



Figure 2.4 Existing Park Facilities Map

streets, National Civil War Museum Drive is used as a cut through from Market Street to State Street, increasing vehicular traffic in the park, with vehicles often exceeding the marked speed limit.

## Infrastructure/Utilities

The site is served by public water and sanitary sewer. Underground electric service is provided to buildings and street lights. Existing street lighting fixtures are inefficient and vulnerable to frequent damage from vandalism and cars hitting them. Many lights have broken lamps or have been knocked down and are missing.

## Buildings and Structures

Existing buildings in the park include the following:

- Ranger's building with restroom
- Bandshell with 2 dressing rooms, each with toilet and sink. A storage area beneath the stage that

currently houses maintenance equipment and storage of "Trips for Kids" bicycles

- The Honorable Eugenia Smith Family Life Center (the historic mansion building) which currently serves as a Harrisburg Parks and Recreation office and storage for City archives.
- A Pavilion that dates from the early 20th century
- The Brownstone which was originally the carriage house for the historic mansion and is now used as an activity building.
- Arts Village Cottages constructed in the 1990's are used for art classes and studios.
- Arts Village Restroom that is currently not functioning.
- A greenhouse was previously used to raise annuals for use on City properties but has fallen into disrepair. The building attached to the greenhouse has potential for re-use
- The National Civil War Museum, owned by the City and managed by the nonprofit organization.



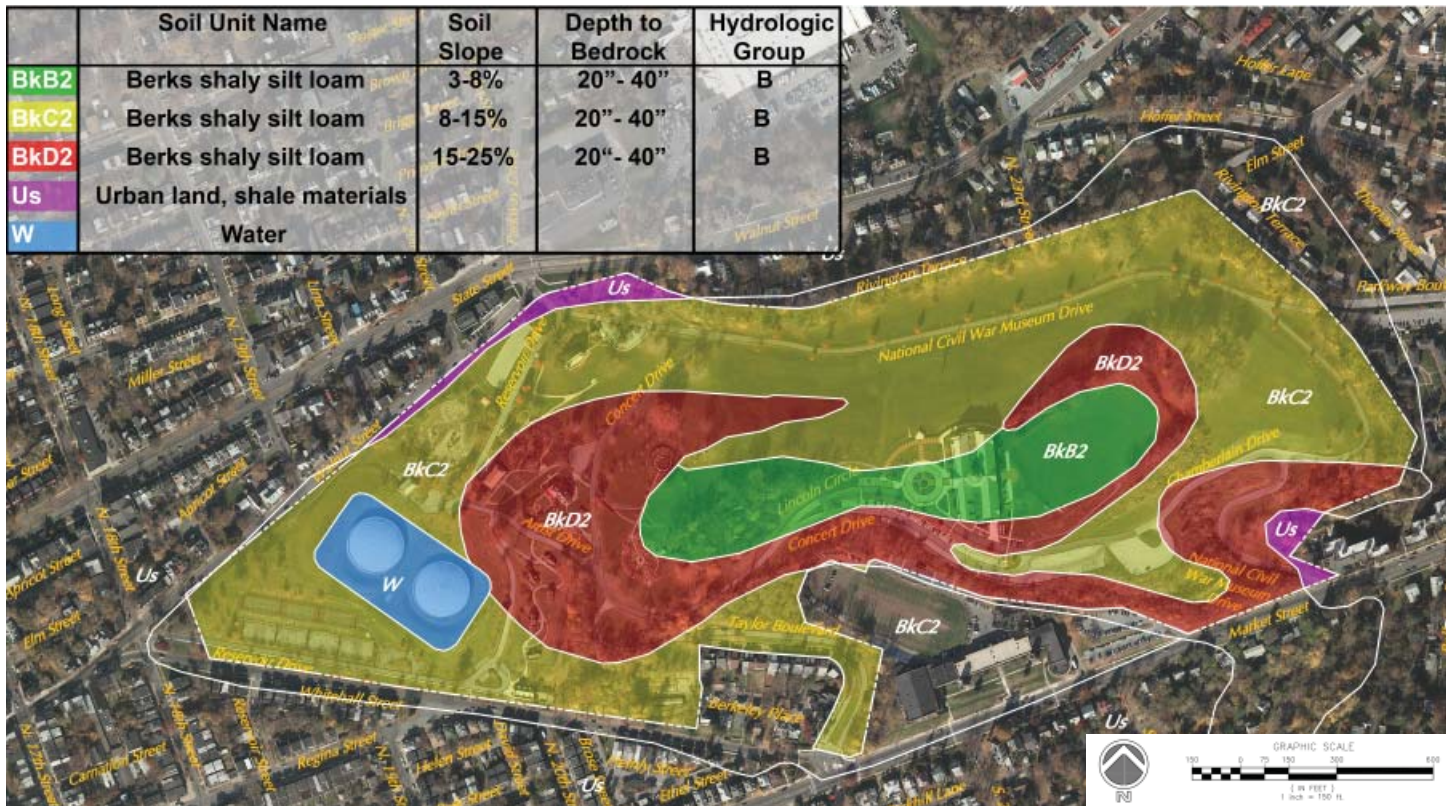


Figure 2.5 Soil Map

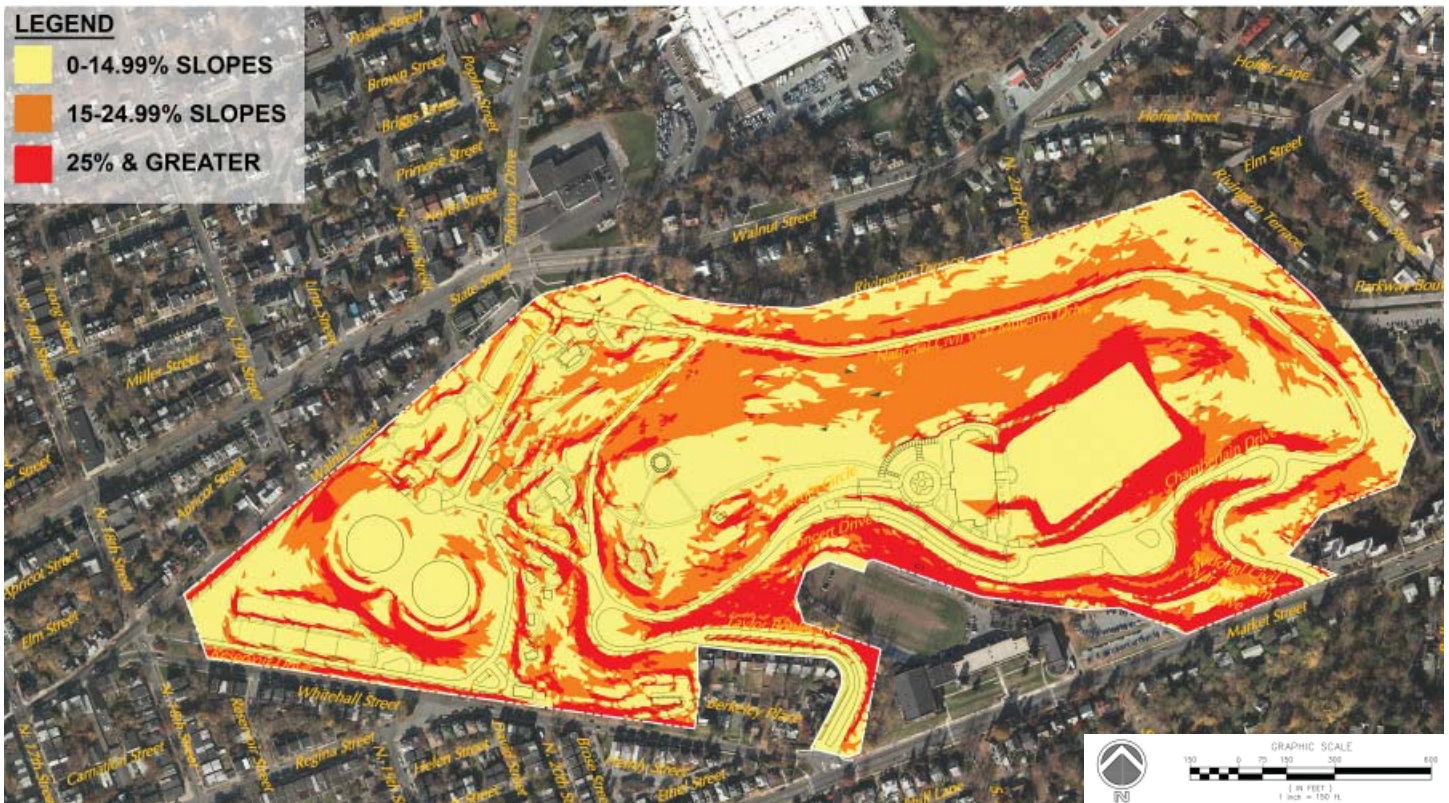
## Geology and Soils

USDA Soil Survey information indicates that Reservoir Park is underlain almost exclusively with Berks shaly silt loam. These soils formed in material weathered from noncalcareous, gray shale and sandstone. BkB2, Berks shaly silt loam, 3% to 8% slopes, is well drained, with depth to bedrock of 20-40 inches and depth to water table of more than 80 inches. BkC2, Berks shaly silt loam, 8% to 15% slopes, is well drained, with depth to bedrock of 20-40 inches and depth to water table of more than 80 inches. BkD2, Berks shaly silt loam, 15% to 25% slopes, is well drained, with depth to bedrock of 20-40 inches and depth to water table of more than 80 inches. These soils are not hydric. Slopes present the most significant limitation to development. Soil infiltration testing will be necessary for stormwater management design.



Many of the walkways from the 1990's improvements do not fully conform to today's accessibility standards.





## Topography

Reservoir Park sits on a hill at the highest point of Harrisburg. The lowest elevation in the park is at the Walnut Street entry, at elevation 426. From there, the site rises to the National Civil War Museum and “flat top,” which are at elevation 610, a 184 foot climb within a half mile. The majority of the park has slopes between 5 and 25%. Slopes gentler than 5% are generally limited to areas that have been leveled through development. Slopes greater than 25% are largely man made, located adjacent to reservoirs, walks and roadways. Topography is a critical consideration in determining appropriate uses for new development in the park.



*The site is dominated by steeper slopes offering dramatic views.*



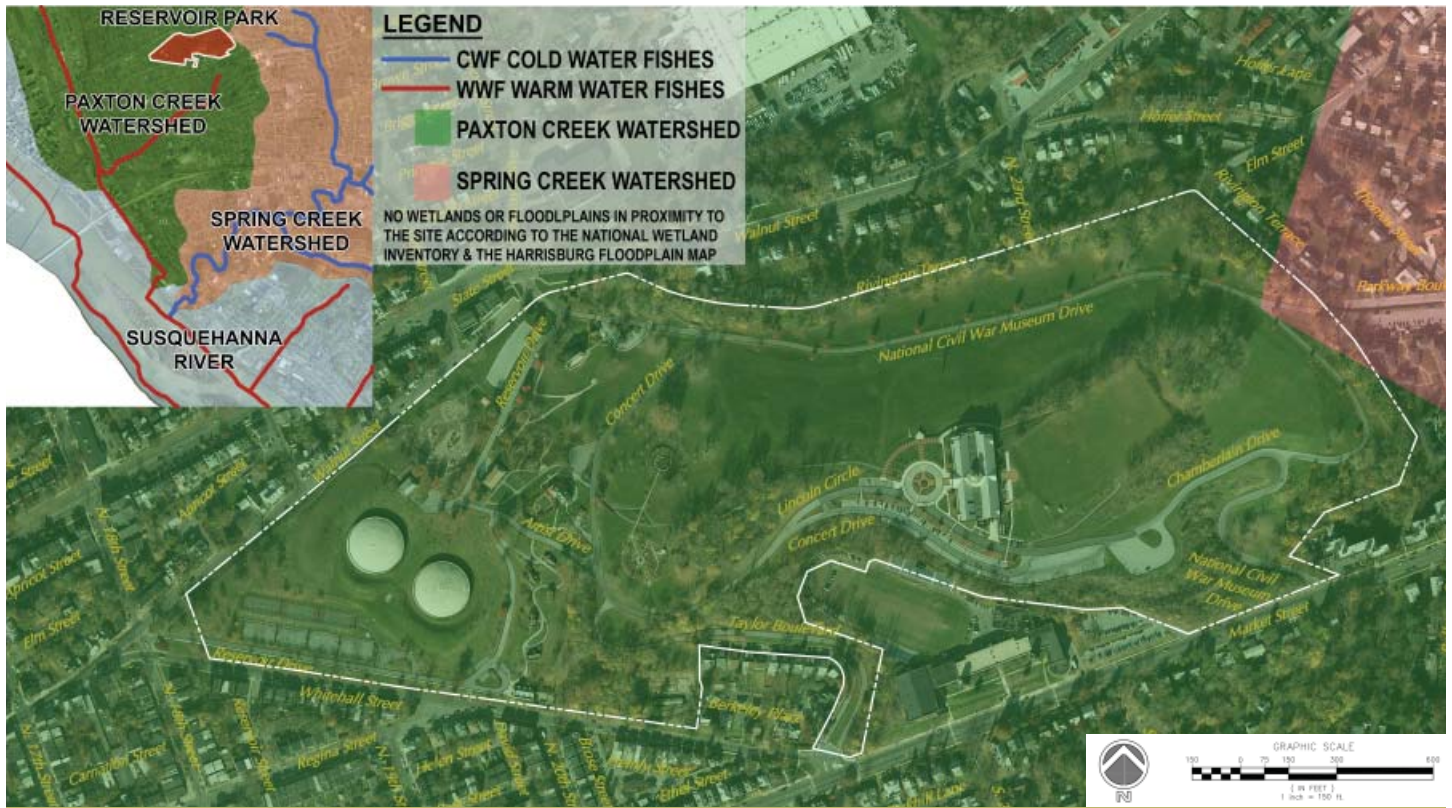


Figure 2.7 Hydrology Map

## Hydrology

Reservoir Park sits on a hill at the highest point of the city, with the National Civil War Museum and “flat top” (the lawn area above a 30 Million gallon underground clean water reservoir) located at the highest area of the site. Stormwater from the majority of the park drains into in the Paxton Creek watershed, a warm water fishery, while a small part of the eastern end drains into the Spring Creek watershed, a cold water fishery. DEP does not classify either of these creeks as high quality streams (either as designated or existing use). On site stormwater is conveyed via swales and limited underground storm sewer pipes. No stormwater management facilities exist in the park. When the National Civil War Museum and associated parking was constructed, stormwater management was not provided for the additional impervious cover, which may have created stormwater issues in the adjacent residential area of Bellevue Park. Capital

Region Water (CRW) has undertaken a study to identify potential solutions to address this situation.



The formal gardens surrounding the fountains have been neglected and overrun with noxious vegetation.





Figure 2.8 Vegetation Map

## Vegetation

Existing vegetation includes vast mowed lawn areas (35 of 87 acres), limited woodland, and several areas of formal gardens. These conditions create a maintenance challenge for City staff. The time involved in mowing lawn areas monopolizes the allotted resources, with the result that other areas have fallen into neglect. Introducing meadow areas with native plants would lessen the required mowing and allow staff to better address overall maintenance in the park.

The wooded area around Flat Top blocks views from that area. Selective clearing of undergrowth and tree trimming on the north side could open up scenic views of North Mountain.



The 35 acres of site lawn requires routine mowing.



## Environmental issues

A Pennsylvania Natural Diversity Inventory (PNDI) search completed on January 31, 2017 resulted in no known impacts from the PA Game Commission, the PA Dept. of Conservation and Natural Resources, the PA Fish and Boat Commission or the U.S. Fish and Wildlife Service. A Pennsylvania Department of Conservation and Natural Resources Conservation Planning Report did not indicate any Natural Heritage Areas, Important Bird Areas, State Lands or agency designated water resources that coincide with the park. U.S. Fish and Wildlife Service National Wetlands Inventory mapping does not show wetlands or streams within the park. FEMA floodplain mapping does not show floodplain within proximity to Reservoir Park.

## Historic features

Although no buildings in Reservoir Park are known to be listed on the National Register of Historic Places, the Park itself has historic significance and houses several historic buildings. Reservoir Park was designated as an important green space and was expanded and enhanced during the City Beautiful movement, with planning by Warren H. Manning in the early 20th century. The first reservoir was completed in 1874. The Mansion at Reservoir Park, circa 1897, was originally used for community functions on the first floor, with office space and park superintendent residential quarters on the second floor. The restored mansion was designated as The Eugenia M. Smith Family Life Center in 2014 and currently functions as a Harrisburg Parks and Recreation office. A small brownstone building, originally the coach house for the mansion, is now used for community functions. A pavilion dates to the early 20th century and City Beautiful improvements. The Detweiler Monument was erected by the Order of Elks in memory of Meade D. Detweiler in 1906. While the elk sculpture was moved to another location due to vandalism in



*The restored mansion was designated as The Eugenia M. Smith Family Life Center in 2014.*



*The Detweiler Monument was erected by the Order of Elks in memory of Meade D. Detweiler in 1906.*

the 1970's, the monument maintains a commanding presence in the park.

## Playground Safety

Site observation of the playground identified several issues. The existing playground equipment is dated with some structures exhibiting peeling plastic coatings which reveal rusted metal. Foundations of some equipment are exposed. The playground's expansive, distance between equipment and lack of physical separation from Walnut Street or the adjacent parking lot creates a challenging environment for the supervision of young children.



*The existing playground equipment is dated and some structures exhibiting wear*

## Market Study Summary

### *Key Market Findings*

The Master Plan for Reservoir Park is intended to assist the City with identifying priority actions to increase the park's use and prominence while enhancing its physical condition, function, and economic sustainability. As part of this effort, Urban Partners has conducted an assessment evaluating the local market for a variety of potential new uses for the historic mansion, known as the Honorable Eugenia Smith Family Life Center. Aside from such permanent uses for the mansion, the City is also seeking an understanding of opportunities for increased usage of the National Civil War Museum located in the park, as well as new temporary uses that would draw more people to the park itself. Examined uses for the mansion include a bed & breakfast, small event/retreat center, and a restaurant. In addition, we examined the potential for temporary "pop-up" uses that could help enliven the park, including food trucks, a flea market, and a farmers' market. Following are key market findings of the analysis. (A copy of the full market Study can be found in the appendix of this report.)

### *Bed & Breakfast*

The B&B market analysis for the Reservoir Park mansion focuses on an area spanning approximately 10 miles from the park where potentially competing facilities are located. This area includes the City of Harrisburg as well as portions of Dauphin and Cumberland Counties. Operators indicated that demand appears to exist in the Harrisburg area for unique lodging experiences not offered by hotels and motels, which could be provided by a bed and breakfast. There appears to be some interest in the area to operate an additional B&B as well. Furthermore, Reservoir Park could offer a unique location for a bed & breakfast unlike anywhere else in the region with its quiet natural setting surrounded



by residential city neighborhoods.

Based on these factors and market conditions, the mansion in Reservoir Park appears to have potential as a bed & breakfast, either as a traditional model with a resident proprietor or an independent operator model where the owner lives off-site. The key to the success of the mansion as a B&B, however, is identifying an operational model that is financially sustainable. Suggestions from other B&B operators, such as a shuttle and additional security, should also be strongly considered to ensure its success.

### *Retreat/Event Center*

Another potential reuse concept considered for the mansion in Reservoir Park is a space for small retreats and/or events that could offer a catering element. Event/catering facilities typically exist in two formats - either with food prepared on-premises in an on-site kitchen, or food prepared off-site and transported to the facility where it is served. Either could occur at the mansion.

Several caterers in the area indicated that there is demand in the Harrisburg area for additional event venues. In addition, a major employer confirmed the usefulness of such venues for corporate retreats and events. Furthermore, the caterers had overall positive impressions of the mansion as an event venue, and some indicated a desire to consider the mansion for their permanent location. Therefore, it appears that the opportunity exists for the mansion in Reservoir Park to successfully host retreats and events on a regular basis. This could complement the existing larger events currently taking place at the Civil War Museum, allowing Reservoir Park to host a variety of retreats and events between the two facilities.

### *Restaurant*

A restaurant is another potential permanent use examined for Reservoir Park. Research of the possibility for the mansion or Civil War Museum in Reservoir Park to house a restaurant revealed a variety of potential candidates, including micro-breweries, most recommended by other operators in the area. Representatives of the local restaurant industry expressed a reluctance to endorse the concept due to locational and demand concerns. As a result, a restaurant is not a recommended reuse concept for the mansion or museum. However, the presence of food trucks in the park is a concept that appears to have traction among local restaurateurs and micro-brewery operators.

### *Food Trucks*

A temporary, or “pop-up” use for the park with the potential for success is the food truck. Food trucks in the Harrisburg area typically operate in two ways: at events in the area that feature music, art, or theatrical themes; or at events focused on food trucks and their fare. Research of food truck operators and food truck-related events in the Harrisburg area identified the popularity of food truck culture, that the operators are doing well, and events are well attended and managed. Contacted area operators overwhelmingly agree that events in Reservoir Park featuring food trucks could be successful, particularly themed events that are well-organized and advertised. As a result, food trucks are recommended as a use for Reservoir Park for both events currently held there as well as any future event programming.

### *Flea Market*

The flea market is another type of pop-up event or temporary use that, like food trucks, has gained popularity in the Harrisburg area. Research of flea market operators identified HBG Flea as the go-to operator of successful flea markets in the Harrisburg area. The co-operators of HBG Flea strongly believe



that Reservoir Park could be a desirable location for select flea market vendors in conjunction with larger events, ideally on a regular basis. But the park would be challenging for a full flea market due to topographic concerns. Therefore, smaller flea market vendors are recommended as a use for Reservoir Park for both events currently held there as well as any future event programming.

### *Farmers' Market*

The final type of temporary use examined for Reservoir Park is a farmers' market that offers fresh, locally-produced foods and products. Research of farmers' market operators identified at least seven successful farmers' markets in the Harrisburg area, both permanent and temporary. The manager of the Broad Street Market responded that they may have interest in operating a second location. The Adams-Ricci Farmers Market in Adams-Ricci Park is one that could be very similar to a farmers' market in Reservoir Park, and should be considered a good model. Since it appears that a temporary farmers market has the potential to be a viable use, it is a recommend use for Reservoir Park to be explored further.

## **Opportunities and constraints**

Reservoir Park, Harrisburg's largest park, has potential to serve both the surrounding neighborhood and the greater Harrisburg population. The park's historic legacy sets it apart as a valued City asset. Its location and elevation provide dramatic views of the Capitol and surrounding areas. Existing features, such as the Honorable Eugenia Smith Family Life Center, band shell, pavilion, fountains, play courts, arts village and reservoirs help form the park's identity and offer a foundation to build upon. The existing basketball courts and playground are well used by the surrounding community while the band shell and museum draw visitors from a larger area. With renovation and expansion of activities, the park can serve the community well into the future.

Park development is constrained by a number of factors. Steep site slopes present perhaps the greatest challenge to providing ADA access and facilities that require relatively flat spaces, such as additional parking and athletic fields. City maintenance and security staff limitations have taken their toll and some facilities have been vandalized or have fallen into disrepair. Public perception of safety issues in the park need to be addressed to expand its user group.





# 3

## CHAPTER Activities & Facilities

### Community Needs

Throughout the Committee Meetings, Public Meetings, Focus Group meetings and the public survey there were five major themes expressed by the community:

1. Focus on creating a Clean, Green & Safe Park
2. Keep the Park “Free”
3. Provide more non-traditional play activities in the Park
4. Increase the number and frequency of Festivals and Events
5. Market Reservoir Park. It is a hidden gem!



### *Focus on creating a Clean, Green & Safe Park*

Unfortunately the Park has suffered from the same financial stress that has faced the entire City. Deferred maintenance, “band-aid” repairs and reduction in programs has had adverse effects on the park and park use. Unfortunately as a public space becomes less used, it can be and feel less safe. The future success of the Park is dependent on new facilities, programs and events, and will require a re-commitment by the City to strategically invest in necessary maintenance. The master plan suggests facilities that can be maintained within City capabilities.

### *Keep the Park “Free”*

The Market Study explored various options to partner with local business to add life into some of the underused facilities within the park. These opportunities should be explored and have the potential to benefit both the park and the surrounding communities. The master plan includes these options while still keeping park resources as “free” facilities for the public.

### *Provide more non-traditional play activities in the Park*

Currently all the play activities within the park are focused in two locations:

1. The Playground at Walnut Street
2. The basketball and tennis courts at the Reservoir Road and 18th Street entrance.

For an 87-acre park this limited amount of play area is small and focused in only two areas of the park. It became clear that the community wants to explore other recreational opportunities throughout the entire park site. It was stressed that many recreational needs such as ball fields or hard surface courts that are being met here and elsewhere and should not be

duplicated within this park. The master plan should consider unique recreational opportunities that would serve both the surrounding community and the city.

### *Increase the number and frequency of Festivals and Events*

The historic bandshell is a unique facility that lends itself to large scale performances and festivals. “Shakespeare in the Park” has been holding performances here since the 1990’s, Harrisburg Music Festival will be holding its sixth annual festival in the park in 2017, and the Harrisburg Symphony is planning to hold its Fourth of July 2017 concert in the park. Current festival use does not reflect the history of festivals that once took place in the Park. Past festivals and concerts have included Jazz, Blues, Gospel, and Reggae. This use need to be increased.

### *Market Reservoir Park. It is a hidden gem!*

Many community members expressed that they just didn’t know what was in the park or what programs take place there. This is an unfortunate side effect of the recent under-use. Reservoir Park is one of three regional recreation anchors located along on the Capitol Area Greenbelt (with Sand Island and Wildwood Lake). It should be a major destination for City residents. The master plan examines how to get more people to enjoy the park.

## **Design Considerations**

### *ADA Accessibility*

Public recreation improvements must be designed in accordance with the most recent edition of the ADA Accessibility Guidelines for Buildings and Facilities. The most recent version of the ADA Accessibility Guidelines for Buildings and Facilities can be found at: <http://www.ada.gov>.

Additional guidelines have been developed to provide guidance for outdoor recreation facilities



including trails. These guidelines can be found at: <http://www.access-board.gov/guidelines-and-standards/recreation-facilities>

The master plan report includes a map illustrating accessible areas of the Park.

### *Trail Facilities*

Existing trails in Reservoir Park are limited and could be expanded for greater pedestrian accessibility throughout the Park. The Capital Area Greenbelt passes through Reservoir Park, on the one-way, National Civil War Museum Drive. The high speed that vehicles travel, width of road and one-way limitation poses challenges for Greenbelt pedestrians and bicyclists.

There are many guidelines that address safety, aesthetics and accessibility of trails. These include:

- Guide for Development of Bicycle Facilities, American Association of State Highway and Transportation Officials (AASHTO), 1999
- Trails for the Twenty-First Century: Planning, Design, and Management Manual for Multi-Use Trails, Rails to Trails Conservancy (RTC), 1993
- Statewide Bicycle & Pedestrian Master Plan, Bicycling & Walking in Pennsylvania– A Contract for the 21st Century: Bicycle Guidelines, Commonwealth of Pennsylvania Department of Transportation.

### *Native Plan Material & Invasive Plant Removal*

The use of native plants supports the vision of enhancing the natural ecosystems in the Park. The planting design for the Park should include canopy and understory trees; shrub and herbaceous plant understory; and meadow establishment. Native plant materials can create an attractive landscape that will help reduce long-term maintenance costs. Native plants are generally resistant to most pests and diseases and once established, require little or no

irrigation or fertilizers. In addition to these benefits, native plants provide food and habitat for indigenous fauna.

Maintenance staffing shortages have resulted in neglect of formal garden areas and allowed noxious plant materials to establish. These areas should be replanted with low maintenance native plants which respect current public works staff limitations. Areas of native meadow plantings will reduce mowing requirements and provide natural habitat.

### *Sustainable Materials*

Choices in site materials have the potential to affect the health of a site's ecosystem as well as the larger environment. Every material has a life cycle. Close consideration of the sustainability of a material's life cycle can have far reaching benefits. Sustainable material practices include:

- Re-use of existing site materials.
- Purchase local and sustainably-produced plants and materials.
- Consider the full life cycle of materials. Consider the end life of a product. Can it be deconstructed and re-used?
- Work towards zero net waste in demolition, construction, and management.

### *Stormwater Best Management Practices (BMP's)*

Developed by the Pennsylvania Department of Environmental Protection (PADEP), The Pennsylvania Handbook of Best Management Practices for Developing Areas offers numerous solutions for handling on-site stormwater. Best Management Practices (BMP's) that might be implemented at the Park can include: protect / utilize natural stormwater flow runoff direction; habitat restoration; soil amendments; native tree planting; rain gardens; bio-swales; detention/infiltration facilities and the use of porous surfaces in the parking areas, or trails. These

facilities require site-specific soil tests to determine site suitability and the infiltration rates of the existing soils.

Incorporation of these BMPs into Park development will have a direct positive impact on preserving and enhancing water quality. The opportunity for education exists through the placement of interpretive signage to educate Park visitors about watershed water quality and how BMP's can positively impact all sites.

### *Construction Permits*

The City regulates all construction, including earth grading activities. Certain projects require Grading Permits & Erosion & Sedimentation Control plans. The development of the Park must conform to the municipal permits and land development process application process. Necessary permits and approvals for regulated earth disturbance activities from the County Conservation District or appropriate PA DEP regional office must be secured by the City.

Construction projects that involve the disturbance of more than one acre of earth will require a National Pollutant Discharge Elimination System (NPDES) permit. The permit is a federal requirement that is administered at the state level with the overall goal to improve water quality.

The permit plans are divided into two (2) parts. All project phases must comply with the stipulations of PA Code Chapter 102, Erosion and Sediment Control and are reviewed and approved by the local Conservation District. The Erosion & Sedimentation Pollution Control plans (ESPC) are to be implemented by the contractor throughout construction until the site is stabilized by permanent plant growth. A second part of the NPDES permitting process is proposed stormwater management areas. The Post Construction Stormwater Control Plans (PCSC) are designed to manage stormwater for the 2-year storm event with the goal of infiltrating it into the ground.

BMP facilities are to be constructed during the project and maintained by the site owner for the life of the improvement.

In some cases, local conservation districts will waive NPDES requirements for trail projects that disturb slightly more than 1 acre of land. Conservation districts usually wish to review the project development plan, even if it will be constructed in phases. The Reservoir Park Master Plan identifies general types and locations of BMP facilities that may be required to secure required permits.

### *The Sustainable Site Initiative (SITES)*

The City commitment to the environment and the desire to conserve and restore natural systems within the Park may warrant consideration of the SITES program to provide additional design guidelines that support the goals for the Park.

The SITES criteria promote sustainable land development and management practices for sites with and without buildings. SITES standards are for sustainable site development practices and are often overlooked by 'green' building standards. SITES rates projects based on management of site hydrology systems, soils, plants, material selection, and human health and wellbeing. The U.S. Green Building Council (USGBC), a SITES stakeholder, plans to incorporate SITES into future LEED requirements. Additional information can be found at: <http://www.sustainablesites.org>



- Provide tiered seating in a portion of the lawn
- Consider a mural for the interior shell



### AMPHITHEATER / BANDSHELL

Figure 3.1 Potential Park Facilities

- Individual plots, or Group Plot
- Pollinator Gardens
- Local restaurant compost
- Master Gardener's Programs



### COMMUNITY GARDENS

- Wildlife Boxes

#### Concept Plan 1

Concept Plan 1 proposed a slight expansion of the Walnut Street parking area; redevelopment of the playground area to include new play facilities; and a zero depth splash pad area in the location of the former play area. New Restroom facilities are proposed in the location of the former demolished restrooms. A nature-based play area is proposed along the slope leading from the playground to the Mansion.

An expanded parking area and restroom facility is proposed at Reservoir Drive to serve the hard court area. It is proposed that the three of the four remaining basketball courts be resurfaced (the fourth was resurfaced in fall 2016) and that tiered spectator setting be developed on the hillside between the tennis and basketball courts. At the tennis courts is proposed that the most western court be redeveloped into four handball courts; the central court be removed for a new pavilion; and the eastern court be relined to serve as one tennis court or 4 pickleball courts. To provide a bridge of activity between the playground area and the hard court area a fitness trail with an overlook area is proposed around the above-ground water tanks.

## Preliminary Concepts

Taking into consideration both the expressed community needs and design consideration three preliminary concepts were developed along with four circulation concepts. Each concept shares similar facilities but explores different locations and configurations in the park. The following facilities were considered (example images of each many facilities can be seen in Figure 3.1):

- Amphitheater Tiered Seating
- Community Gardens
- Disk Golf
- Dog Park
- Fitness Equipment
- Restored Fountains
- Handball Courts
- Musical Play
- Multi-Use Wheels Track
- Multi use Synthetic Field
- Nature Base Play
- Pavilions
- Playgrounds
- Pickleball Courts
- Skate park / plaza
- Sledding
- Water Play



- 9 or 18 holes
- Tee boxes
- Goal baskets
- Simple signage
- Play in open and wooded conditions



**DISC GOLF**

- Small dog (>30lb) and large dog area
- Fencing & Vestibule Gate
- 2-3 Acres
- Shade & Water near by
- Seating



**DOG PARK**

Figure 3.1 Potential Park Facilities Continued

**CONCEPT KEY**

- |                              |                                    |                                      |
|------------------------------|------------------------------------|--------------------------------------|
| A. PLAYGROUND                | G. RESTORE FOUNTAIN                | M. RENOVATED PLAZA                   |
| B. SPLASH PAD                | H. RENOVATE TO ZERO DEPTH FOUNTAIN | N. RESTORE MANSION GARDEN            |
| C. RESTROOMS                 | I. DISC GOLF                       | O. FITNESS TRAIL & STATIONS/OVERLOOK |
| D. EXPANDED PARKING LOT      | J. SLEDDING HILL                   | P. 4 HANDBALL COURTS                 |
| E. NATURE BASED PLAY AREA    | K. KICK BALL FIELD                 | Q. PAVILION                          |
| F. TIERED BAND SHELL SEATING | L. DOG PARK (LARGE & SMALL)        |                                      |



Figure 3.2 Concept Plan 1



ACTIVITIES & FACILITIES

- Focus on multiple age groups
- Can be ADA
- Strong appeal to aging demographic
- One area or along a trail
- Integrated into Play Areas



FITNESS EQUIPMENT

- Potential Private Endowment for restoration and maintenance
- Restore Main Fountain in-kind
- Explore interactive fountain options



RESTORED FOUNTAINS



In the mansion area, restoration to the mansion garden and overlook plaza are proposed. At the bandshell the development of tiered seating and the conversion of the ranger station to public restrooms are proposed. East of the Mansion the restoration of both fountains are proposed. Located at the former Greenhouse area the development of a community garden area with small parking lot is proposed. In the woods between the greenhouse and small brownstone a mountain bike pump track is proposed.

In the central portion of the park, along National Civil War Museum Drive, an open lawn area to be maintained for passive recreation and sledding in the winter time is proposed. Also in this area, running throughout the tree line and open fields a Frisbee golf course is proposed. East of the Museum at the Flat Top Reservoir a kick ball / multi-use field is proposed on the existing lawn. Lastly, in the far eastern portion of the site a dog park with a parking area is proposed.

*Concept Plan 2:*

Concept Plan 2 proposed a redevelopment of the playground area to include new play facilities. A separation from between Walnut Street and the play area is created by a new pavilion grove area and restrooms.



- Played in teams of two or one on one
- Wall 16' high
- Canvas for Mural
- Four courts on one Tennis court



**HANDBALL**

- Can become an art piece or an addition to a play ground



**MUSICAL PLAY**

Figure 3.1 Potential Park Facilities Continued



Figure 3.3 Concept Plan 2



ACTIVITIES & FACILITIES

- Pump Track
- Skate board
- In-Line Skates
- Trikes / Scooters

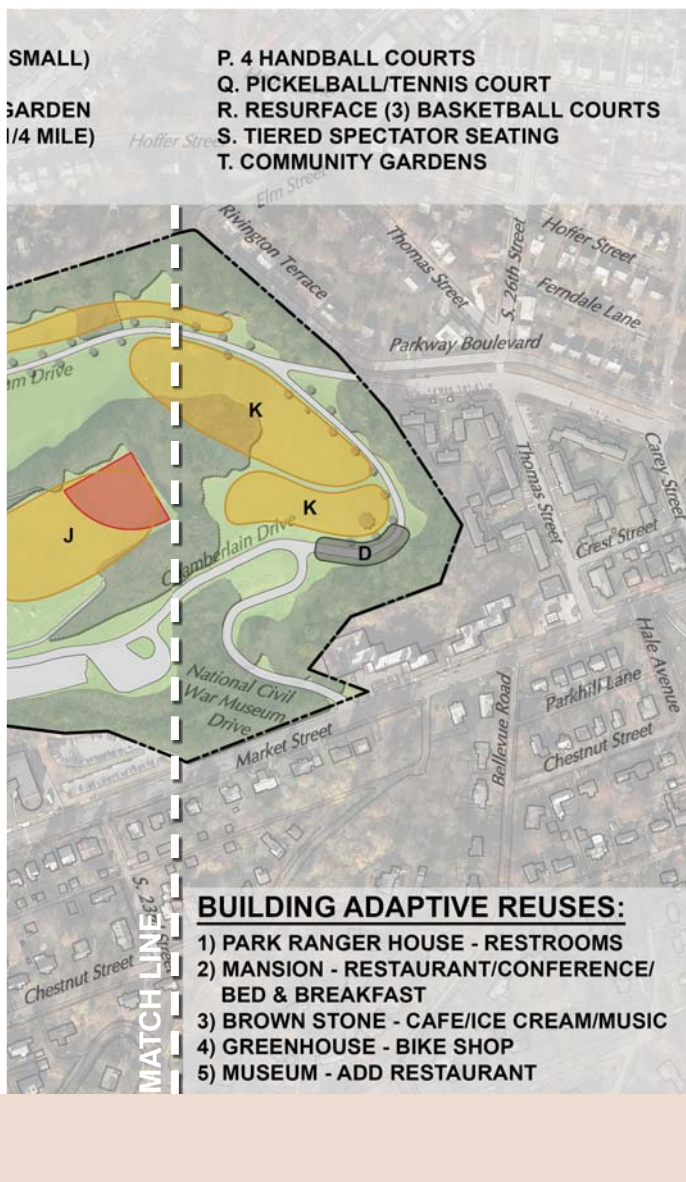


MULTI-USE TRACK

- Unstructured Play
- Soccer
- Ultimate Frisbee
- Pick-Up Football
- Kickball



MULTI-USE SYNTHETIC TURF FIELD



An expanded parking area and restroom facility is proposed at Reservoir Drive to serve the hard court area. Three of the four remaining basketball courts be resurfaced (the fourth was resurfaced fall 2016) and that tiered spectator setting be developed on the hillside between the tennis and basketball courts. At the tennis courts it is proposed that the most western court be redeveloped into four handball courts, the central court be removed for a new pavilion, and the eastern court be relined to serve as one tennis court or 4 pickleball courts.

To provide a bridge of activity between the playground area and the hard court area a figure-eight multi-use wheel/ trike course with an overlook area is proposed around the above-ground water tanks.

In the mansion area restoration to the mansion garden and overlook plaza are proposed. At the bandshell the development of tiered seating, the conversion of the ranger station to public restrooms, and an expanded parking area are proposed. East of the Mansion the restoration of both water fountains are recommended. Located at the former Greenhouse area the development of a community garden area with small parking lot is proposed.

In the central portion of the park, along National Civil War Museum Drive, an open lawn area to be



- Focus on local materials
- Encourage kids to get hands dirty
- Introduce children to the wonders of nature



**NATURE BASE PLAY**

- Pick up on Existing Park Architecture
- Provide Larger ones for rentals and gatherings
- Smaller ones in key locations for general park use (no reservation)



**PAVILIONS**

Figure 3.1 Potential Park Facilities Continued



Figure 3.4 Concept Plan 3



ACTIVITIES & FACILITIES

- Use slope to create dynamic Playground.
- Could the Theme of Water in the Park be interpretive in the playground structures and activities.



PLAYGROUNDS

- Appeals to all ages and skill levels
- Simple Equipment
- Four Courts to one Tennis Court



PICKLEBALL



maintained for passive recreation and sledding in the winter time is proposed. At the top of this area a playground is proposed. Located opposite this area in the woods below the cell tower a mountain bike pump track is proposed. In the area north of National Civil War Museum Drive running along the tree line a fitness trail is proposed. East of the Museum at the Flat Top Reservoir a kick ball / multi-use field is proposed. Lastly, in the far eastern portion of the site a dog park with a parking area is proposed.

Concept Plan 3

Concept Plan 3 proposed the expansion of the Walnut Street parking into the playground area. Between the parking area and existing pavilion a zero depth splash feature and restroom facilities are proposed. Along the walkway slope leading from the parking area to the Mansion a new playground area is proposed that would take advantage of the slope in this area.

An expanded parking area and restroom facility is proposed at Reservoir Drive to serve the hard court area. It is proposed that the three of the four remaining basketball courts be resurfaced (the fourth was resurfaced fall 2016) and that tiered spectator setting be developed on the hillside between the tennis and basketball courts. At the tennis courts it is proposed