



**Chavis Park**

**A COMMUNITY PARK  
MASTER PLAN REPORT**

Prepared for

**City of Raleigh Parks  
and Recreation Department**

Raleigh, North Carolina

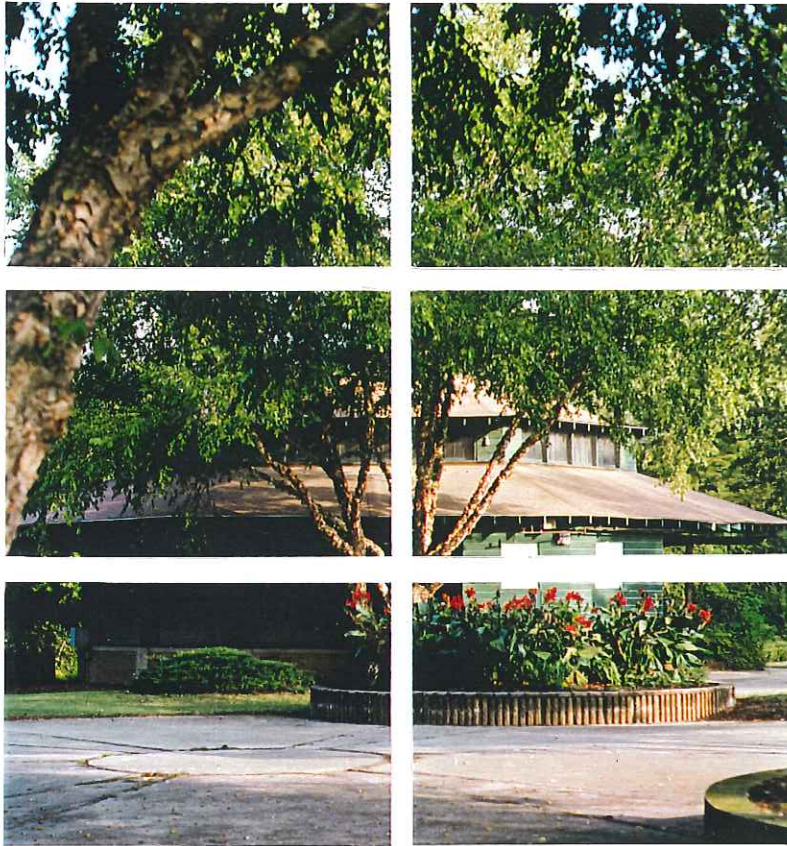
Prepared by

**E D S A**

**Edward D. Stone, Jr. and Associates  
Planners and Landscape Architects**

Durham, North Carolina

October 1994



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October 1994

## TRANSMITTAL

September 26, 1994

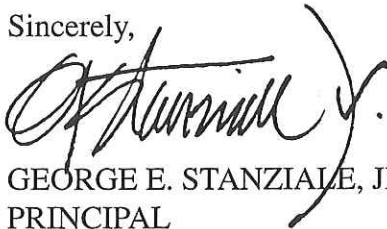
Mr. Jack Duncan, Director  
Raleigh Parks and Recreation Department  
Raleigh, North Carolina

Dear Jack:

On behalf of Edward D. Stone, Jr. and Associates (E D S A) and all the members of the Master Plan Committee, I am pleased to submit to you this Master Plan Report for Chavis Community Park. This report documents the process which we feel has been comprehensive and thorough; a process which served as a vehicle to achieve a unanimously approved final Master Plan, and which responds to the site, the community and the city's needs. We are confident it will be a useful tool in the ongoing implementation of the newly proposed park facilities.

This Master Plan has truly been a collaborative effort. The City staff and Master Plan Committee demonstrated a true concern for the future of this historic park and provided invaluable guidance to us in developing the program and, ultimately, the Master Plan. It has been our pleasure to participate in this planning effort. We look forward with enthusiasm to the challenge of implementing the plan in the coming years.

Sincerely,



GEORGE E. STANZIALE, JR. ASLA  
PRINCIPAL

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## PREFACE

Chavis Park, located in Southeast Raleigh, was first built in the late 1930's. The original park had a combination baseball-football stadium, large swimming pool, carousel, and miniature train. Chavis Park was one of the first to serve the black community and was popular for individuals from the area and from throughout the state of North Carolina. Chavis Park was originally located on the outskirts of the City but now is located adjacent to downtown.

Chavis Park is comprised of approximately 34 acres of rolling terrain that is bisected north to south by Little Rock Creek containing a portion of the Capital Area Greenway System. In 1950, the City acquired the site from the State of North Carolina and in 1960 opened the community center. In 1971 a master plan was completed for Chavis Park.

The current facilities in Chavis Park are a relocated swimming pool, the carousel, community center, children's playground, picnic shelters, tennis courts, little league field, and a practice field and running track. Recently, Martin Luther King Boulevard has been completed on the southern property boundary and is planned to be connected to Western Boulevard in the future. Several neighborhoods in the area are undergoing redevelopment efforts. The City Council authorized an evaluation of Chavis Park and the preparation of a Revised Master Plan in response to the changes.

Edward D. Stone, Jr. and Associates, (E D S A) of Durham, North Carolina was engaged as the consultant to conduct the evaluation and prepare the Revised Master Plan. A Master Plan committee composed of 19 citizens was appointed. E D S A conducted nine meetings with the Committee and Parks and Recreation Staff to develop a consensus for the Revised Master Plan. The Final Master Plan reflects the consensus reached by the team with citizen input.

## ACKNOWLEDGMENTS

E D S A wishes to acknowledge, with gratitude and appreciation, the assistance and information received from the following:

- Dempsey E. Benton, Jr., Manager  
City of Raleigh
- Jack Duncan, Director  
Raleigh Parks and Recreation Department
- Chavis Park Master Planning Committee Members
  - Chair - Mr. Edward Curtis
  - Co-Chair - Mr. George DeLoache
- City of Raleigh Parks and Recreation Staff
- Shaw University Administration
- Members of the General Public

Their contributions and cooperation have been most helpful.

## MISSION STATEMENT

The Master Plan Committee recognizes that because of its special history, Chavis park enjoys a unique and valuable position within the Raleigh Parks System.

The Master Plan should reflect the history, heritage and tradition of the Chavis Park Community. The Park should foster ownership, care and pride by its users through the quality of its programs, the quality and safety of its atmosphere, and its high level of maintenance.

Chavis Park should offer a variety of activities with a goal being to provide opportunities for interaction between users of all ages from surrounding communities.

## COMMITTEE MEETING SUMMARIES

### **Meeting #1      Introductory Meeting March 24, 1994**

#### Summary

- Committee Members, City Staff and Consultants were introduced.
- Parks and Recreation Staff presented the Parks System Video.
- Consultants discussed their Master Planning Process.
- Committee Members discussed what activities were currently being offered and what features were existing at the Park.
- General discussion of upcoming meetings and the importance of attendance.

#### References

- Master Plan Committee Meeting Minutes on file.

### **Meeting #2      Scheduling Meeting April 28, 1994**

#### Summary

- Committee Members, City Staff and Consultants again introduced themselves.
- Consultants presented the team organizational chart and described the roles involved by each team member.
- Consultants discussed the Planning Process and provided a sample "Mission Statement" and "Program Statement".
- Committee Members discussed and questioned the upcoming Bond referendum and its impact on the Master Plan and Chavis Park.
- City Staff discussed the different Park classification categories within the Raleigh Parks System.
- City Staff and Consultants discussed the idea of "Community Workshops" to increase public involvement.
- General discussion by committee members about items and ideas to improve/restore park to its original state.
- Future meetings were scheduled and agreed upon.

#### References

- Master Plan Committee Meeting Minutes on file.



**Meeting #3      Site Tour and Mission Statement  
May 12, 1994**

Summary

- The Committee Members, City Staff and Consultants gathered in the Park and walked together to review the current status and conditions of the Park and its elements.
- Committee rejoined in meeting room to create list. Consultants presented the team organizational chart and described the roles involved by each team member.
- Ideas and desires of what the Park should become in the future were discussed.
- The Mission Statement was formulated and reviewed. Changes were made and members voted to approve it.
- It was noted that the statement could be modified to reflect any new ideas which might arise through the planning process.

References

- Master Plan Committee Meeting Minutes on file.

**Meeting #4      General Planning and Discussion  
May 26, 1994**

Summary

- The City Staff and Consultants expressed concern over the lack of attendance by Committee Members.
- The "Mission Statement" was reviewed and discussed.
- The status of the ballfields and their level of use was addressed and discussed that one might be developed into a special field.
- Members discussed the negative image Chavis Park has due to crime and deterioration of facilities.
- The Committee discussed the different athletic facilities currently available and what might be added.
- The meeting was adjourned early due to lack of attendance.

References

- Master Plan Committee Meeting Minutes on file

**Meeting #5      Program Development  
June 9, 1994**

Summary

- City Staff and Consultants discussed the status of the Committee's attendance and agreed that the planning would continue regardless of the small turnouts.
- Consultants and City Staff would develop plans and pro-actively take plans to the communities/members who were not able to be present.
- Members began listing program ideas and suggestions.
- After a list of program ideas was generated, each member was given 12 votes to select the elements they felt were most important in Master Planning the Park.
- Members discussed the relocation and enhancement of the Park entrances.
- It was agreed that all improvements should better the youth through programs, competition, learning, etc.
- Some Committee Members questioned the relationship of the New Master Plan to the upcoming parks bond referendum and if political issues were guiding the Master Plan.
- The Consultants and City Staff both stated that, to their knowledge, they were unaware of any underlying issues and the Master Plan for the Park was scheduled to be studied and completed prior to announcement of any Bond referendums.
- The "Mission Statement" was revised with new wording and all approved.

References

- Master Plan Committee Meeting Minutes on file.
- Program Elements Voting List

**Meeting #6      Conceptual Plans Presentation  
July 7, 1994**

Summary

- Consultants presented plan of Adjacent Neighborhoods and Land Uses and then the Existing Conditions, Opportunities and Constraints Plan.
- Consultants presented two concept plans.
- Committee Members and Consultants addressed questions of the conceptual plans.
- Most Members present stated approval of the concept plans.
- The Committee, City Staff and Consultants all agreed that four major issues noted in the concept plans still needed to be resolved.

A. Little league ballfield and its location.

- B. Possible relocation of the carousel.
- C. Expansion/addition/upgrade of the swimming pool and bath house facilities.
- D. Whether tennis courts and outdoor basketball courts were necessary.

References

- Master Plan Committee Meeting Minutes on file.
- Adjacent Neighborhoods and Land Uses Plan.
- Existing Condition, Opportunities and Constraints plan.
- Concept Plan 'A'
- Concept Plan 'B'
- Concepts were presented to:
  - Chavis Heights Community
  - South Park neighborhood
  - Shaw University Administration

**Meeting #7**

**General Planning and Discussion  
July 9, 1994**

Summary

- The Consultants discussed the current status of the Master Plan Process and what needed to be accomplished to reach consensus on a concept to be taken to the Preliminary Plan Level.
- Committee members agreed that whatever is done in the future for the Park, should be a first class approach.
- The City Staff stated that City Council sets the priority for planning and implementation of the Parks as they see necessary and Chavis Park is high on their list.
- City Staff reviewed the comments made during presentations to various groups outside the Master Plan Committee.
- Some members questioned the spatial relationships between elements proposed for the Park Core while it was noted by the consultants that this would be studied at a larger scale and level of detail.
- Concept plans were reviewed and discussed for those not present at the previous meeting. A Park Core Detail Plan was presented as the consultants described the layout and ideas.
- After some discussion on the Plan, the Committee walked into the park to view the area described as the Park Core and tried to visualize the spatial relationships.
- Members generally approved of the plans and expressed full support.

References

- Master Plan Committee Meeting Minutes on file.
- Park Core - Illustrative Detail Plan

## **Meeting #8**

### **Public Presentation August 25, 1994**

#### Summary

- City Staff introduced themselves, the Consultants and Committee Members to the public present at the meeting.
- The Consultants reviewed the Committees role in the Master Plan Process and reviewed the program development
- The Conceptual Plans and Park Core Area Plan were then presented and discussed in detail, highlighting the centralizing of activities, relocating the entry to the park and also the entry to the Community Center at the proposed drop-off.
- Three perspective sketches were presented depicting views of the Park Core Area.
- The Consultants then discussed the "Campus Plan" which utilizes adjacent City/County/Private Sector facilities to expand the opportunities for programming at Chavis Park.
- The Consultants reviewed the steps to be taken to move the plan forward.
  - A. Develop Preliminary Master Plan and present to City Administration.
  - B. Present to Raleigh Parks, Recreation and Greenways Advisory Board for their approval.
  - C. Present to Raleigh City Council for approval.
- The meeting was then opened for questions and general discussion from the public and committee members.
- After extensive discussions, members of the public showed support for the proposed plan.

#### References

- Master Plan Committee Meeting Minutes on file.
- Chavis Park Recreation Programs Statement.

## **Meeting #9**

### **Final Committee Meeting Preliminary Master Plan Presentation September 8, 1994**

#### Summary

- The Consultants review all plans and explained to the Committee that the task of this meeting was to reach consensus on the plans and vote to forward on to Parks, Recreation and Greenways Advisory Board and City Council.
- Revisions and refinements to the Park Core Area based on Committee and public comments were explained and discussed.
- Members discussed the proposed pedestrian connection to Shaw University and what elements and materials might be used.

- Members questioned the need to review the Master Plan Document prior to approving preliminary Master Plan and noted they may be apprehensive to approve due to past experiences.
- City Staff noted that their Master Plan process did not include preparing the document prior to the Advisory Board and City Council presentations.
- Members discussed the current state of the Little Rock Creek and how it has deteriorated and become a nuisance within the Park.
- The Consultants reviewed their meeting with the City Administration and how the administration was very excited about the plans and felt more could be proposed to make the park truly unique.
- The Consultants then presented sketch plans based upon the Administrations comments and explained the ideas involved to create a “Children’s Plaza” at the Core Area and upgrade the Community Center to become an “Enrichment Center”.
- Members discussed the proposed additions to the Core Area and Community Center and were in approval of the direction the Administration wanted pursue.
- Motion was made to endorse the Preliminary Master Plan and recommend the concept of the Children’s Plaza and Enrichment Center be part of that plan. All approved.
- Recommendation to clean up or enclose the creek into a piping system to be included in the Master Plan. All approved.
- The Consultants thanked and commended each and every Committee Member for their hard work and fortitude for creating a successful plan.
- City Staff reminded members of the upcoming presentation to the Parks, Recreation and Greenways Advisory Board and again encouraged them to attend in support of the plan.

References

- Master Plan Committee Meeting Minutes on file.
- Revised Park Core Area Detail Plan.
- Park Core Area - Alternative Plans.
- Preliminary Master Plan.

**Presentation to City of Raleigh Administration  
August 23, 1994**

Summary

E D S A presented plans and sketches depicting all new proposed Master Plan elements which were developed in conjunction with the Master Plan Committee. In addition, preliminary order of magnitude costs for construction were reviewed generally illustrating a phased construction budget of 1.2 million for the first phase.

During the meeting, City Manager Dempsey Benton suggested E D S A look at the possibility of adding an arcade structure oriented toward computer applications for homework and games. He also suggested the park core with the addition of the arcade be called "The Children's Plaza".

Presentation to Parks, Recreation and Greenways  
Advisory Board  
September 15, 1994

Summary

Mr. Vic Lebsock, Park Planner, introduced the Chavis Park project, attending Master Plan Committee members, Dan Coleman, William A. Perry, Jr. and Todd Sanders, Sr. with George Stanziale, Principal of E D S A as consultants for the project. Mr. Stanziale reviewed the series of Master Plan drawings and discussed potential first phase areas. Key points of the presentation were as follows:

- Enlargement of the Community Center (Enrichment Center) and enhanced programming.
- Park Core Concept
- Relocation of the Historic Carousel to the park core.
- Activity Pool Concept
- New Park entry at Martin Luther King Boulevard with enlarged parking area.

The Advisory Board endorsed the Master Plan unanimously and forwarded the Plan to the City Council for adoption.

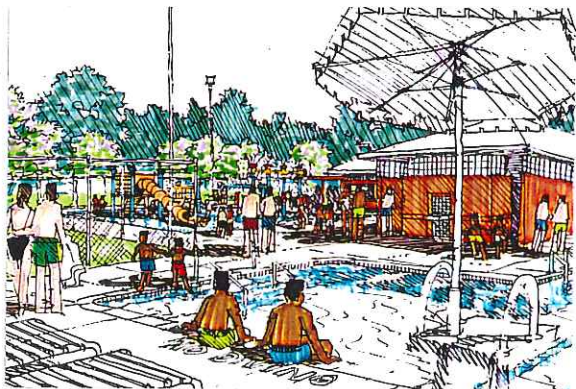
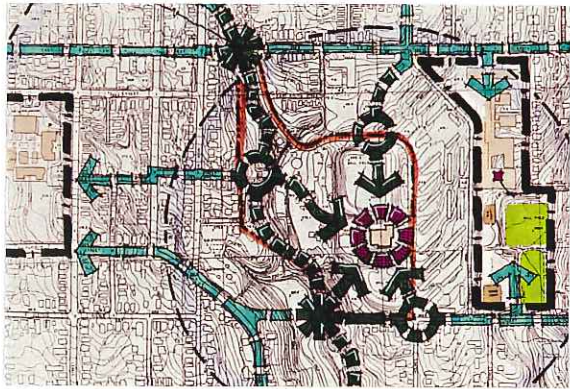
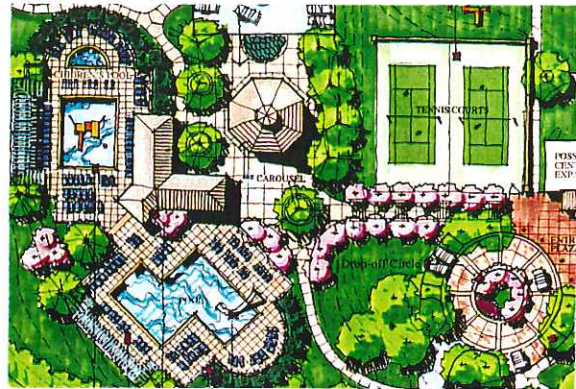
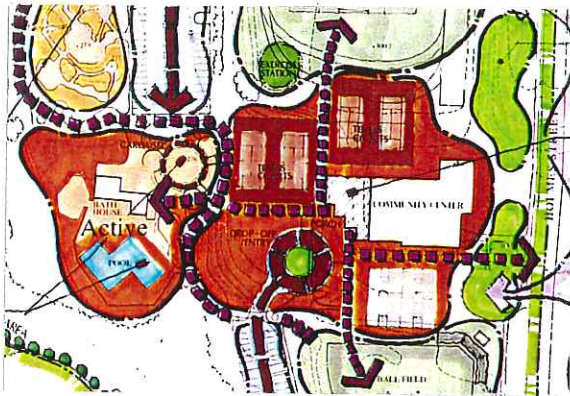
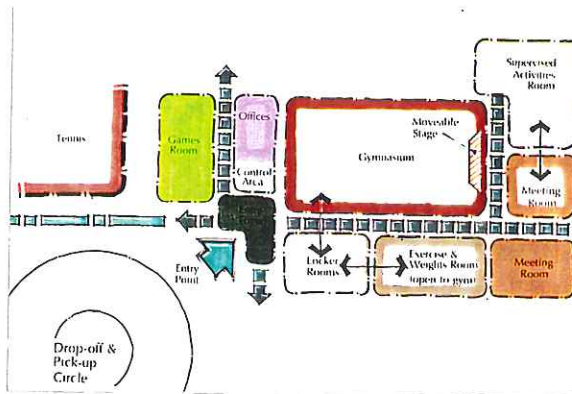
**Presentation to Raleigh City Council  
October 4, 1994**

Summary

Dr. Benson Kirkman representing the Parks and Recreation Greenways Commission (PRGC) introduced the Chavis Park Master Plan Project as well as E D S A as Master Plan consultants for the project. Dr. Kirkman indicated the plan was presented to the Parks and Recreation Greenways Commission on September 15, 1994 and was unanimously approved. The PRGC was extremely excited about the outcome of the plan.

George Stanziale, principal of E D S A briefly reviewed the plans and sketches and discussed the ideas of the new Park Core Enrichment Center, Children's Plaza arcade and relocated park entrance to Martin Luther King Boulevard.

The plan was unanimously approved by the City Council to include the additions of the Children's Plaza concept and the Enrichment Center program.



## Chavis Park MASTER PLAN PROCESS



## INTRODUCTION

Chavis Park, located in the southeast quadrant of Raleigh, is one of the City's first parks. Dedicated in 1937, this park served as a major recreation facility for the Afro-American community in Raleigh and the eastern region of North Carolina.

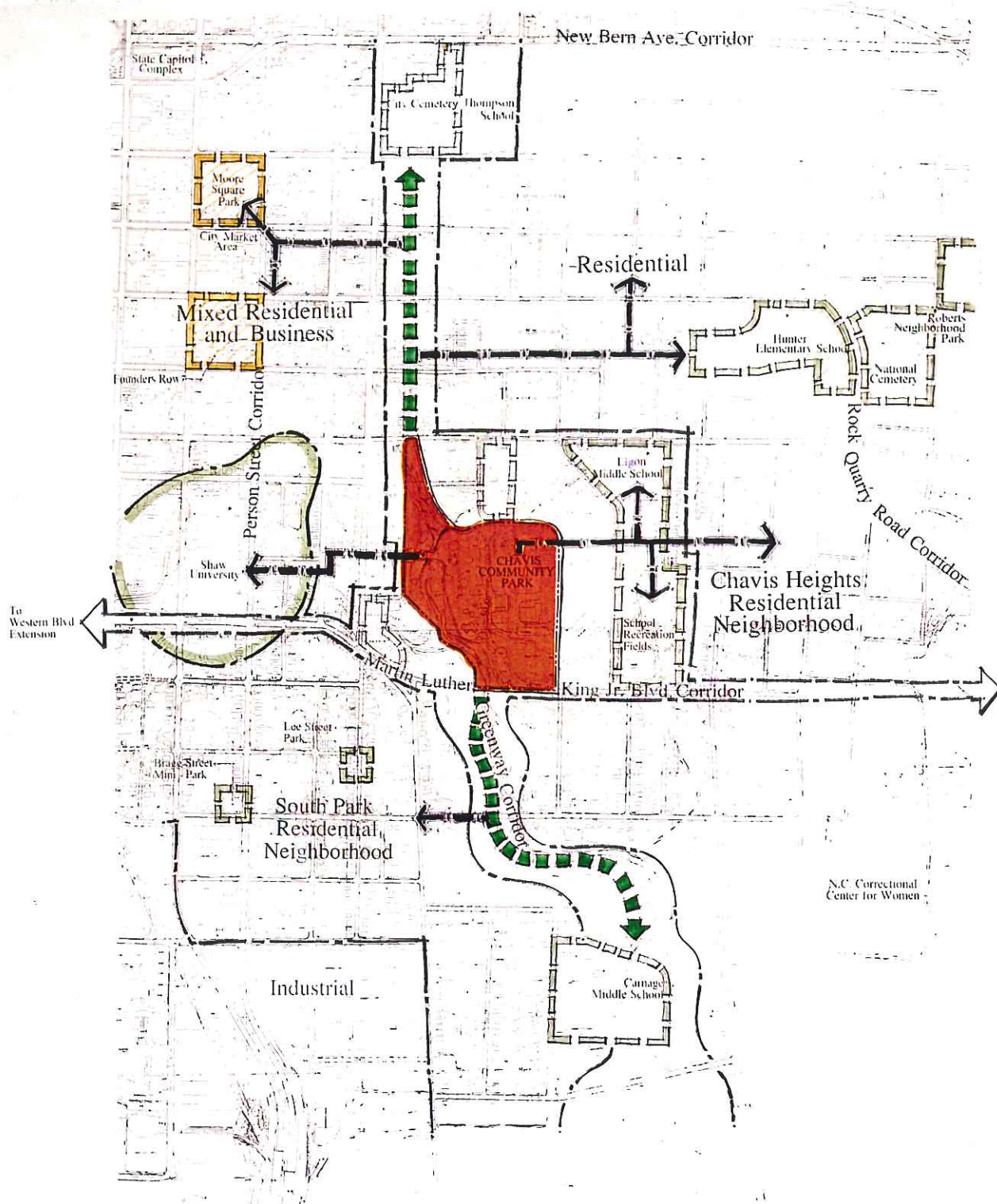
At approximately 34 acres, it is the largest inner city park in the southeast quadrant, offering the community a wide variety of recreational activities.

The purpose of this study was to evaluate the current use and condition of Chavis Park, realizing that through time, changes in social cultural and physical factors in the park have led to a decline in usage.

The southeast quadrant of the city is experiencing growth and undergoing significant redevelopment efforts. Chavis Park must remain as a prime focus for recreation and social programs. E D S A studied the site and adjacent neighborhoods to determine physical and social characteristics.

In conjunction with the City Staff, E D S A was able to evaluate the elements of the park and the needs of the community. The Master Plan Committee, a group of citizens selected to represent the general public, met nine times with the design team and City Staff to develop a Mission Statement, Program and Master Plan. The citizen's thoughts and desires identified the opportunities and constraints of the recreation program.

The program statement translated into the elements of the park. This report documents the events and efforts of the planning team and committee from initial site inventory, program development through preliminary plan development and finally the Master Plan.



# CHAVIS PARK



## Adjacent Neighborhoods and Land Uses

City of Raleigh  
Parks and Recreation Department  
Raleigh, North Carolina

E D S A  
Edward D. Stone, Jr. and Associates  
Planners and Landscape Architects  
2200 W. Main Street Suite 550 Durham, NC 27705 (919) 286-7410

## EXISTING CONDITIONS, OPPORTUNITIES & CONSTRAINTS

Chavis Park has been developed over the years utilizing available buildable land. Land is not available for expansion. The park is bounded on all sides by either existing housing or steep slopes. E D S A and the Committee recognized that a Master Plan meeting the needs of the community would be dependent upon upgrading, redeveloping, and/or relocating the current elements and facilities.

- Pedestrian access into the park is very open with key points on the west at Worth Street, to the north and Lenoir Street and virtually all along Holmes Street to the east with a segment of MLK Blvd. on the south.
- The parks elements and features are somewhat spread out and the sense of a central area is lacking.
- Vehicular entry points into the park are not highly identified and penetrate the site at three points.
- The entrance to the Community Center faces away from the park which gives the impression that it is not a part of the central area of the park.
- The City Greenway bisects the site in a north/south direction and meanders along Little Rock Creek. At several points the side slopes are very steep and hazardous. There are stands of mixed hardwood trees on the western edge of the park, most of which have been limbed up and the understory cleaned to allow visual access to all areas.
- Current activity areas and facilities include two ballfields, a walking track, three tennis courts, a children's playground and carousel.
- A bathhouse and swimming pool are centrally located and serve to connect the active east side of the park to the more passive west side where lawn areas, picnic shelters and the greenway trail are located.



# CHAVIS PARK



## Existing Conditions, Opportunities and Constraints

City of Raleigh  
Parks and Recreation Department  
Raleigh, North Carolina

E D S A  
Edward D. Stone, Jr. and Associates  
Planners and Landscape Architects  
2200 W. Main Street Suite 560 Durham, NC 27705 919/286.7440

## COMMUNITY CAMPUS CORE

### **Facilities**

The location of Chavis Park offers opportunities for expanded programming. The Park situated centrally to numerous other professional and service agencies could literally expand the service components of the park beyond its legal boundaries. Among the current professional service groups are Shaw University, Ligon Middle, Carnage Middle, Hunter Elementary Schools, Copeland Community Center and the YMCA on Hargett Street. As the city expands additional locations may be identified or become available in the future.

Expanding the area of service delivery for recreation programs makes diversified opportunities more accessible to the residents. Reducing or eliminating commuting is an important factor for many of the residents in the City and Chavis Park Area.

### **Administration**

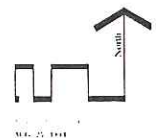
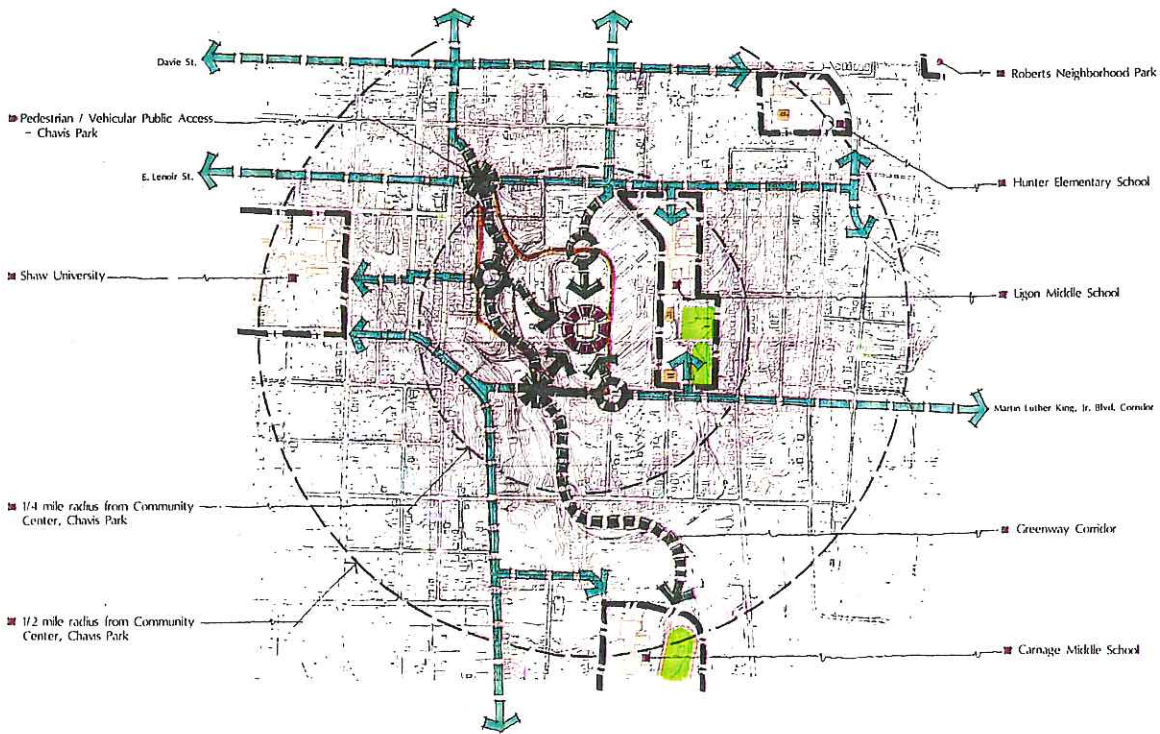
Chavis Park could be identified as the hub for scheduling and coordination of recreation program offerings for all the identified service agencies. The administration of these programs will involve the scheduling of facilities, arranging for instructors, supervisors, etc. and registering participants.

### **Public Information**

The Chavis Park Community Center could also serve as a location for a central public information office. Services could be expanded at the center to provide information concerning special events, job and career related information, public health and safety information, and information concerning public services, housing etc.

### **Leadership**

Successful recreation programs in the Chavis Park area are contingent upon developing a strong community leadership component. There is an immediate need for coaches, teachers, instructors, and advisors who will support, encourage and develop positive values in participants. Encouraging positive role models for the youngsters in the community is a primary goal. The future development of recreation programs and tomorrow's leaders will depend upon the success of programs reaching and positively influencing today's youth.



# CHAVIS PARK



## Chavis Park - Recreation Campus Core

City of Raleigh  
Parks and Recreation Department  
Raleigh, North Carolina

**E D S A**  
Edward D. Stone, Jr. and Associates  
Planners and Landscape Architects  
2100 W. Main Street Suite 550 Durham, NC 27705 1919 286.7410

## PROGRAM STATEMENT

The program statement serves as the basis for planning the upgrade and development of the park. The statement results from comments and recommendations received from the public at various meetings. The program statement also reflects the values of the Committee and its desire to direct the park's future with regard to development.

The program was developed through a consensus building process which included a prioritizing and voting method. Each member of the committee was provided 12 votes to formulate a list of potential elements suggested by the committee. These votes were compiled and a program statement was drafted by the consultant and reviewed by all voting members. A final program statement was subsequently prepared. The following summarizes the ideas and goals as adopted by the Committee.

## CONCEPTUAL PLAN

E D S A developed two conceptual plans based on the comments and direction of the Committee. Areas of the park with different activity levels based upon elements and functions were identified. The first priority was to re-orient the vehicular entrance on Holmes Street to Martin Luther King Boulevard and enhance both vehicular entrances.

As the consultants worked further with the committee, it was recognized that the Community Center entrance faced away from the Park and it had become apparent that there was no "central" Park Core Area.

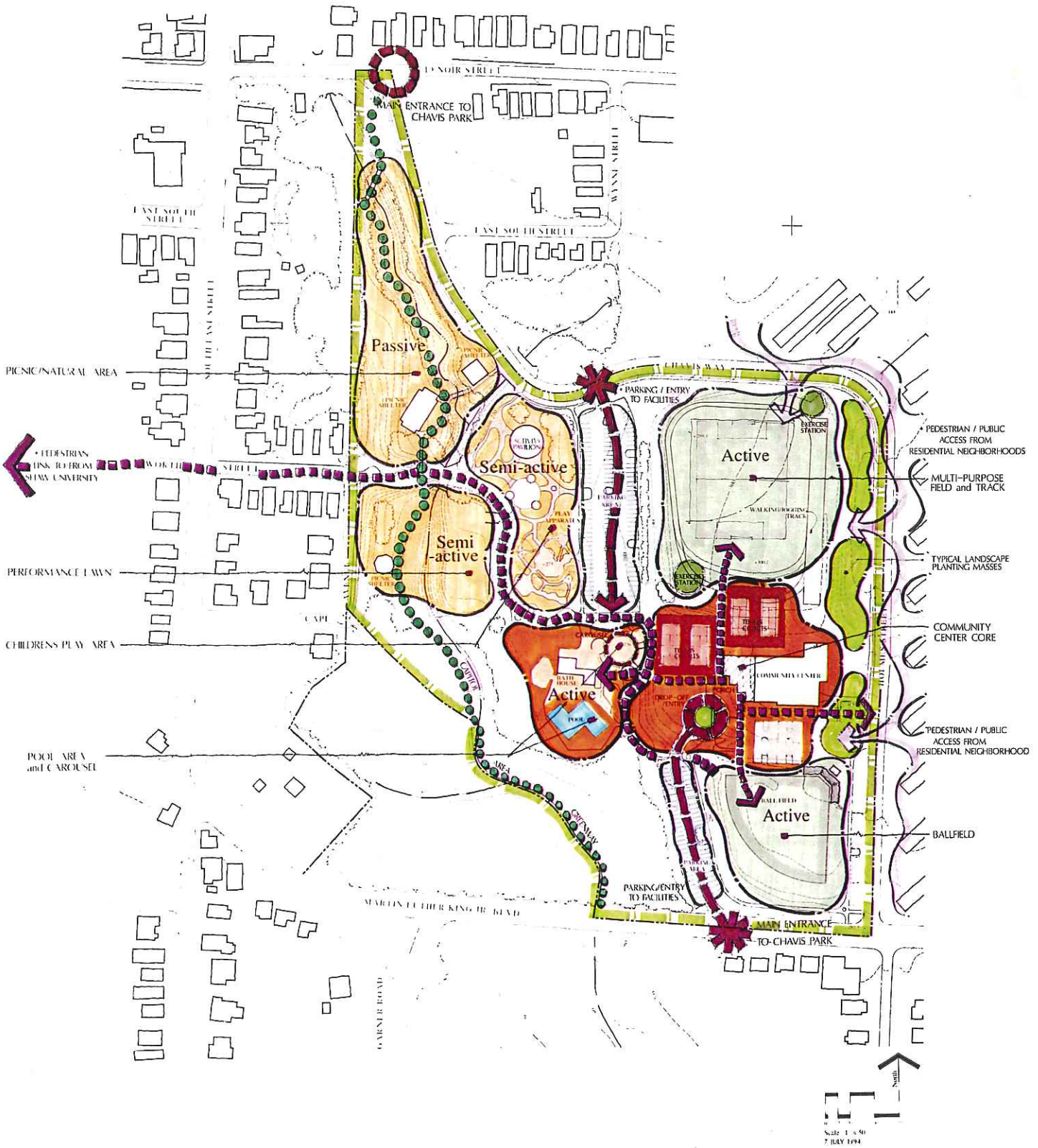
First it was determined that the entries should be enhanced and the south entry changed from Holmes Street to Martin Luther King Blvd. This allowed for the elimination of the parking lot from Holmes Street. The concepts show an addition to the Community Center on the west side that would include a new entry. Doing this allowed a direct link or connection to the swimming pool and bath house.

To strengthen the "Core Area", the carousel was proposed to be relocated to the space enclosed by the pool, tennis courts, and children's playground. This would also encourage more use and therefore, additional revenue generation.

Parking on the south side of the park is to be extended and an arrival/dropoff circle immediately in front of the new expansion to the Center. Pedestrian links between all park elements were strengthened avoiding vehicular conflicts.

The semi-active and passive areas on the north side of the park, are to be upgraded and maintained as picnic areas and natural areas. The structure housing the carousel will be converted to a covered activity pavilion.





# CHAVIS PARK



## Conceptual Plan - Concept "B"

City of Raleigh  
Parks and Recreation Department  
Raleigh, North Carolina

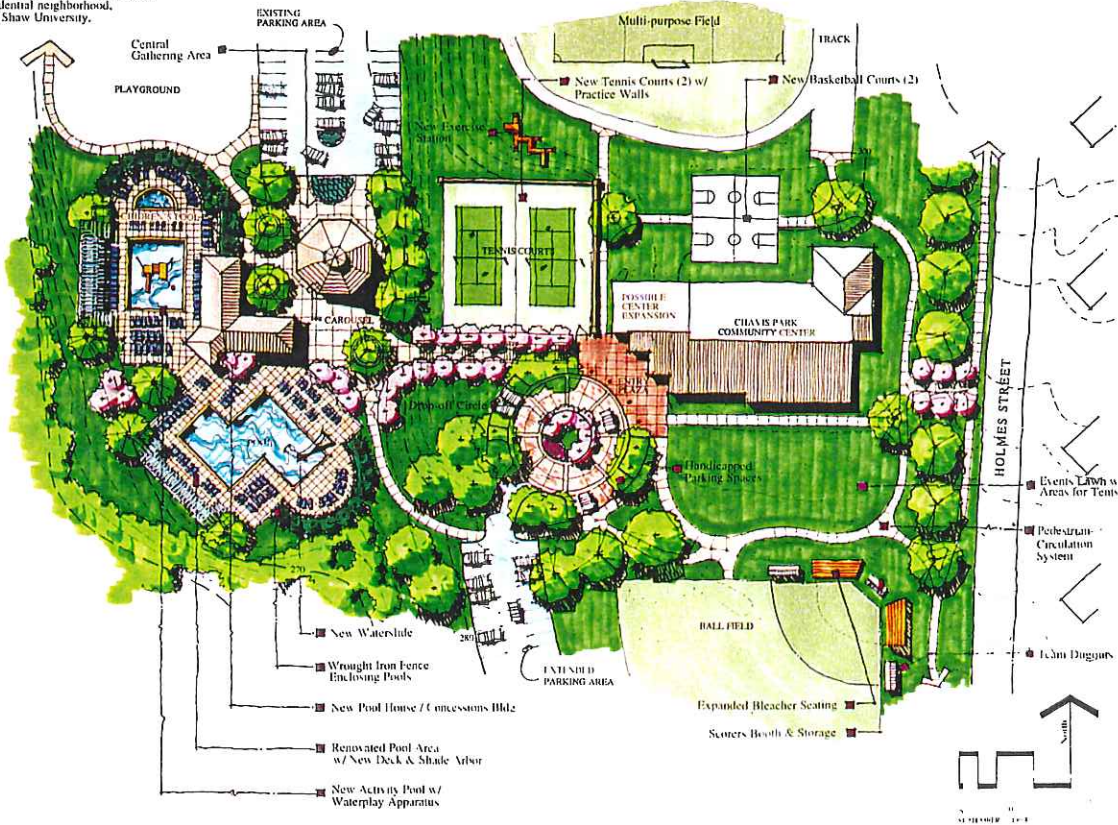
**E D S A**  
Edward D. Stone, Jr. and Associates  
Planners and Landscape Architects  
2300 W. Arden Street - Suite 200 - Durham, NC 27705 (919) 286-7440

## PRELIMINARY PARK CORE PLAN

The consultants studied the comments made by committee members and felt that a plan of the Park Core Area, drawn to a larger scale would help define the elements and their functions for this space. At this scale, spatial relationships and forms were studied to test the "Park Core" Theory. It became apparent that this design approach of centralizing the major activities would also serve to aid, to control, and monitor the Park by its supervising staff.

Relocating the carousel into this space, renovating and upgrading the existing pool and bath house, and the adding of a new activity pool with waterplay apparatus were determined to be the key elements to make the core area successful. A direct visual and physical connection from the renovated and expanded Community Center without vehicular conflict ties the Park Core to the Community Center for pedestrians. Pedestrian connections to other areas and elements of the park were strengthened by eliminating the current parking lot from Holmes Street.

Connection to other areas of park, residential neighborhood, and Shaw University.



# CHAVIS PARK



## Park Core Area - Illustrative Detail Plan

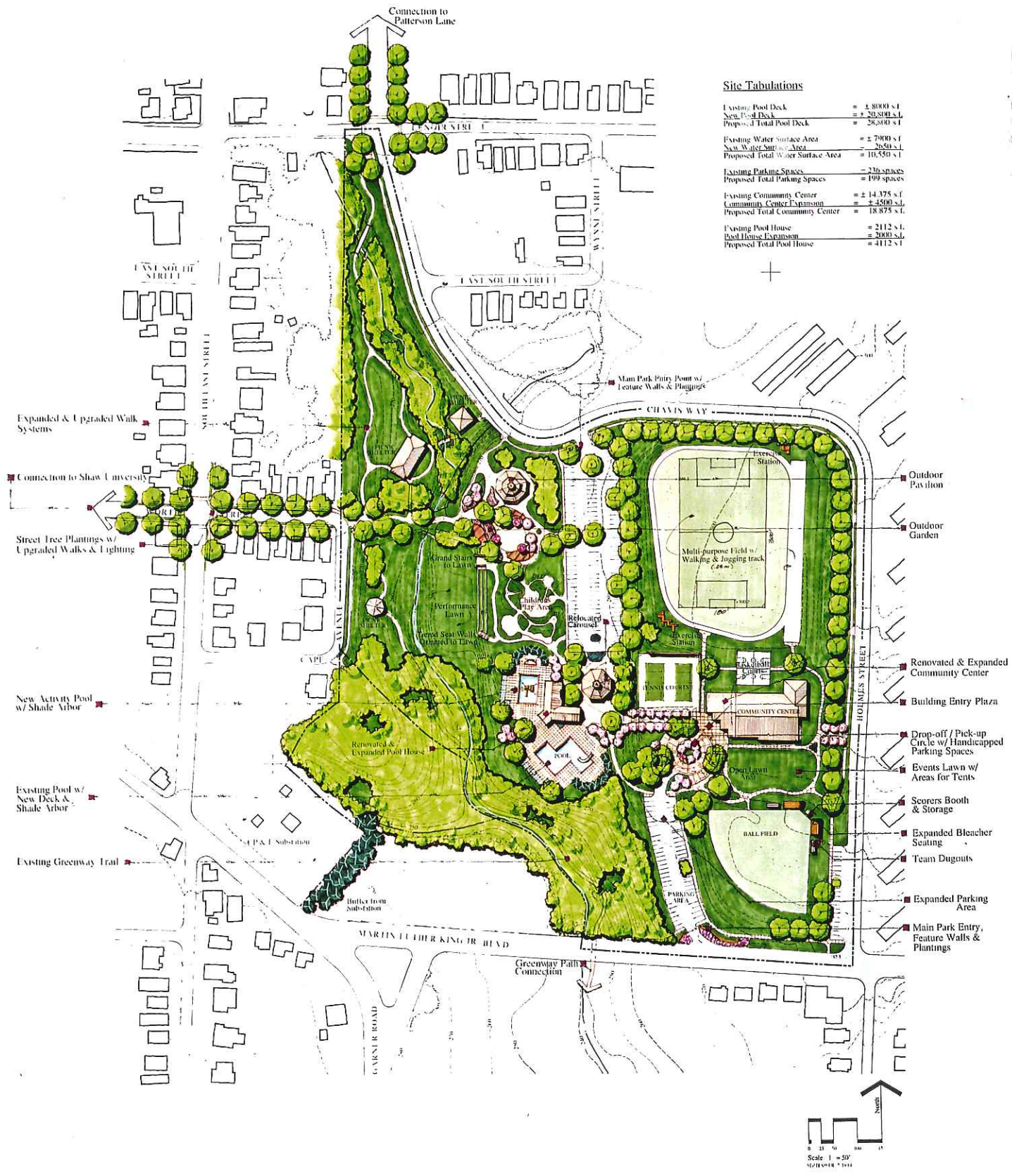
City of Raleigh  
Parks and Recreation Department  
Raleigh, North Carolina

E D S A  
Edward D. Stone, Jr. and Associates  
Planners and Landscape Architects  
2200 W. Main Street, Suite 560, Durham, NC 27705 (919) 286-7440

## PRELIMINARY MASTER PLAN

The Preliminary Master Plan illustrates the various elements, relationships and their locations within Chavis Park. The plan also depicts the peripheral areas to the Park Core and locates the performance lawn area, the connection/pedestrian link to Shaw University and addition of trails along the Greenway.

Also shown is conversion of the ballfield located within the walking/jogging track into a multi-purpose field. The track would be upgraded and new exercise stations provided at two locations. The current parking lot south of the Community Center would be eliminated allowing for creation of an events/special functions lawn which could support tents adjacent to the Center entrance. South of the lawn area the existing ballfield is to be upgraded to become a special little league field with a scorers booth, team dugouts and expanded seating. The lawn area also provides staging for possible tournaments and would allow for vehicular free pedestrian access between the Community Center and the ballfield.



**Site Tabulations**

Existing Pool Deck	= ± 8,000 s.f.
New Pool Deck	= ± 20,000 s.f.
Proposed Total Pool Deck	= 28,000 s.f.
Existing Water Surface Area	= ± 7,900 s.f.
New Water Surface Area	= 2,650 s.f.
Proposed Total Water Surface Area	= 10,550 s.f.
Existing Parking Spaces	= 236 spaces
Proposed Total Parking Spaces	= 499 spaces
Existing Community Center	= ± 14,375 s.f.
Community Center Expansion	= ± 4,500 s.f.
Proposed Total Community Center	= 18,875 s.f.
Existing Pool House	= 2,112 s.f.
Pool House Expansion	= 2,000 s.f.
Proposed Total Pool House	= 4,112 s.f.

Expanded & Upgraded Walk Systems

Connection to Shaw University

Street Tree Plantings w/ Upgraded Walks & Lighting

New Activity Pool w/ Shade Arbor

Existing Pool w/ New Deck & Shade Arbor

Existing Greenway Trail

Outdoor Pavilion

Outdoor Garden

Renovated & Expanded Community Center

Building Entry Plaza

Drop-off / Pick-up Circle w/ Handicapped Parking Spaces

Events Lawn w/ Areas for Tents

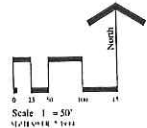
Scorers Booth & Storage

Expanded Bleacher Seating

Team Dugouts

Expanded Parking Area

Main Park Entry, Feature Walls & Plantings



# CHAVIS PARK



## Preliminary Master Plan

City of Raleigh  
Parks and Recreation Department  
Raleigh, North Carolina

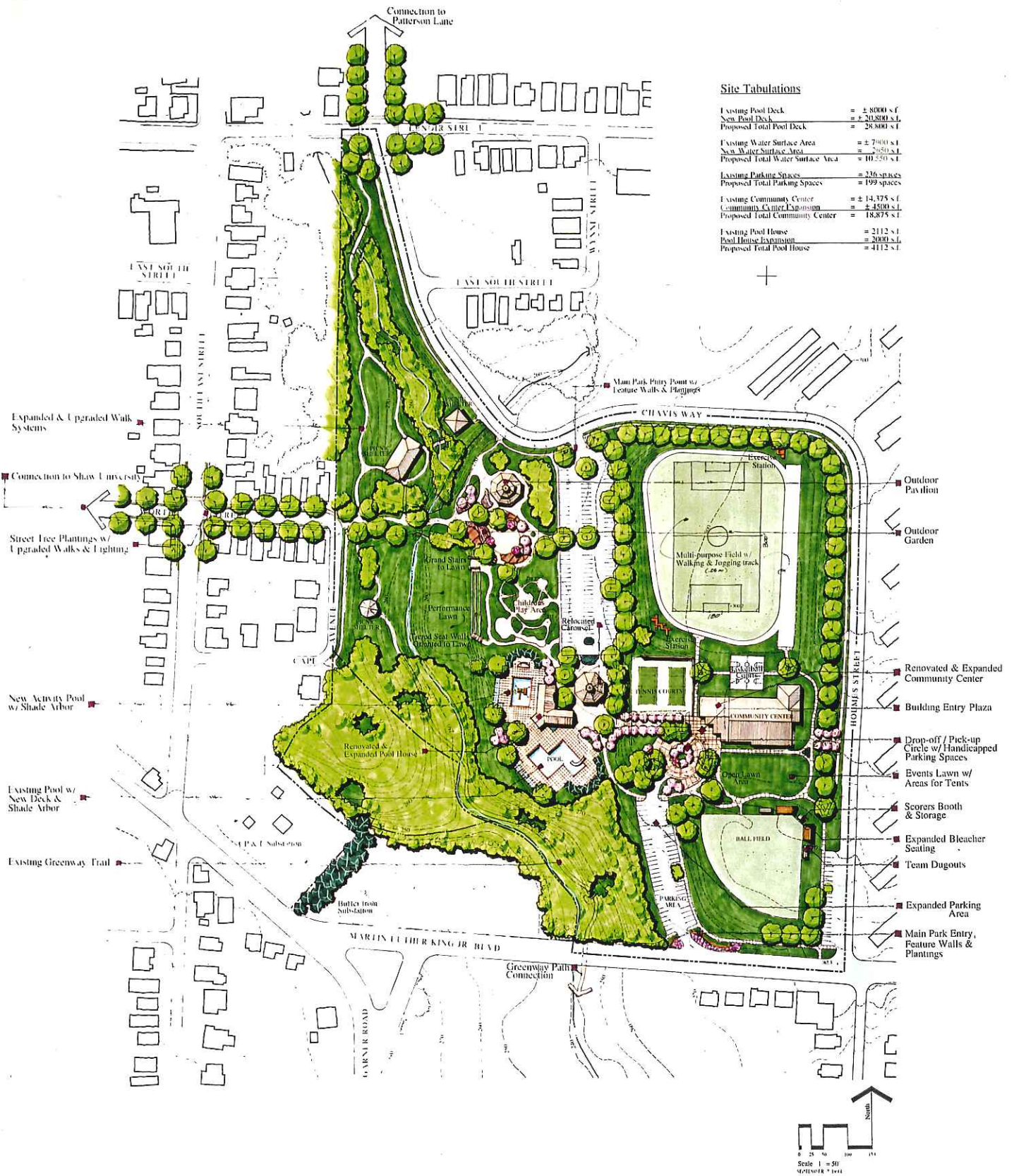
**E D S A**  
Edward D. Stone, Jr. and Associates  
Planners and Landscape Architects  
2200 W. Main Street Suite 550 Durham, NC 27705 (919) 286.7440

## MASTER PLAN

The final Master Plan dated October 4, 1994 was prepared based on approval of the Preliminary Master Plan by the Committee, Parks, Recreation and Greenways Advisory Board and the Raleigh City Council. The Final Master Plan illustrates those elements and areas previously outlined in the Preliminary Master Plan. The highest priority items as defined by the Committee are as follows:

- A possible cultural arts center
- Upgrade, maintain the greenway to deter improper use
- Provide a strong pedestrian connection to Shaw University
- Renovate, expand and relocate the entrance of the Community Center to face the park and Martin Luther King Jr. Blvd
- Upgrade the ballfield to become a "special" little league facility.
- Relocate the carousel adjacent to the pool and bathhouse to create a central "Park Core Area".
- Create a performance or theater area adjacent to the old stone wall and stairs.
- Upgrade and enhance the entrance image areas with walls, signage and plantings
- Provide outdoor basketball courts which can be supervised and monitored.
- Provide a centralized concessions to work out of the bath house/core area.
- Expand the idea of the Park Core Area to include the concept of the Children's Plaza and Enrichment/Community Center.
- Encase Little Rock Creek along the Greenway, into a piping system or at least clean-up and stabilize its sides to reduce crime, hazards and infestation of insects.

The plan was unanimously approved by the Chavis Park Master Plan Committee and recommended to the Parks, Recreation and Greenways Advisory Board and City Council. The following pages detail the plans, sketches and explanations of the Master Plan.



**Site Tabulations**

Existing Pool Deck	= ± 8000 s.f.
New Pool Deck	= ± 20,800 s.f.
Proposed Total Pool Deck	= 28,800 s.f.
Existing Water Surface Area	= ± 7,000 s.f.
New Water Surface Area	= ± 2,550 s.f.
Proposed Total Water Surface Area	= 10,550 s.f.
Existing Parking Spaces	= 336 spaces
Proposed Total Parking Spaces	= 199 spaces
Existing Community Center	= ± 14,375 s.f.
Community Center Expansion	= ± 4,500 s.f.
Proposed Total Community Center	= 18,875 s.f.
Existing Pool House	= 2112 s.f.
Pool House Expansion	= 2000 s.f.
Proposed Total Pool House	= 4112 s.f.

**CHAVIS  
PARK**



**Master Plan**

City of Raleigh  
Parks and Recreation Department  
Raleigh, North Carolina

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2100 W. Main Street Suite 500 Durham, NC 27705 (919) 286-7440

## PARK CORE AREA

The Park Core and its elements and features will be the centerpiece for Chavis Park. Being centrally located to other areas of the park, it will serve as the main gathering area. From this point, the park staff can control and oversee the many activities this area has to offer.

Relocating the carousel to the Core Area is expected to increase the activity and usage as well as provide animation, sound and color creating a fun atmosphere. Direct pedestrian links from parking lots and the Community Center allow for easy circulation.

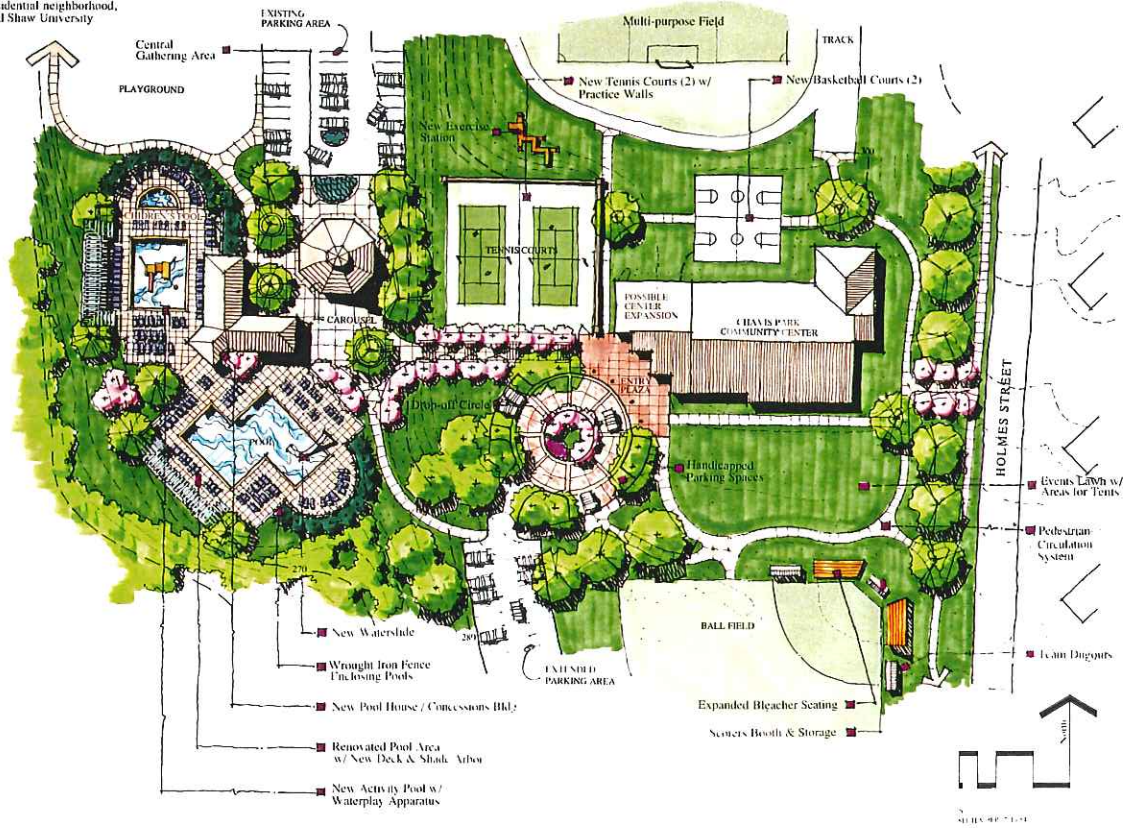
The tennis courts will be re-built and depressed into the hill which will allow visual control to the Core Area from the Community Center lobby. The retaining wall on two sides of the tennis courts can also serve as a practice and teaching wall. The existing pool will be renovated to include new edge coping and scored concrete decking.

A waterslide is proposed for the existing deep end and a wood trellis to provide shade would be located along the southwest side of the pool deck. The bath house will be renovated and expanded to include locker rooms and offices for staff and lifeguards, a concessions area which will open to the pool and out to the plaza area around the carousel and storage for equipment and supplies. An Activity pool with waterplay apparatus and a children/infant wading pool are proposed to the north and west of the existing pool. The activity pool will be a shallow depth shell with a non-slip finish on the bottom. Ramps will allow for handicapped access. The waterplay apparatus is best described as a playground within a pool. It may have slides, water cannons, geysers, valves to open and close different levels to climb and slide down etc. Another shade trellis is located at the pools west side. Plantings and trees located along the outer edge of the deck will provide color and shade. The entire pool complex is to be enclosed by heavy wrought iron or tubular steel fencing to deter vandals and nighttime intruders.

The combination of elements, features and activities within the Park Core Area will make Chavis Park unique within the City of Raleigh Park System.



Connection to other areas of park,  
residential neighborhood,  
and Shaw University



# CHAVIS PARK



## Park Core Area - Illustrative Plan

City of Raleigh  
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Raleigh, North Carolina

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Edward D. Stone, Jr. and Associates  
Planners and Landscape Architects  
2200 W. Main Street Suite 510 Durham, NC 27705 919.286.7440

## PARK CORE AREA - ALTERNATE PLANS

E D S A presented the Preliminary Master Plan along with the Park Core Area Plan to the City of Raleigh Administration for their review. The Administration endorsed the preliminary plan and suggested the Core Area be expanded even further.

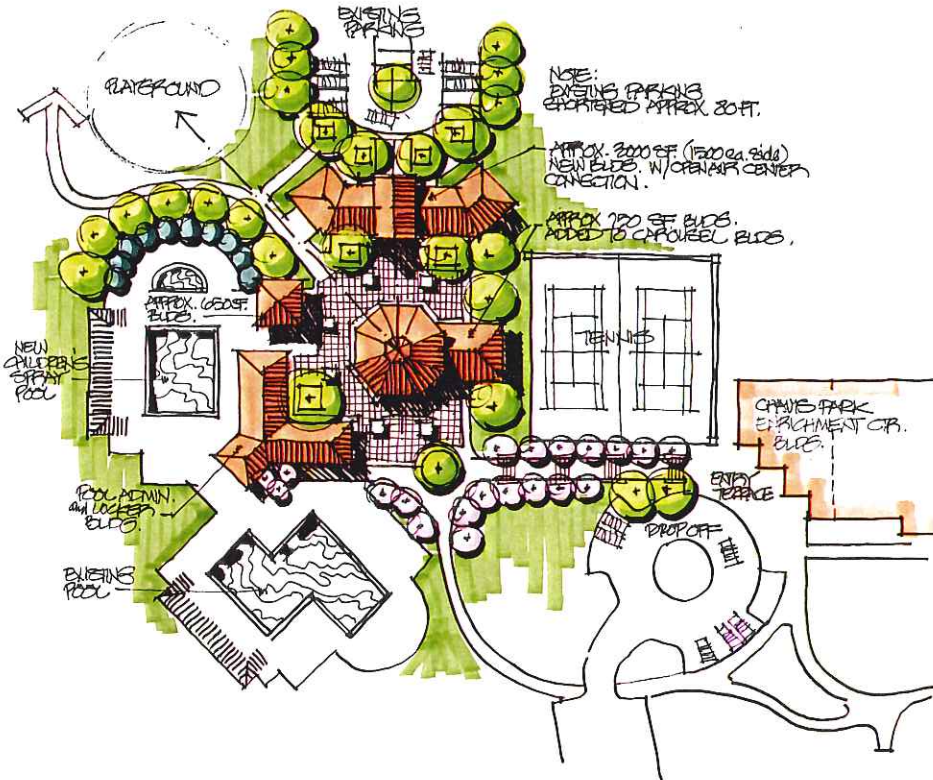
E D S A developed two different schemes at a very conceptual level for discussion only. These schemes depict the comments and interest voiced by the Administration.

The plaza around the carousel could be expanded to include an Arcade enclosure which might feature video and computer activities gear toward education. A separate structure might house additional restrooms and storage to serve other areas of the Park. The Administration termed the revised and expanded core the "Children Plaza."

The Community Center was also expanded upon by the Administration. Their feeling was that additional programs and services could be offered emphasizing educational and social activities. The "Enrichment and Community Center" would serve all age groups offering a wide variety of functions, activities and programs.



Scheme 'A'



Scheme 'B'

# CHAVIS PARK

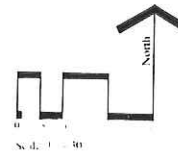


## Park Core Area

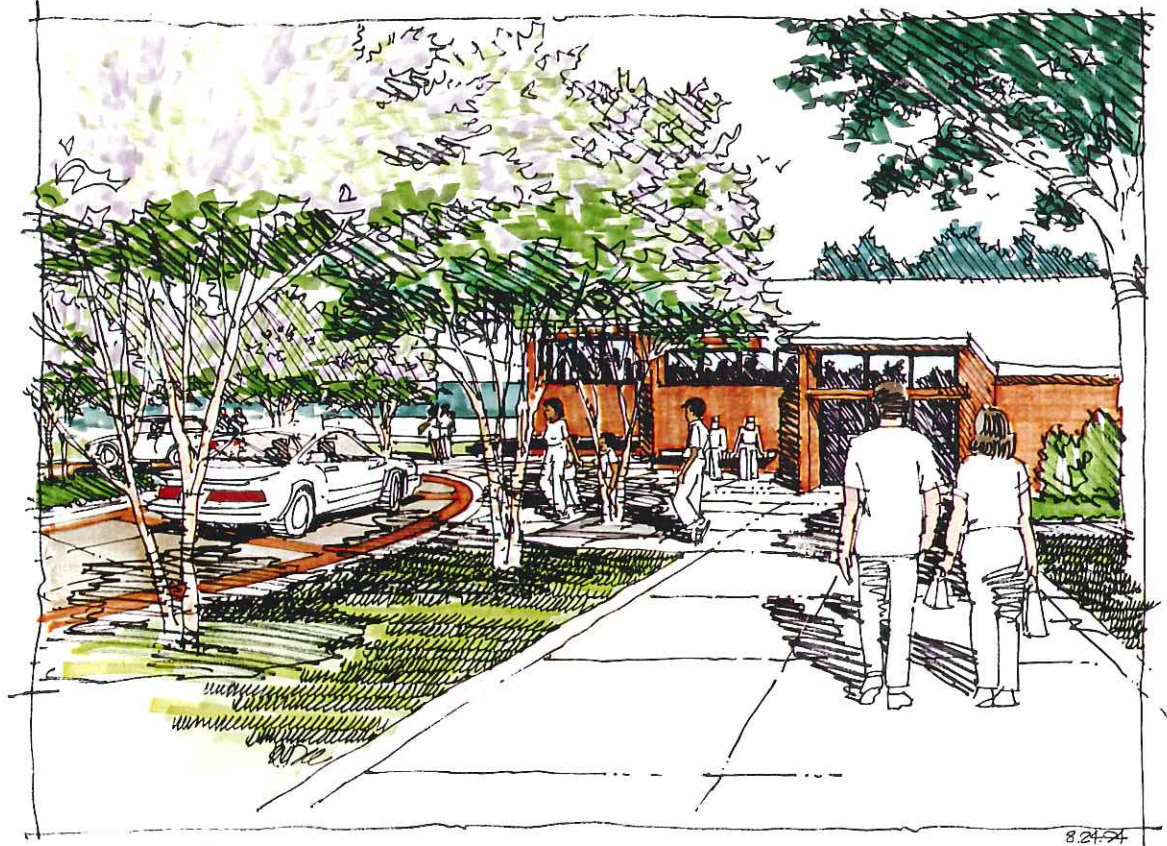
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## Alternate Plans

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Edward D. Stone, Jr. and Associates  
Planners and Landscape Architects  
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# SKETCH - Community Center/Enrichment Center Entrance



View toward Community Center entrance

8.24.54

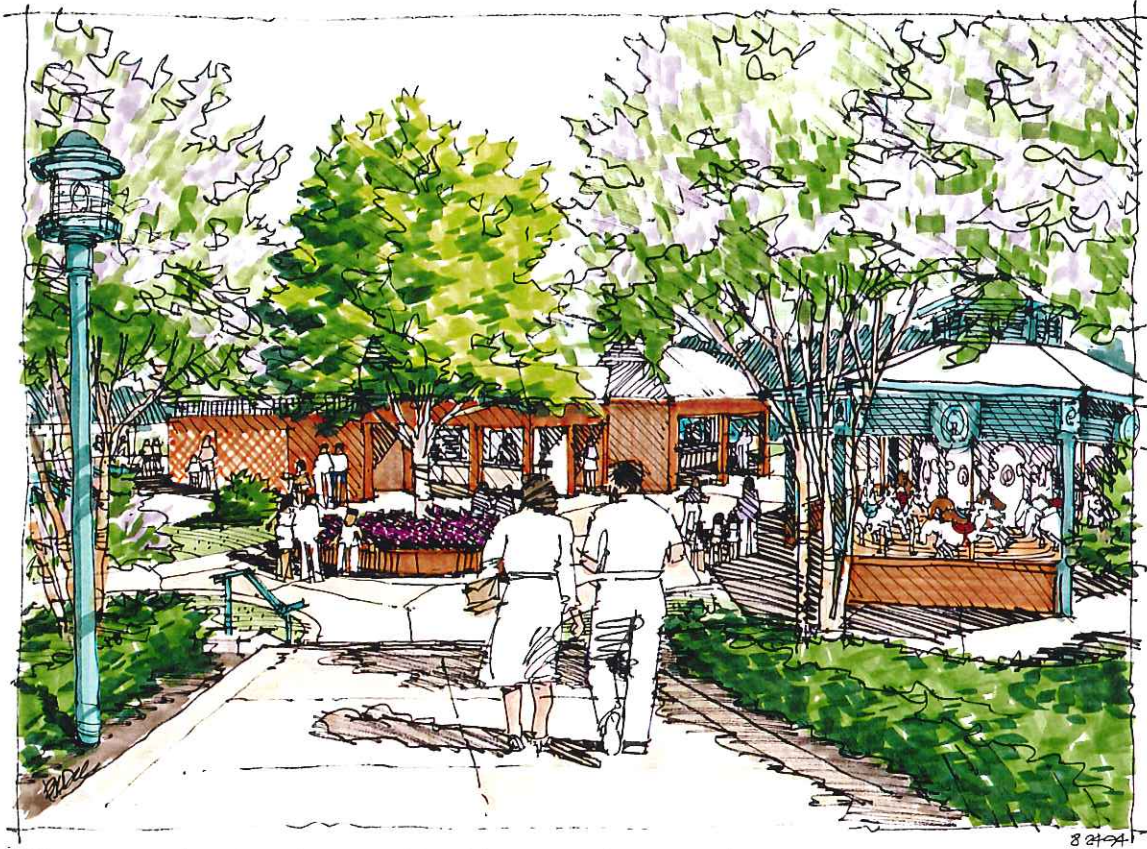
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SKETCH - Swimming Pool, Bath House and Carousel



View toward swimming pool, bathhouse and carousel

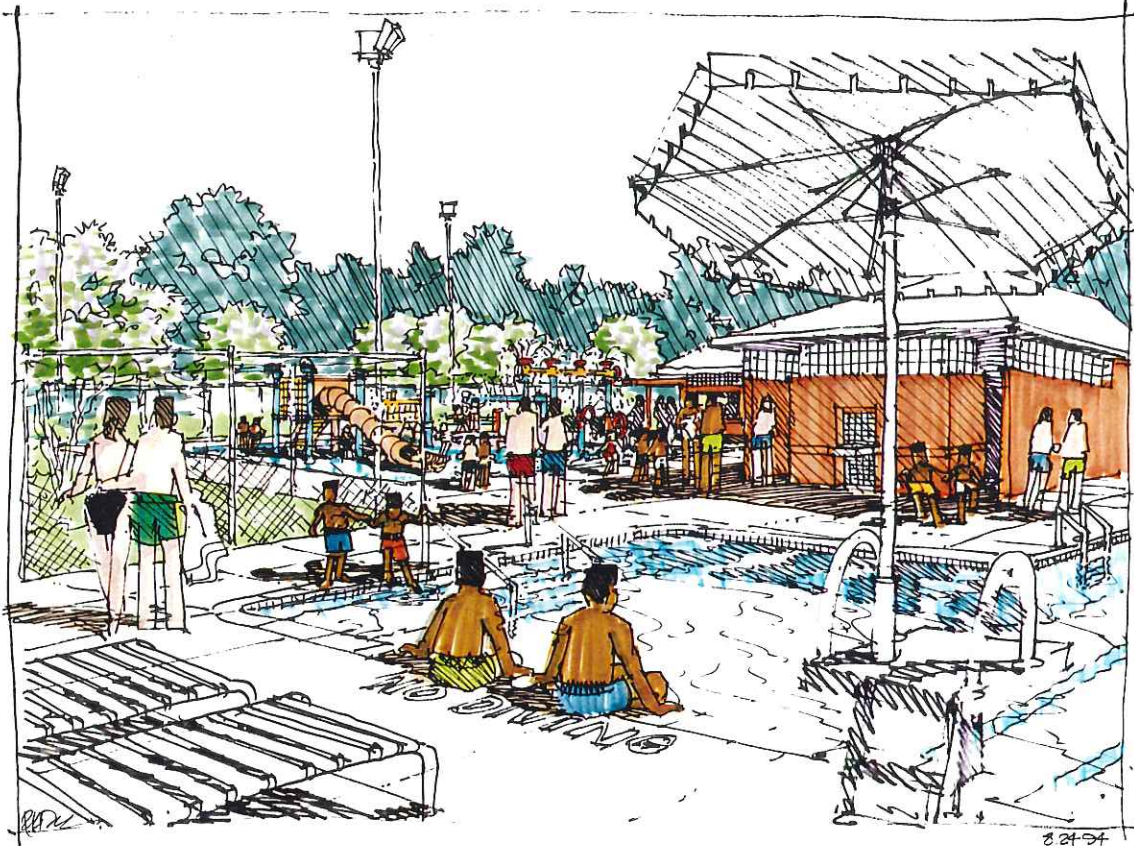
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# SKETCH - Renovated Pool and Water Play Pool



View across existing pool toward Water-play Pool

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## BUDGET SUMMARY AND COST ESTIMATE

The total order of magnitude cost for Chavis Park is estimated to be \$2,123,726.00. A 20% contingency allowance has been included for inflation and/or unforeseen site conditions.

This estimate reflects our current understanding of construction costs and is the result of prices included in recent bids received by the City of Raleigh Park and Recreation Department and discussions with their staff. Prices are subject to change at the time the bids are let due to actual design, material availability, contractor workload and site conditions. As this project is in the Master Plan phase, actual quantities shown may vary upon completion of design development and construction documents.

**Phase 1**

1.	Enrichment Center Renovation and 4500 SF addition at \$85.00 SF	=	\$382,500.00
2.	Pool House Renovation and 1500 SF addition at \$65.00 SF	=	\$97,500.00
3.	Repairs to existing pool piping/pumps	=	\$120,000.00 (Allowance)
4.	New waterplay pool - 2400 SF surface area at \$55.00 SF	=	\$132,000.00
5.	New waterplay Structure/Apparatus installed	=	\$75,000.00 (Allowance)
6.	New and scored concrete pool decking ±29,800 SF at \$3.50 SF	=	\$69,300.00
7.	New wrought iron pool fencing/enclosure ±880 LF at \$25.00 LF	=	\$22,000.00
8.	New precast concrete coping on existing pool ± 350 LF at \$25.00 LF	=	\$8,750.00
9.	Expanded asphalt parking area with 6" curb and gutter = 690 SY at \$10.00 and 550 LF at \$10.00	= =	\$6,900.00 \$5,500.00
10.	Relocate Carousel and build new metal structure enclosure with roof	=	\$100,000.00 (Allowance)
11.	Stairs between Enrichment Center and Pool Core Area ±240 LF at \$25.00 LF	=	\$6,000.00
12.	New tennis courts (2) Allow	=	\$70,000.00 (Allowance)
13.	Concrete practice and retaining wall at tennis courts ±230 LF at \$85.00 LF	=	\$19,550.00
14.	New concrete walkways/paths ±13,500 SF at \$3.00 SF	=	\$20,250.00
15.	Drop-off circle special colored concrete paving and banding ±6596 SF at \$4.50 SF	=	\$29,682.00
16.	Bollards at building entry 4 at \$300.00 EA	=	\$1,200.00
17.	Entry plaza special paving 3940 SF at \$6.00 SF	=	\$23,680.00
18.	General site demolition	=	\$25,000.00 (Allowance)
19.	Site lighting	=	\$17,500.00 (Allowance)
20.	Site signage	=	\$5,000.00 (Allowance)
21.	Site planting	=	\$12,500.00 (Allowance)
	<b>Subtotal</b>		\$1,249,812.00
	+ 20% Contingency		<u>\$249,962.00</u>
	<b>Total - Phase I</b>		\$1,499,774.00



**Future Phases**

A.	New arcade structures and facilities structure with architectural connection element in children's plaza ±5500 SF at \$50.00	=	\$275,000.00
B.	New stone walls/stairs at performance lawn area ±300 LF at \$85.00 LF	=	\$25,500.00
C.	New brick entry walls at Chavis Way and M.L. King Blvd. ±150 LF at \$80.00 LF	=	\$12,000.00
D.	New treated wood pool arbor structures (2) with grass below ±2592 SF at \$25.00 SF	=	\$64,800.00
E.	Aluminum bleacher expansion	=	\$20,000.00 (Allowance)
F.	Infants pool ±250 SF water surface area at \$45.00 SF	=	\$11,250.00
G.	Wood frame ballfield dugouts with roofs	=	\$2,000.00 (Allowance)
H.	Wood frame scorers table and storage	=	\$1,000.00 (Allowance)
I.	New metal exercise stations 2 at \$10,000.00 EA	=	\$20,000.00
J.	New asphalt basketball courts ±544 SY at \$15.00 SY	=	\$8,160.00
K.	New concrete walkways/paths ±13,500 SF at \$3.00 SF	=	\$20,250.00
L.	General site demolition	=	\$25,000.00 (Allowance)
M.	Site lighting	=	\$17,500.00 (Allowance)
N.	Site signage	=	\$5,000.00 (Allowance)
O.	Site planting	=	\$12,500.00 (Allowance)
	<b>Subtotal</b>		\$519,960.00
	+ 20% Contingency		<u>\$103,992.00</u>
	<b>Total - Future Phases</b>		\$623,952.00
	<b>Project Total</b>		\$2,123,726.00

\* Note: Estimate is inclusive of on-site improvements only. No off-site improvements delineated on the Master Plan are included.

## PROJECT SUMMARY

The history and tradition of Chavis Park makes it a special park in the City's system. It is a true urban park with a great variety of activities and programs offered within walking distance to its surrounding communities. Chavis Park serves a large population of south-east Raleigh and it's residents understand the need to revitalize the Park and its elements as other adjacent areas are revitalized.

This Master Plan is the vehicle to assure the citizens that quality development and proper maintenance will keep Chavis Park a "Jewel" within the City of Raleigh's Park System.

