Devereux Meadow Park
Virtual Public Open House Meeting #1

May 6, 2021  7pm-9pm
Via Zoom

Parks, Recreation and Cultural Resources Department

Photo credit: Design Workshop
Meeting Agenda

- Overview of proposed park project
- Site conditions
- Concept plan alternatives
- Gather public feedback

Photo credit: Design Workshop
Project Overview

Project area
• 14 acres
• North of Downtown Raleigh
• Current City maintenance facility

Project description:
• Site remediation
• Development of a natural and passive park
• Restoration of Pigeon House Branch
• First phase of the Pigeon House Branch Greenway Trail

Project recommended in:
• Capital Boulevard Study
• Raleigh’s Downtown Plan
Project Overview

2017 to 2020 - Environmental Site Analysis and Assessments

Current Project Phase
• Conceptual and Schematic Design
• Public Engagement

Final Design and Construction currently unfunded.
• Parks Bond funding TBD (vote in Fall 2021 or early 2022)
Project Design Team

**Parks, Recreation and Cultural Resources**
- Gary Claiborne - Project Manager

**Tetra Tech** (Lead Engineers)
- Jonathan Smith, PE - Project Manager

**Design Workshop** (Landscape Architecture)
- Emily McCoy, PLA - Project Manager
- Lindsey Naylor - Designer/Planner

**Ecosystem Planning and Restoration**
- Kevin Tweedy, PE – Senior Water Resources Engineer

Photo credit: Design Workshop

Devereux Meadow Site
Stakeholder Committee

14 Members

- Parks, Recreation and Greenway Advisory Board (PRGAB)
- Bicycle Pedestrian Advisory Committee (BPAC)
- Local Business/Development Interests
- Raleigh Youth Council
- Peace University
- Area community representative
- Raleigh Housing Authority
- Wake County Government

Members representing parks, residential/community, development, and business interests.
Concept and Schematic Design - Schedule

2020
December – Stage II start

2021
January – May
• Development of concept plan alternatives
• City Staff and Stakeholder meetings
• Open House #1 and Public Input Surveys

June: Parks, Recreation, and Greenway Advisory Board Meeting (Parks Board)

July: City Council Meeting

July – December
• Concept plan refinement
• Open House #2 (October)
• PRGAB Meeting

2022
January: City Council Meeting #2
February - December
• Schematic Design based on selected Concept Plan

Ongoing
• Site survey
• Environmental investigations and coordination with regulatory agencies
Project Information

Main project webpage:
• [https://raleighnc.gov/projects/devereux-meadow-project](https://raleighnc.gov/projects/devereux-meadow-project)

For public comments and questions:
• [https://publicinput.com/DevereuxMeadowPark](https://publicinput.com/DevereuxMeadowPark)
• Email
  • DevereuxMeadowPark@PublicInput.com
• Voice mail
  • 855-925-2801
  • Project code: 6331
Up Next:

Project Site Overview and Review of Design Concept Alternatives

presented by

TetraTech and Design Workshop
SITE HISTORY

Coming Soon to the Project Website!
1940s

1950

EAGLES TOP BRONCS

J. C. Smith
Wins Over
St. Paul’s
27-0

C. I. A. A.
FOOTBALL

JACKIE ROBINSON
STARRING
Jackie Robinson • Larry Doby •
Roy Campanella

SHAW
“BEARS”

Va. State
“TROJANS”

SAT.
OCTOBER 7

CHAVIS
FIELD
Raleigh, North Carolina
Kickoff 8 P. M.

ADMISSION
General...

Post Season Baseball

Jackie Robinson’s
MAJOR LEAGUE

ALL STARS

FEATURING “Nat” Davis • “Joe” Chestnut • Lamb Barbee • “Joe” Winborne •
“Bill” Scott • “Smoky” Edwards

RALEIGH TIGERS

DEVEREAUX
MEADOW
Raleigh, North Carolina
THURSDAY NITE
OCTOBER 12

GATES OPEN AT 6:00
GAME TIME 7:30

LARRY DORY

ADMISSION: GENERAL...

BOX SEATS AVAILABLE–TICKETS ON SALE AT...
What Is a Passive Park?

The vision for the park may include:

- Passive open areas and walking paths
- Environmental and historical interpretation
- Natural stormwater treatment areas
- Daylighting and restoration of Pigeon House Branch
- A greenway connection from Crabtree Creek Greenway to Downtown Raleigh
ABOUT THE SITE
North Downtown Park Walkshed
Future Greenway and West Street Cycle Track / View South Toward Downtown

- Future greenway connection to Crabtree Creek Trail
- Future greenway connection to Rocky Branch and Walnut Creek Trails
Site Views

1 / Looking north along Oak allee, stone wall and western site edge

2 / Pigeon House under Peace St

3 / Stream at Dortch St

4 / Looking south over Oak allee and park site toward downtown

5 / Looking south toward downtown, along Capital Blvd

6 / Looking west over home plate

7 / Looking north, with Capital Blvd to the right
Opportunities and Constraints / Floodplain

- 100-year floodplain
- Floodway

Pigeon House emerges from under Peace St
Opportunities and Constraints / Site Edges

- Future High-Speed Rail alignment cuts through northern site edge
- Site marks northern edge of downtown and creates gateway opportunity
- Railroad creates barrier for neighborhoods west of site
- Future Bus Rapid Transit route
- Capital Blvd defines existing eastern site edge
- Future north-south greenway connection
- Importance of Peace Street entry and site approach given barriers to the east and west
- Future cycle track on West Street
Opportunities and Constraints / Utilities & Contamination

- East-west sewer line is elevated and wrapped by defunct site entry footbridge
- Sewer line runs north-south, creating site constraint and potential conduit for contaminants
- 54" stormwater pipe from Seaboard Station area
- Chlorinated solvent contaminant plumes
- Overhead utility lines
Opportunities and Constraints / Site Features

- Site impacts of Capital Blvd are most acute on at-grade northern edge.
- Steep slopes mitigate impact of Capital Blvd on southern site edge.
- Steep slopes and up to 20’ drop in elevation from western site edge.
- Significant stream elevation drop in northern site channel.
- Culvert creates pinch point.
- White and Willow Oak allee.
- Historical stone wall.
- Footprint of former ballfield.
- Part of NCDOT Right of Way.
DESIGN CONCEPTS
## Sample Devereux Meadow ‘Kit of Parts’

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**Concept No. 1**

- Stream Alignment and Restoration
- Stormwater Management
- Landscape / Plant Communities
- Treatment of Wall and Stone Aqueduct
- Gateway Opportunity and Mitigation of Capital Blvd
- Treatment of Western Edge
- Program
- Trails and Greenway
- Public Art and Interpretive Elements

**Concept No. 2**

- Stream Alignment and Restoration
- Stormwater Management
- Landscape / Plant Communities
- Treatment of Wall and Stone Aqueduct
- Gateway Opportunity and Mitigation of Capital Blvd
- Treatment of Western Edge
- Program
- Trails and Greenway
- Public Art and Interpretive Elements

**Concept No. 3**

- Stream Alignment and Restoration
- Stormwater Management
- Landscape / Plant Communities
- Treatment of Wall and Stone Aqueduct
- Gateway Opportunity and Mitigation of Capital Blvd
- Treatment of Western Edge
- Program
- Trails and Greenway
- Public Art and Interpretive Elements
Pigeon House Branch

Concept No. 1
Stabilization in place of the current stream. Aqueduct, site access road and Dortch Street culverts remain, leaving no room for stream alignment or grade manipulation. Incorporation of a stream shelf promotes floodplain connectivity, and instream structures develop bedform diversity. Lowest cost, lowest ecological uplift.

Concept No. 2
Removal of the concrete cap over the aqueduct and limited manipulation of the stream alignment and profile. Increased extent of stream bench for greater habitat and flood capacity. Instream structures develop bedform diversity. Moderate cost, moderate ecological uplift.

Concept No. 3
Total relocation of the stream alignment and profile. Stream and floodplain design are based on bankfull hydrology and maximize floodplain connection and function. Greatest potential for visitor interaction, diverse habitat communities, and incorporation of stormwater treatment. Highest cost, highest ecological uplift.
Concept No. 1 – Line Drive

Pigeon House Branch is stabilized in place, with stream shelf and instream structures to promote floodplain connectivity and bedform diversity.

Primary greenway runs along the site’s eastern edge.

Super graphic wall mitigates impact of Capital Blvd and recalls the Devereux Meadow outfield wall.

Secondary paths reflect adjacent street grid and historical base lines.

Concrete cap remains over aqueduct, creates space for ‘Concourse’ Promenade along the historical stone wall and oak allee.

Paths define a series of sitewide plazas, gardens and gathering areas.
Concept No. 1 – Line Drive

- Park Connections to West Street
- Capped Aqueduct and ‘Concourse’ Promenade
- Preserved Oak Allee
- ‘The Outfield’ Lawn
- Hammock Grove
- Primary Greenway
- Piedmont Forest

Character Images:
- MLK Park, France
- Klyde Warren Park, Dallas
- Discovery Green, Houston

Section Key
Concept No. 1 – Line Drive

MLK Park, France

Discovery Green, Houston

MLK Park

Discovery Green

Discovery Green

MLK Park
Which of the following images best capture your vision for gathering spaces at the future Devereux Meadow Park?
Concept No. 2 – Sculpt

Pigeon House Branch is restored in place, with increased stream bench and instream structures for greater habitat and flood capacity and bedform diversity.

Primary greenway follows Pigeon House Branch.

Concrete cap is removed, and western overlooks allow for views to aqueduct and Pigeon House Branch.

Newly planted oaks reinforce the existing oak allee and line the primary greenway.

Sculptural berms mitigate the impact of Capital Blvd and create gateway art opportunity.

Secondary paths reflect the curves of a stream meander.

Public art pieces anchor a Piedmont meadow with trails.

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Concept No. 2 – Sculpt

Gathering Terrace + Overlook
Restored Stone Wall and Uncapped Aqueduct
Preserved + New Oak Allee
Primary Greenway
Art Meadow
Site Trail
Planted Sculptural Berm
Piedmont Forest

Character Images
MLK Park, France
Cheonggyecheon River, Seoul

Section Key
Concept No. 2 – Sculpt

Duisburg-Nord, Germany

Sanya Forest Wetland Park, China

Garden of Cosmic Speculation, Scotland

Sanya Forest Wetland Park

Garden of Cosmic Speculation
Which of the following images best capture your vision for **public art and interpretation** at the future Devereux Meadow Park?
Concept No. 3 – Meander

Primary greenway follows the historical allee and Pigeon House Branch

Exposed stone aqueduct becomes a bioretention garden

Multiple opportunities for visitor interaction with Pigeon House Branch and its floodplain

Secondary paths follow and cross the realigned Pigeon House Branch

Planted berms mitigate the impact of Capital Blvd

Pigeon House Branch is realigned, with stream and floodplain designed to maximize floodplain connection, habitat health and visitor interaction
Concept No. 3 – Meander

Gathering Terrace + Overlook
Bioretention Garden in Exposed Aqueduct
Preserved Oak Allee
Primary Greenway
Piedmont Meadow
Meandered and Restored Pigeon House Branch
Site Trail
Boardwalk

Character Images

Scioto Audubon Park, Columbus
MLK Park
Mill River Park & Greenway, Stamford

Section Key
COMPARING THE CONCEPTS
Stream Alignment and Stormwater Management

**Concept No. 1**
Stabilization in place of the current stream. Aqueduct, site access road and Dortch Street culverts remain, leaving no room for stream alignment or grade manipulation. Incorporation of a stream shelf promotes floodplain connectivity, and instream structures develop bedform diversity. Lowest cost, lowest ecological uplift.

**Concept No. 2**
Removal of the concrete cap over the aqueduct and limited manipulation of the stream alignment and profile. Increased extent of stream bench for greater habitat and flood capacity. Instream structures develop bedform diversity. Moderate cost, moderate ecological uplift.

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Total relocation of the stream alignment and profile. Stream and floodplain design are based on bankfull hydrology and maximize floodplain connection and function. Greatest potential for visitor interaction, diverse habitat communities, and incorporation of stormwater treatment. Highest cost, highest ecological uplift.
Pigeon House Branch

Concept No. 1
Stabilization in place.
All culverts remain.

Concept No. 2
Restoration of channel north of access culvert.
Slight shift of profile and alignment.

Concept No. 3
New stream profile, alignment and floodplain.
Access culvert removed.
Aqueduct used for stormwater.
Concept No. 1
The most active option, with paths crisscrossing the site and defining varied spaces for gathering plazas and gardens. A generous flexible lawn occupies the former baseball outfield, and hammock groves offer spots for respite along the sitewide trails.

Concept No. 2
One of two more passive options, with much of the site occupied by art gardens and sculpted landforms. A small entry plaza and flexible lawn anchor the southern site edge, and site trails circle a central wetland overlook.

Concept No. 3
Another passive option, with much of the site and its experience defined by the meandering restored stream, its floodplain, and a system of constructed wetlands. The two plazas, trail system and central overlook all invite users to enjoy site views and to follow, cross and interact with Pigeon House Branch and its restored floodplain.
The primary greenway traces the site’s eastern edge, along a super graphic wall separating greenway users from Capital Boulevard. Secondary site paths reflect historical base lines and the continuation of street grids to the site’s west, criss-crossing the site. Multiple site access opportunities along West Street in anticipation of future development.

**Concept No. 1**

The primary greenway follows Pigeon House Branch. One stretch through the site’s southern half follows the site’s oak allee, which is mirrored across the greenway by proposed oaks. Secondary trails reflect the curves of a stream meander.

**Concept No. 2**

The primary greenway follows the historical allee, exposed stone aqueduct and bioretention plantings along the western site edge before cutting east to follow the realigned Pigeon House branch. Secondary trails follow and cross the realigned Pigeon House Branch.

**Concept No. 3**
Concept and Schematic Design - Schedule

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  • 855-925-2801
  • Project code: 6331
Downtown North-South Connector

On or In Street Bike Facilities with Vertical Separation
Downtown North-South Connector

Will Connect Five Points to Dix Park and the Regional Greenway System via Downtown.

White = Existing
Red = Planned

Devereux Meadow Park Site
Downtown North-South Connector

Phase III is from Peace to Wade

In design now as a 2-Way bike lane on the East Side of West Street
DISCUSSION AND Q&A
Concept No. 1 / Line Drive

Concept No. 2 / Sculpt

Concept No. 3 / Meander