

Parks, Recreation and  
Cultural Resources  
Department

**Devereux Meadow Park**  
**Virtual Public Open House**  
**Meeting #1**

May 6, 2021 7pm-9pm  
Via Zoom



Raleigh

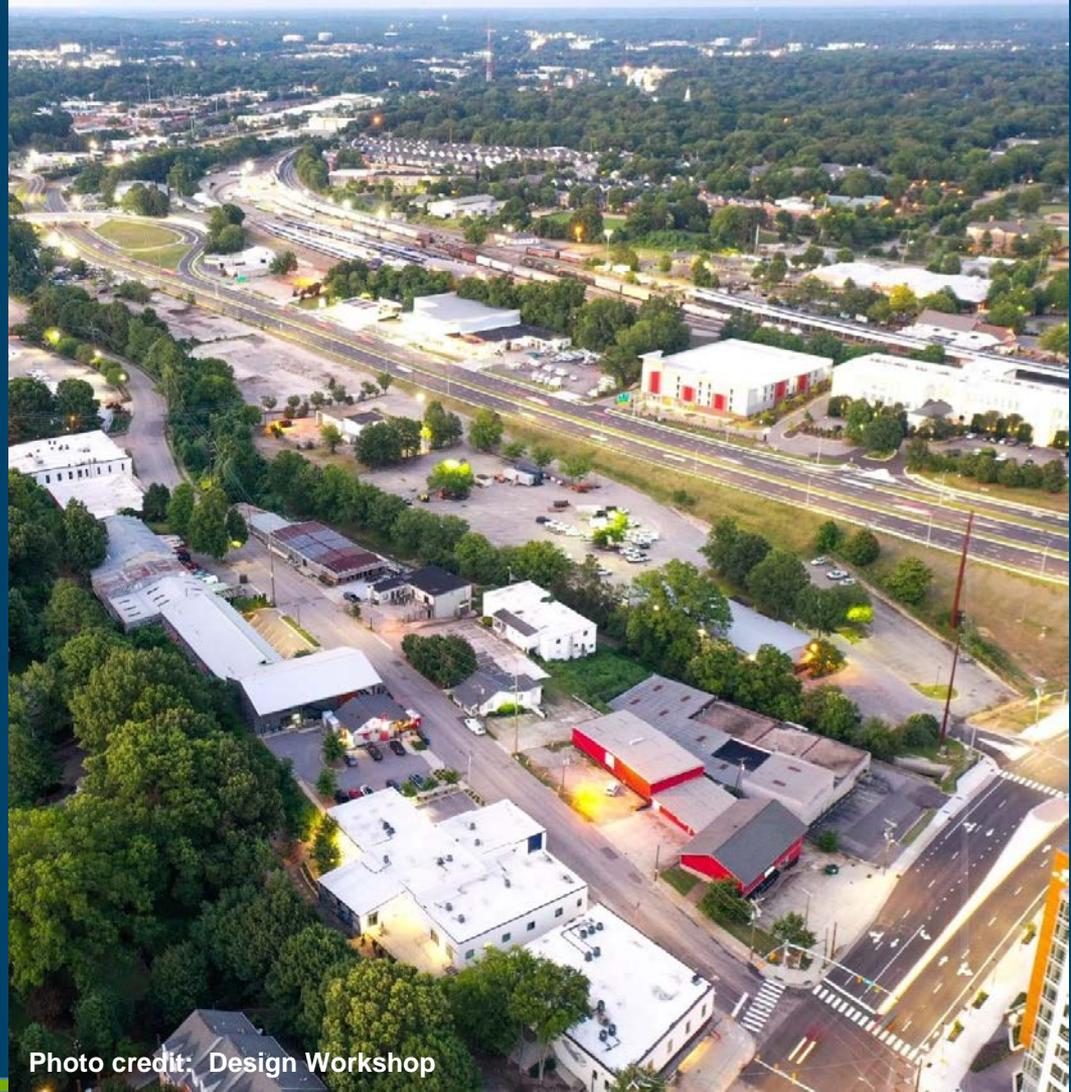


Photo credit: Design Workshop

# Meeting Agenda

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



Photo credit: Design Workshop



Devereux  
Meadow Site

# 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

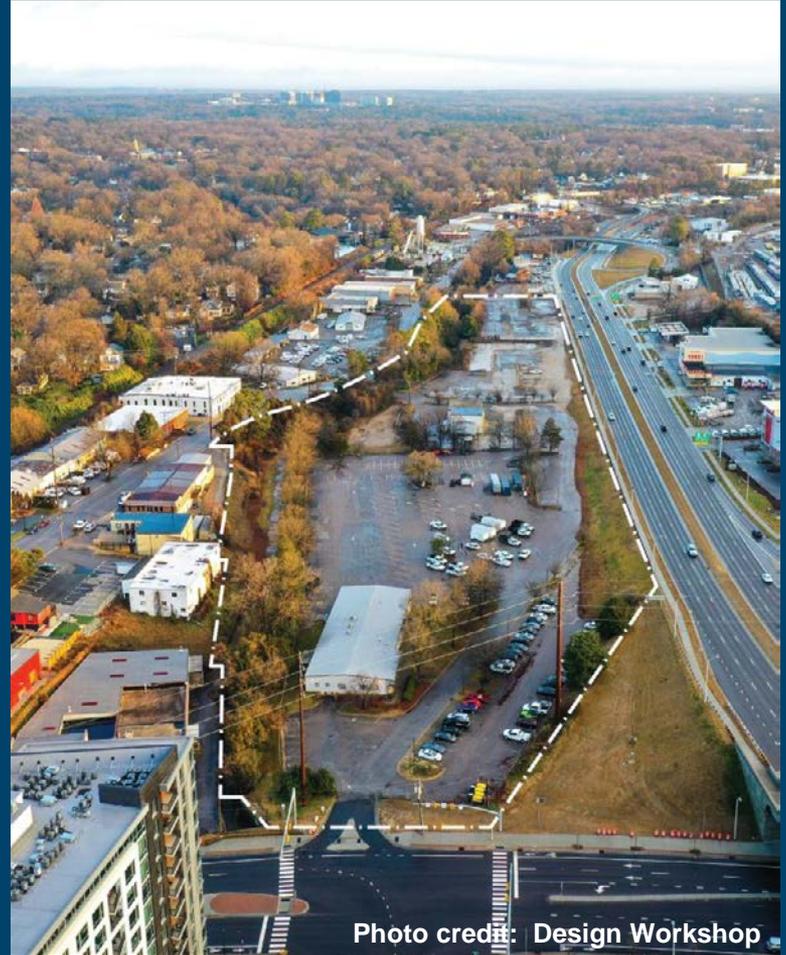


Photo credit: Design Workshop

# Project Overview

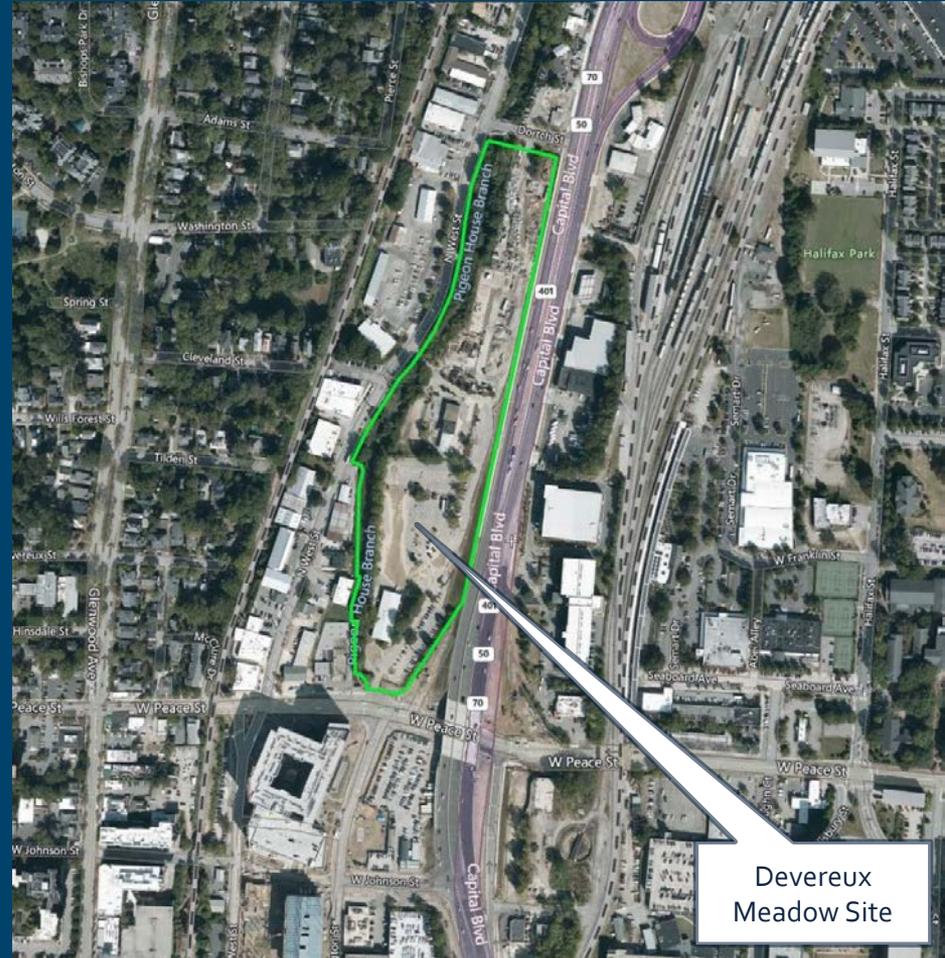
**2017 to 2020** - Environmental Site Analysis and Assessments

## 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)

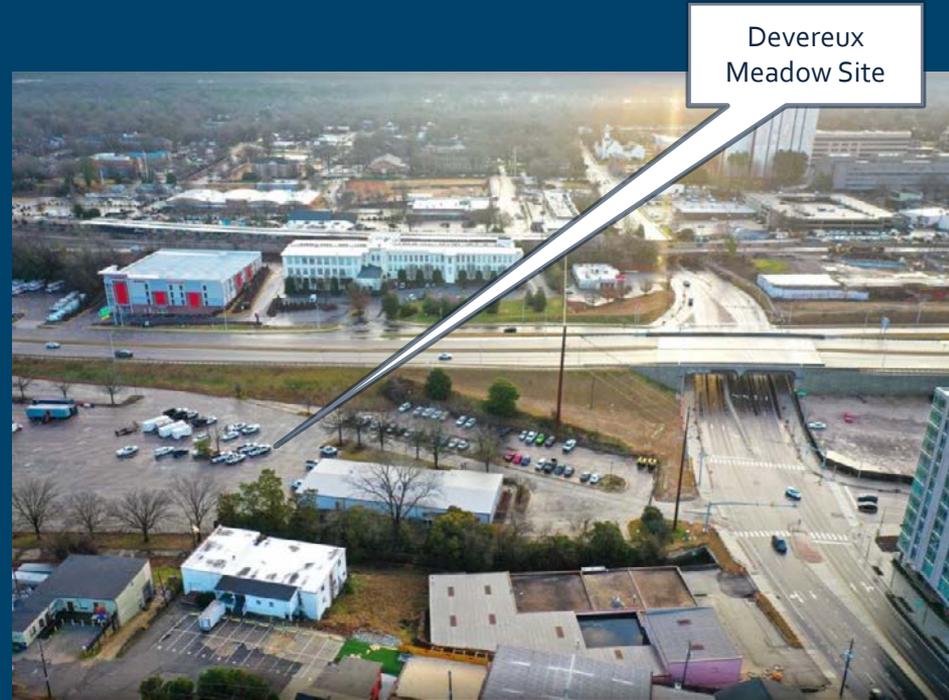
- Jonathan Smith, PE - Project Manager

## Design Workshop (Landscape Architecture)

- Emily McCoy, PLA - Project Manager
- Lindsey Naylor - Designer/Planner

## Ecosystem Planning and Restoration

- Kevin Tweedy, PE – Senior Water Resources Engineer



Devereux  
Meadow Site

Photo credit: Design Workshop

# Stakeholder Committee

## 14 Members

**Members representing parks,  
residential/community, development,  
and business interests.**

- 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

# 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>

## For public comments and questions:

- <https://publicinput.com/DevereuxMeadowPark>
- Email
  - [DevereuxMeadowPark@PublicInput.com](mailto: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!

1873



ABBATIS

J. Devereux

RALEIGH & GASTON R. R.

H. Mordecai

H. Mordecai

H. Mordecai



# 1940s



# 1950

## Wilson

### Alumni Wants Wilson

(Story Page 12)

# EAGLES TOP BRONCS

(Story on page 15)

J. C. Smith  
Wins Over  
St. Paul's  
27-0

(Story on page 15)

C. I. A. A.  
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Shaw  
"BEARS"  
— vs —

Va. State  
"TROJANS"  
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OCTOBER 7

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CHAVIS  
FIELD

Raleigh, North Carolina.  
Kickoff 8 P. M.

★ ★ ★ ★  
ADMISSION  
General . . . \$1.75  
Students . . . \$1.00

## Post Season Baseball

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★



JACKIE ROBINSON

# JACKIE ROBINSON'S

MAJOR LEAGUE

# ALL STARS

STARRING  
★ ★ Jackie Robinson ★ Larry Doby ★ ★  
★ Roy Campanella ★

— VS —

# RALEIGH TIGERS

FEATURING "Nat" Davis • "Joe" Chestnut • Lamb Barbee • "Joe" Winborne  
• "Bill" Scott • "Snake" Edwards



ROY CAMPANELLA

# DEVEREAUX MEADOW

Raleigh, North Carolina

THURSDAY NITE  
**OCTOBER 12**

GATES OPEN AT 6:00  
GAME TIME 7:30



LARRY DOBY

ADMISSION: GENERAL — \$1.50 — ADVANCE — \$1.25  
BOX SEATS AVAILABLE—TICKETS ON SALE AT —DOVE MUSIC CO., 129 E. Cabarrus St., and JOHNSON LAMBE SPORTING GOODS, 118 S. Salisbury Street.

# PROJECT BACKGROUND

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# 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**

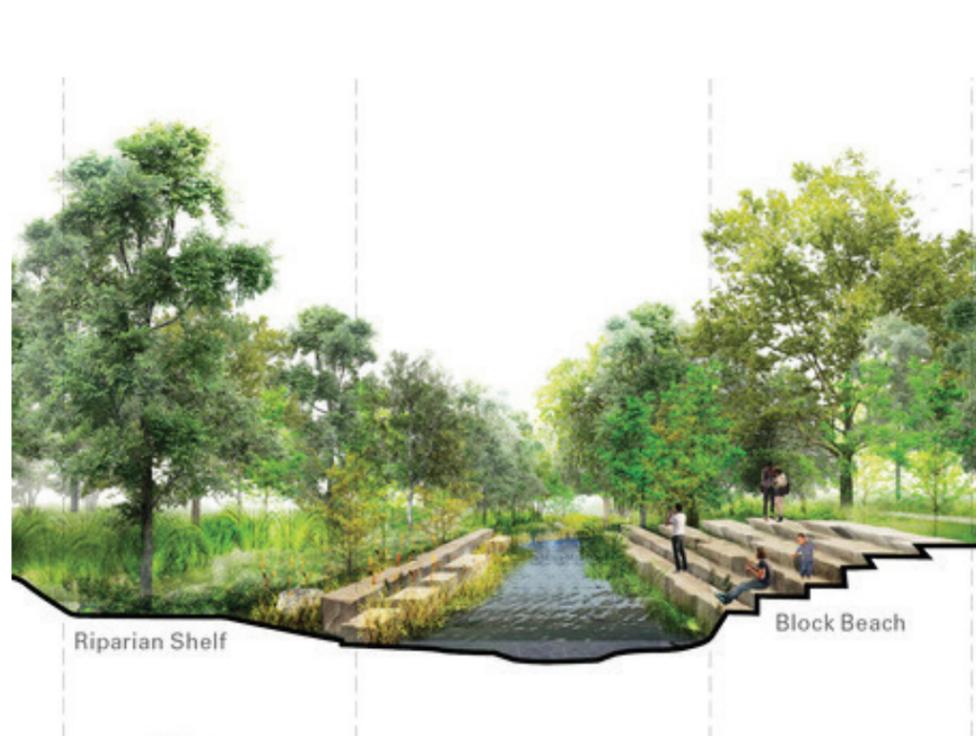
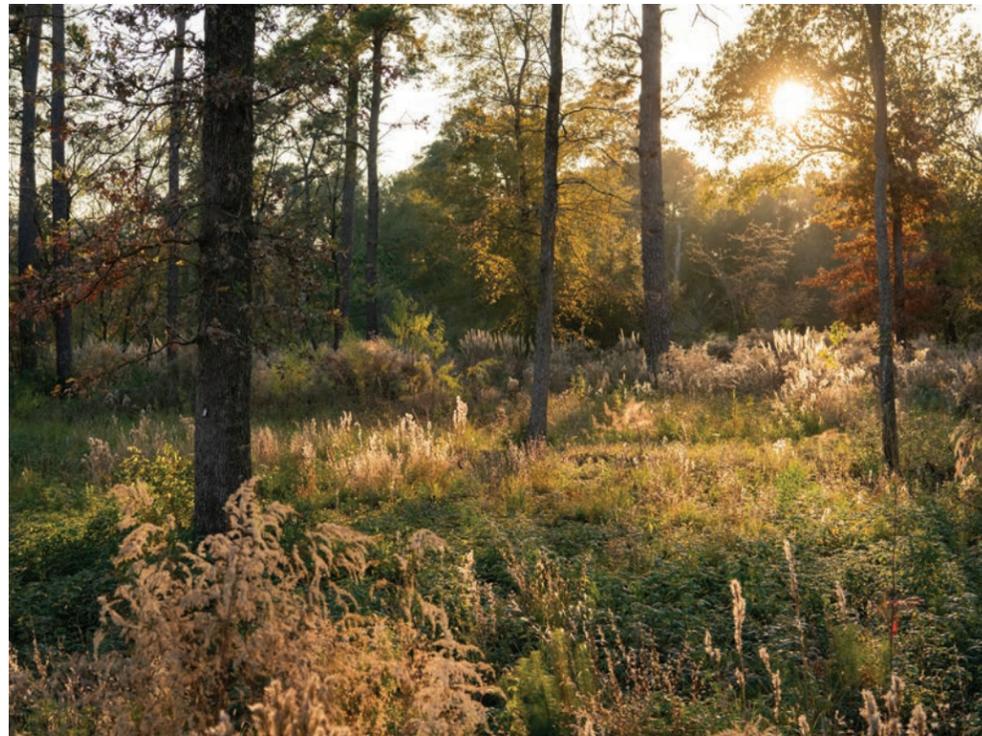
## RESTORATION



## INTERACTION W/STREAM



## SITE TRAILS & CONNECTIONS



**GATEWAY**



**PROMENADE**



**FLEXIBLE GATHERING**



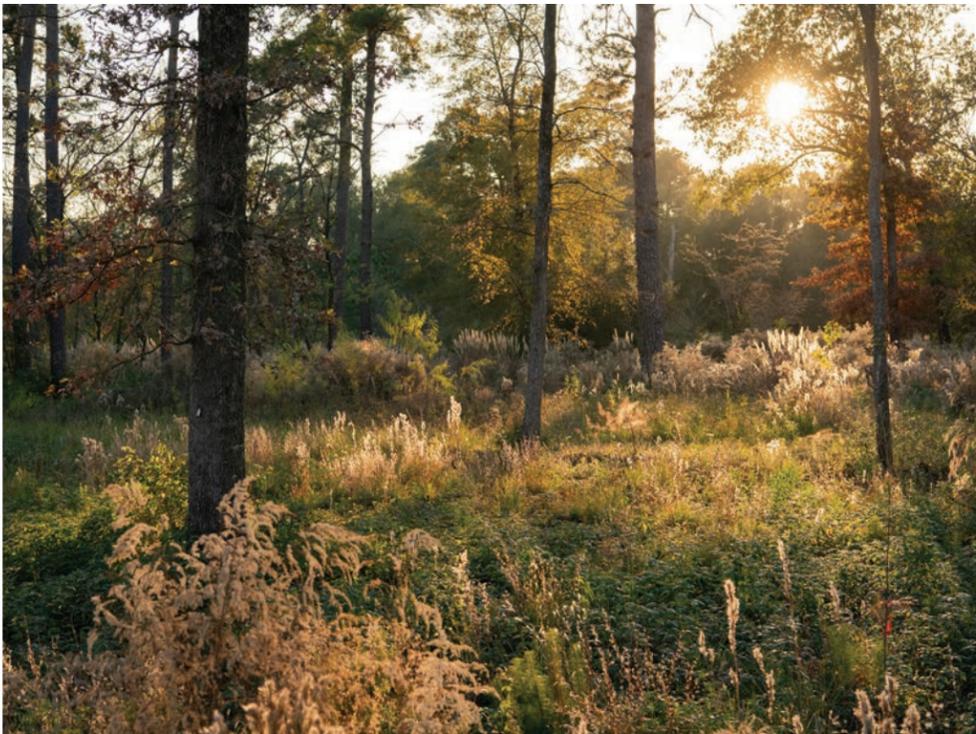
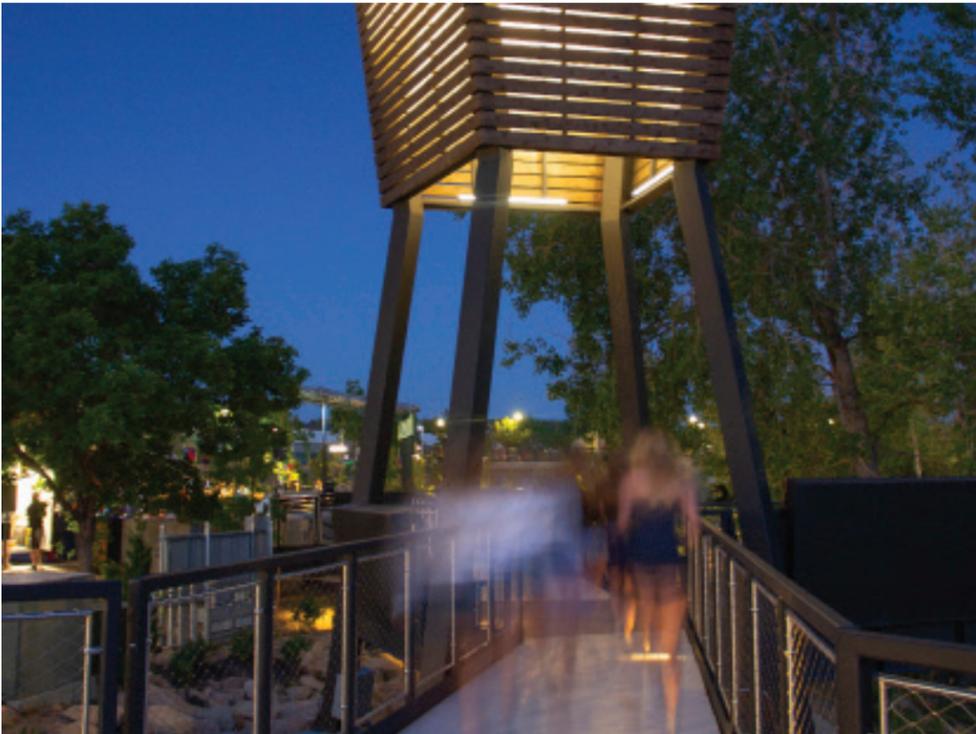
**EDUCATION**



**RESPIRE**



**PUBLIC ART**

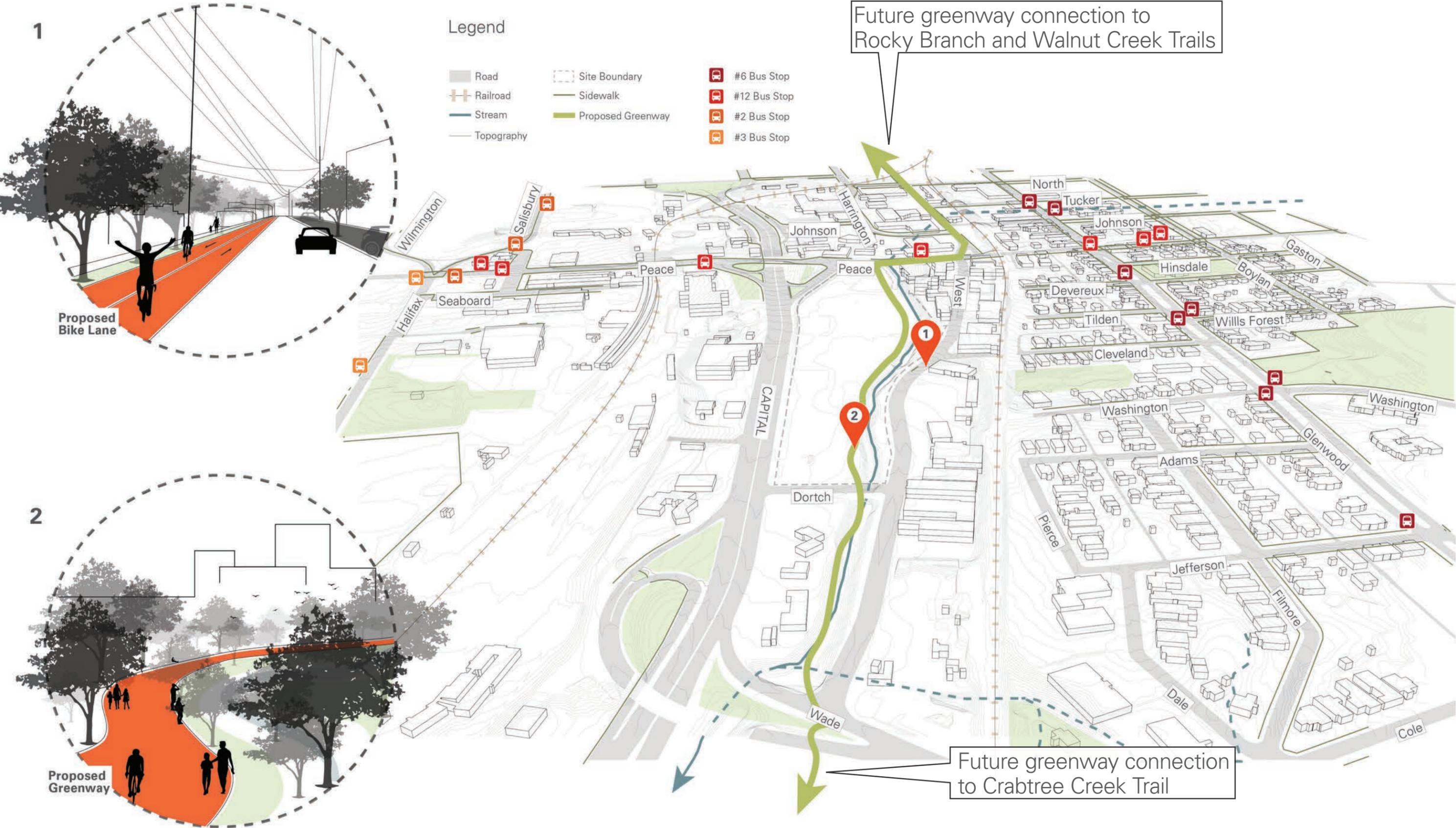


**ABOUT THE SITE**

# North Downtown Park Walkshed



# Future Greenway and West Street Cycle Track / View South Toward Downtown



# Site Views



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



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



2 / Pigeon House under Peace St



3 / Stream at Dortch St



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

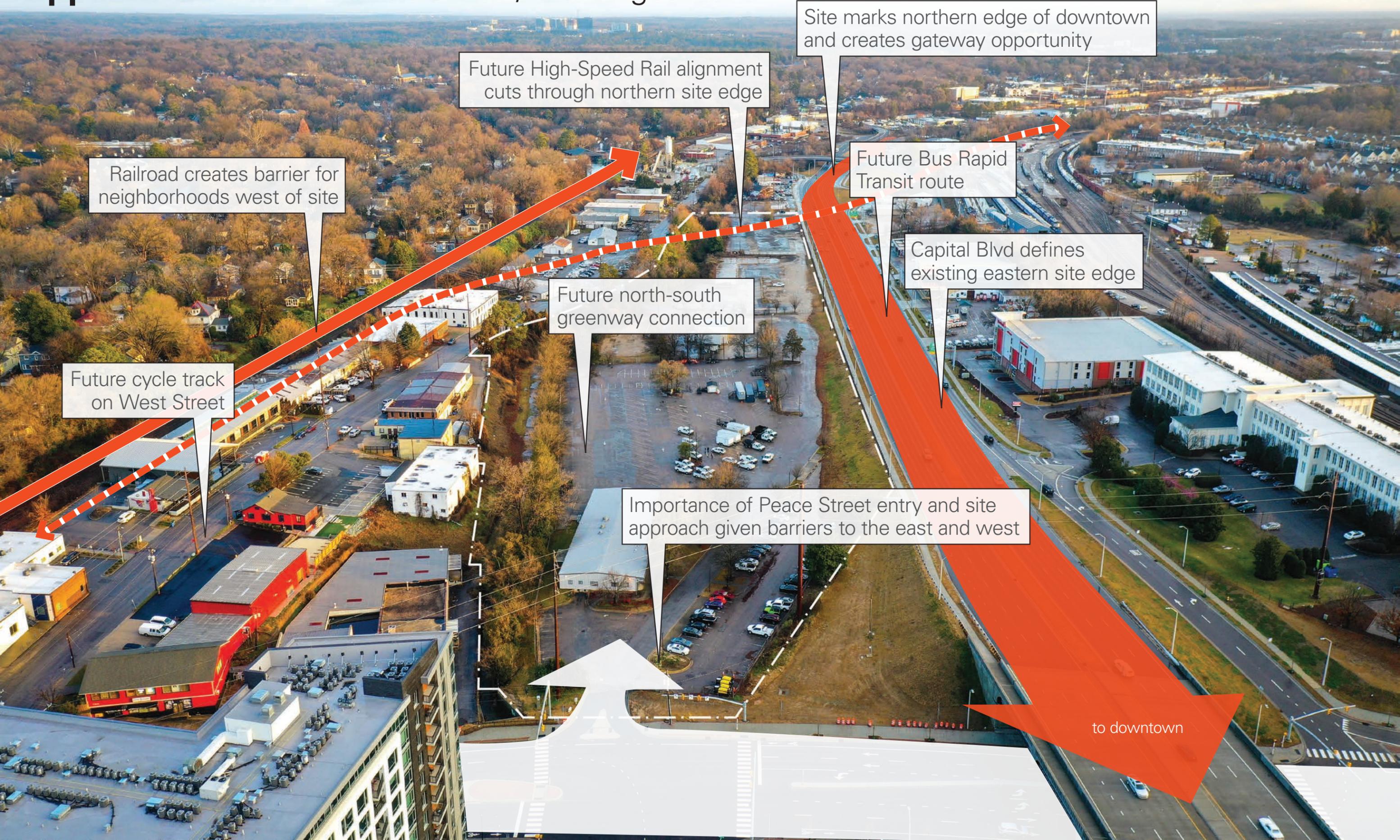


Floodway

100-year floodplain

Pigeon House emerges from under Peace St

# Opportunities and Constraints / Site Edges



Railroad creates barrier for neighborhoods west of site

Future High-Speed Rail alignment cuts through northern site edge

Site marks northern edge of downtown and creates gateway opportunity

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

to downtown

# 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



Significant stream elevation drop in northern site channel

Site impacts of Capital Blvd are most acute on at-grade northern edge

Culvert creates pinch point

White and Willow Oak allee

Historical stone wall

Steep slopes and up to 20' drop in elevation from western site edge

Steep slopes mitigate impact of Capital Blvd on southern site edge

Part of NCDOT Right of Way

Footprint of former ballfield

# DESIGN CONCEPTS



# Pigeon House Branch



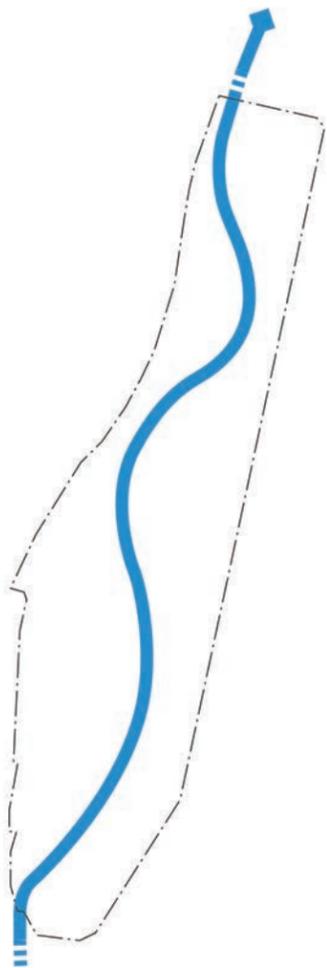
### Concept No. 1

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

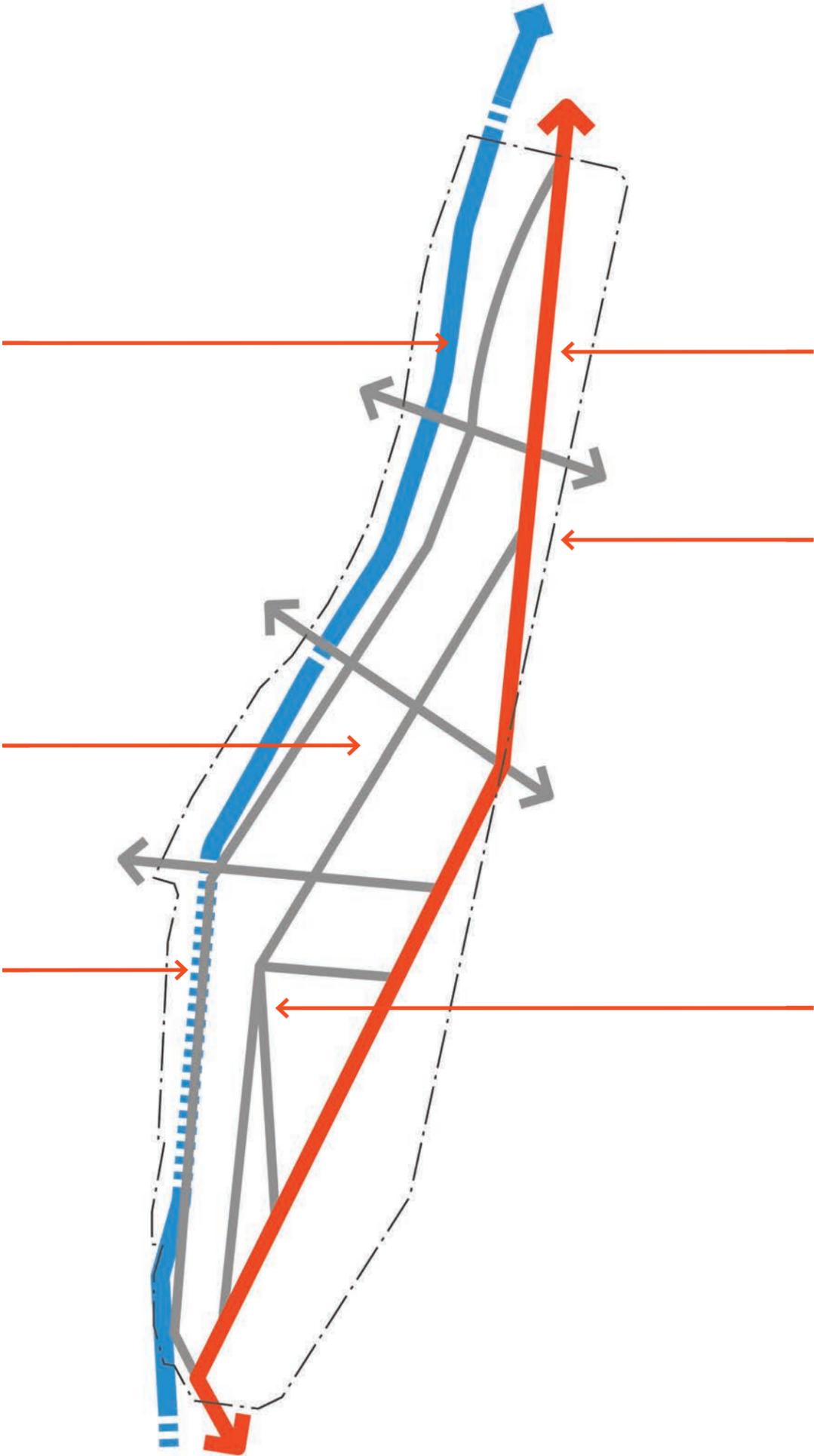
Paths define a series of sitewide plazas, gardens and gathering areas

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

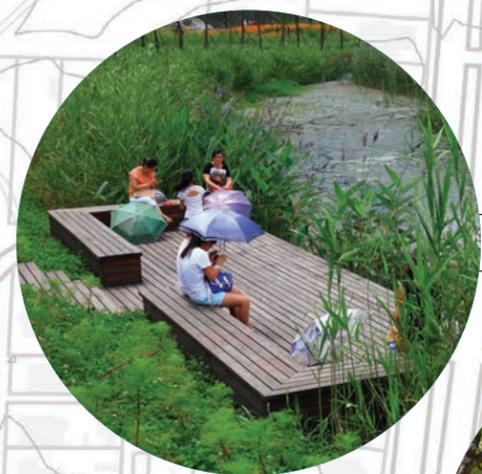
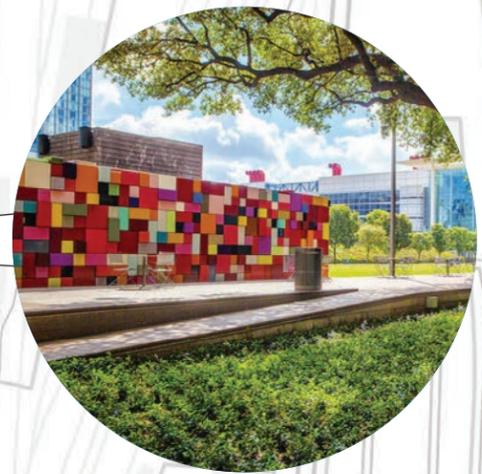
Primary greenway runs along the site's eastern edge

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

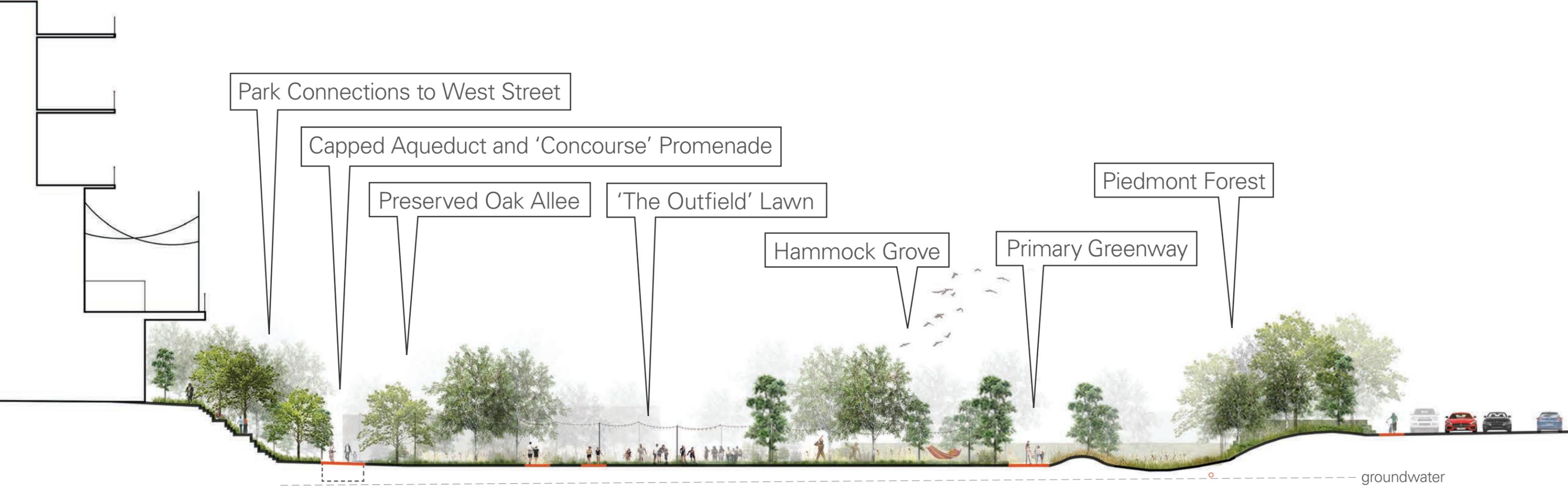
Secondary paths reflect adjacent street grid and historical base lines



# Concept No. 1 – Line Drive



# Concept No. 1 – Line Drive



## Character Images



## 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?



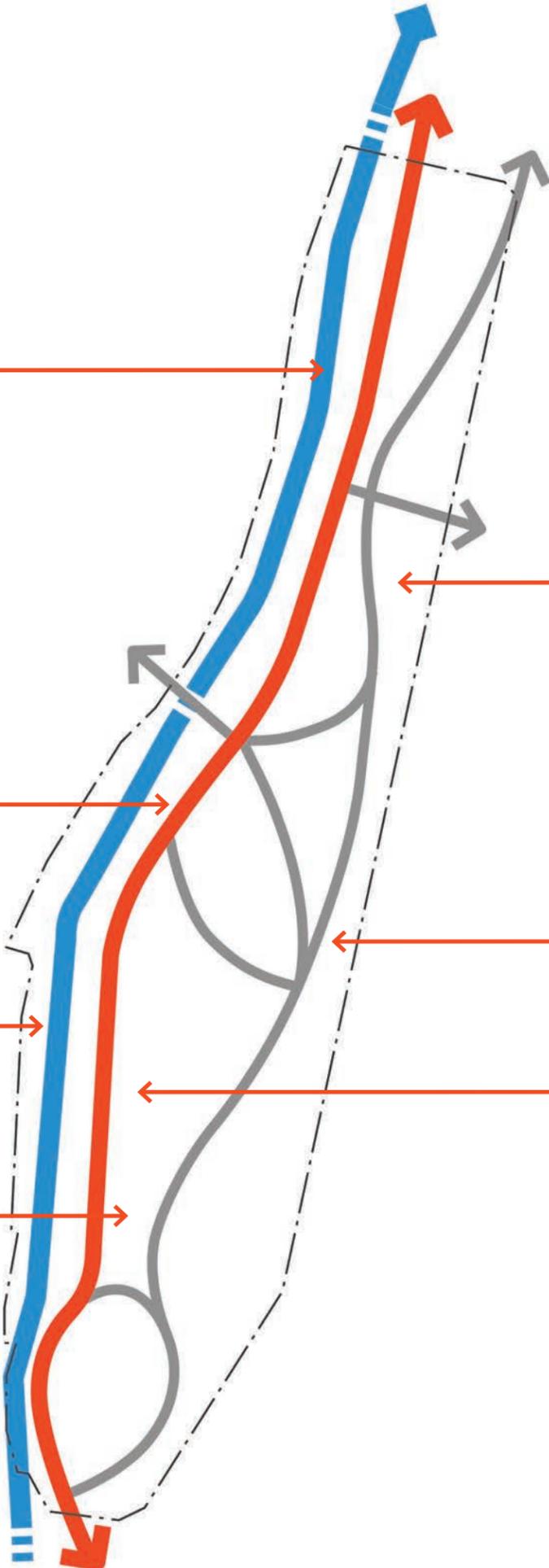
# Concept No. 2 – Sculpt

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

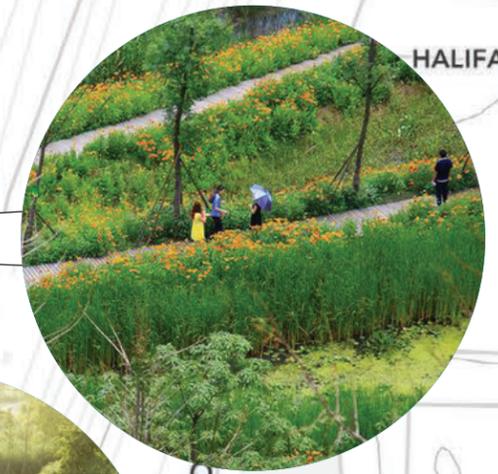
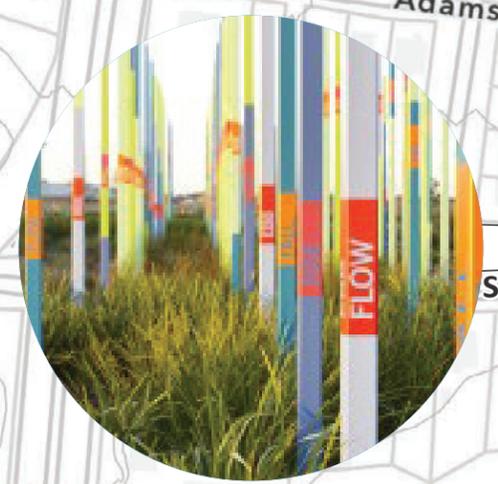


Sculptural berms mitigate the impact of Capital Blvd and create gateway art opportunity

Secondary paths reflect the curves of a stream meander

Public art pieces anchor a Piedmont meadow with trails

# Concept No. 2 – Sculpt

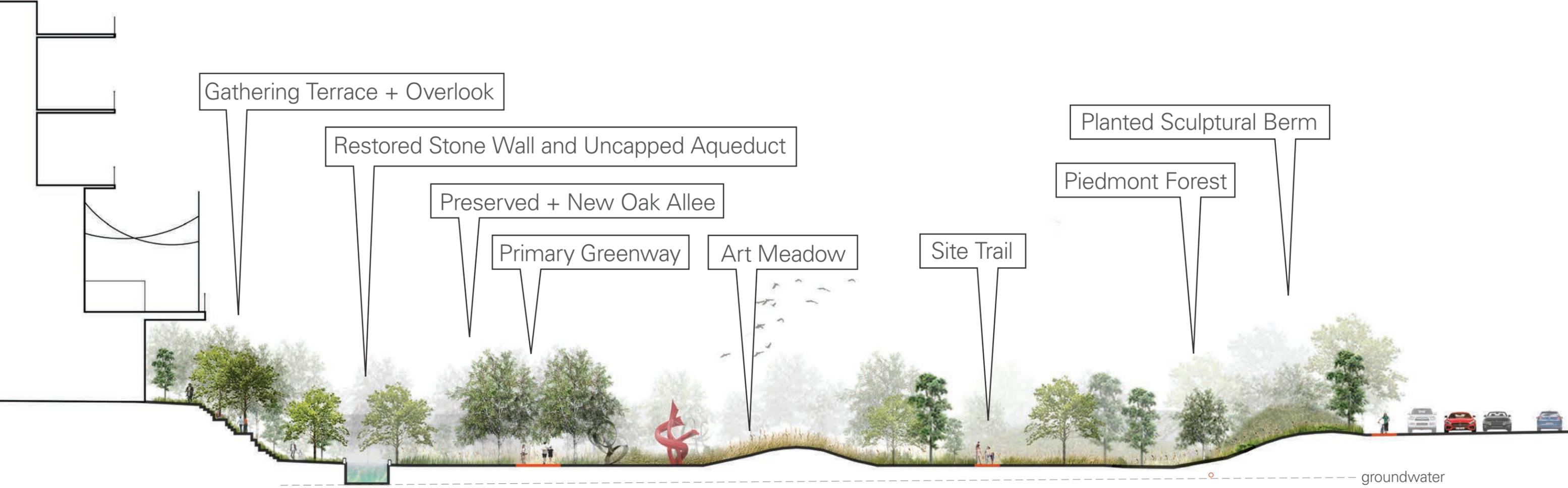


HALIFAX PARK

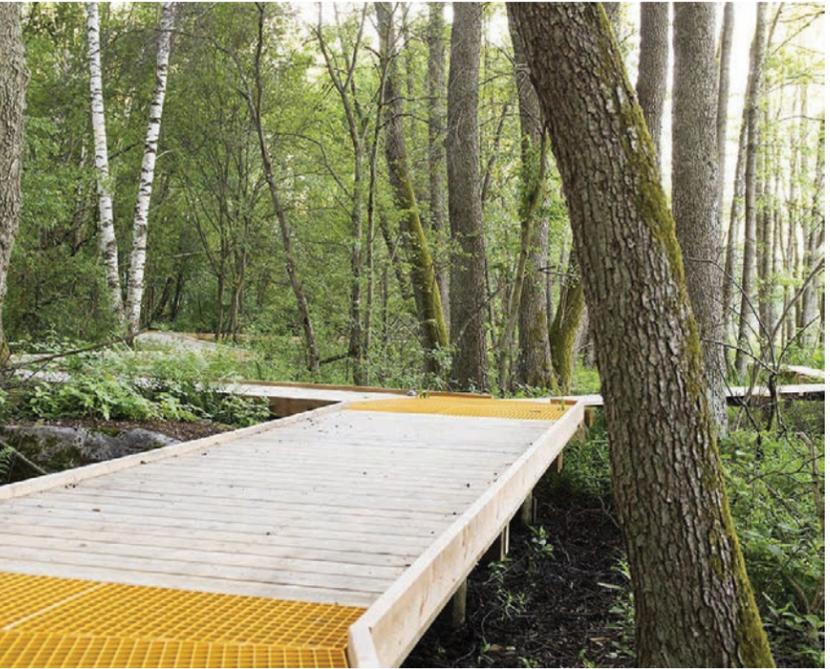
SEABOARD STATION

WILLIAM PEACE UNIVERSITY

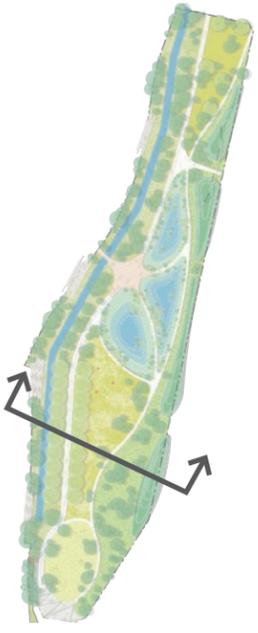
# Concept No. 2 – Sculpt



Character Images



Section Key



# Concept No. 2 – Sculpt



Duisburg-Nord, Germany



Duisburg-Nord



Garden of Cosmic Speculation, Scotland



Sanya Forest Wetland Park, China



Sanya Forest Wetland Park

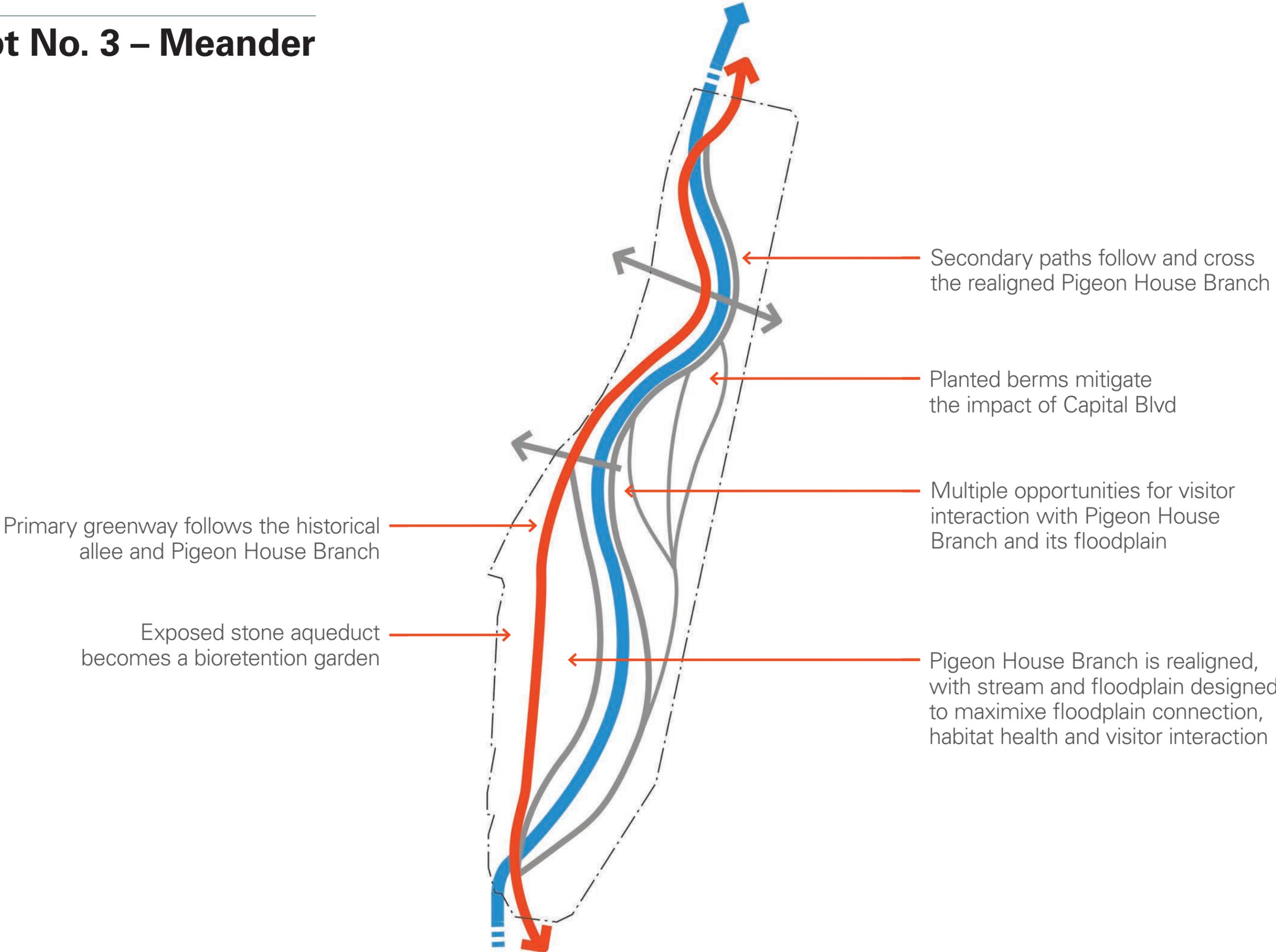


Garden of Cosmic Speculation

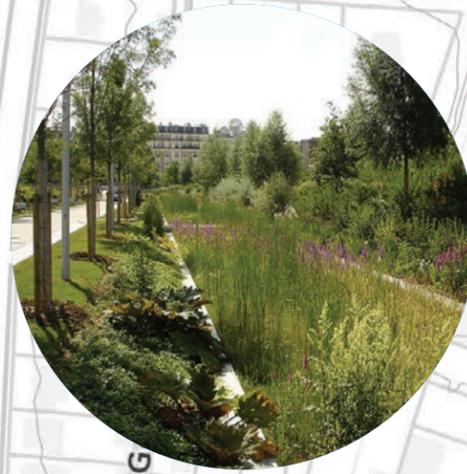
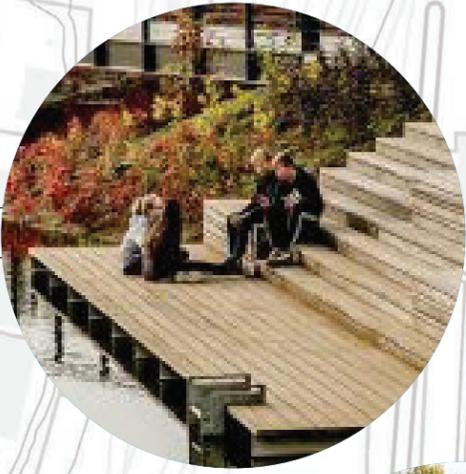
Which of the following images best capture your vision for **public art and interpretation** at the future Devereux Meadow Park?



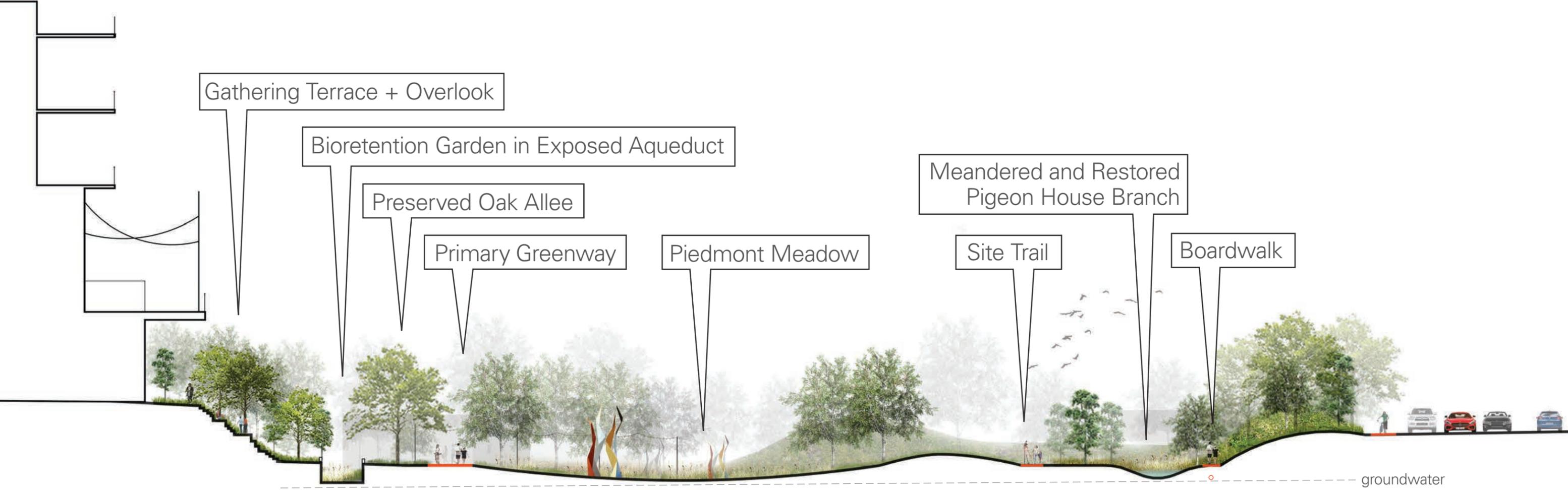
# Concept No. 3 – Meander



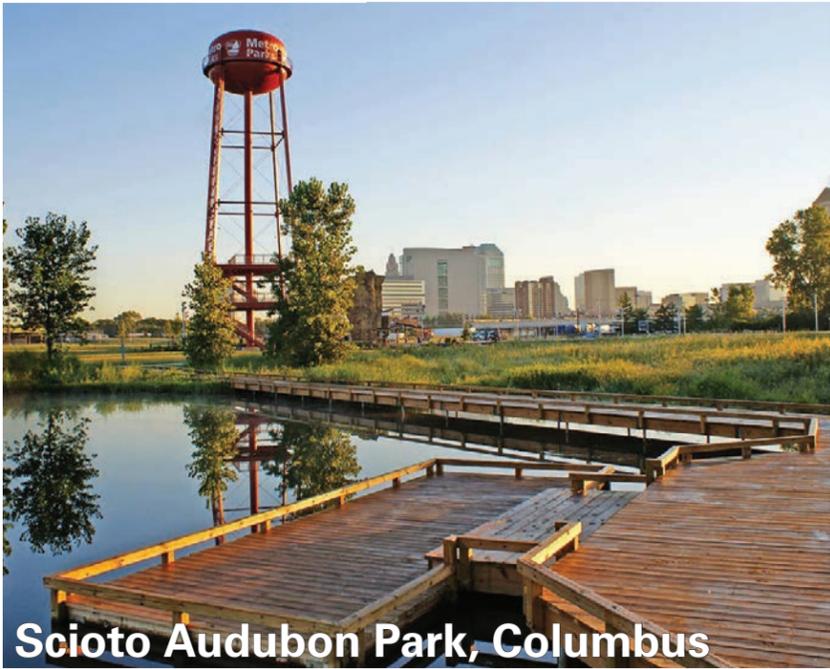
# Concept No. 3 – Meander



# Concept No. 3 – Meander



## Character Images



## Section Key



# Concept No. 3 – Meander



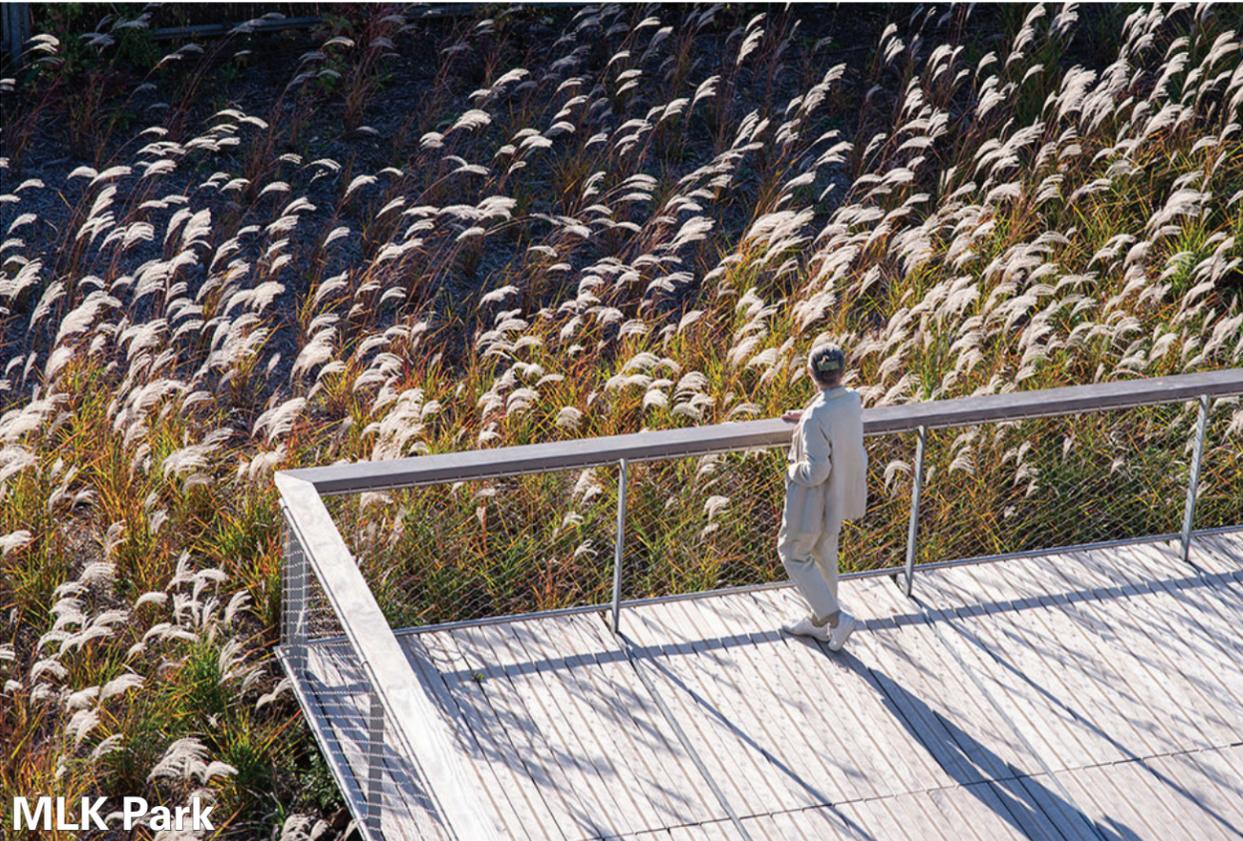
MLK Park, France



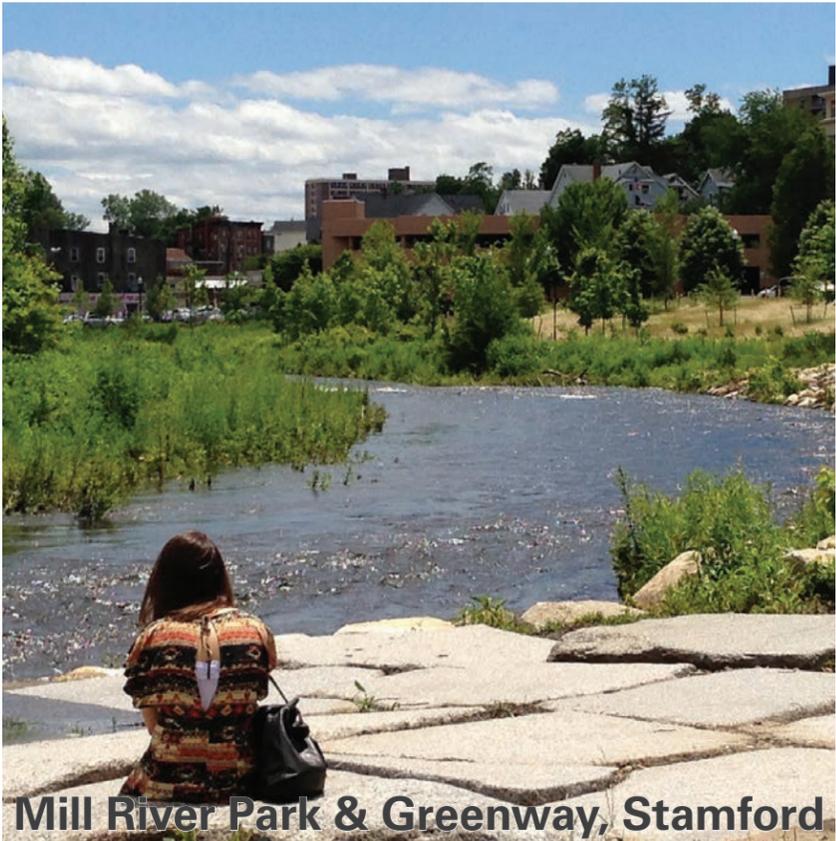
MLK Park



Scioto Audubon Park, Columbus



MLK Park



Mill River Park & Greenway, Stamford

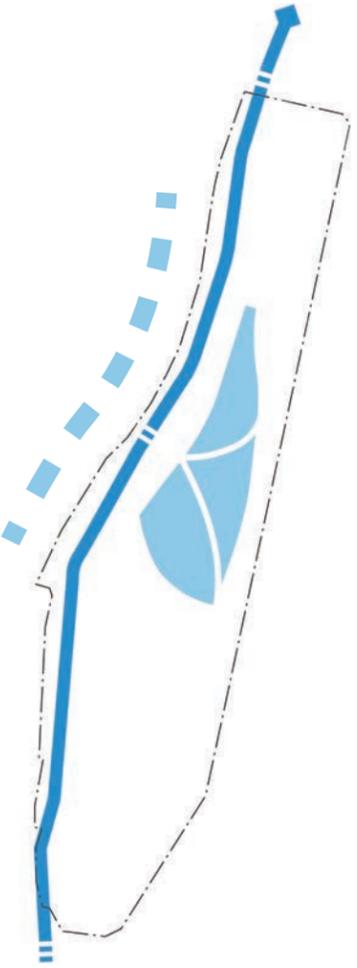
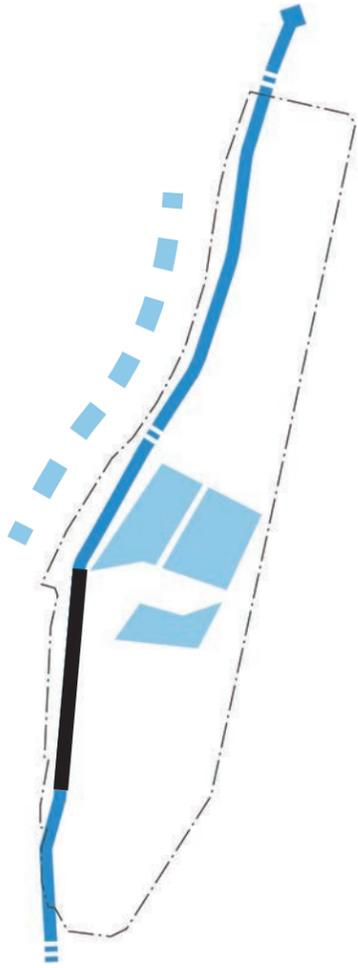


MLK Park

# COMPARING THE CONCEPTS

# Stream Alignment and Stormwater Management

— Pigeon House Branch    ■ Constructed Wetlands and Bioretention Gardens



## 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 in-stream 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

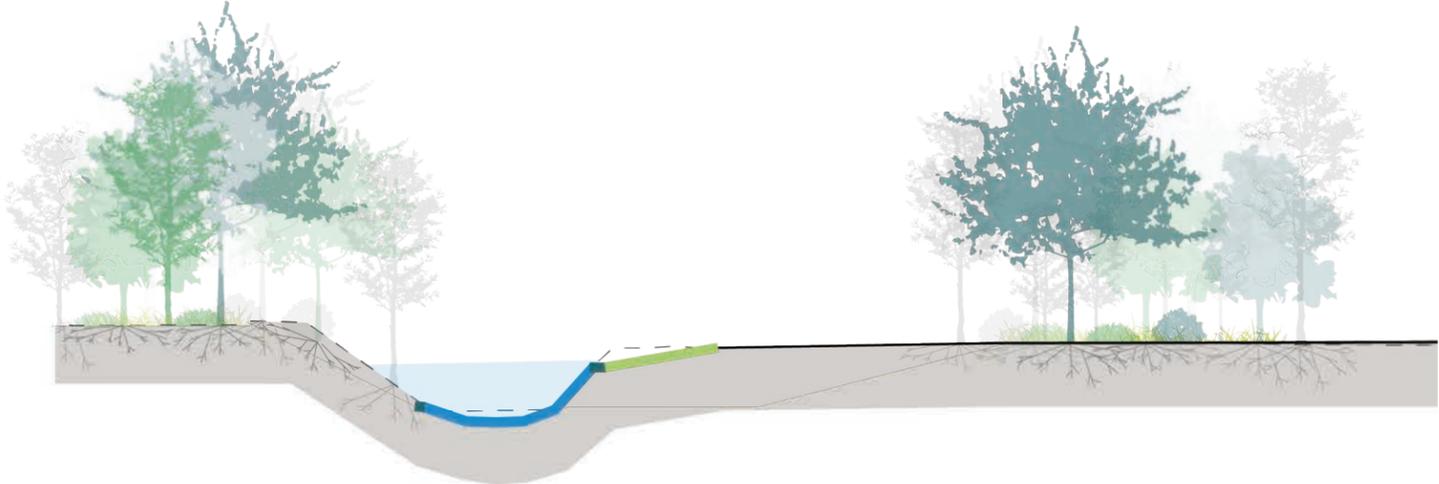
Total relocation of the stream alignment and profile. Stream and floodplain design are based on bankfull hydrology and maximize floodplain connection and function. Greatest potential for visitor interaction, diverse habitat communities, and incorporation of stormwater treatment. Highest cost, highest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

# 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.

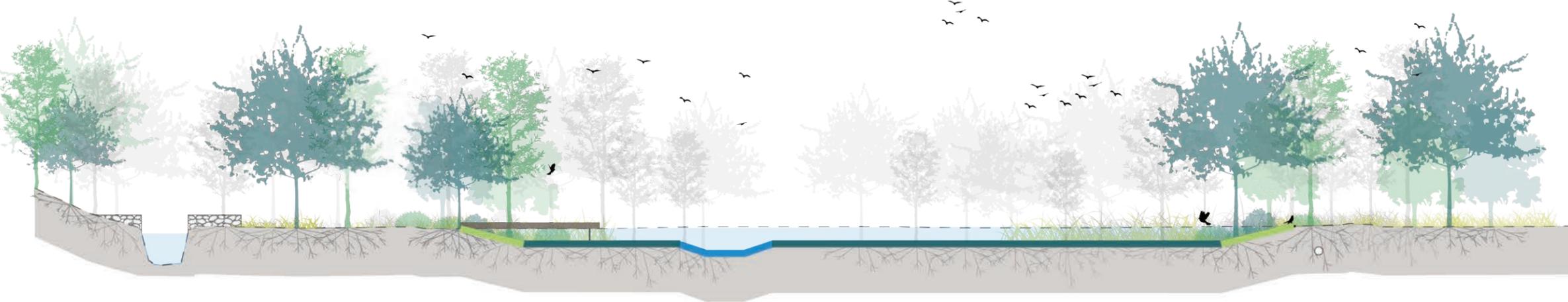


## Concept No. 3

New stream profile, alignment and floodplain.

Access culvert removed.

Aqueduct used for stormwater.



- Channel
- Floodplain Bench
- Cut Slope
- Existing Grade
- Pigeon House Branch at Approx. 1.5-Year Flood Level

# Program

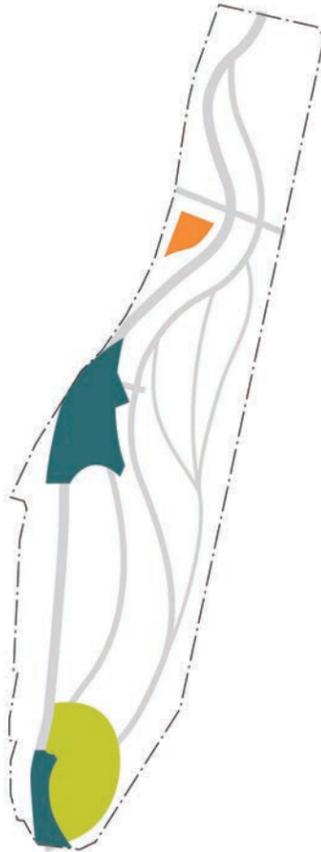
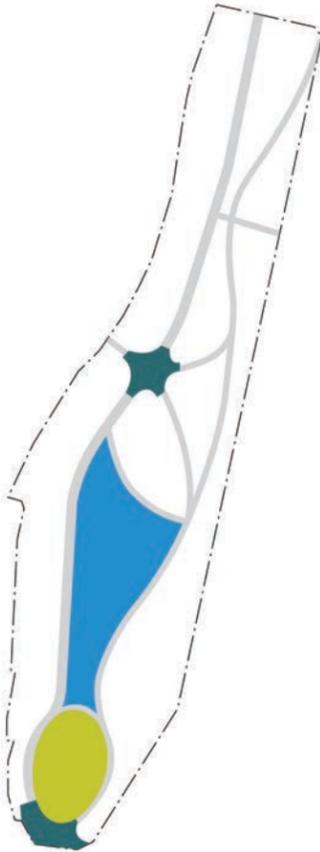
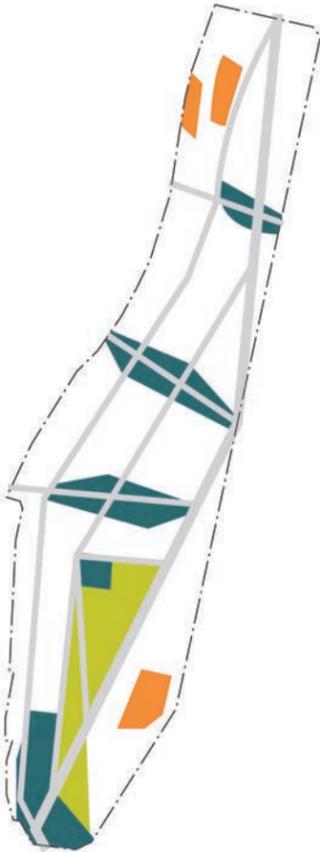
Trail

Flexible Lawn

Plaza or Overlook

Art Garden

Hammock Grove



## 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.

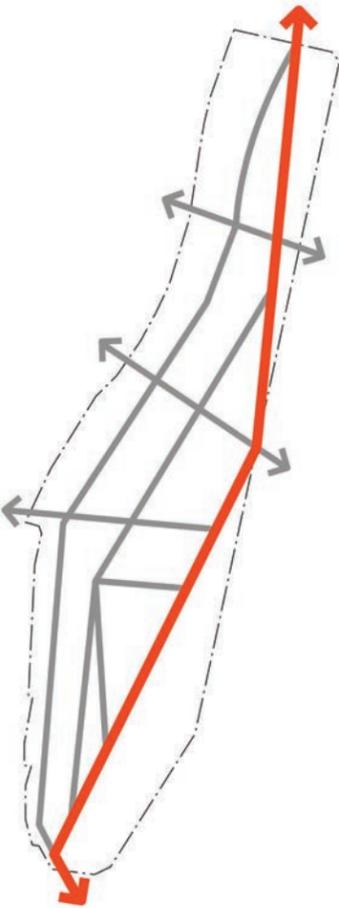
## Concept No. 2

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

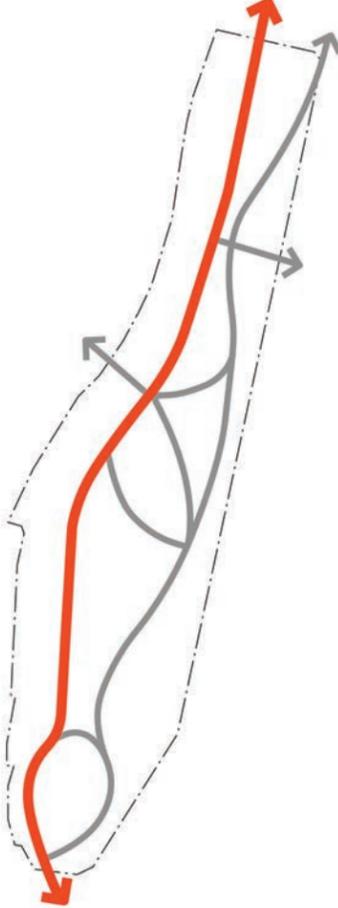
Another passive option, with much of the site and its experience defined by the meandering restored stream, its floodplain, and a system of constructed wetlands. The two plazas, trail system and central overlook all invite users to enjoy site views and to follow, cross and interact with Pigeon House Branch and its restored floodplain.

# Circulation



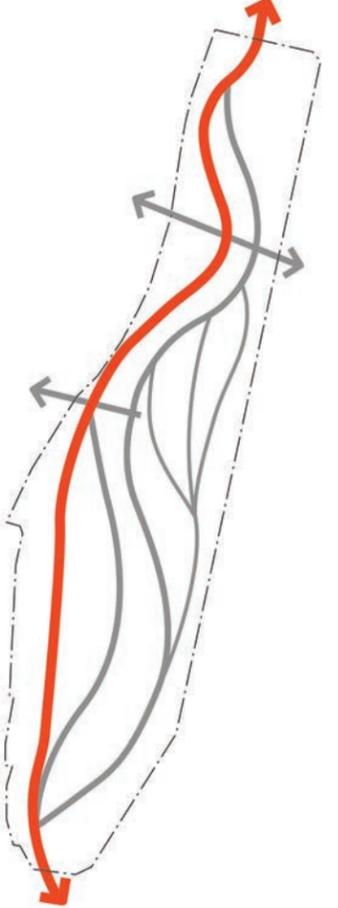
## Concept No. 1

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, crisscrossing the site. Multiple site access opportunities along West Street in anticipation of future development.



## Concept No. 2

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. 3

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 and Schematic Design - Schedule

## 2020

December – Stage II start

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- Development of concept plan alternatives
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## Ongoing

- Site survey
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## For public comments and questions:

- <https://publicinput.com/DevereuxMeadowPark>
- Email
  - [DevereuxMeadowPark@PublicInput.com](mailto:DevereuxMeadowPark@PublicInput.com)
- Voice mail
  - 855-925-2801
  - Project code: 6331



# Downtown North-South Connector

## On or In Street Bike Facilities with Vertical Separation





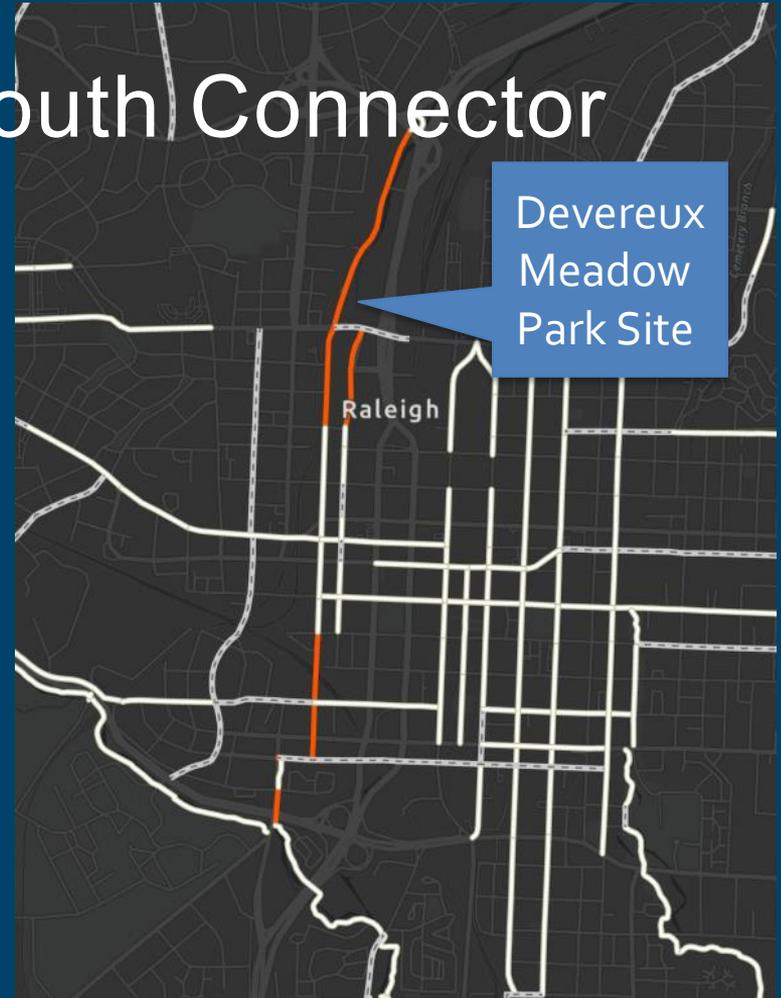
Raleigh

# Downtown North-South Connector

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

White = Existing

Red = Planned





Raleigh

# 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**

