



Mecklenburg County Parks

Landscape Architectural/Architectural/ Engineering/Surveying Services

June 27, 2019



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Prepared for:
Mecklenburg County

Submitted by:
Alfred Benesch & Company
Main Contact
Jon Wood, PLA, CLARB
Project Manager
2359 Perimeter Pointe Parkway #350
Charlotte, NC 28208
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North Carolina License #
Engineering: F-1320 (expires 6/30/19)
Landscape Architecture: C-454 (expires 6/30/19)

ENRSoutheast
#86

Top Design Firms 2018

Druid Hills Neighborhood, Ezell Farms Community, and Eastfield Regional Parks will require a multi-faceted landscape architectural, architectural, and engineering team with the skills and expertise to bring your vision to reality.

Alfred Benesch & Company (Benesch) brings you such a team. We are pleased to express our interest in working with Mecklenburg County on the development of any of these parks. Benesch is a multi-disciplined engineering and professional services firm with offices across the country. Our Charlotte office of 21 professionals, specializes in landscape architecture and civil engineering, with a specific emphasis on parks and recreation facilities. We have designed hundreds of regional, community, and neighborhood parks.

A Project Team you can Trust: Bringing 30 years of park planning and design experience, Mr. Jon Wood, PLA is the prime candidate to manage our team for this contract. Mr. Wood knows Mecklenburg County very well, having worked with you on projects such as *Wesley Heights Greenway*, *Methodist Home Park* and *Robert L. Smith Park*. His leadership will bring a steady hand to our management approach, with no learning curve regarding your standards, specifications or expectations.

Expertise in Park and Recreation: Benesch has successfully designed hundreds of parks across North Carolina. From small neighborhood parks to regional sports complexes, we know how to meet regulation requirements and ADA compliance while maintaining state of the art design and reflecting the character of the community. We create high-quality recreation facilities from scratch *without breaking the bank*.

Proven Project Management Experience: Coupled with our proven history of successful delivery for Mecklenburg County and local regional agencies across the state, Benesch understands that projects can shift at any time. We can provide you with a team that has experience keeping to a schedule and sticking to budget all while balancing stakeholder needs and issues.

Firm Profile

Alfred Benesch & Company (Benesch) is a multi-disciplined engineering and professional services firm. Since 1946, Benesch has successfully completed thousands of design and engineering projects throughout the United States.

Our services range from initial planning and feasibility studies through to construction management. We have designed state of the art recreation facilities, collegiate sports complexes and have created beautiful local parks from the ground up. In addition, we have designed miles of recreation trails and greenway space; new commuter railway systems and major river bridges; hospital and educational complexes; inspected thousands of highway and railroad bridges; and managed the renovations of train stations, airport facilities, schools and intermodal rail yards.

Our clients include federal, state and municipal agencies, contractors, private developers, corporations, hospitals, architectural firms and a variety of civic institutions.

700 EMPLOYEES |
35 LOCATIONS |
17 STATES |
1 TEAM



North Carolina Offices
Wilmington, NC | Raleigh, NC |
Charlotte, NC



Services

- Roadway/Bridges
- Municipal
- Buildings
- Railroad
- Water Services
- Geotechnical
- Public Engagement
- Environmental
- Aviation
- Value Engineering
- Landscape Architecture/
Park Design
- Site Development
- Transportation Planning



Similar Projects	PROJECT INFORMATION		CONSULTANT TEAM					SUB-CONSULTANTS
	Year Completed, date	Meck. County (or local Town) Project	Jon Wood (Benesch)	Jeff A. Ashbaugh (Benesch)	Kristen Radomski (Benesch)	Kevin Gorman (Benesch)	Lester Barnes (Benesch)	Dean McKenzie (C Design)
Washington Park (Neighborhood)	Dec 2018	No		✓	✓		✓	
Caldwell Park (Neighborhood)	In Progress	No	✓				✓	
Chestnut Park (Community)	Feb 2016	No		✓		✓		
Harrisburg Park (Community/Regional)	In Progress	No	✓		✓	✓	✓	
Robert C Bradford Park (Regional)	Feb 2019	Yes		✓	✓		✓	
Freedom Park (Community/Regional)	2016	Yes						✓

Washington Park

City of Lexington Parks & Recreation Department



	Project
Est. Cost	\$1,069,019
Change Order	\$98,412 (owner requested upgrades)
Final Cost	\$1,379,173

Contact:
Ms. Laura Duran
Assistant Director
512 Hargrave Street
Lexington, NC 27292
(336) 248-3960
lvduran@lexingtonnc.gov

Design/CDs	Construction
8/2015-12/2015	3/2016-12/2016

Project Status: Constructed

Background: In 2013 Benesch worked with the City of Lexington to develop a system-wide parks and recreation facility development master plan. An important recommendation of this plan was the retirement of an old swimming pool at Washington Park, A ± 6-AC Neighborhood Park and the development of a spray ground and other park improvements. Elected officials immediately began work on the recommendations made in the 2013 plan. In 2014 Benesch was commissioned to develop the Master Plan and detailed design.

Scope: The planning scope began with an assessment of existing park facilities to determine safety and ADA needs. Once a good understanding of existing facilities was reached, public workshops were held to gather input on recreation needs. Two concepts were developed for improvements and presented to the public. A master plan and action plan were developed based on the input.

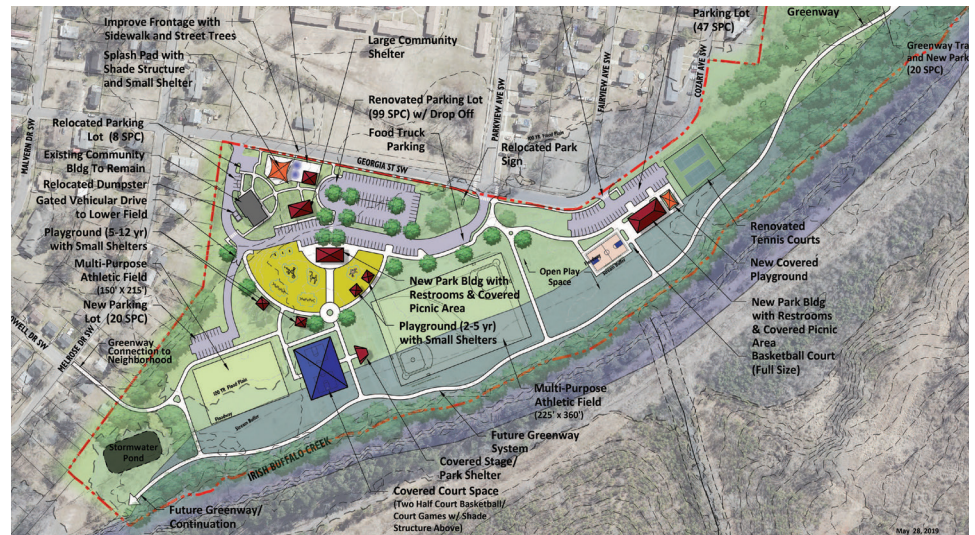
Project Similarities:

- Master planning and detailed design services for renovation and expansion of an existing park in a low income minority neighborhood.
- Project design challenge included evaluation of an existing local street through the park (balancing vehicle and pedestrian use throughout)
- Updating pedestrian circulation throughout the park to meet ADA requirements (inter-connectivity of facilities) on a steep site
- Similar project size and scope to Druid Hills Neighborhood Park.

Key Team Members:

WHN Architects • B & L Surveys, PA • Kessel Engineering Group (Geotech)

City of Concord



	Project
Est. Cost	\$7,000,000 (including Greenway cost)
Change orders	N/A
Final Cost	N/A

Contact:
Mr. Jason Pauling
City of Concord Parks & Recreation
147 Academy Avenue NW
Concord NC 28026
(704) 920-5641
paulingj@concordnc.gov

	Master Plan	Detailed Design
Project	Feb 2019 July 2019	N/A

Project Status: Master Planning

Background: Caldwell Park is an existing ± 28-acre park located in a transitioning neighborhood in the southeast part of the city. Built in the 1980's and updated in 2001, the City has considered re-master planning the park to address the changing recreation trends, changing demographics and creating a more inviting appearance and gateway for the neighborhood. The park will also serve as a trail head for the first segment of the Irish Buffalo Creek Greenway for the city. The City's intent is to develop a new vision for the park and establish a budget for park renovations with the understanding that park construction will be phased in over the next 5 years.

Scope: Benesch services include inventory and assessment, concept and master plan development, budget estimates and conducting two community workshops for the purposes of gathering input on recreation needs and proposed facilities.

Unique Features: The re-development of Caldwell Park will provide new “walk-to” amenities including a splash pad, inclusive playgrounds and multi-sport courts for many residents that live within a half mile radius of the park. The existing site constraints and being located within the floodplain lend the park programming to focus on low impact recreational activities.

Project Similarities:

- Existing neighborhood park in a transitioning neighborhood
- Programming focuses on more family oriented activities to reintroduce the park to the adjacent neighborhoods
- Similar project size and scope to Druid Hills Neighborhood Park

Key Team Members: N/A

Chestnut Park

Town of Indian Trail Community and Economic Development



	Project
Est. Cost	\$2,241,525
Bid	\$1,813,863
Change orders	\$508,335 (owner requested upgrades)
Final Cost	\$2,322,198

Contact:
Mr. Kelly Barnhardt
Director
P.O. Box 2430
Indian Trail, NC 28079
(704) 821-5401 ext. 222
kbarnhardt@admin.indiantrail.org

	Design/CDs	Construction
Project	May 2013- Oct. 2013	Dec. 2013- Feb 2016

Project Status: Constructed

Background: A growing population and increased demand for park and recreation facilities resulted in development of a 51 acre community park in downtown Indian Trail. Alfred Benesch & Company worked closely with the Town to complete construction documents for Phase One of the parks.

Scope: The first phase of the park situated on 10 acres of the site includes two multi-purpose fields, tennis courts, sand volleyball courts, and a one acre common area between the courts and fields.

The common area is also known as “the quad”. The quad is framed by a restroom building, picnic shelter, and arbors. Natural stone was used to create visual unity throughout the park. The quad area functions as a small civic park and will be used for Town festival and events, requiring a multi-purpose use design. Careful thought was given to select building materials, plant materials, way finding signage and colors for the park design. All park elements were designed and detailed to set the architectural standard for the surrounding downtown area. The end result is a highly attractive green space that helps visually identify (brand) the downtown area. A new Town Hall is planned adjacent to the park.

Unique Features: Development of the park required close coordination with several of the Town’s separate contractors. Benesch was responsible for designing the park simultaneously with a major NCDOT road extension being constructed on the north side of the park, a public road through the park, as well as a private indoor basketball/volleyball facility on the west side of the park.

Key Team Members

- WHN Architects
- Hunter Structural
- Irrigation Innovations
- Quality Consulting (Electrical)
- Barnard Engineering (Survey)

Project Similarities:

- Park developed on a former pasture land with some forested areas
- Park programming features both active and passive amenities
- Similar project size and scope to Ezell Farms Community Park



I. Firm Information & Project Approach

We have studied the information provided in the original RFQ & as a result, have created this team of design professionals who are expressly qualified to bring their leadership & experience to address all of the unique aspects & requirements of your projects. Collectively we have successfully collaborated on & completed several Recreation & Park projects together. It is our experience that these types of projects are demanding. They require a strategy from the beginning and a team that can execute that strategy. The following pages contain our team's unique qualifications, experience, roles, & responsibilities for the successful development of Druid Hills Neighborhood Park, Ezell Farms Community Park and Eastfield Regional Park.



Main Contact

Dan Blackman
(704) 414-2992
dblackman@stimmelpa.com

Charlotte

619 S. Cedar St. Suite L
Charlotte, NC 28202

Winston-Salem

601 N. Trade St. Ste 200
Winston-Salem, NC 27101
(336) 723-1067

Staff Size: 45

Stimmel Associates | Charlotte, NC | Land Planners, Civil Engineers, Landscape Architects

Our team is led by Stimmel Associates, P.A. (Stimmel), a Landscape Architecture, Civil Engineering & Land Planning firm located in Charlotte, NC. Founded in 1986, Stimmel is comprised of landscape architects, planners, engineers, LEED-certified professionals & former governmental regulatory officials. For over 32 years, Stimmel has designed innovative, thoughtful environments for communities we live in. Recognized as a leader in the field, our projects include large 200+ acre parks, small passive parks, recreation spaces & downtown urban spaces. We have extensive experience working with large groups on projects. We listen carefully to the input of staff, community stakeholders, & most importantly, the people who live in those communities, to understand the planning & design issues that will lead to successful projects. Dan Blackman, who leads many of Stimmel's major design projects, will serve as Lead Project Manager. Our team will coordinate their services through Dan; providing the County a single point of contact for all professional services offered. **Areas of Expertise:** Landscape Architecture, Land Planning, Civil Engineering, Urban Design, Streetscape Design, Courtyard/Plaza Designs, Bicycle/Pedestrian Paths, Greenway Trails, Conceptual Designs, Vehicular/Pedestrian Circulation Planning, Community Outreach.



Winston-Salem

630 N. Liberty St, Ste 301
Winston Salem, NC, 27101
(336) 701-0130

Staff Size: 11

Stitch Design Shop | Winston-Salem, NC | Architects

Stitch will serve as our team's Architect to ensure that the vision of the County & the community is fulfilled through the all aspects of the site. Stitch's project experience provides them with the tools to analyze & address user experience, programming needs & sustainability. Their process strives to establish a comprehensive vision of the park through input from all stakeholders & synthesized into brick & mortar by the design team. Appropriate material/finish selections will reduce maintenance & extend the longevity of public facilities. 'Green' materials are inherent in their design process.

Areas of Expertise: Architecture, Interior Design, Programming, Visioning, Master Planning, LEED Design, Planning & Zoning, Object Design, Architectural Renderings.

PARKITECTURE

Parkitecture is our term for what results when we apply our passion for innovative building solutions to the context of parks. Comfort stations, outdoor classrooms & picnic shelters deserve the same level of design & thought as any commercial structure, so we don't discriminate. As a result, our firm has completed several award-winning parks which have resulted in a steady stream of new public projects for our team.



Charlotte

2015 Ayrley Town Blvd.,
Ste 202, Charlotte, NC 28273
(704) 945-0180

Greenville, SC

30 Patewood Dr. Suite 100
Greenville, SC 29615
(864) 331-1201

Staff Size: 14

Michael M. Simpson + Associates, Inc. (MMSA) | Charlotte, NC | Structural Engineers

MMSA is a 100% minority-owned, SDB enterprise located in Greenville, SC, with an office in Charlotte, NC. Established in 1999, MMSA's engineers & designers average over 30 years of experience in structural engineering & are well-equipped & experienced in providing quality structural engineering design expertise & technical competence to manage & deliver large & small projects. MMSA's staff is committed to successfully satisfying clients' demands. Moreover, our depth of resources ensures that we can quickly accommodate any fluctuations.

Areas of Expertise: Structural Design Engineering, Construction Management, New Building Designs, Renovations/Additions, Existing Building Assessments, Seismic Evaluation, Creative Design Solutions, QC/Quality Assurance, Studies/Investigations, Constructability & Forensic Analyses, Progressive Collapse Design, Hurricane Wind Damage, BIM, System Upgrades, Construction Schedules, Quick Response Time

MWBE Commitment: Stimmel has a history of working with MWBE firms whenever possible & this project is no exception. Stimmel understands & supports Mecklenburg County's program to provide underutilized businesses equal opportunities to participate in all aspects of the project's contracting & purchasing programs. On our most recent park & recreation projects, **Washington Park, Quarry Park, Jamison Park, Granville Park, Morganton Center Square & Long Creek Park, our team consisted of numerous MWBE/HUB firms.** Our team's Structural Engineer, MMSA, is a certified M/WBE Historically Underutilized Business (HUB) with the North Carolina Statewide Uniform Certification (SWUC) Program, City of Charlotte's Charlotte Business Inclusion (SBE- Vendor #302974) & NC DOT (DBE/MBE/SPSF- Vendor #52421). Certification & approval letters available upon request.



I. Firm Information & Project Approach

Mecklenburg County plans to implement substantial improvements & additions to outdoor recreation & social spaces needed in some of the fastest growing areas of the county. Our Team's understanding of the park projects is based on information provided in the RFQ & further by our lead members having lived & practiced their professions in Charlotte for a combined 36 years. Our lead Civil Engineer lives within walking distance of Eastfield Regional Park & 2 of our Landscape Architects live within 10 miles of Druid Hill Park. Additionally, our Project Manager completed an agrarian-themed community park master plan for a 94 Acre site in Huntersville, just a few miles from Ezell Farms Community Park. We are intimately familiar with the park sites & are excited for the potential role the parks will play in the everyday lives of the surrounding community members.

PROJECT APPROACH

Site Analysis / Public Input

1. Kickoff Meeting with Design Team, Park & Recreation, & Asset & Facilities Management to introduce team members & client reps; establish protocols & schedule; review existing site conditions, previous master plans, scope & initial budget parameters.
2. Site Analysis, site visits to gather on-the-ground character, inventory existing opportunities/constraints, gather existing GIS data, & infrastructure As-builts for conceptual diagrams. Develop a Site Analysis Map identifying opportunities & constraints.
3. Public Input Session: Organize & facilitate a Public Drop-In Session with the Client to present the Site Analysis, request validation of the existing master components, & seek additional programming recommendations from the community. Gather data & summarize findings in report form.

Schematic Design/Cost Estimates/Public Input: We understand that each park's design will be greatly influenced by community input. Schematic plans will be developed reacting to community input, site influences, P&R's standards for park types, & balanced against budget parameters.

1. Generate Conceptual Site Plans & present to Client for review & comment. The design will include public input/comments, recommended improvements, amenities, priorities, & phasing.
2. Prepare Schematic Design Documents with color, images & graphics to convey design features & Architectural Character based on community comments.
3. Preparation of ROM Cost Estimate based on recent bids & logical discussions with Client for phases & priorities.
4. Public Validation Session: Organize & facilitate a Public Drop-In Session with the Client to present the Schematic plans for community validation & approval.
5. Initiate Site Surveys upon which refined plans will be built.
6. Final Schematic Plan Color Rendered & updated with revisions agreed upon by the Client

Design Development/Cost Estimates: Refinement of drawings on site surveys & based on design data gathered from previous phases.

1. Site Plan Refinement to further define special relationships of

the park elements, grading & preliminary utilities.

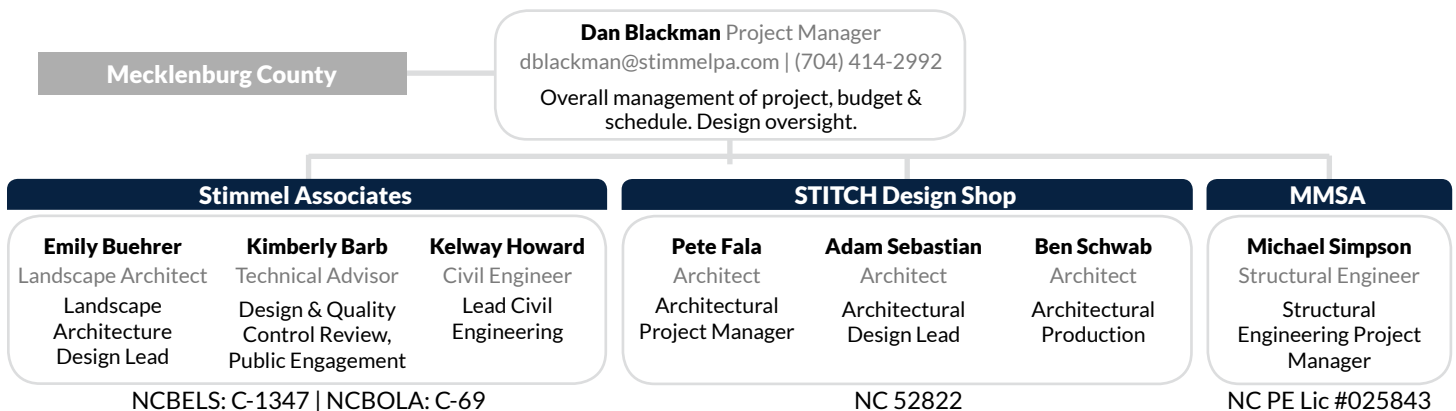
2. Selection of Amenity Features for site lighting, fencing, site furnishings, etc. by manufacturer, amenity layout, design features & cohesive signage.
3. Develop Architectural Space Plans & further define character & styling unique to the park site & surrounding community. Identify the needs for Structural, Mechanical or Electrical Services.
4. Cost Estimate Refinement for all improvements.

Construction Documents/Permitting: Upon approval of the Design Development drawings, renderings & cost estimate, the project team will commence the Construction Documentation Phase of work.

1. CD Phase of Work will include plans, details & specifications necessary for the construction of the Park & its amenities.
2. CD Architectural Plans will include specifications, plans, elevations, details, MEP & Structural Plans as needed.
3. The project team will collaborate on design features to provide a comprehensive & cohesive design for each Park, coordinated regularly with the Client.
4. We recommend Monthly Meetings, at a minimum, with the Client, to review drawings & discuss any issues of concern, as they arise, & vet design details prior to final design drawings.
5. Pemit Plans will be submitted by Stimmel to Charlotte's Land Development Department as well as Mecklenburg County's Engineering & Property Management Department.

Bidding & Construction Phase Services

1. Prepare Bid Documents following County standards for formal competitive bids. Facilitate pre-bid meeting & bid opening. Respond to bidders' questions, prepare certified bid tabulations & recommendations to the Client.
2. Construction Phase of Work: site visits to observe the progress & quality of the work completed by the selected Contractor.
3. Preparation of Field Reports to communicate findings & report any issues or concerns to client.
4. Review Submittals, Requests for Information, Change Orders & Pay Apps as needed for coordination, acceptance & approval.
5. Preparation of Record Drawings for City/County's use.



Bailey Park Winston-Salem, NC

Current Status: Complete

Description: Bailey Park is the social core of the Innovation Quarter's North District located in downtown Winston-Salem. Bailey Park is a 1.6-acre public green space separated into two sections: The elevated portion, which features a large stage, seating area with tables, restroom & storage facilities, & the lower portion open lawn play/gathering area. The outdoor stage is used for various festivals & shows, as well as for screenings of films at the weekly Bailey Park Movie Series, & Innovation & Cinema. The open space, which has the greenest grass in the city, is commonly filled with dog walkers, couples enjoying a picnic with the sunset, food truck festivals, & other activities. Bailey Park is the public space that has catalyzed additional economic development & the social & cultural values of the North District. Phase 2 included additional walls to continue terracing the site & to provide additional seating levels & a backdrop for a water wall. Above the water wall will be historical signage facing the Power Plant & the Winston-Salem skyline. With an amenities building worthy of both picnicking families and wedding parties, and an amphitheater space playing host to community fitness classes as well as informal lunch breaks, the built environment at Bailey Park provides the stage for the future without forgetting the past.



Park Type: Neighborhood Park

Owner: Graydon Pleasants, Director of Real Estate, Innovation Quarter | 575 Patterson Ave., Ste 550, Winston Salem, NC 27101
336) 716-8686 | gpleasan@wakehealth.edu

Project Schedule: 2009-12: Master Planning, Demolition, Infrastructure | P1: 2013-14 | P2 : 2015-17 | On Budget & On Schedule

Construction Cost (Actual): Phase 1: \$1.8 M | **Project Change Orders:** \$16,209

Professional Services Provided: Stimmel provided Master Planning, Grading/Erosion Control, Utilities, Site/Landscape Plans, Signage/ Amenities & Construction Observation. STITCH was the Architect & provided design for the Amphitheater & Restrooms.

Project Manager: Christy Turner (Stimmel) | **Key Team Members:** Kimberly Barb (Stimmel), Kelway Howard (Stimmel), Pete Fala (Stitch), Ben Schwab (Stitch), Adam Sebastian (Stitch)

Project Similarities & Relevance: Master Planned Neighborhood Park completed by the Stimmel/Stitch design team. Passive recreation activities, as well as an amphitheater, a large community lawn/open space, water fountains and restrooms.

ARTivity on the Green Winston-Salem, NC

Current Status: Complete

Description: The \$2 million urban park opened in 2015 in downtown Winston-Salem, complete with towering red "smokestacks" that release clouds of water vapor. The .5 acre park, ARTivity on the Green, also includes an artist performance shelter sculpted from silvery steel bands. It sits between the city's Arts District & the Innovation Quarter. Paying tribute to the city's industrial, tobacco-and-textiles past, the park features faux smokestacks & use of metal— including steel benches that resemble sawhorses— which also features sodded berms for lounging or picnicking, a mural wall & red lines painted on the sidewalks. The park was funded by a private grant & spearheaded by Art for Art's Sake, a local nonprofit

Park Type: Neighborhood Park

Owner: Harry Knabb, The AFAS Group
630 N Liberty St., Winston-Salem, NC 27101
(336) 416-0089 | hknabb@bellsouth.net

Project Schedule: 2014-15: On Budget & On Schedule

Construction Cost (Actual): \$2 million

Project Change Orders: N/A

Professional Services Provided: Stimmel provided civil engineering & landscape architecture, as well as conducting neighborhood meetings. Stitch served as the project manager, creating the design of the park & smokestacks.

Project Manager: Stitch

Key Team Members: Pete Fala (Stitch), Ben Schwab (Stitch), Adam Sebastian (Stitch), Christy Turner (Stimmel)

Project Similarities & Relevance: Neighborhood Park completed by Stimmel/Stitch design team. Serving the downtown neighborhood. Originally parking lots on Individual parcels



Quarry Park & Waughtown Connector Winston-Salem, NC



Current Status: Phase 1 Complete | Phase 2 In Progress

Description: Quarry Park & Waughtown Connector Greenway is a large publicly owned park southeast of downtown Winston-Salem. The 228-acre site was an active Granite Quarry from the mid-1920's to the late 1980's. For the next 15 years, the City utilized the park as a City Yard until voters approved \$5M in tax bonds for improvements in November 2014. In 2015, the design process of reinvigorating one of the City's hidden gems began with the team of Stimmel and Stitch.

In line with the City Council's strategic objective for expanded open space, recreation facilities & promoting a healthy environment, the design team specifically targeted Phase 1 to entice people to come out & explore this hidden gem. Capitalizing on the natural setting, the quarry water body & stunning panoramic views, the park includes a dramatic observation pier, nicknamed "The BOOM". This feature is designed like a camera lens, expanding in height as it approaches the quarry's rim & focuses on Winston-Salem's skyline to the west & spectacular views of Pilot Mt., Sauratown Mt. & Hanging Rock. The park also includes a large open 2-acre greenspace, 1-acre Amphitheater, 3 Overlooks, 1.25 mile greenway, hydration stations, picnic areas, comfort stations, benches & bike racks. Rather than a park that has playgrounds & picnic shelters, Quarry Park is more of a place for nature activities & relaxation. The park can host concerts & events, such as Yoga at the Quarry & food trucks, cycling & hiking. One of the key features of the park is its connections to the city greenway system. On the southside, the 1.25-mile greenway connects to Waughtown St via Marble St. From the north, a link to the Salem Creek Greenway makes it possible for walkers & bikers to access Quarry Park, link over to Salem Lake or connect to Long Branch Trail downtown. The park showcases, honors & celebrates the City & its rich history, all while offering an unexpected, vast & exciting escape for the park's visitors.

Park Type: Community Park | Regional Park

Owner: Robert Prestwood, Director of Engineering, City of Winston-Salem | 100 E. First St., Winston-Salem, NC 27101 | (336) 747-6985 | robertp@cityofws.org

Project Schedule, Design & Construction: Design: 2015-2016 | Construction: April 2016-2017 | On Budget & On Schedule | Phase II: 2019-Ongoing

Construction Cost (Estimated | Actual): \$4.2 million | \$4.5 million

Project Change Orders: \$312,779.50

Professional Services Provided: As Project Manager, Civil Engineer, Land Planner & Landscape Architect, Stimmel provided: Site Planning & Design, Coordination/Meetings with the City, Community Appearance Commission & Stakeholders, Design Development, Master Plan Updates, Demo. Plans, Site/Staking Plans, Grading/EC Plans, Stormwater Management, Bio-Retention, Utility Plans, Site Details, Special Amenity Details, Construction Administration & Observation. STITCH provided Architectural Services for the design of the BOOM & comfort station, working with Stimmel on developing the master plan.

Project Manager: Kimberly Barb (Stimmel)

Key Team Members: Kimberly Barb (Stimmel), Pete Fala (Stitch), Ben Schwab (Stitch), Adam Sebastian (Stitch)

Project Similarities & Relevance: Master Planned Community/Regional Park completed by the Stimmel/Stitch design team. Extensive Public Involvement, Community Engagement, Input Meetings & Review. Multi-Phase Project. Active & Passive Recreation Activities. Community Connectivity: Connecting Neighborhoods to City. Access to Regional Features



Jamison Park Winston-Salem, NC



"Jamison Park marks the main entry point to the Muddy Creek Greenway. Nestled into the landscape, the outdoor classroom & comfort station anchors the site, while the Recreation & Parks Maintenance Facility serves the area's operations team. The architecture references the agricultural history of the site while looking toward the future."

Current Status: Complete

Description: With the majority of Winston-Salem adequately served with community parks except for the city fringes, Jamison Park was a much-needed asset to the City's park system. The park was developed with the main goal to serve the dual functions of a neighborhood & community park (with community-level facilities) serving the western edge of the City. Adding a Maintenance Facility on the western side of the City was also crucial to the Recreation & Parks Department ability to service Muddy Creek Greenway & nearby parks in this area.

In November 2014, Jamison Park was allocated \$3 million to transform from 38 acres of farmland in west Winston-Salem into a new Community Park. As the main entry point to the Muddy Creek Greenway, which is heavily used by the local community, Jamison Park is easily accessible by car, bike or foot. The park serves as a hub for a number of different functions: recreation, education, office, events & gathering space, & more. Recreationally, the park features a Nature Based Playground for multiple ages, extensive walkways & greenway connections, a 1.15-acre dog park with both small & large dog areas. In addition, a large Comfort Station & Picnic Pavilion with outdoor classroom facility provides a wonderful learning space for the public & the adjacent Meadowlark Elementary & Middle Schools. The architecture was designed to be "rural" in character for both the maintenance facility & comfort station & allows the park to "fit in" with its history & new uses.

Park Type: Community Park

Owner: Robert Prestwood, Director of Engineering, City of Winston-Salem | 100 E. First St., Winston-Salem, NC 27101 | (336) 747-6985 | robertp@cityofws.org

Project Schedule: Design: 2015-16 | Construction: 2016-17 | On Budget & Schedule

Construction Cost (Estimated | Actual): \$2.6 million | \$2.7 million

Project Change Orders: \$109,981.30

Professional Services Provided: As the Project Manager, Civil Engineer & Landscape Architect, Stimmel's responsibilities include: Project Management, Site Planning & Design (Collaboration with all design team consultants), Determine with City Extent of Structures & Grading allowed in Flood Plain, Flood Study if Required, etc., Design Development Master Plan Update, Meetings to Present to City Staff & Community Appearance Commission (CAC), Demolition Plan, Site/Staking Plan, Grading & EC Plan, Stormwater Management – Bio-Retention, Reviews w/City of Winston-Salem, Utility Plan, Site Details & Special Amenity Details (Low Walls, Natural Play Areas, Trail, etc), Landscape Plans, Specifications (Master Spec), Bidding & Construction Administration. Stitch provided Architectural Services for the design of the maintenance building & comfort station, & worked with Stimmel on developing the master plan for the overall site.

Project Manager: Kimberly Barb (Stimmel)

Key Team Members: Kimberly Barb (Stimmel), Pete Fala (Stitch), Ben Schwab (Stitch), Adam Sebastian (Stitch)

Project Similarities & Relevance: Master Planned Park completed by the Stimmel/Stitch design team. The park was developed with the main goal to serve the dual functions of a neighborhood & community park (with community-level facilities). Active & Passive Recreation Activities. Serves as a hub for a number of different functions: recreation, education, office, events & gathering space, & more. Facilities: Maintenance Facility, Comfort Station & Picnic Pavilion with outdoor classroom facility. Extensive Public Involvement, Community Engagement, Input Meetings & Review.





Received by:
Mecklenburg County (AFM)
06/27/2019 1:57:58 PM

MECKLENBURG COUNTY PARKS

We are pleased to present our team qualifications for landscape architecture, architecture, engineering and surveying services for Mecklenburg County Parks.

We believe parks should be designed with a clear understanding of capital and operating costs, as well as a strong public engagement process. For this reason, we have included park management experts in addition to architects, engineers, and landscape architects to ensure a comprehensive view of the planning process as, well as park maintenance and operations.

The primary contact for our team is Emily McCoy. She is a native North Carolinian and works out of our Raleigh Work Space with support from our Houston Office.

Emily McCoy, Project Manager
267.994.6366
emccoy@designworkshop.com

Raleigh, NC (6 staff)
Houston, TX (12 staff)
NC Business License 067097

About Design Workshop

Design Workshop is an international design studio integrating the fields of landscape architecture, urban design, planning, economics and engagement. Since the first 'Workshop' in 1969 founded at NC State University, the firm continues to innovate with each generation, informed by changing economic context and the natural systems impacting our communities.

A community of designers, landscape architects, planners and strategists, we share a deep commitment to improving social equity and environmental justice through design. As our methods evolve in response to new, complex challenges, our conviction to value-based design remains constant.

We design for people – not just today but for future generations. Whether designing a private garden, a campus within a fragile ecosystem, or developing the vision for a 21st century park, we strive to foster connections between people while creating meaningful, distinctive places.

The Significance of Public Space

All public spaces are significant opportunities to address the challenges the urban environment present. They also have the potential to celebrate our unique communities while promoting social equity, creating strong social relationships, and practicing sound resource management. The very process of planning for these important spaces are an insight and reflection of a community's values. The weight of this task should not be taken lightly in a community such as Mecklenburg County, with a rich cultural heritage, as it continues to be one of the best places to live and work in the country.

Approach

Design Workshop is committed to creating special places that meet today's needs, and are sustainable environments for all time. Our park planning and design process seeks to imbue every project with the perfect measurable balance between – environmental sensitivity, community connections, artistic beauty and economic viability. Although each park and their respective communities have very unique needs, the success of each park will depend on how effectively they:

- Create a sense of place and neighborhood identity by integrating different user interests and elicit long-term community support.
- Engage the community in a meaningful way through a citizen-driven process.
- Imagine a compelling program that contributes to a fun, livable and healthful community.
- Generate a visually appealing space where not only ecological and cultural systems are celebrated, but also creates a park that is built to last for many generations.
- Demonstrate a commitment to sustainable resource management and serves as a park model.

Mecklenburg County

David Booth, Project Manager

**Community &
Key Stakeholders****Design Workshop**

Kurt Culbertson, Principal in Charge
 Emily McCoy, Project Manager
 Sarah Delcambre, Landscape Architect

Stewart, Civil, Geotechnical, Surveying & Structural Engineering

Certifications: NC HUB, City of Charlotte MBE
 David Starkel, PE and Emily Blackwell, PLA, ASLA, CELA
 704.334.7925 / dstarkel@stewartinc.com, eblackwell@stewartinc.com

Ewing Cole, Sports & Recreation Architecture / MEP Engineering

Michael Rantilla, AIA, LEED AP, Regional Director
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C Design, Architecture

R. Dean McKenzie
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J Turner Consulting, Community Engagement

Certifications: NCDOT DBE, NC HUB
 Jackie Turner
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ETM Associates, Park Management Consultants

Tim Marshall, FASLA, PLA
 732.572.6626 / tim@etmassociatesllc.com

The Lee Institute, Community Engagement for Druid Hills

Chrystal R. Joy
 704.714.4451 / cjoy@tlwf.org

Community Food Lab, Community Engagement & Agriculture for Ezell Farms

Erin White
 919.995.0460 / white@communityfoodlab.org



Houston Arboretum & Nature Center

Houston, Texas

Design Workshop was hired as the primary consultant to lead master planning and design for redevelopment of this regional treasure, whose lush canopy suffered significant decline during recent natural disasters. The plan guides restoration of the 155-acre arboretum and nature center. A detailed analysis of natural systems combined with extensive stakeholder engagement produced a plan that will propel the site's future ecological and cultural significance. Native ecologies and improved infrastructure create a resilient landscape that ensures the arboretum can continue serving as

a hub for environmental education in the region and better handle future disturbance. The design intent at the Master Plan level focused on the realignment of vehicular circulation from a central large and open parking lot into two looped parking drives. An expanded network of trails gives visitors multiple options to explore and learn about the restored ecologies.

Select Awards

ASLA National, Honor Award in Analysis and Planning

Boston Society of Landscape Architecture, Award of Excellence in Analysis and Planning

Owner Reference

Debbie Markey, Executive Director
4501 Woodway Drive
Houston, TX 77024
713.366.0371
dmarkey@houstonarboretum.org

Services

Master Planning, Design, Construction Observation

Schedule

2013–present

Construction Cost

\$13M (on budget)

Change Orders

\$0 to date

Design Workshop

Kurt Culbertson (PIC)
Conners Ladner (PM)

Team Members

ETM Associates



Moncus Park

Lafayette, Louisiana

Design Workshop was chosen as the master planning team for a 100-acre tract of land known informally as the “Horse Farm,” located in Lafayette, Louisiana. The park incorporates a half mile stretch of the Coulee Mine, a tributary of the Vermillion River. After widespread community outcry, the University withdrew its plans for commercial development of the property and began negotiations to sell the property to the Lafayette Consolidated Government. For eight years, advocacy groups, neighbors, and businesses supported the municipal government’s plans to purchase the land for use as a new City park. A weekly Farmer’s Market and events for a master gardeners program are currently two programming elements that the Park is used for today.

Design Workshop engaged the Lafayette community and gained valuable feedback regarding where they would like to see various park programs and facilities throughout this park. The community voted on a preferred programming plan that drove the master plan design. Currently, the team is about to begin detailed design and construction documents for the first phase.

Owner Reference

Elizabeth “EB” Brooks
2901 Johnston Street
Lafayette, LA 70503
337.500.1177
ebrooks@lafayettecentralpark.org

Services

Master Planning,
Fundraising,
Construction
Observation

Schedule

2013–present
(under construction)

Construction Cost

\$6M (\$6.7M actual)

Change Orders

Unknown

Design Workshop

Kurt Culbertson (PIC)
Claire Hempel (PM)

Team Members

ETM Associates
Lake | Flato



Wimberley Blue Hole Regional Park

Wimberley, Texas

A quintessential Texas Hill Country swimming hole, Blue Hole's pristine waters, limestone bluffs and towering age-old cypress trees have made it highly sought out by locals and tourists alike. Due to this notoriety, years of unmanaged recreation had damaged the site and ecosystem. In 2006, the City of Wimberley purchased 126-acres surrounding the site to ensure that the area remains a value asset for the community. Design Workshop was retained to provide park planning and design and landscape architecture for the site from concept through full implementation. Stakeholders were heavily involved throughout the master planning and design process, ensuring that the park balanced needs of the community and out-of-

town visitors, while preserving and restoring the historic Blue Hole and surrounding ecosystems.

Select Awards

SITES® Certification

ASLA Texas, Honor Award

ASLA Colorado, Honor Award in Wayfinding and Signage

Owner Reference

Don Ferguson

City of Wimberley

221 Stillwater

Wimberley, TX 78676

512.847.0025

dferguson@anvilcom.com

Services

Design, Construction Observation, Post-Occupancy Evaluation

Schedule

2009–2013 (POE)

Construction Cost

\$4.2M (on budget)

Change Orders

\$0 to date

Design Workshop

Kurt Culbertson (PIC)
Conners Ladner (PM)

Team Members

Walter P. Moore
GreenPlay