

R/B
C 89
2.1.89
Cop. 2

MASTER DEVELOPMENT PLAN **CHAVIS PARK** RALEIGH, N.C.

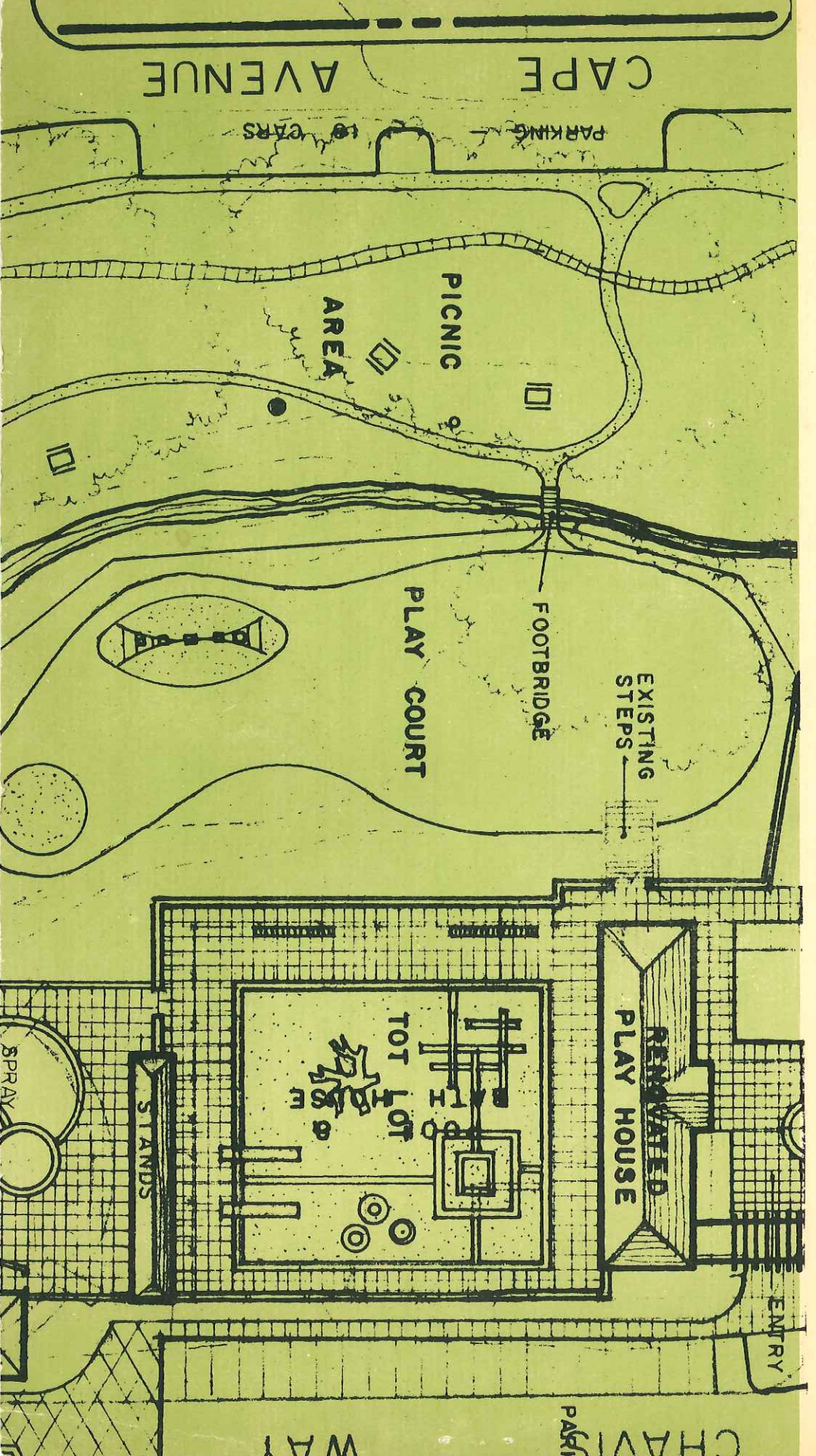


TABLE OF CONTENTS

INTRODUCTION – RECOGNITION	1
CHAVIS PARK ENVIRONS	2
EXISTING LAND USE / PROPOSED PROPERTY ACQUISITION	3
MASTER DEVELOPMENT PLAN	4
MASTER PHASING PLAN	5
PRELIMINARY COST ANALYSIS	6

INTRODUCTION

In early 1971, the City of Raleigh retained the services of Jerry Turner & Associates, Inc., Landscape Architects and Planners to study the redevelopment of Chavis Park. The City appointed a Chavis Park Study Committee, consisting of local interested citizens and City Officials to work with the planners. In order to determine the design philosophy and design program for the Park, a series of meetings were held with the planners and Study Committee and the final results of these meetings and design studies are contained in this report.

The following sections contained in this report were established in order to clarify the design-decision making process of the planners and show their subsequent solutions to development of the park:

- 2 Chavis Park Environs - deals primarily with the overall circulation patterns in regard to the park site and relationship to the surrounding community.
- 3 Existing Land Use and Proposed Acquisition - describes the properties immediately surrounding the existing park site and how they effect it.
- 4 Master Development Plan - a detailed text and graphic plan illustrating the design layout and uses within the present park and under future acquisition.
- 5 Master Phasing Plan - describes the programmed development of the park under three major phases of construction.
- 6 Preliminary Cost Analysis - sets forth the monies required for development of items proposed in the park.

INTRODUCTION - RECOGNITION 1

CITY OF RALEIGH, NORTH CAROLINA

CITY COUNCIL

Thomas W. Bradshaw, Jr., Mayor
Clarence E. Lightner, Mayor Pro Tem
Alton L. Strickland
Jesse O. Sanderson
Robert W. Shoffner
W. G. Enloe
Michael Boyd

CHAVIS PARK STUDY COMMITTEE

Johnny Farmer, Chairman
H. B. Pickett
Mrs. Macine Powell
Watson Holyfield
James Lytle
Walter Edgerton
Mrs. Jessica W. Moore

BOARD OF EDUCATION

W. Casper Holroyd, Jr., Chairman
J. C. Knowles, Vice Chairman
Walter L. Brown, Jr.
Mrs. J. E. Cofield
Mrs. William Craven
H. Gilliam Nicholson
Mrs. Robert Runkle

CITY ADMINISTRATION

William H. Carper, City Manager
J. L. Mercer, Asst. City Manager/Budgeting & Program.
L. P. Zachary, Asst. City Manager/Operations
A. C. Hall, Jr., Planning Director
Vernon Peebles, Engineer
Donald Blackburn, Traffic Engineer
Frank B. Evans, Parks & Recreation Director
C. B. Huyett, Parks Superintendent
W. C. Singletary, Jr., Recreation Superintendent

PARKS & RECREATION ADVISORY COMMITTEE

Fred Fletcher, Chairman
Blaine M. Madison, Vice Chairman
Paul H. Derr
Johnny Farmer
Vernon Malone
Mrs. Charles A. Newcomb
Brantley Poole
Jesse O. Sanderson
J. C. Knowles

LANDSCAPE ARCHITECTS & PLANNERS

Jerry Turner & Associates, Inc.

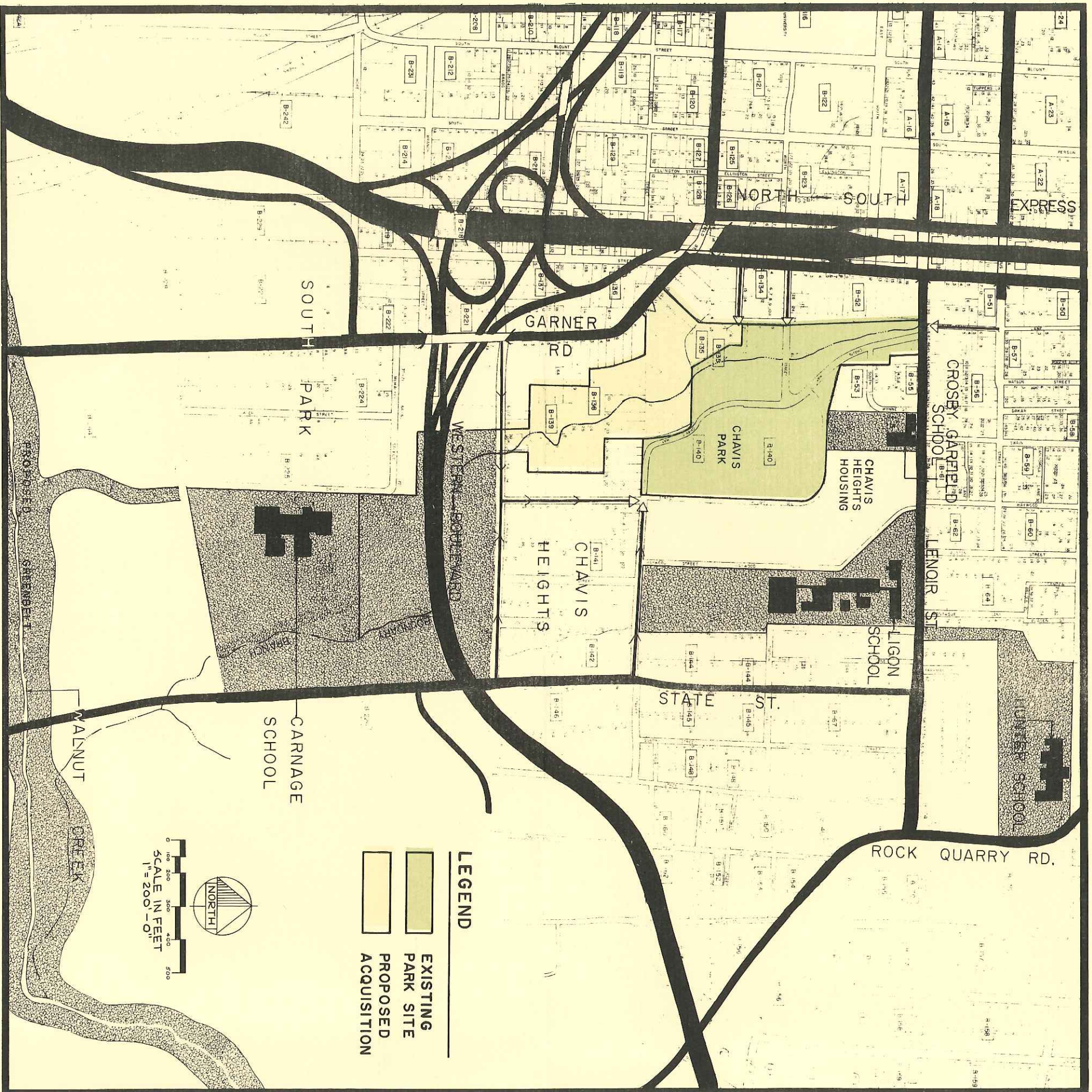
CHAVIS PARK ENVIRONS

The first priority of the planners was to take a broad look at the present vehicular and pedestrian circulation patterns surrounding the site - primary and secondary access, the effects of the proposed thoroughfares near the park and other related facilities: schools, playgrounds, greenbelts, etc., which would influence the nature of proposed vehicular and pedestrian circulation patterns to and from the park site.

- A. Vehicular Circulation Patterns can be noted on the map with emphasis on the city's long range traffic plans, which include the following:
1. A new North-South Expressway through the City replacing Downtown Boulevard as a major north-south traffic artery within one block of the western edge of the park site. This will provide primary access to the park from the north and south sides of the city.
 2. Extension of Western Boulevard to intersect with the proposed North-South Expressway and continue south and east of the park

- site towards Rock Quarry Road providing city-regional access from east and west.
3. State Street to extend southward from its present location across Walnut Creek and tie into existing road system to the south.
 4. Lenoir Street to remain in its present location becoming one way east bound to Rock Quarry Road, providing primary local access to the site at the north end.
- B. Pedestrian circulation patterns will be dictated by current land usage within walking distance to the site, with the most notable items including the schools and playgrounds, and high density housing adjoining or near the site. As noted on the map, four principal schools lie in the vicinity of Chavis Park: Crosby-Garfield, Ligon, Hunter, and Carnage, and are being taken into account whereby future provision for additional park space and pedestrian circulation/recreation areas will form an interconnecting greenway pattern with the park as the core.

CHAVIS PARK ENVIRONS 2



EXISTING LAND USE

The park site study area lies generally within an area bounded on the north by East Lenoir Street; Chavis Heights Housing Project and Holmes Avenue to the east, Bragg Street to the South; Garner Road and South East Street to the west.

Within these boundaries exist the following parcels of land:

- A. The existing Chavis Park contains 24.96 acres
- B. To the south of the park lies 8.52 acres of undeveloped land owned by the Governor Morehead School for the Deaf, Dumb, and Blind
- C. 1.38 acres parcel owned by Shaw University
- D. Approximately 1 acre by Carolina Power & Light
- E. Residential acreage of 26.99 acres owned by private individuals
- F. Some small commercial plots
- G. Approximately 2 acres of Crosby- Garfield City School property

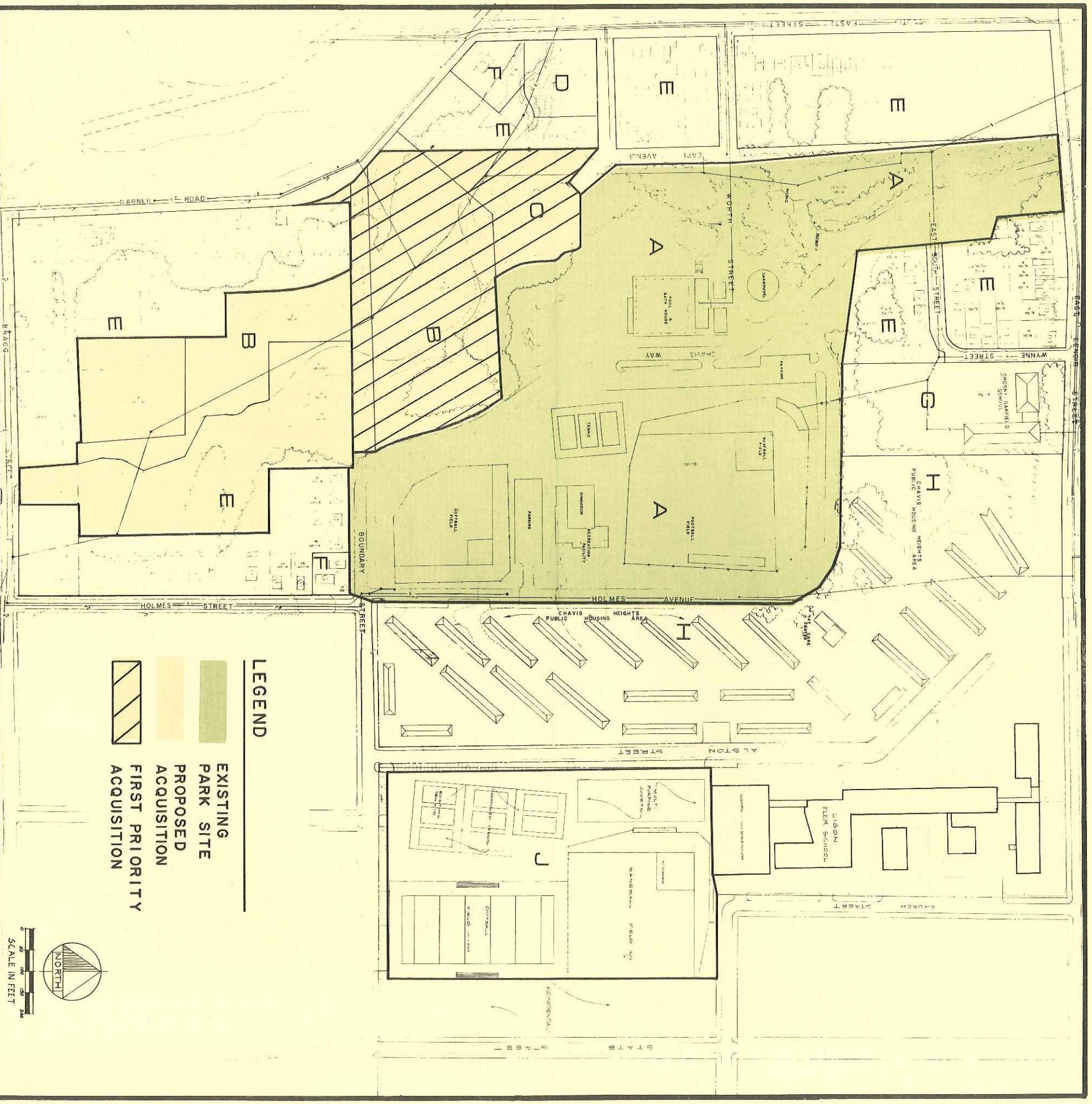
H. The Chavis Heights Housing project under the Raleigh Housing Authority.

PROPOSED PROPERTY ACQUISITION

As discussed under the previous section of existing land use and ownership, a major area of undeveloped land lies to the south of the present park site (B, C & E). Although plans for the first phase development of the park can be done within the present limits of the park, it will be necessary to acquire an additional 7.35 acres for extending the peripheral vehicular circulation around the site and providing the new facilities as outlined in the master development plan under the second phase of development.

In the future, an additional 9.66 acres should be acquired to provide ample area for park expansion and as a connecting link to the overall network of greenways as outlined earlier.

EXISTING LAND USE AND PROPOSED PROPERTY ACQUISITION



MASTER DEVELOPMENT PLAN

The next priority was to study the existing land use and facilities within the park itself and to establish new goals set forth by the Chavis Park Community Group, Parks and Recreation Department, city authorities, and the planners at meetings and discussions with and between these groups.

The following items and numbers correspond to the Master Development Plan:

On-Site Circulation (3)

From the outset it was demonstrated that the current vehicular circulation in and around the Park was in need of revision. Principally, the location of Chavis Way, which presently passes through the very heart of the Park (with connections made by Worth Street and Holmes Avenue), creates a problem by dividing the site in half increasing the vehicular-pedestrian safety hazards, a disintegrated land use, and poor use of the site. It was decided that Chavis Way be diverted to Holmes Avenue just south of the existing creek bridge; Worth Street to terminate at Cape Avenue; and a new perimeter drive to extend west from Boundary Street around to Cape Avenue (with a secondary site access at Garner Road) and connect to Chavis Way at the north end of the site. This would afford the park better

and safer land use by avoiding through traffic and providing additional parking on its boundaries.

Parking (3)

Parking facilities are accommodated with two major parking areas; one providing 158 spaces with access from Chavis Way at the north end of the park adjacent to the athletic field and children's play areas, the other providing 75 spaces with access from Boundary Street at the south end of the site. In addition, parking facilities at the community center are being expanded to provide a total of 72 spaces and peripheral parking around the site will contain 165 spaces. Also, the future park expansion to the south towards Bragg Street will contain provisions for 90 parking spaces bringing the total parking capacity of the park to 470 cars.

Athletic Fields (4, 6, 7, 17)

The athletic fields, their condition and how the community uses them, was studied in detail by the Planning Committee and it was decided that the current adult oriented use of the major baseball/football field (4) was not in full accord with the design philosophy of the Park and that this type of use could be more adequately provided elsewhere. Subsequently, it was decided that a new facility for the athletic fields on the Ligon

(cont.)

School property (17), just to the east beyond Chavis Heights Housing Project, would provide separate regulation football and baseball fields. The concept was approved by the Raleigh School Board. Tennis Court expansion and multi-use courts will also be provided at Ligon Field. The major athletic field in the park would remain, however, with emphasis being placed on overall community use, providing a "commons" for all to enjoy and participate in.

The present "stadium" structure will be renovated with the exterior facade initially getting a "face lift" and later renovation of the interior to accommodate athletic park maintenance equipment and perhaps a future headquarters for park personnel.

A second field (7) (south east corner of site), now used as a softball field, would receive major renovation and be fenced and equipped for "little league" class use as a complement to the larger softball diamond to be retained on the "commons" field.

The decision was also made to completely abandon the three poorly equipped clay tennis courts on the site and improve this facility by providing additional courts adjacent to the two existing ones on the Ligon School site (17) for a total of 8 courts in the future.

In place of the existing tennis courts at Chavis Park, would be a multi-purpose group of courts (6) ultimately providing four basketball and

three volleyball/badminton courts greatly enhancing the athletic facilities of the park.

Community Center (5)

The existing community center is a good attribute to the park providing a gymnasium, locker rooms, meeting and game rooms, reception area, etc. As additional features, the planners propose another parking bay adjacent to the existing one, a new entrance drive with drop-off access to a new entrance plaza and a larger side plaza as an "outdoor extension" of the interior facilities.

Park Plaza (8)

With the relocation and distribution of athletic field facilities, it was decided by the planners that the park required a definite core or hub for circulation to and from the various facilities and major parking areas. This core would also provide a centralized area for groups to get together for the day's programmed activities and a much needed area for the elderly citizens to "take in" the daily activities. It would consist of large, well-lighted, paved areas for congregating and displays; a fountain or water feature as the dominant element; benches and planters with large shade trees and flowers; kiosks and display panels as required to set the atmosphere of the park center.

(cont.)

Swimming Pool Complex (9)

Another major priority was to study the present swimming pool facility. It was determined that this facility was beyond adequate repair and that a totally new facility was needed. Therefore, a new swimming pool complex (9) was created, providing a large main pool to accommodate six 25-yard racing lanes in the swimming portion with additional wading and diving areas. In addition, a "spray" type pool would be provided for the young. Jets of water spray from different piping arrangements would create a delightful experience for the youngsters. The new bath house would provide modern changing and locker facilities, restrooms and an entrance lobby for check in and out with fencing for security around the entire complex.

Children's Play Areas (10, 11, 12)

Adjacent to the proposed new swimming pool complex will be the children's play areas consisting of the following:

a. Tot Lot (10)

By utilizing the old pool shell, there will be multi-tiered play levels with wood and metal apparatus for climbing, swinging, balancing, jumping, etc., providing a complete network to tax the agility of the various younger age groups. In addition, the existing pool bath

house will be renovated to provide an inclement weather playhouse with possible lavatory facilities.

b. Children's Play Area (11)

This area is designed around the renovated carousel which the committee felt would be well worth repairing. It would contain various game and play activities catering to the older children. Possibilities include a "Mill House" and "River Boat" adjacent to the existing stream as play experiences. A range of paving materials would provide an attractive, yet easily maintained area. This entire complex would be completely fenced in with a variety of screen and wall barriers to provide additional attraction to the area.

c. Play Court (12)

The present lower grass terrace adjacent to the existing pool will provide extra spaces for lawn games (croquet, teterball, bowling, etc.) as a supplement to the upper two areas (10 & 11) and for larger apparatus (multi-seat swings, large slides, etc.) requiring greater room for play.

Picnic Areas (13)

Major picnic facilities are located between the proposed new play areas and Cape Avenue. These facilities would consist of some existing structures which would be renovated as necessary, with additional benches

(cont.)

and fireplaces added to take care of future requirements. From this core of picnic facilities, additional space and facilities would be added as the program expands due south down to the proposed extension of Boundary Street around to Cape Avenue. Long range plans call for another large area of picnicing and recreation south of the proposed Boundary Street extension with a link to Bragg Street, furnishing the necessary tie-in to the broader recreation greenbelts as discussed earlier.

Amphitheater (14)

At the south end of the park plaza would be the park amphitheater, a unique facility for providing community discussion/work shops, children's plays, summer movies, and other group related programs. The seating would occur in a natural draw with the stage being placed on an island in the proposed lake. This stage would also serve as a teen center.

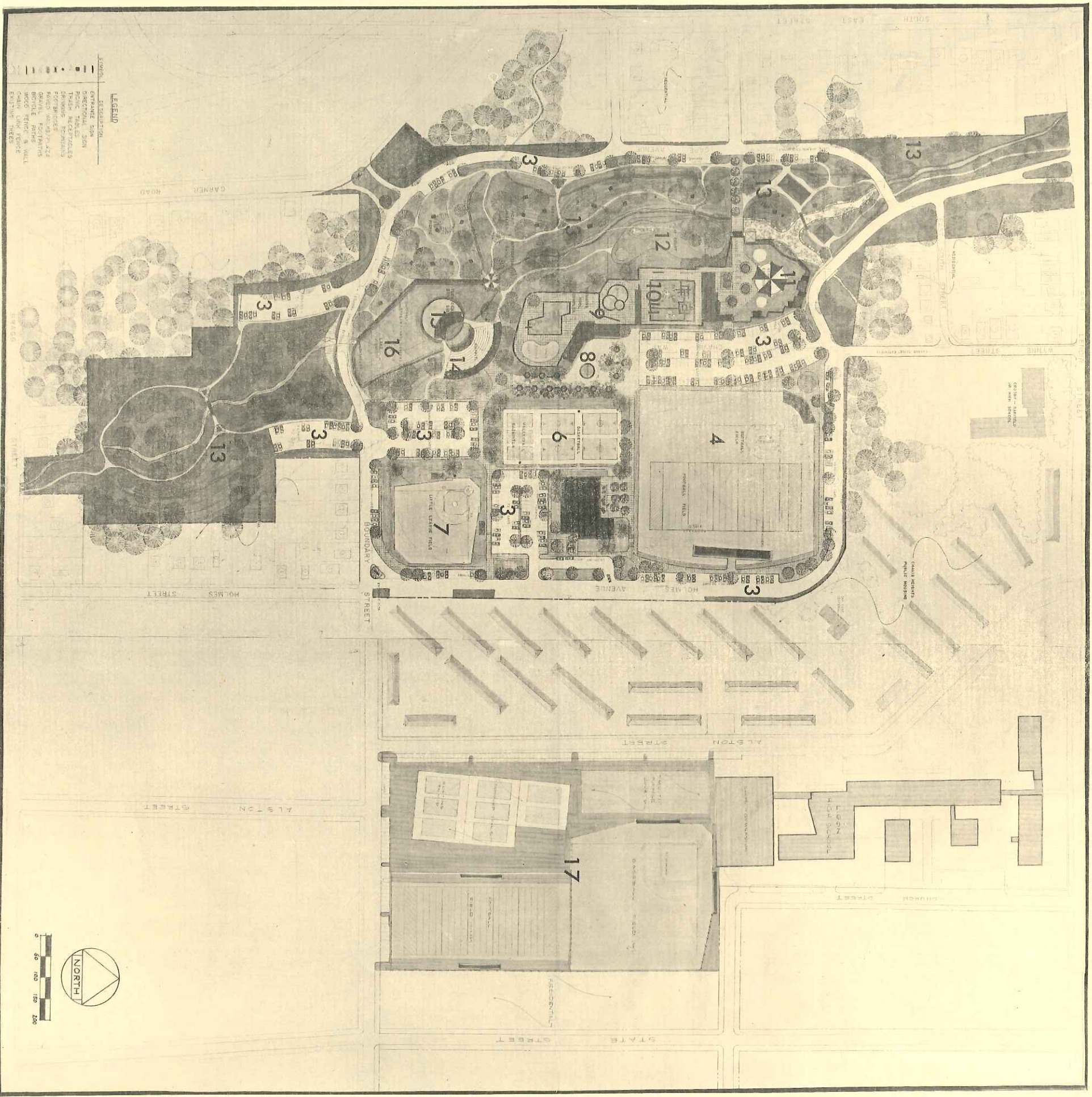
Teen Center (15)

The teen center (15), as the name implies, would be a separate facility for the express use of this age group (excluding times when the amphitheater stage would be used). The major feature is the stage and band shell for dancing, music and group activities, which lies on a man-made island within the proposed lake.

Park Lake (16)

A good deal of discussion revolved around the existing stream which runs north-south through the entire site. Although a definite attribute to any park site, this particular stream has been polluted to a great extent with discarded refuse along its banks and a good deal of surface run-off pollution from up-stream. Various alternatives, from completely stabilizing the stream and its banks to piping it completely underground, were discussed at the community meetings. It was decided that the unsightly refuse could be cleaned out of the stream bed with a possible settling basin at the north end to collect in-coming debris and bank modifications made about the picnic areas and children's play areas for safety and appearance sake. The major feature, however, would be a new lake (16) with the dam at the Boundary Street extension. To counter the ill effects of surface pollution from up-stream waters and any potential flood hazards, a new diversion channel would be constructed for some 400 feet beginning at the intercept basin beneath the new picnic shelter gazebo and run along the west bank to a spill way at the dam. The cleaner water at the mid-level of the basin would be pumped into the lake providing a constant and less polluted source of water. A boardwalk would be provided over the top of the channel for circulation around the west side of the lake.

MASTER DEVELOPMENT PLAN 4



MASTER PHASING PLAN

As a result of the extensive modifications and future acquisition of adjacent land to the park, it was decided that a Master Plan for phasing the various facilities was necessary to correlate the construction priorities with available monies. This would provide basic amenities to the Park in the immediate future.

This plan was divided into three phases of development priority with the numbered items corresponding to the Master Phasing Plan.

Phase I

- 3 Relocation of Chavis Way as part of the new peripheral drive and major provisions for parking at north end of site for 158 cars. 4 & 17
- 4 Relocation of major athletic events to Ligon field with provisions for baseball, football, tennis (two additional courts), and multi-use courts for the school with the present Chavis field providing a community commons including football, softball, and exterior renovation of existing stadium.
- 5 Additional parking at community center for 72 cars.
- 6 The two initial basketball courts to be installed with lighting.
- 7 The complete facilities for a little league field to be installed, including peripheral parking for 30 cars.

- 8 A major portion of the park plaza, including the fountain adjacent to the swimming pool complex.
- 9 The majority of the swimming pool complex including bath house, competition pool with wading and diving areas, adequate pool deck and sun bathing areas - all completely fenced. 10, 11, 12

A portion of the children's play areas, including renovation of carrousal, conversion of old pool shell and bath house to tot lot upon completion of the new pool facilities, and a majority of the play equipment and surface treatment.

- 13 Renovation of the existing park structures as needed with additional picnic areas, including benches and fireplaces.

Phase II

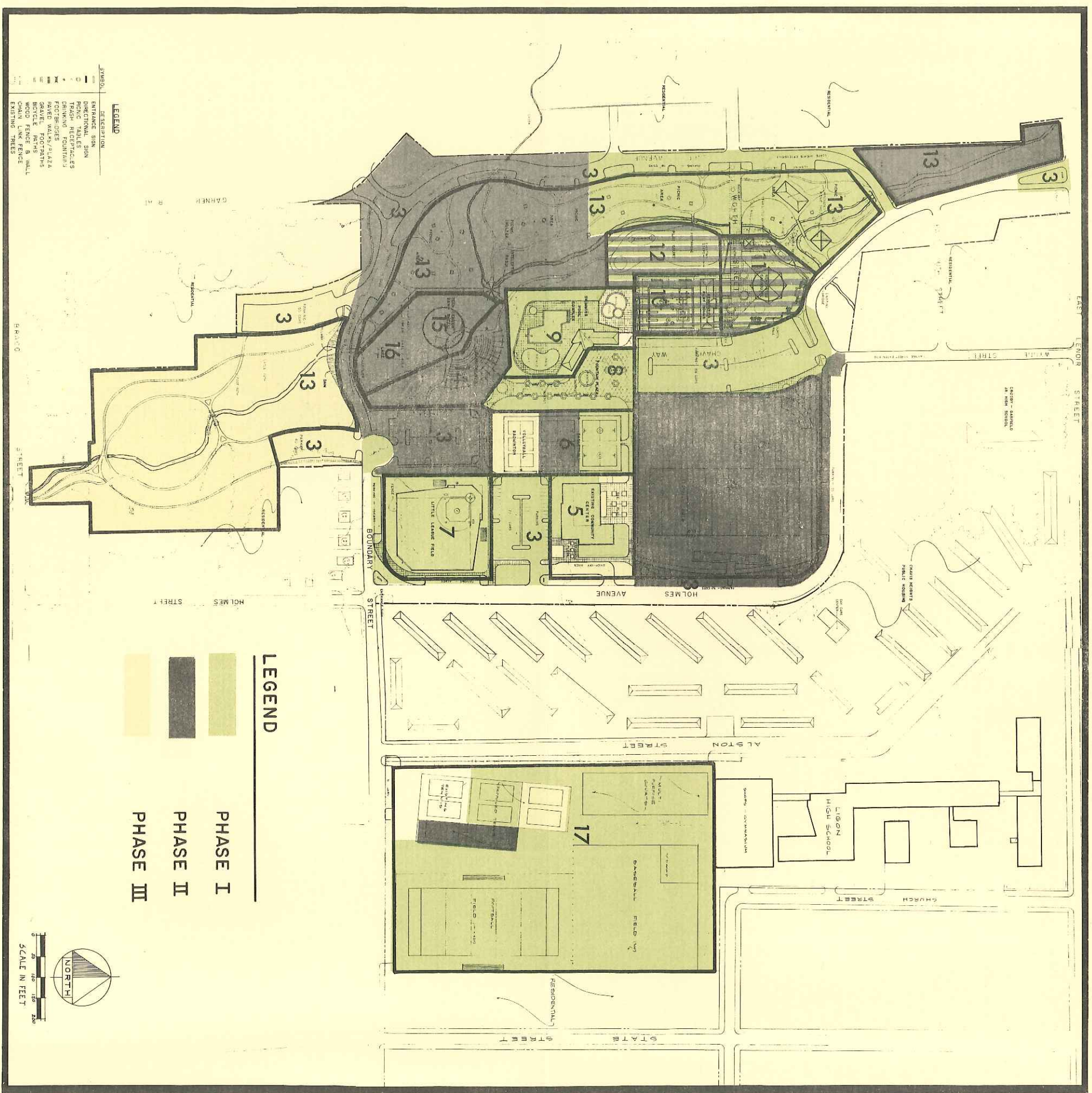
- 3 The second major parking area would be provided at the south end of the park for 78 cars.
- 4 The new "commons" containing softball and football, peripheral walks and recreation center plaza. The interior of the existing field house will be renovated with facilities to possibly include a park superintendent, maintenance rooms, storage rooms, athletic equipment rooms, lavatories, etc. A new fence would be installed around the entire periphery of the field and new movable bleachers to accommodate

(cont.)

- 6 both softball and football games.
- 6 Two additional basketball courts to be installed.
- 10, 11, 12 Additional equipment and renovations to the "play house" would be provided at the tot lots and completion of the other play areas would be achieved.
- 13 Expanded picnic - recreation areas would be included in the southwest area.
- 14 The new amphitheater facility would be built in conjunction with 15 & 16.
- 15 Teenage Center and man-made island to be constructed.
- 16 Man-made lake with dam and diversion channel.
- 17 Two additional tennis courts on the Ligon field.

- Phase III**
- 5 The community center will be provided with an access drive to the main entrance including an unloading area, an entrance court, and side plaza.
 - 6 The three remaining courts for volleyball and badminton to be installed completing the multi-purpose area.
 - 9 The spray pool feature is added to the swimming pool complex.
 - 13 Additional land acquisitions and site preparation for picnic-recreation areas including cycles and foot paths between Boundary Street extension and Bragg Street.
 - 17 The remaining two tennis courts, if required, would be installed in this phase for a total of eight courts.

MASTER PHASING PLAN 5



PRELIMINARY COST ANALYSIS

The following chart represents a preliminary cost break-down in regard to the items discussed in the Master Development Plan and their phasing as described in the preceding section - The Master Phasing Plan. The figures shown represent a very general estimate with more detailed costs on each particular item used to substantiate them. However, more accurate costs and perhaps some cost adjusting between items of each particular phase

will be done as the Master Plan is carried through the working drawings and bid letting stages to full fruition. Additional consultation with the planning groups involved as the plans are finalized may also have a bearing on the monies spent for each particular item. Also, the possibility of federal grants being made available with regard to development of particular items that could apply towards such grants should provide faster progress in the overall development phases of the park.

PRELIMINARY COST ANALYSIS 6

N.O. ITEM	PHASE I	PHASE II	PHASE III	TOTAL I,II,III
1 DEMOLITION	\$ 19,206.00			\$ 19,206.00
2 PROP. ACQUISITION				
3 CIRCULATION	45,052.00	\$ 72,565.00	\$ 15,496.00	133,113.00
4 ATHLETIC FIELD	5,000.00	100,000.00		105,000.00
5 COMMUNITY CENTER			19,300.00	19,300.00
6 MULTI-PURPOSE CTS.	15,704.00	17,386.00	1,500.00	34,590.00
7 LITTLE LEAGUE FIELD	36,806.00			36,806.00
8 FOUNTAIN PLAZA	38,800.00	5,300.00		44,100.00
9 POOL COMPLEX	100,000.00	20,000.00	19,458.00	139,458.00
10 TOT LOT	21,000.00	25,000.00	2,500.00	48,500.00
11 CARROUSEL AREA	27,000.00	19,000.00		46,000.00
12 PLAY COURT	11,470.00	7,500.00		18,970.00
13 PICNIC AREAS	22,325.00	26,970.00	15,920.00	65,215.00
14 AMPHITHEATER		46,475.00		46,475.00
15 TEEN CENTER		24,750.00		24,750.00
16 LAKE		82,135.00		82,135.00
17 LIGON FIELD	87,632.00	17,500.00	17,500.00	122,632.00
18 UTILITIES	20,000.00	5,000.00		25,000.00
19 CONTINGENCIES	45,194.00	50,000.00	9,000.00	104,194.00
TOTAL	\$495,189.00	\$519,581.00	\$100,674.00	\$1,115,444.00