimming pool, and the carousel and the other amenities that none of the other parks had."

Vernice Miller-Travis, lead public facilitator on the project, said many would even call Chavis Park "hallowed ground" because of the things that occurred there, but over time the park has lost its luster. She said everything in the master plan is a result of careful deliberation over what the community wanted.

"We were here every month for a year moving through this process...to revitalize and plot the future of this park and its resources," she said. "It was our profound honor to bring this process to life."

The park has some original features like the 1930s carousel, but other parts have fallen into abandonment. The planning team came up with a theme, which is "Honoring the past and preparing for our future."

Raleigh Parks and Recreation employed a Pinterest page where the public could "pin" images to a virtual board about what they wanted to see at the park as a way to receive helpful community feedback.

"They do all this talking, and they don't do anything. They get our ideas, but they do not put down what we want. I want it just like Pullen Park. This is the only park that we have, and they need to fix it and spend the money on it because they have never kept up Chavis Park they way did Pullen Park," said Pheby Helen Jones, who is 87 years old and has been coming to the park since she was a girl.

Despite her frustrations, Jones has fond memories of the park. "It was just a nice place to come," she said.

Many want the old Redtail airplane back that once sat in the park with a sliding board for kids to play on.

"I have been trying for 10

Please see CHAVIS/2A

The Triangle Tribune article from the week of August 9, 2016 by Latisha Catchatoorian (latisha.catch@triangletribune.com)

Chavis carousel little used as Raleigh park awaits redevelopment

HIGHLIGHTS

Refurbished historic carousel attracts few riders in its new building

City plans to spend \$12.5 million on park improvements in coming years

Construction of first phase still two years away



< 2 of 5 >

Raleigh Parks and Recreation employee James Castellow tightens bolts on a recently restored horse on the Chavis Park carousel Thursday, September 17, 2015. The restoration of the 100 year old Chavis carousel is the first step in a long-term revitalization of Chavis Park which is still in the planning stages and is expected to bring more energy and visitors to the park. Chuck Liddy - cliddy@newsobserver.com

BY RICHARD STRADLING
rstradling@newsobserver.com

RALEIGH — After the city spent more than \$2 million to restore the carousel at John Chavis Memorial Park and move it to a new, climate-controlled building, the historic carved wooden horses are still a treasure that relatively few people see.

The 100-year-old ride — open seven days a week year-round — drew only 6,770 riders all of last year, according to the city. By contrast, 272,166 people rode the Pullen Park carousel during that time.

The restoration of the Chavis carousel was the first step in a long-term revitalization of the 30-acre Chavis Park that is still in the planning stages and is expected to bring more energy and visitors to the park. The public will get an update on the project at a meeting Oct. 1.

Meanwhile, the city will celebrate the 77th anniversary of Chavis Park on Saturday. The event will both look back to the busy Chavis that drew African-Americans from across the state and

beyond during segregation, and forward to the new, thriving park that people hope emerges from the redevelopment project, when the carousel won't be such a solitary attraction.

"It's beautiful. We absolutely love it," Gretchel Carter-Hinton said of the restored ride. "But it takes more than a carousel."

Carter-Hinton, 56, grew up in nearby Chavis Heights in the 1960s and 1970s and is active on a planning group that advises the city on the redevelopment project. She says obviously Pullen's carousel draws more riders because its park has other attractions and amenities that Chavis lacks, including a train ride, snack bar and bathrooms.

But Pullen is the obvious point of reference for Chavis. For decades, they were companion parks in a segregated city, one totally open to blacks, the other with restrictions. Both had historic wooden carousels; both had swimming pools and playgrounds, and both had trains that looped around the park.

But after segregation, when Chavis was no longer the only park that African-Americans could use without restrictions in the region, its fortunes began to wane. Residents say changes made by the city hastened the decline. The large swimming pool was filled in, replaced by a small neighborhood-size pool. The train was dismantled, as was a Korean War-era fighter jet that had been refitted as a slide.

"We're the only park that you know of that the city actually came in and took things away," Carter-Hinton said.

The new Chavis Park will play a different role in Raleigh. On the edge of a growing downtown, Chavis is expected to draw people from throughout the city, like Pullen does, even as it serves a changing neighborhood that is more diverse racially and economically.

“IT'S GOING TO BE LIKE A MELTING POT. WE WELCOME EVERYBODY, BECAUSE IT'S NOT ONLY FOR AFRICAN-AMERICANS. IT'S FOR EVERYBODY.”

Virginia Stanley Tally, 72, member of planning group advising the city of Raleigh on redevelopment of Chavis Park

"It's going to be like a melting pot," said Virginia Stanley Tally, 72, who fondly remembers playing in the park starting in the 1940s and who also serves on the planning group. "We welcome everybody, because it's not only for African-Americans. It's for everybody."

Planning group member Rob Wylie is part of a new generation of people eager to see Chavis reborn. Wylie walks to the park frequently with his two children, soon to be 5 and 2, and says the carousel is as nice as the one at Pullen and goes a little slower, which is good for young children.

And there's never a line; Wylie's children often find themselves alone on the ride.

"It's a little sad that there's not more kids enjoying it," he said. "I tell people about it all the time, and they just don't know that it's there."

Wylie thinks that will change.

News & Observer article published on September 24, 2015 written by Richard Stradling - P: (919) 829-4739 E: rstradling@newsobserver.com
<http://www.newsobserver.com/news/local/counties/wake-county/article36473214.html>

"As the park redevelops and more people move to downtown, I think Chavis Park is really going to rise up and become a much more important park in the city system," he said.

The Raleigh City Council approved a revised master plan for Chavis Park last year and hired local design firm Clearscapes to develop a schematic design to show in more detail how the ideas in the master plan would actually work and relate to one another.

The goal, said Matthew Keough, the project manager for the city's parks department, is to create a plan that would let the city decide next spring what to build first. The 2014 city park bond issue includes \$12.5 million for work at Chavis, while the master plan envisions projects that would cost about \$40 million.

"We are ultimately getting to some hard choices because we can't afford to do everything that's in the master plan," Keough said.

With permitting and other prep work, construction on phase 1 isn't expected to begin until late 2017, which could mean two more lonely years for the Chavis carousel.

1,774	Number of people who rode the Chavis Park carousel in its old location in 2011, when it was open only during warm months
6,770	Riders of the carousel last year in new, indoor location, open seven days a week year-round
272,166	Number of people who rode the Pullen Park carousel last year

Some of those who watched the city dismantle and neglect Chavis for so long are frustrated by the pace and the fact that the revitalization will come in phases and not all at once. They won't be happy until they can see something coming out of the ground.

"People are tired of waiting," Tally said. "They want to get on with it. They want to see some construction going up."

But Keough notes that most city park projects occur in phases, even at Pullen Park, where the amusement center was redeveloped all at once a few years ago. Other parts of Pullen were revamped earlier, and the city is still preparing for the renovation of the Pullen Art Center.

Meanwhile, the city parks department had hoped moving the Chavis carousel into a new, year-round house in a more prominent location, where it could be seen from Martin Luther King Jr. Boulevard, would draw more riders – and it has. Only 1,774 rode the carousel in its old location in 2011, when it was open only during warm months.

But it's clear that it's going to take more to make the Chavis carousel the attraction the city wants it to be.

"It's just one item," Carter-Hinton said. "That one item is not going to do it."

Richard Stradling: 919-829-4739, @RStradling

CHAVIS CAROUSEL

When John Chavis Memorial Park was dedicated in May 1938, its "No. 2, Special Three Abreast" carousel was under a canvas tent just inside the park's main entrances off Worth and East Lenoir streets. The Allan Herschell Co. of North Tonawanda, N.Y., had built the carousel in the late 1910s or early 1920s as a traveling ride, to be taken apart, moved to the next town and reassembled. After the city bought it for \$4,000 in 1937, it was not taken apart again until 2012, when the pieces were sent to Ohio to be refurbished.

Unlike the larger Pullen carousel, with a menagerie that includes rabbits, cats and ostriches, the Chavis ride is all wooden horses (some with cast aluminum legs), with glass eyes and bared teeth, each a "jumper," going up and down as the carousel goes around. There also are two decorated wooden benches, including one known as the "mother's bench" directly behind a row of four small aluminum horses for small children.

The tent was replaced by a wooden pavilion sometime in the 1940s. That pavilion is empty now, and the master plan includes a variety of possible uses for it, including a small museum on the park's history.

The carousel costs \$1 to ride and is open from 10 a.m. to 9 p.m. Monday through Friday, from 10 a.m. to 8 p.m. Saturday and from 12:30 to 6 p.m. Sunday.

CHAVIS PARK EVENTS

• Chavis Park Celebrates, the 77th birthday party for John Chavis Memorial Park, will take place Saturday from 11 a.m. to 6 p.m. Platinum Sound, Shaw University's marching band, kicks things off, followed by food trucks, free carousel rides, inflatables, music and community booths. At 3 p.m., there will be an attempt to break the world's record for the longest Soul Train dance line. Reggie Caldwell's NuVibe Band will perform from 4 to 6 p.m. For information, go to nando.com/chavis.

• The city parks department will present an update on the Chavis Park Master Plan on Thursday, Oct. 1, from 6:30 to 8 p.m. at the Chavis Community Center. For information, including a copy of the master plan, go to nando.com/masterplan.

PAGE 2

The Carolinian

WEEK OF SEPTEMBER 28, 2015

The Carolinian

ISSN 0445-0873
 519 South Blount Street, Raleigh, North Carolina 27601
 Mailing Address: P.O. Box 25209
 Raleigh, North Carolina 27611
 Periodical Postage Paid at Raleigh North Carolina 27611
 Warrenton Address: P.O. Box 536
 Warrenton, NC 27589

Postmaster:
 Send all address changes to:
 The Carolinian
 519 South Blount Street
 Raleigh, NC 27601

PUBLISHED SIX TIMES MONTHLY

One Year \$35.00
 Payment in advance. Includes all checks and credit card orders unless
 people to The Carolinian.

Founded by P.R. Jerry, Sr. in 1940
 The Carolinian Newspapers, Inc. of Raleigh

Editor: Paul R. Jerry, Jr.
Co-Publisher/Editor: Evelyn Harrison-Jervey
Editor/Photo Journalist: Cath Michaels
Production Manager: Howard Barnett
Sales Manager: Kevin Jerry
 Jerry Agency, National Advertising Representative
 704-619-8860

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 North Carolina Black Publishers Association
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Report Shows Sharp Decline In Black Teachers, Some Cities

WASHINGTON, D.C.—Recently, the Albert Shanker Institute released a major report on the state of teacher diversity. The report shows that nationally, progress toward greater diversity is being made, but it is quite modest compared with the need for more minority teachers.

In the nine cities studied—Boston, New York, Washington, D.C., Philadelphia, Chicago, New Orleans, Cleveland, Los Angeles and San Francisco—the teacher-diversity picture is much bleaker, with only a few pockets of progress surrounded by serious setbacks.

American Federation of Teachers President Randi Weingarten, who is the Shanker Institute's president, said, "Diversity is a key component to equality and opportunity. Where there's a diverse teaching workforce, all kids thrive. That's why we note with alarm the sharp decline in the population of black teachers in our cities. As a first step to turning this around, we are calling for a national summit on teacher diversity in urban areas."

Here are some key findings from the report:

In all nine cities, the share of the workforce represented by black teachers declined—in many cases dramatically. The population of black teachers has fallen by even larger numbers.

Although Latinos' share of the teacher workforce remained stable or grew slightly, the growth in Latino student population means very little progress has been made in closing the teacher-student representation gap.

The representation gap is more pronounced in charter schools than in district schools.

Nationally, the research shows the "largest obstacle to greater teacher diversity is to teach attrition. Many teachers are leaving, the evidence tells us, because of a lack of collective bargaining decisions in their schools and a lack of professional autonomy.

All students benefit from a diverse teaching force.

HISTORYMAKERS

Continued from page 1

Now in its 16th year, The HistoryMakers conducts research on accomplished Black professionals and records interviews for posterity. This is the sixth year for The HistoryMakers Back to School Day. The visits often extend beyond this annual event, and relationships develop between The HistoryMakers and the schools they visit.

(Journalist) John X. Miller in North Carolina has been going back to the school every month," Richardson said. "Our HistoryMakers have actually helped fund schools' efforts. One of our scientists took one of the kids under mentorship, and now that young man is going to be going to college."

Richardson's group is based in Chicago, but collaborates with hundreds of schools across the country. She hopes to continue to grow both the archive and Back to School Day, and offer guidance to as many black youth as possible.

"We all need role models, we all need to see people who stood for something. I'm an immigrant and a first-time action child, and I benefited from that," she said. "But for me to be seeing young people who are doing worse than I could've ever imagined—there's something terribly wrong. I really believe that the black community needs to get back involved with itself in this way, for our kids."

MLK Choir To Split

The MLK Children's Choir will be creating two choirs as of October 2015. The "Children's Choir" will be grades K-5 and the "Youth Choir" will be grades 6-12. The choir will perform and rehearse both separately and together.

Interested in the growth of both choirs, organizers welcome all new and pending members to join on Oct. 9 (Children's Choir Rehearsal) or Oct. 16 (Youth Choir Rehearsal). Both rehearsals will be held at Fairmont United Methodist Church, 2001 Clark Ave. Raleigh NC 27607 at 7 p.m.

January 2016 marks the 30th Anniversary of the choir. The First MLK All-Church Choir performed on Jan. 20, 1986 in the first Martin Luther King Celebration at the Memorial Auditorium. Eighty-six kids joined the choir for the occasion.

New Census Data Show No Progress In Racial Income Gaps

Last week's Census Bureau report on income, poverty and health insurance coverage in 2014 shows that with the exception of non-Hispanic white households, median household incomes were not statistically different from 2013.

Measured incomes increased among Latino (+\$2,162, 5.4 percent) and Asian (+\$744, 1.0 percent) households, but declined for African-American (-\$497, 1.4 percent) and non-Hispanic white households (-\$1,048, 1.7 percent).

As a result, no progress was made in closing the black-white income gap between 2013 and 2014—the median black household has just 59 cents for every dollar of white median household income.

The Hispanic-white income gap narrowed from 66 to 71 cents on the dollar. Black income growth between 2013 and 2014 also leaves real median household incomes for all groups well below their 2007 levels.

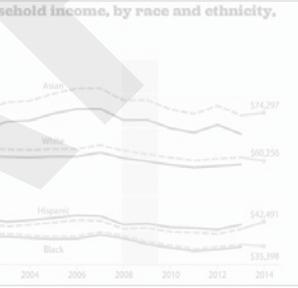
Between 2007 and 2014, median household incomes declined by 10.5 percent (-\$4,137) for non-Hispanic whites, 17 percent (-\$294) for Latinos, 7.2 percent (-\$4,562) for whites, and 8.8 percent (-\$7,158) for Asians. Asian households continue to have the highest median income in spite of large income losses in the wake of the recession.

The primary driving force behind the slow recovery of recession income levels has been stagnant wage growth. Wages have remained essentially flat since 2009, and despite relatively strong job growth in 2014, wages were remarkably unchanged.

From the start of the recovery in 2009 through 2014, real earnings of men working full-time, full-year were down for white (-1.5 percent) and Hispanic (-1.5 percent) men, but up for black men (+1.2 percent).

As a result, the black-white and Hispanic-white income gaps are unchanged. Black men earned 79 cents for every dollar earned by white men in 2014 (compared to 69 cents in 2009) and Hispanic men earned 60 cents for every dollar earned by white men (60 cents in 2009). Among female workers, African-American women have seen the largest decline in earnings since 2009 (-3.6 percent) while earnings for white (-2.9 percent) and Hispanic women (-0.8 percent) are down by less.

Black women's earnings initially rose after 2009, but have declined sharply since 2011. In 2014, black women earned 79 cents for every dollar earned by white women (80 cents in 2009) and Hispanic women earned 71 cents on the dollar (down from 72 cents in 2009).



One-Stop Web Search For African Knowledge Now Available For All

SANTA FE, N.M., Sept. 1, 2015 (PRNewswire)—The United Nations Economic Commission for Africa (UNECA) has launched their Access to Scientific and Socio-economic Information in Africa (ASSIA) portal recently. The federated search-based portal built and created by the Web Technologies (DWT) serves as a one-stop, real-time search of multiple information sources, and includes a multilingual search and translation capability. A localized user interface and a responsive mobile design.

Ready users can find information from any device in one of four languages, and translate the results back into their language when the search is finished.

The UNECA portal contributes to the goals of the ASSIA Initiative, designed to implement a single search of scientific and socio-economic knowledge by and for African researchers, academics, students, economists, policy-makers and other professionals.

In addition to the multilingual search, the portal is localized to automatically update the screen text into the selected query language.

The portal includes a responsive, mobile design. Researchers viewing the ASSIA portal from their mobile device will find an automatic browser detection, which loads a mobile-friendly version of the application. Also included is the ASSIAK! feature, which implements the Ajax! (Everywhere) M/JavaScript feature allowing users to save and tag selected results under his or her account. Users can email, export, print or download results at any time.

DWT CEO and CTO, Abo Lederman, stated, "UNECA's vision is far reaching. DWT is proud to support the ASSIA Initiative, empowering African researchers to find global information in a single search, in their language, from their phone or tablet. It's truly groundbreaking."

Rep. Butterfield Honors NAACP's Barber With CBC Award

WASHINGTON, D.C.—Last weekend, U.S. Rep. G.K. Butterfield (NC-01) presented the CBC Chair Award to Rev. Dr. William Barber, II during the Congressional Black Caucus Foundation's 45th Annual Legislative Conference Phoenix Award Dinner. Rev. Dr. Barber serves as president of the North Carolina State Conference of the NAACP.

"I am proud to present the CBC Chair Award to my constituent and dear friend, Reverend Dr. William Barber, II," said Butterfield. "Rev. Dr. Barber has dedicated his life to advocating for racial equality and social justice and is most deserving of being recognized for his tireless work."

Most recently, Rev. Dr. Barber spearheaded the "Moral Monday" demonstrations at the North Carolina state Capitol following the Republican-led legislature's passage of the Voter ID legislation that turned back the clock on the advancements that many fought to obtain. These demonstrations also highlighted the Legislature's refusal to expand the state's Medicaid program, a decision that systematically disenfranchised more than 500,000 low-income North Carolinians from accessing the most basic forms of health care.

"This year's conference theme is 'With Liberty and Justice for All,'" said Butterfield. "It is an honor to have Rev. Dr. Barber's decades-long advocacy on behalf of those who are often overlooked with me until there is truly 'liberty and justice for all.'"

Rev. Barber is president of the North Carolina State Conference of the NAACP. He is pastor of Greenleaf Christian Church, Disciples of Christ in Goldsboro, and serves as chairperson of the Rebuilding Broken Places Community Development Corporation. He is the author of two books—Preaching Through Unexpected Pain and Forward Together: A Moral Message for the Nation.

Rev. Dr. Barber graduated cum laude from North Carolina

Central University with a degree in Public Administration, earned a Master of Divinity from the Duke Divinity School, and a doctoral degree from Drew University in New Jersey.

John Chavis Memorial Park Master Plan

The ongoing strategic implementation study is currently refining the key park elements identified in the Master Plan to best fit the site and enable a range of future program options.

Join us for an interactive public review session.
 October 1, 2015 | 6:30pm-8:00pm
 John Chavis Memorial Park Community Center, 505 MK Jr. Blvd., Raleigh, NC 27601

- May 2014: Adapt Park Master Plan
- June - July 2015: Stage 1 Benchmark Study
- July - August 2015: Stage 2 Program Study
- August - October 2015: Stage 3 Master Plan Specification
 - Integrate updated park elements into master plan.
 - Update cost estimates.
- Public Meeting **OCTOBER 1**
- October - November 2015: Stage 4 Operations Plan
- December 2015 - February 2016: Stage 5 Implementation Plan
- Summer 2016 - Winter 2018: Park Development Process and Phase I Construction

Contact Information: Matthew F. Keough
 Raleigh Parks, Recreation and Cultural Resources Department Senior Planner
 Call: 919-996-2654 | Email: parkplan@raleighnc.gov
 Visit: parks.raleighnc.gov keyword search 'John Chavis Memorial Park Master Plan'

NCSU Kappa Lambda Chapter Members Get international Awards

JACKSONVILLE, Fla.—Michael A. Boykin, Chapter Advisor for the Kappa Lambda Chapter at North Carolina State University, received the International Chapter Advisor Award at the Omega Psi Phi Fraternity 2015 International Leadership Conference in Jacksonville, Fla. on July 12.

Boykin was initiated into the Kappa Lambda Chapter at North Carolina State University on March 21, 1992 and has served advisor since 1997. Boykin serves as a mentor and role model for the members of the Kappa Lambda Chapter and he stresses the importance of brothers focusing on their education, handling chapter business in a professional manner, and maintaining good relationships with N.C. State.

Under Boykin's guidance as advisor, for the past two years,

two different members of the Kappa Lambda Chapter have received both the International Herman Dreer Scholarship & Leadership Award. Within the International Chapter Advisor Award at the Omega Psi Phi Fraternity 2015 International Leadership Conference in Jacksonville, Fla. on July 12, two of Boykin's undergraduates have been elected as Sixth District 2nd Vice District Representative—the top representative of all undergraduates Omega men in North Carolina and South Carolina.

Members of the Kappa Lambda Chapter have the highest GPA of all NPHC fraternities at North Carolina State University for spring 2015 with a chapter GPA of 3.05610 (seven members).

Khari L. Cyrus, President of the Kappa Lambda Chapter, Patronize Our Advertisers!

Public meeting 2 (10/01/2015) advertisement in the September 28, 2015 edition of *The Carolinian*



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Attend upcoming meetings and help make the John Chavis Memorial Park Master Plan come alive!

For more information:

Email: parkplan@raleighnc.gov

Call: 919-996-2654

Visit: parks.raleighnc.gov, keyword search *John Chavis Master Plan*



RALEIGH Parks,
Recreation and
Cultural Resources
parks.raleighnc.gov

John Chavis Memorial Park Master Plan Strategic Implementation Study



Public Review Session

October 1, 2015

6:30 - 8pm

John Chavis Memorial Park
and Community Center
505 MLK Jr. Blvd., Raleigh, NC 27601

Future Review Sessions

Review Stage 4:

1st week of December 2015

Review Stage 5:

Week of February 22, 2015

Study Development Plans:

Summer 2016

Public meeting 2 (10/01/2015) flyer mailed to the general public in September

Public Outreach

November 2015 - January 2016 - Media advertisement and flyers



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Visit: parks.raleighnc.gov, keyword search *John Chavis Master Plan*



RALEIGH Parks, Recreation and Cultural Resources
parks.raleighnc.gov

John Chavis Memorial Park Master Plan Strategic Implementation Study





Adopt Park Master Plan | Benchmark Study | Program Study | Master Plan Specification | Operations Plan | Implementation Plan | Park Development

Completed | Stage 1 | Stage 2 | Stage 3 | Stage 4 | Stage 5 | Construction

Public Review Session (Stage 4)

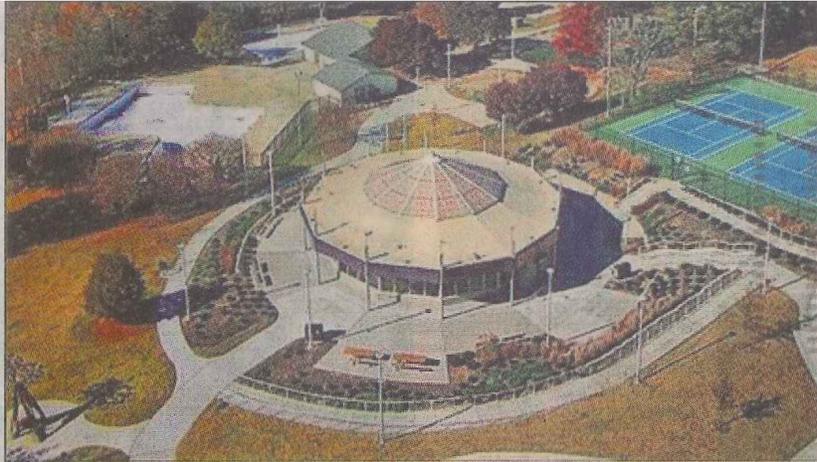
December 7, 2015
6:30 - 8pm
John Chavis Park and Community Center
505 MLK Jr. Blvd., Raleigh, NC 27601

Future Review Sessions

Review Stage 5: Week of February 22

Study Development Plans: Summer 2016

Public meeting 3 (12/07/2015) flyer



**John Chavis Memorial Park
Master Plan Implementation**

Chavis Community Center, 505 MLK Jr. Blvd.

Tuesday, February 16, 2016

Choose the presentation time that fits
your schedule:

3:30pm	Presentation
4-6:30pm	Open House
6:30pm	Presentation (repeated)




RALEIGH Parks,
Recreation and
Cultural Resources
parks.raleighnc.gov

Public meeting 4 (02/16/2016) advertisement in the February 7th, 2016 edition of *The Triangle Tribune*

Public Outreach

February 1st 2016 - Central CAC public meeting



CENTRAL CAC NEWS FEBRUARY 2016

Lionette Williams, Chair • Will Marks, Vice-Chair • Amy Blackwell, Secretary • Anne Franklin, Assistant Secretary

Neighborhoods: South Park, Boylan Heights, Founders Row, Carlton Place, Rosengarten, Heritage Park, The Dawson, Park Deveraux, Person Pointe, Fayetteville Plaza, The Lincoln

<http://www.raleighnc.gov/home/content/CommEngagement/Articles/CAC/CentralCAC.html>

<p>CENTRAL CAC MEETING MONDAY, FEBRUARY 1, 2016 (7PM) JOHN P. 'TOP' GREENE CENTER (401 Martin Luther King, Jr. Blvd.)</p> <p style="text-align: center;">AGENDA</p> <p>Welcome and Introductions</p> <p>Invocation</p> <p>Approval of Minutes</p> <p>Police Report</p> <p>Code Enforcement Division Report</p> <p>Parks Recreation and Cultural Resources Reports: John Chavis Memorial Park and Center; John P. "Top" Greene Center; Moore Square; City of Raleigh Museum; Mount Hope Cemetery; Pope House; Nash Square; Lee Street Park Improvements Luke Wallenbeck</p> <p>Chair Reports RCAC; 2016 Tax re-evaluation update; RBTC Update; District C CAC's meeting with Councilman Corey Branch; Councilor Thomas Crowder memorial brick installed in the Shaw University Memorial Garden.</p> <p>Old Business • Rezoning case Z-46-15, 502 & 514 W. Lenoir Street, currently R-20 zoning (RX-3UDO Remapping) proposes to change to IX-4UZ-CU. The owner would like to restore the building in its current configuration which cannot be done under new TDO remapping that becomes effective in February.....Ben Kuhn, Ragsdale Liggitt PLLC</p> <p>• John Chavis Memorial Park application update for listing on the National Register of Historic Places. An overview of the process and content of the nomination along with interesting facts will be presented. Mary Ruffin Hanbury, Hanbury Preservation</p> <p>New Business •City Council Request for ABC audit in redevelopment areas</p> <p>Other Business</p> <p>Committee Reports • Police Reporting..... Will Marks, EYvonne Dailey, Robert Sanders • Absentee Landlords and Rental Property Concerns Craig Rudewicz, Sam Alcine • Sidewalk Streetscapes Amy Blackwell, Veronica Alcine, Michael Molsinger</p> <p>Other Business</p> <p>Announcements: Feb. 16, Final public meeting, Phase 1 John Chavis Memorial Park Implementation of Master Plan, 3:30 and 5:30 sessions, Chavis Center.</p>	<p>City of Raleigh Contacts www.raleighnc.gov</p> <p>Community Officer Winkle (919) 796-9451 Emergency Dial 9-1-1 Police Non-Emergency (919)831-6311 Crime Prevention (919) 996-3335 City Council (919) 996-3050 CityCouncilmembers@raleighnc.gov Corey_branch@raleighnc.gov Mary-ann_baldwin@raleighnc.gov Russ.stephenson@raleighnc.gov</p> <p>City Manager Ruffin Hall (919) 996-3070 citymanager@raleighnc.gov</p> <p>Community Engagement Luis Olivieri-Robert (919) 996-5714 luis.olivieri-robort@raleighnc.gov</p> <p>John P. "Top" Greene Center (919) 831-6527 - Grady Bussey gradybussey@raleighnc.gov</p> <p>John Chavis Center and Park (919)831-6989 - Denise Hill (director) denise.hill@raleighnc.gov Adrian Starks (assistant director) adrian.starks@raleighnc.gov</p> <p>Gang Tip Hotline (919) 996-4264 Graffiti Hotline (919) 996-6001 graffiti@raleighnc.gov</p> <p>Code Enforcement- Chris Boyd Christopher.boyd@raleighnc.gov 919-996-2444</p> <p>Solid Waste Services- (919) 996-6890 Potholes - (919) 996-6446 Street Lights Out - 800-419-6356 Traffic Operations - (919) 996-3030 Public Utilities - (919) 996-4540 Public Works - (919)996-3030</p>
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<p>Proof of residency may be required for all voting in the Central CAC. Meetings are open to the public; however, voting is restricted to residents only.</p>	

Central CAC February 1st meeting agenda

Parks, Recreation and Cultural Resources

Moore Square Staff is currently working with the design team on the development of construction documents for Moore Square. With completion of construction documents and permits obtained, the park is anticipated to close for construction in late summer or early Fall of 2016 and be closed for about a year while under construction. It will reopen by the Fall of 2017. Info: Grayson Maughan, Planner, Raleigh Parks, Recreation and Cultural Resources Department, Strategic Planning, Communications and Analytics, (919) 996-4793

John Chavis Memorial Park Master Plan Implementation Study: The final public review study session for the park master plan will be held the third week of February, 2016. For now, please hold the date of Tuesday, February 16, between 3:30-6:30pm at the Chavis Community Center. It is planned to be an open house, with the presentation given twice - for afternoon and then for evening attendees. If you have ideas or concerns about this meeting or the project, please call City staff at (919) 996-2654 or email: matthew.keough@raleighnc.gov. Further details and schedule confirmation will be available in early January.

Lee Street Playground The City of Raleigh's Department of Parks, Recreation, and Cultural Resources (PRCR) is gearing up for the renovation of Lee Street Playground, located at the corner of E. Lee Street and S. East Street. Each year funding is earmarked for the renovation of playgrounds throughout the city and Lee Street has been identified as the next priority project. At the upcoming Central CAC meeting in February, PRCR staff will provide more information about the project, and invite interested community members to provide input as part of a playground design committee. Luke Wallenbeck, Park Planner, ASLA, City of Raleigh; Parks, Recreation, and Cultural Resources Department. (919) 996-4796

Fred Fletcher Volunteer Awards- Nominations due February 12 Since 1996, the Raleigh Parks, Recreation and Cultural Resources Department and the Parks, Recreation and Greenway Advisory Board have awarded Fred Fletcher Awards for Outstanding Volunteerism in the City of Raleigh Parks System to citizens, business, community organizations, and non-profit organizations. Nominations can be made for individuals and/or groups who have been an active Raleigh Parks, Recreation and Cultural Resources volunteer during the past year. Nominees will be evaluated based on the intensity of service, active involvement within the past 5 years, and commitment to the Department. To nominate a volunteer, complete a nomination form and submit a nominee description. All nomination forms, candidate descriptions, and supporting materials must be postmarked or submitted to Ashley Deans Ashley.deans@raleighnc.gov by 5pm on Friday, February 12.

Movie Thursday at Top Greene Do you enjoy movies -- classics, westerns, romance, suspense or box office hits? Join us on the third Thursday of the month and enjoy popcorn while you watch a movie with your friends. February 18th 5 PM

Genealogy Basics at Top Greene Trying to trace your family heritage? Join other interesting people who are on the same quest. Learn the basics of tracing your family roots. Pre-registration is required at least one day in advance of each class. February 10th 6:30 PM

Yoga at Top Greene February 15th and 29th 6pm-7pm Free Class. Enjoy an hour of mindful stretching and relaxation while you learn to reduce stress. Chairs and yoga mats will be used. For ages 18 and up.

Parks, Recreation and Cultral Resources talking points at the February 1st Central CAC meeting

John Chavis Master Plan – Matthew Keough - Planner

There will be an open house February 16, 2016, 3:30 – 7:00 p. m. Presentations start at 4:00 p.m. Everyone is encouraged to attend. There is not enough money to complete the entire project so it will be done in stages. Public input is needed to help define the stages. A progress report will be given during the February Central CAC Meeting.

Moore Square, Grayson Vaughn

The Moore Square Schematic Design was presented to the public for comments Nov 1, 2015 during an open house session. The designs were presented to Recreation and Greenway Advisory Board November 12 and to City Council December 1, 2015. Moore Square will be closed for one year during construction. It will reopen in 2017. Kofi Boone will be assisting in the project.

Chair Report – Ms. Williams

Ms. Williams gave thanks and praise to everyone participating in the December 2015 Central CAC meet and greet event. Thank You” letters were circulated during the meeting for member signatures to show appreciation to each business that gave contributions to the Christmas Meet and greet. She also gave appreciations for the contribution to the “food bank.” Though we did not reach our 500-pound goal, 348 pounds of food were donated. Lenoir and South Street will be converted to two-way streets including a bike lane. The conversion begins January and will be completed in December 2016. There was a recent meeting regarding the new 2016 Wake County property tax reappraisals. CAC members were unable to attend because of scheduling, so there will be a second meeting January 22, 2016. Landowner has the opportunity to express their views. There is a concern that the new appraisals lower the value of homes in the Central CAC, and raise the land value. This causes many problems for current homeowners and creates opportunities for developers. It limits the ability for home owners to obtain financing for improvements or expansion.

Old Business:

Nominating Committee, Will Marks, Chairman

Will Marks presented a slate of officers for 2016. The nominees are Chairperson F. Lonnette Williams, Vice Chair Will Marks, Secretary Amy Blackwell and Assistant Secretary Anne Franklin. Chairperson Williams called for nominations from the floor. Pastor Paige moved that the nominations be closed and the nominees be elected by acclamation. The motion was properly seconded. The candidates were elected as the 2016 Central CAC officers.

New Business:

Benjamin R. Kuhn of Ragsdale Liggett law firm presented Rezoning Case Z – 46 – 15, 502 & 504 W. Lenoir Street; R – 20(RX – 3 UDO Remapping) on behalf of his client Mr. Goodnight. The rezoning is a request to change the 0.37 acres at the northwest corner of the intersection of West Lenoir and West Street from R – 10 (RX – 3 under new UDO) to the proposed zoning IX – 4 UZ – CU. He distributed copies of the current and proposed zoning plots, and a PowerPoint presentation with pictures of the site and aerial views of the community. The property is currently a service station and the current tenant will be leaving in the near future. The owner would like to restore the building in its current configuration. This cannot be done under the new zoning that will be effective in February. Mr. Kuhn was asked to return in February to talk more

Excerpt of meeting minutes from the February 1st Central CAC meeting

John Chavis Memorial Park Master Plan Strategic Implementation Study



View into the future of John Chavis Memorial Park!
Share your thoughts on the proposed phase one of park redevelopment

February 16, 2016, 3:30-7pm
Chavis Community Center
505 MLK Jr. Blvd.

3:30pm Presentation
4-6:30pm Open House
6:30pm Presentation *(repeated)*



For project information, including a study summary with graphics, visit parks.raleighnc.gov, keyword search “John Chavis Park Master Plan” or email staff at parkolan@raleighnc.gov.

Flyer for public meeting 4 (02/16/16) distributed to the general public and the attendees of the February 1st Central CAC meeting

Public Outreach

February 2016 - draft of online flyer

jcamp

John Chavis Memorial Park



PROJECT: STRATEGIC IMPLEMENTATION STUDY OF THE PARK MASTER PLAN

A bold vision for the John Chavis Memorial Park was born from a community consensus building process to “honor our past, plan for the future,” that began in May 2012. Approved by the Raleigh City Council in May 2014, the Park Vision now challenges everyone on how to best develop the park. The City of Raleigh commissioned Clearscapes, a Raleigh Architecture + Art firm, to lead a public study on how to implement the revised park master plan. Confronting hard choices, architects and landscape architects are proposing design improvements befitting of the inspiring place and community process.

THE FOURS STEPS OF THE STRATEGIC IMPLEMENTATION STUDY

1. Identify successful examples of related park features envisioned by the community
2. Address challenges and opportunities to meet the goals of the Park Master Plan
3. Plan for the long-term development and operation of the park
4. Propose Phase 1 improvements within the \$12.5 million bond budget

PROJECT STATUS

The Implementation Study is now wrapping up, leading into Phase 1 development work, funded by approved park bond funds. The results of the study to date are presented on the following pages:

1. Park Master Plan of 2014
2. Proposed Park Master Plan Refinements
3. Proposed Phase 1 Development

The final review session on February 16, 2016, will gather public feedback on priorities and strategies for the proposed phase one development.

JOHN CHAVIS MEMORIAL PARK VISION

John Chavis Memorial Park is a vibrant community center, downtown attraction and regional destination. The park celebrates the rich history, culture and arts of the surrounding neighborhoods and the City of Raleigh, and offers wonderful public recreation opportunities, event spaces and programs that foster community life. A place of pride and profound remembrance, the park celebrates the life and work of educator John Chavis, recognizes the community's contribution to World War II, and honors the significance of the park's history to the African-American community during and following segregation.

John Chavis Memorial Park will always offer a safe and welcoming gathering space where family and friends of all cultures come to play, relax, learn and celebrate the big events and small, meaningful moments of life. The park grounds provide a beautiful, clean and refreshing refuge, with access to nature and an expansive view of the downtown Raleigh skyline. Park features and programs promote fitness, health and wellness by offering a range of recreational activities for people of all ages and abilities. Just a few steps from downtown, the park is always full of activity, inspired by innovative programming that is interactive, fun and dynamic.

FINAL PUBLIC REVIEW SESSION

Tuesday, February 16th, 2016 from 3:30PM - 7:00PM

Learn more about the ideas regarding how to best meet the Park's Master Plan vision by attending our next public review session on **Tuesday, February 16, 2016 from 3:30-7:00pm at the Chavis Community Center on 505 Martin Luther King Jr Blvd.**

Come participate in this open house, with an overview presentation given at the beginning and repeated at the end of the event. If you have ideas or concerns about this meeting or the project, please call City staff at (919) 996-2654 or email: matthew.keough@raleighnc.gov.

OVERVIEW OF JOHN CHAVIS MEMORIAL PARK MASTER PLAN 2014

The following summarizes the concepts of the original 2014 Park Master Plan

The John Chavis Memorial Park Master Plan 2014 calls for a comprehensive transformation and revitalization of John Chavis Memorial Park guided by the following goals:

- Honor the life and work of John Chavis
- Recognize the community's contribution to World War II
- Celebrate the significance of the park's history to the African-American community
- Replace the existing neighborhood pool and community center with larger, enhanced facilities
- Expand sports and fitness opportunities with new multi-use courts, tennis courts, and an enhanced track and field
- Replace the playground with play features for all ages in a play corridor throughout the park
- Increase the connectivity of the park
- Increase the access and visibility of the creek, including environmental education opportunities
- Incorporate basic amenities into future improvements
- Support community events and gatherings with flexible facilities, spaces, and utilities
- Promote sustainability in park design and maintenance for a clean, safe, and welcoming environment

The concept plan (at right) illustrates the layout of the proposed facilities, parking, paths, and recreation areas. Key features include:

- New Community Center and Aquatic Center located by the Carousel Plaza
- A Central Plaza adjacent to the community center
- Adaptive use of the Original Carousel Building within a Heritage Plaza
- Expanded visitor experience, anchored by plaza spaces
- New playground area with traditional and natural play features, including climbing structures
- Interactive water features
- Second amusement, complementing the existing carousel
- Outdoor performance spaces
- Linear skate spots, fitness zones, and pocket play zones in the western corridor
- Creek overlooks, crossings, and interpretive signage



**John Chavis Memorial Park
REVISED MASTER PLAN 2014**



EASTERN PLAY CORRIDOR



CAROUSEL PLAZA

OVERVIEW OF KEY IN-PROGRESS MASTER PLAN REFINEMENTS

The following summarizes the strategies for implementation

- 1 **Establishing the Center of the Park** - Orientation of these facilities takes advantage of the existing topography and provide increased connectivity.
 - Locating the new Community Center and Aquatic Center on an otherwise unusable hillside, frees space for a larger plaza and multipurpose field and track. The main floors of these new 2-story buildings would be at the same level as the existing Carousel Plaza. The upper level will allow handicap accessibility and easy connection to the upper field, track, and courts.
 - The restored historic Allan Herschell Carousel and Carousel Plaza becomes the new front door to the complex providing a handicapped-accessible path from both parking areas.
- 2 **Enhancing the Track & Field** - The Master Plan calls for an enlarged field, improved track, and multi-use courts. Proposed refinements accommodate a regulation football field and two courts.
- 3 **Attracting with More Amusements** - The proposed location is to create an opportunity for a highly-visible "wow" moment from MLK Jr. Blvd., near the existing carousel.
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- 6 **Improving Usability of Picnic Shelters** - The Master Plan calls for improved access to the two historic picnic shelters and the western side of the park. While opportunities within the stream buffer are limited by a conservation easement, areas for improvement are being identified to move specific crossings to new locations, allowing for better connectivity and visibility to the picnic shelters.



COMMUNITY CENTER & AQUATICS ENHANCED TRACK AND FIELD SKATE ELEMENTS

OVERVIEW OF PROPOSED PHASE 1 DEVELOPMENT

The following developments are proposed for the first phase of park development

- A **Community Center & Gym** - The highest priority in the 2014 Master Plan.
 - **Size** - This study recommends increasing the existing building size by 50% to allow for additional meeting, classroom, and event spaces as well as enlarged locker rooms, bathrooms, fitness areas, and a new lounge. The upper level extends over a portion of the Central Plaza to create a sheltered stage or seating area and to allow the upper level multipurpose rooms to overlook the heart of the park and the downtown skyline.
 - **Location** - The proposed location of the new Community Center allows the existing center to remain in operation during the construction.
 - **Tennis** - The existing courts will be removed during Phase 1 to allow for construction of the new building.
- B **Central Plaza** - The new Central Plaza will accommodate a range of events including casual seating and relaxation, summer water play, winter ice skating, concerts, festivals, pop up markets, and food truck rodeos:
 - **Splash/Water Play** - The plaza incorporates a splash and water play area. The water features could be switched off to increase the usable size of the plaza or converted for ice-skating during winter.
 - **Seating** - Upper portions of plaza serve as a stage or as seating for viewing activities or events.
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 - **Existing Pool** - The existing pools and bath house will be removed during Phase 1 to allow for construction of the new plaza. The existing pools, constructed in 1979, have reached their life-cycle limit. An independent aquatic facilities analysis concluded that the required upgrades to the pool equipment, deck, and drains are not sustainable.
- C **Possible Phase 1 Scope Additions** - Together, the Community Center and Central Plaza constitute the base Phase 1 scope and will re-energize the heart of John Chavis Memorial Park. Additionally, one or more of the following items are aspired to be included in the Phase 1 scope:
 - **Original Carousel House** - Adaptive reuse of the Original Carousel House as a fully-conditioned, flexible multi-use space with its own toilets for small gatherings, special events, or programmed activities year-round
 - **Play Corridor** - Renovation of the existing playground to complement the water play in the Central Plaza.
 - **Picnic Shelters** - Restoration of the two historic picnic shelters



GYMNASIUM COMMUNITY CENTER CENTRAL PLAZA PLAY CORRIDOR

Public Outreach

February 2016 - Final flyer available online to the public



John Chavis Memorial Park

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EASTERN PLAY CORRIDOR **CAROUSEL PLAZA**

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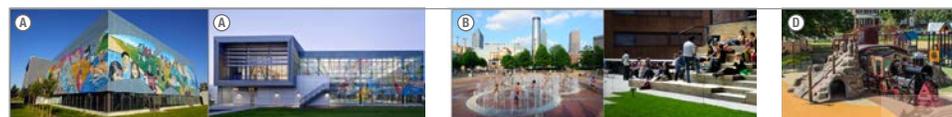
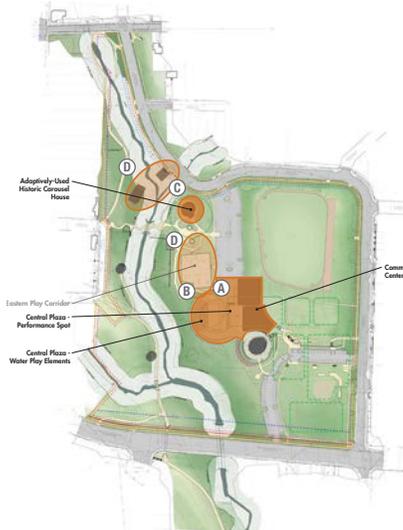


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- C Original Carousel House** - Adaptive use of the original Carousel House as a fully-conditioned, flexible multi-use space with its own toilets for gatherings, special events, and programmed activities year-round. The renovation may be enhanced in the future to allow the building to transition into a cafe or other more specialized use when park attendance increases, and the toilets will be designed with exterior access for use as a comfort station during Phase 1.
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 - **Play Corridor** - Renovation of the existing playground to complement the water play in the Central Plaza.
 - **Picnic Shelters** - Restoration of the two historic picnic shelters
 - **Original Carousel House** - Furnishings, exhibits, and/or enhanced renovation



GYMNASIUM COMMUNITY CENTER CENTRAL PLAZA PLAY CORRIDOR

PAGE 12

The Carolinian

FEBRUARY 11, 2016

NAACP, Head Start Join Forces On Voting, Health Care

BALTIMORE, Md.—The National Association for the Advancement of Colored People (NAACP) and the National Head Start Association (NHSA) have announced a joint initiative aimed at empowering the country's most vulnerable families by facilitating voter registration, health care enrollment and fair housing advocacy at Head Start centers across the country.

Since its creation in 1965, Head Start has improved the lives of 32 million at-risk children and their families, laying the foundation for lifelong success. As the outstanding model for quality early learning, Head Start's comprehensive, two-generation approach, including services such as home visits, health screenings, and improved nutrition, gets children ready for kindergarten and sets families on a path toward self-sufficiency.

NAACP President and Head Start alumna Cornell William Brooks revealed the Memorandum of Understanding, which focuses on three core directives:

- Voter Registration: Organize voter registration drives at Head Start centers to provide Head Start parents with crucial tools and information to bridge gaps in the voting process, including helpful resources such as voter guides with state-specific information on how to register and vote.
- Healthcare / Affordable Care

Act: Educate families and provide resources to the Head Start community to help families enroll for health care coverage and access critical medical care.

•Housing Advocacy: Provide Head Start families with fair housing advocacy tools to help build a foundation for stabilizing the family and home, and ensuring the entire family is prepared and invested in their own lifelong success.

"Head Start has long been the center of community and learning in neighborhoods across the country, providing the required resources to strengthen families, communities and the well-being of our children," said NAACP President and CEO Cornell William Brooks. "This new partnership with Head Start is a natural extension of their commitment to educating and empowering families and the communities they serve."

Head Start's benefits to building communities include central center locations in the poorest neighborhoods where young parents

can meet, socialize, and see one another. Through its programs and community support, Head Start provides:

- Early knowledge, nurturing and stability for children that resides them for kindergarten, instills love of reading, and phenomenal socialization skill development that hopefully expands beyond the walls of the center.
- Opportunity/access to community services for parents and children. Parents are able to gain training, set family and community goals, participate in councils at centers, and grow into positions of empowerment.
- Social Justice Imperatives—In modern society, child care and Pre-K are considered basic needs for children, and often out of reach for struggling parents. Head Start and other programs help create a more stable and peaceful world that values education, self-direction and community that we must continue to cultivate.

"We are proud to partner with the NAACP to open up the democratic process for Head Start families, and ensure access to critical health and housing opportunities," said NHSA Executive Director Yasmina Vinci.

"Head Start has always emphasized that parents are their children's first teachers and

a program's most important partner. Expanding access to these resources is a crucial part of breaking the cycle of poverty and empowering families to achieve their own goals for education, employment, stability, and success."

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John Chavis Memorial Park Master Plan Implementation

Chavis Community Center, 505 MLK Jr. Blvd.
 Tuesday, February 16, 2016
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3:30pm	Presentation
4-6:30pm	Open House
6:30pm	Presentation (repeated)



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RALEIGH NURSERY SCHOOL, INC RECEIVES CONTRIBUTION FROM THE CURTIS FOUNDATION—It was presented by Karen Pruitt, standing to the right of Keisha L. Sanders, Director of Operations at Raleigh Nursery School, Inc. Mrs. Pruitt works for the Curtis Media Group and was recently given a \$1,000 check in her honor for her longstanding contributions of time and talents by the Curtis Foundation. Raleigh Nursery School is a Five-Star non-profit child development center, founded in 1949 and located at 1035 Halifax Street in Raleigh.

BLACK DOLLARS

Continued from page 2

Spriggs said a red flag for him was the mention of dollars circulating in the Jewish community for 19 days.

"What makes me suspicious is that it has 250,000 signatures based on religion when the federal government doesn't collect any data by religion," Spriggs said. "Where would you get that from?"

"When you say Asian communities you're talking about a very diverse population that includes Indians, Chinese, Japanese, Koreans and they are all different and not a monolithic community. It would be a mistake to try to include all of these different people under one umbrella to talk about spending in communities," he said.

He added, "And even if you surveyed customers about their spending with business, how would you know the religion of the person who owned the business? If I shop at Macy's, I don't know the religion of the person who owns it."

Justin Wolfers, an economics professor at the University of Michigan, cited other problems with the figures used by Stephens and others.

"First, there is no clear definition of community. 'Are we talking about specific neighborhoods or as a whole?'" Wolfers asked.

Secondly, he points out, like Spriggs, that the federal government does not collect economic information by religion nor does it collect hourly economic activity.

"It seems highly improbable that you could get that data the way it's described," Wolfers said. "The inclusion of religion data alone makes me question the figures."

Economic experts agree that blacks may spend little of their estimated \$1.1 trillion in buying power with black business. And they agree that efforts like Anderson's to patronize those businesses are laudable goals. But they add that proponents should stop using the six-hour figure because while it is shocking, it cannot be verified.

"I understand where people who use this figure are coming from and I don't want to downplay the issue, but you don't solve the problem by using questionable data," said Spriggs, the Howard economist.

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Public meeting 4 (02/16/2016) advertisement in the February 11th, 2016 edition of *The Carolinian*



Final public meetings:
**John Chavis Memorial Park
Strategic Implementation Study**

April 21 & May 19 at 6 pm

Raleigh Council Chambers • 222 West Hargett Street

The Park, Recreation and Greenway Advisory Board will receive public input on April 21st before reaching recommendations about the park's development on May 19th.

Public input is always welcome and will be included in the final report to the Raleigh City Council.

For project information, including a study summary with graphics, visit parks.raleighnc.gov, keyword search "John Chavis Park Master Plan" or email staff at parkplan@raleighnc.gov.



RALEIGH Parks,
Recreation *and*
Cultural Resources
parks.raleighnc.gov

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John Chavis Memorial Park Public Engagement Opportunities

- 1) **Public Leadership Meetings held: 17.** 9 Formal PLG meetings; 1 Group Retreat/Training; 1 Parks Tour; 3 Optional Working Group Meetings, 1 Celebration of adopted Master Plan; 1 PLG introduction to the Strategic Implementation Study Project;
1 PLG Check-in Meeting during Implementation Study
- 2) **Public Meeting/Engagement Opportunities: 14, so far.** 10 Community Conversation, 4 for Strategic Implementation Study
Remaining Meetings:
 - 3 for Study Acceptance: 2 PRGAB 4/21/16 (Public Comment), 5/19/16 (Recommendation) ; 1 City Council June 2016
 - 3 for Phase 1 Schematic Design (30% Drawing): Community Meeting (Summer 2016- Public Meeting), PRGAB (Public Meeting), City Council
- 3) **Central CAC: 13 reports by Project Staff, so far.** 9 for Community Conversation, 4 for Implementation Study
In addition, continuous project updates at monthly Central CAC meeting and newsletters provided by CAC Chair Reports and City staff.
- 4) **Other public engagement opportunities:**
 - Up to date Project Webpage (official platform for information)
 - Raleigh Email Subscription Service (continuous email updates during project to 250 subscribers, last sent on 2/2/16)
 - Post cards distributed to nearby residents - ½ mile radius used on 9/23/15 to 1200 households
 - Hard Copy Meeting Notice, by traditional mail, to Community Conversation and Implementation Study participants who suggested mailing address as best contact, last done on 2/4/16 to 54 past participants
 - Continuous process overview and meeting notices posted at Chavis Community Center and Top Greene Centers
 - Overview and Meeting Postcards distributed to 7 Neighborhood/Community Centers, most recently for each of the 3 public review sessions of 2015-2016
 - Continual updates (email and phone calls) to all Public Leadership Group members during Community Conversation and Strategic Implementation Study stages
 - Outreach materials, including posters and yard signage, provided to PLG members throughout project
 - Regular reports to the Parks, Recreation and Greenway Advisory Board (coordinated by board members who also served on the PLG)
 - Presentations to South Central CAC at various milestones, latest presentation given 8/24/15 (Note: A portion of the park is within SC CAC)
 - Implementation Study Table/Staff Presence at Chavis Celebrates Event
 - Historic Designation Process Outreach – community stakeholder interviews, 2 community meetings
 - Press Releases for all Public Meetings – resulting in the Implementation Study making front page of Triangle Tribune twice and front page of N&O once
 - Purchased advertisements in The Carolinian and Triangle Tribune, most recently bought color ads for the 2/16/16 final public review session
 - 2 Shaw “UpFront” Radio Interviews with city staff and community representatives, most recently broadcast on 2/13/16 on WSHA 88.9
 - Raleigh Television Network coverage and interviews during process, most recently taped the final public session on 2/16/16

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Appendix L

Opinion of Probable Cost

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Opinion of Probable Cost

John Chavis Memorial Park ORDER OF MAGNITUDE CONSTRUCTION COSTS

VERTICAL FACILITIES			ATHLETIC FIELDS / COURTS		
	LOW	HIGH		LOW	HIGH
1) Community Center	\$6,600,000	\$7,150,000	1) S-1 Track	\$580,000	\$645,000
2) Gym (elevated track)	\$2,000,000	\$2,250,000	2) S-2 Track	\$750,000	\$1,000,000
3) Aquatic Center (indoor)	\$10,000,000	\$15,000,000	3) L-1 Track	\$1,140,000	\$1,440,000
25m Outdoor Pool	\$1,000,000	\$1,500,000	4) L-2 Track	\$1,200,000	\$1,500,000
Outdoor Leisure Pool	\$1,000,000	\$3,000,000	Tennis Courts (4)	\$80,000	\$140,000
			Lighting (16-24 poles)	\$30,000	\$50,000
			Multi-use Courts (2)	\$30,000	\$60,000
			Lighting (16 poles)	\$30,000	\$50,000
Phase 1	\$8,500,000	\$9,500,000	Phase 1	No work in Phase 1	
Total Range	\$19,600,000	\$27,400,000	Total Range	\$750,000	\$1,800,000

1) Community Center (2-story, building only) - 22,000sf
 2) Gymnasium w/ elevated walking track (building only, attached to community center) - 10,000sf

2) Gymnasium w/ elevated walking track (building only, attached to community center) - 10,000sf

3) Indoor Aquatic Center (building only) - 25,000sf

1) S-1 Track includes - 8' wide asphalt track, 160' (53 1/3 yds) x 360' (120 yds) regulation field, natural grass field, irrigation, (2) goal posts, aluminum bleachers, field lighting (\$250K), fencing

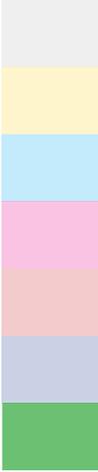
2) S-2 Track includes - 300m 8-Lane track w/resilient surface, 160' (53 1/3 yds) x 360' (120 yds) synthetic turf inside track, (2) goal posts, field lighting (\$250K), fencing

3) L-1 Track includes - 400m 8-lane regulation track w/ resilient surface, natural turf inside of track, football goalposts, lighting, hill-integrated seating, fencing

4) L-2 Track includes - 400m 8-lane regulation track w/ resilient surface, synthetic turf inside of track, football goalposts, lighting, hill-integrated seating, fencing

Field Lighting - 360'x160', \$250,000

Annual Maintenance Cost - Synthetic Turf Range \$15 - \$40K;
 Natural Turf Range \$10K - \$50K; Disposal Cost Artificial Turf Only - \$130K (8-10 years)



PLAY / AMUSEMENTS		
	LOW	HIGH
Central Plaza		
1) Water Play - Natural	\$175,000	\$500,000
2) Water Play-Splash Pad	\$300,000	\$750,000
3) Ice Rink	\$425,000	\$525,000
Lighting	\$50,000	\$125,000
Integrated Seating	\$45,000	\$95,000
E Play (35,000sf)	\$800,000	\$1,000,000
W Play	\$300,000	\$400,000
Skate/Bike Elements	\$200,000	\$300,000
New amusement	\$200,000	\$900,000
Phase 1	\$995,000	\$1,995,000
Total Range	\$2,495,000	\$4,595,000

NATURE / HISTORY		
	LOW	HIGH
1) Buffer Enhancement	\$35,000	\$50,000
2) Stream Restoration	\$250,000	\$325,000
3) Stream Lighting	\$35,000	\$45,000
4) Restore Shelter 1	\$65,000	\$85,000
4) Restore Shelter 2	\$185,000	\$250,000
5) Carousel House (C+S)	\$200,000	\$400,000
5) Carousel House (Upfit)	\$100,000	\$400,000
6) Creek Interaction	\$75,000	\$250,000
7) Cult Heritage Interp	\$1,000,000	\$2,000,000
Phase 1	\$200,000	\$400,000
Total Range	\$1,945,000	\$3,805,000

INFRASTRUCTURE		
	LOW	HIGH
1) Carousel Plaza	\$150,000	\$350,000
2) Central Plaza	\$50,000	\$150,000
3) Heritage Plaza	\$150,000	\$350,000
4) Trails	\$650,000	\$1,200,000
5) Misc Lighting / Sound	\$70,000	\$150,000
Infrastructure Allowance	\$900,000	\$2,000,000
Wheeled Train	\$250,000	\$500,000
Phase 1	\$350,000	\$550,000
Total Range	\$2,220,000	\$4,700,000

1) Water Feature including some or all of the following: runnels, waterfalls, boulders. Equipment Room - filters, chemical feeders, electrical, plumbing & mechanical systems

2) Water Feature - splash pad w/ 15-30 jets, decorative concrete pavement, potentially boulders. Equipment Room - filters, chemical feeders, electrical, plumbing & mechanical systems

3) Ice Rink - 60' x 120', mechanical/plumbing system, Concrete, Boards

1) Removal of understory nuisance vegetation and poison ivy, removal of failing trees, selected pruning, periodic mowing of zone 2 (outer 20' of 50' buffer) -1450lf x 100' = 145,000sf **REQUIRES NEGOTIATION w/ DENR**

2) Repair/modify eroded banks, slope/re-vegetate banks, change profile and/or introduce features to reduce erosive velocities, selectively remove trees - 1450lf **NOT PERMITTED UNDER CURRENT AGREEMENT**

3) Integrated decorative and safety lighting **REQUIRES NEGOTIATION w/ DENR**

4) Dissassemble, replace damaged members, cut of column bases, reinstall w/ bolted connections and new bases and new roof - add power and water - range accounts for foundation work - @850sf Shelter 1 and 2500sf Shelter 2

5) Stabilize shell per NPS standards - upfit ranges widely from flex room w/ toilet to toilets to food service - @2300sf enclosed / 4400sf covered

6) Overlooks, bridge - allowance

7) Signage, exhibits, public art - allowance

1) New paving, furnishings, landscaping, lighting, signage
2) New paving and lighting outside of identified areas + furnishings
3) New paving, furnishings, landscaping, lighting, signage

4) New grading, paving, lighting, furnishings, and signage, including tunnel improvements

5) Outside of identified areas

6) Includes drive reconfiguration w/ parking, water/sewer service, electric service, gas service, data infrastructure, storm drainage and detention, demolition, and site prep

