

JOHN R WATSON PARK

SUMMER 2022 RENOVATIONS

**HISTORIC DISTRICT COMMISSION
MARCH 2022**



**General Services
Department**

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BACKGROUND, NARRATIVE, & ENGAGEMENT

JOHN R WATSON HISTORIC DISTRICT COMMISSION

The renovation of John R Watson has been planned by the General Services Department and the Brush Park Community Development Corp for several years. This neighborhood has seen periods of growth and decline over the last century, but more recent history shows a rapid redevelopment of the entire area. Remaining historic homes are being renovated, and a mix of new multi-unit housing projects have filled the area.

One glaringly absent piece of this neighborhood has been a functional recreational space for existing and new residents of this Historic District. John R Watson park has existed in the district since 1983, but has not been renovated since. The footprint of the original park was .5 acre, but during this planning process the General Services Department has added additional parcels to this property, which approximately doubles the size of the park.

Through in kind design services, several design professionals who reside in Brush Park developed a viable concept plan. A series of public engagement meetings were held in which residents of Brush Park were asked to fill out a survey and give feedback on what they would like to see in the park. In total, there were 84 responses to the survey, which gives the General Services Department confidence that the proposed improvements are community priorities. GSD took this initial concept and has designed a full renovation for the space.

The intent of the park and its design is to create a meaningful recreational and leisure space within the Brush Park Historic District. The proposed design includes a heavily landscaped and ornamental treatment along both street edges of the park, with the alley being buffered by cedar fencing and trees/planting beds. The interior of the park is to be a series of asymmetric “rooms,” each housing a certain activity such as open lawn space, seating, play areas, etc. These spaces have been designed to incorporate both active and passive recreation.

After several years of acquiring funding and land, community engagement, and design work GSD anticipates breaking ground on John R. Watson Park in the summer of 2022, pending HDC approval.

PROJECT BACKGROUND & COMMUNITY ENGAGEMENT

PHASING AND COMMUNITY DESIGN

Design professionals from Brush Park provided an initial concept for the park. This concept design was accepted by the community, and used as the basis to rank priorities. The final design being presented is heavily based on this concept, and has since undergone significant development at GSD.

PHASE 1

\$350,000 IN CITY FUNDING

ITEM
DEMOLITION
<ul style="list-style-type: none"> Select Tree Removal Pavement Removal Topsoil Stripping & Stockpiling Misc. Site Amenity Removal (concrete pylons, benches, planter beds, etc.)
SITE PREPARATION
<ul style="list-style-type: none"> Soil Erosion Control Measures Tree Protection Fence Earthwork Demolition
UTILITIES
<ul style="list-style-type: none"> Utility Adjustments Water Tap Line & Meter Irrigation System Electrical Service
SITE IMPROVEMENTS
<ul style="list-style-type: none"> Walking Paths — potential donor item @ \$300/paver Turf Establishment Lighting Benches — potential donor item @ \$5,000/bench Movable Tables & Chairs Bike Racks Litter Receptacles
MISCELLANEOUS
<ul style="list-style-type: none"> Mobilization, General Conditions, Bonds & Insurances, Close-Out Work, Contingency, etc.
PROFESSIONAL SERVICES
<ul style="list-style-type: none"> Donated by Kevin Stover (ROSSETTI)
TOTAL

FUTURE PHASES/AMENITIES

7 PROJECTS + ESTIMATED COSTS

LANDSCAPE AMENITIES
Plantings
Shade trees, ornamental trees, shrubs, perennials, bulbs
Perimeter Fencing & Piers
Decorative 3' fencing, brick piers
Art/Sculpture
Ranges significantly
ACTIVE AMENITIES
Dog Run
Synthetic grass, gate/fencing
Kids' Playscapes
Youth play area, Treehouse, poured rubber surface material
Community Garden
Raised planters (5), screening fence, shed
Pavilion
Pavilion structure, wood decking, storage

NEXT STEPS:

- Release community survey to prioritize the 7 projects (October through mid-November)
- Launch crowdfunding campaign for reach project in order of priority based on survey results (December)



NOTE: THIS IS NOT THE DESIGN BEING PRESENTED FOR REVIEW FROM HDC. THIS IS SHOWN AS AN EXAMPLE OF THE COMMUNITY DESIGN AND PRIORITY PROCESS. SITE PLAN FOR REVIEW SHOWN LATER IN THIS DOCUMENT.

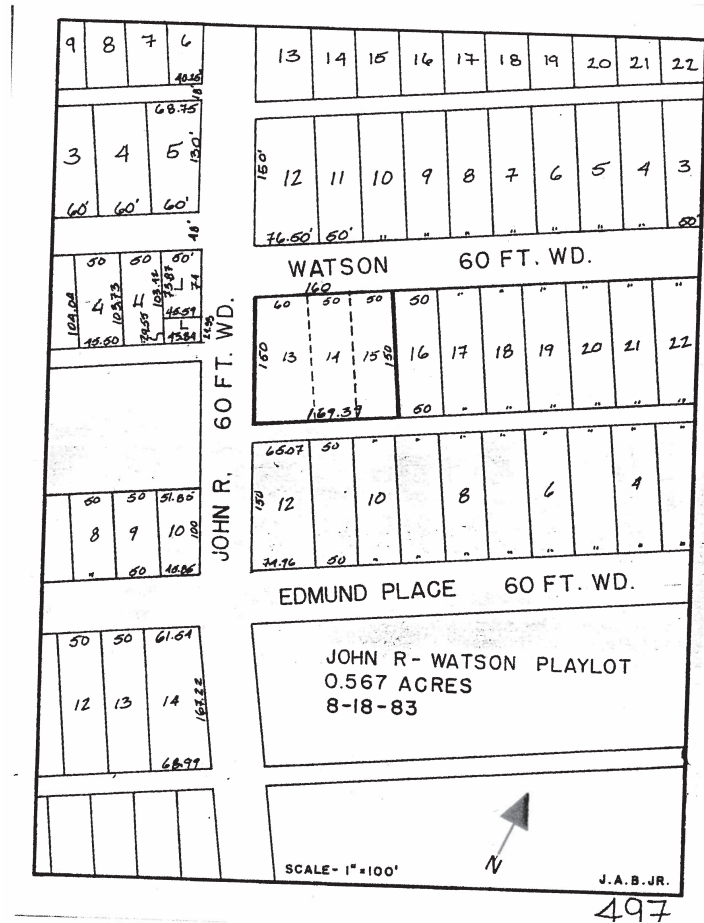
HISTORIC CONDITIONS

The location at the corner of John R and Watson became a City Park in 1983. Before this, the land was vacant for sometime, with a multi-unit structure on the site appearing to have been demolished sometime between 1973 and 1983.

As described in the Elements of Design, this district is characterized by a large amount of haphazard open/vacant space. Currently this park fits this description and does not offer much in terms of remaining historical features.



1921 SANBORN MAP



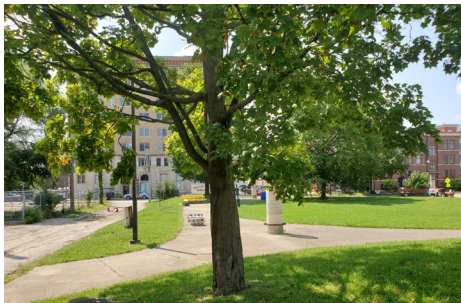
CITY ACQUISITION FILE
1983

CURRENT CONDITIONS

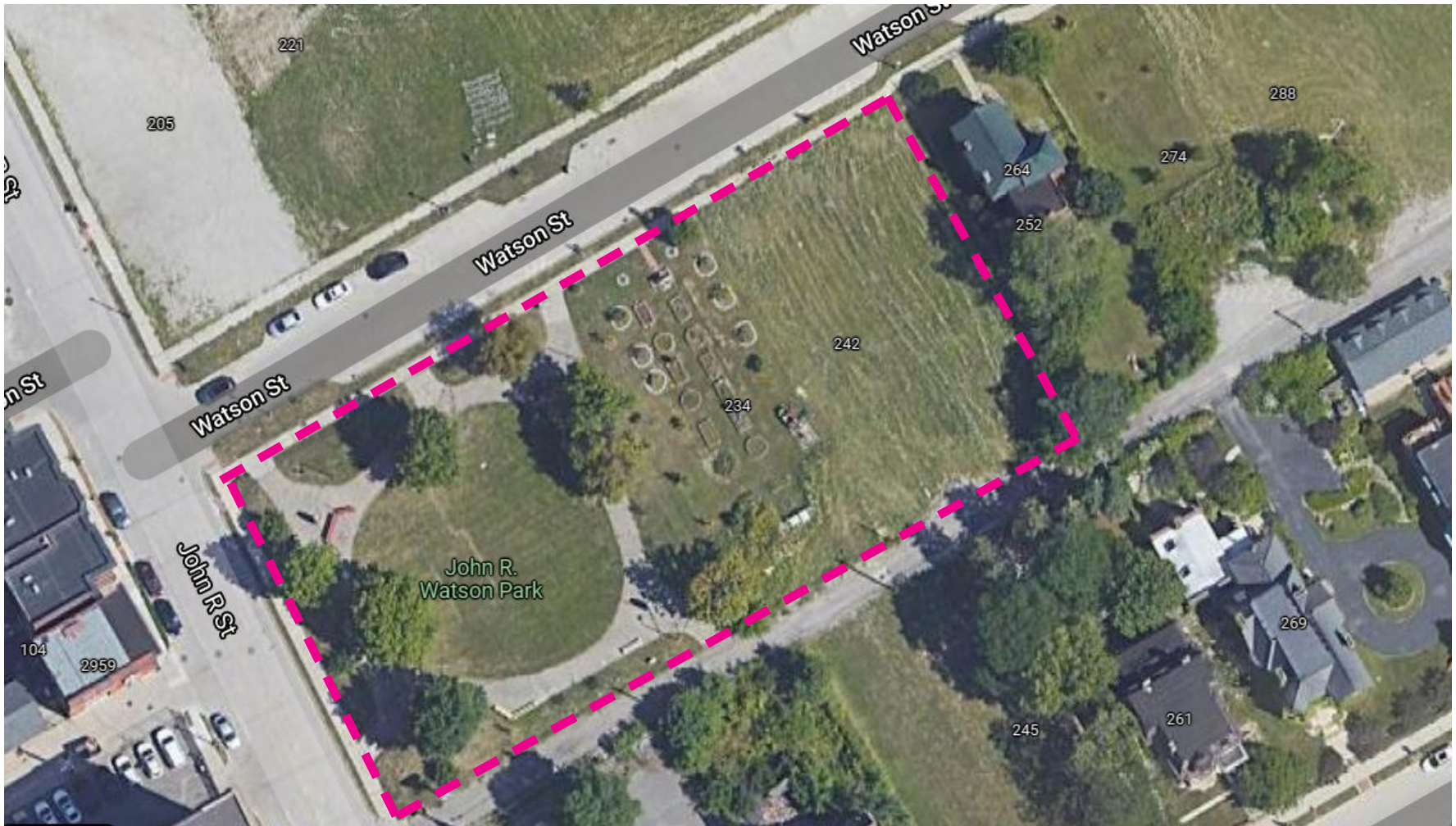
The park has not been renovated since its original 1983 design. The park is mowed and maintained by the General Services Department, but there are very few public amenities being provided, except for open green space. There is also a small community garden, which is maintained by residents.

Several large mature trees are on the site, some of which are healthy enough to remain in the redevelopment plans.

Three wooden benches built on concrete curbs are still in the park, as well as four concrete pillars. The renovation plan calls for complete demolition of existing features, except for 4 mature shade trees on site.



CURRENT CONDITIONS



Aerial image of the park. The layout has not changed or been updated since 1983.

PROPOSED SITE PLAN



PROPOSED SITE PLAN - ELEMENTS OF DESIGN

The proposed site plan will reestablish a functional public park within the Brush Park HD. Community priorities included landscape edges, historic brick features, open green space, playground, nature/sensory exploration area, patio areas, and lighting. These features have been laid out in a way that provides for recreation and leisure, while maintaining the historic character of the area.

The plan consists of a landscaped border, lined with brick piers. As noted throughout the HDC designation and the elements of design found in the City Code, common red brick is a defining characteristic of the entire district, and is found on most, if not all the remaining designated structures. This landscape border is mostly continuous, but does not extend deep into the park - which is consistent with the small front yards and entry walks found throughout Brush Park.

While no historic plant plans from within the district were found or referenced by GSD, care was taken to select plants that would have been common in other landscapes at this time period. The homes in the Brush Park HDC did not typically feature large ornamental planting beds, but do take inspiration from other picturesque Victorian plantings typical in other public spaces.

The layout of the space is an asymmetrical series of “rooms” within the park, reminiscent of some of the earliest, most ornate structures in the district which blend straight lines, with diagonal and slight curves to create an asymmetric, yet organized facade.

The elements of design and historic designation call out unorganized vacant land as a common element found throughout the district. The ultimate goal is to properly organize this mostly vacant space, to create a true public asset for the Brush Park Historic District.

MATERIALS - PERENNIALS & BRICK PIERS

PLANT MATERIAL and BRICK PIERS - The largest visible change to the park will be the installation of large ornamental planting beds along both John R. and Watson. These beds will be bordered by a series of brick piers, which will serve as a visual demarcation for the park and street, and also tie the design to the brick found throughout the district.



PERFECT STORM HIBISCUS



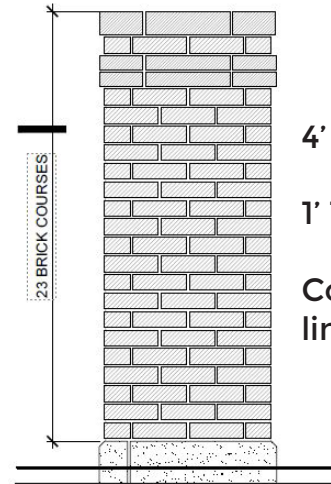
BLUE BELLS



LEUCANTHEMUM "BECKY"



CROCOSMIA "LUCIFER"



4' 3" Height

1' 11" Square

Common red brick with limestone cap.



Reference images of brick found throughout the district. These will be piers only, no fencing between piers.

MATERIALS - PERENNIALS

PLANT MATERIAL CONTINUED



FORSYTHIA



HYDRANGEA "VANILLA STRAWBERRY"



CORNELL RHODODENDRON



BRIDAL VEIL SPIREA



ROSE "WINCHESTER CATHEDRAL"



ROSE "AT LAST"



MOCK ORANGE



TIGER EYE SUMAC

MATERIALS - TREES

PLANT MATERIAL CONTINUED



CORNELIAN CHERRY (15'-20' W X 15' -20'H)



REDBUD (15'-20' W X 15' -20'H)



RED MAPLE (25'-30' W X 35' - 50'H)



GINGKO (20'-30' W X 35' -70' H)



AMERICAN ELM (75' W X 75' H)



MAGNOLIA LILIFLORA (10' - 15' W X 10' - 15' H)

MATERIALS - PLAY AND SENSORY AREA



THE COLOR PALLET FOR THE PLAYGROUND WILL RELY HEAVILY ON THE NATURAL BRICK TONES FOUND THROUGHOUT THE DISTRICT



ELBOW SWING



COLOR FOR PROJECT "BRICK"



CURVA SPINNER



COLOR FOR PROJECT "PLUM"



LOGS AND BOULDERS - NATURE PLAY AND SENSORY AREA



RAIN MAKER

MATERIALS - PLAY AND SENSORY AREA



SLIDE



COLOR FOR PROJECT "WASHED BRICK"
POSTS ONLY,

SLIDE WILL BE STAINLESS STEEL, ROPE
WILL BE BLACK



SKY CLIMBER



COLOR FOR PROJECT "LAGOON"



PICADILLY SPINNER



COLOR FOR PROJECT "OCHRE BROWN"
(STAINLESS TUBE STEEL REMAINS)

MATERIAL - SITE AMENITIES



MOVABLE TABLE AND CHAIRS



HAMPTON STYLE CEDAR FENCE -
ALONG EAST EDGE AND ALLEY

8' - WITH TAPER DOWN TO 4' WITHIN 25' OF END OF FENCE

WILL BE ALLOWED TO WEATHER TO A NATURAL GREY IN PLACE



IN GROUND MOUNTED BENCHES



CONCRETE WILL BE TINTED
A LIGHT GREY, AND SANDBLASTED
TO ACHIEVE AN AGED LOOK.