



DRAFT
May 2021

MEADOWBROOK PARK MASTER PLAN

Town of Garner, North Carolina



INSPIRATIONAL QUOTE FROM THE PAST, FOR THE FUTURE:

**“(MEADOWBROOK) WAS FOR THE WHOLE
FAMILY TO SPEND THE WEEKEND”**

- Dr. Mike Adams

ACKNOWLEDGMENTS

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Demian Dellinger / Council Member
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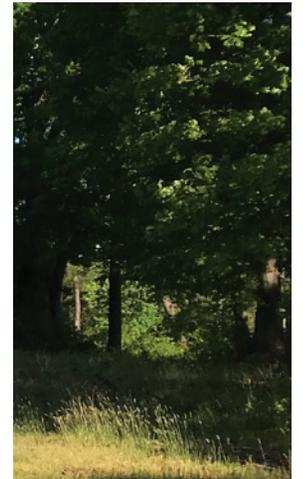
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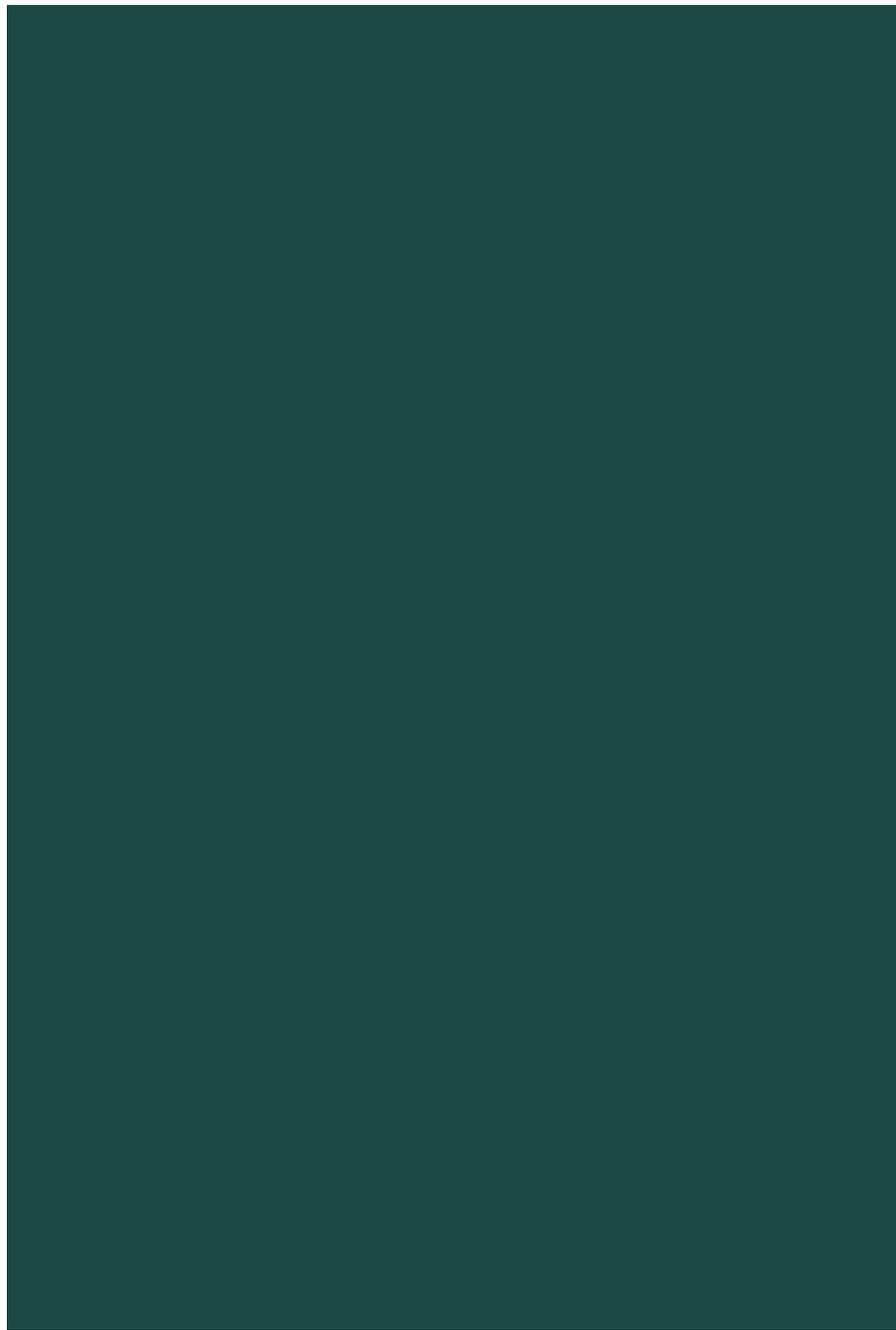


APPENDIX

Expands on the documents and materials within the plan

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INVENTORY + ANALYSIS

IN THIS CHAPTER

Introduction

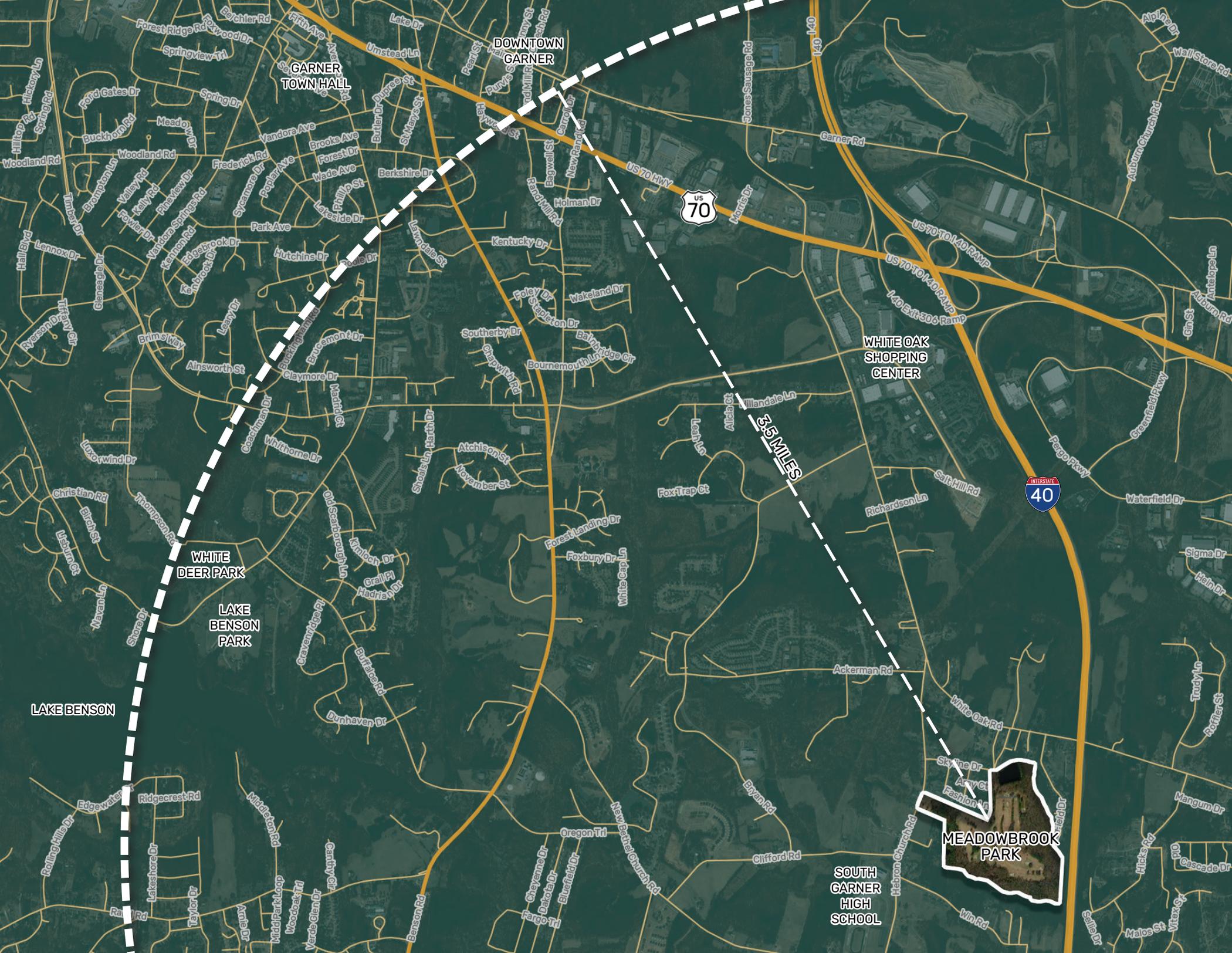
Existing Conditions

Development Standards

Cultural Resources

Relevant Documents

Summary of Opportunities + Constraints



GARTNER TOWN HALL

DOWNTOWN GARTNER



3.5 MILES

WHITE DEER PARK

LAKE BENSON PARK

LAKE BENSON

MEADOWBROOK PARK

SOUTH GARTNER HIGH SCHOOL



INTRODUCTION

Meadowbrook Park, formerly known as Meadowbrook Golf and Country Club, consists of two existing parcels which were purchased by the Town of Garner in 2016 and 2017. Located 20 minutes south of downtown Raleigh, the park is about 3.5 miles from Garner's town core. The property is off White Oak Road and abuts Interstate 40 on its eastern boundary. This park is believed to be the first African American Golf and Country Club in the State of North Carolina. Due to the decline of the sport's popularity and financial hardships, the club has changed hands several times. The Town of Garner purchased the property to expand the Parks and Recreation Department services with active recreation parkland.

Site Location:

Southeast Wake County near the intersection of White Oak Road and Interstate 40 in Southeast Garner, NC.

Site Address:

8025 Country Club Dr Garner, NC + 8101 Hebron Church Road Garner, NC

Property Identification Number (PIN):

1629850981 + 1629653937

Garner's Meadowbrook Park has a story deeply rooted in history. Dating back to the late 1950's, Meadowbrook Golf and Country Club was established as one of the first primarily African American country clubs within the State of North Carolina. Its conception came during the midst of the Civil Rights Movement prior to the implementation of integration legislation. Throughout the state, golf and country clubs were segregated and the sport of golf was not readily available for the African American community. Rejections of membership requests within local white country clubs resulted in the formation of Meadowbrook Golf and Country Club.

Meadowbrook's establishment has received recognition from the United States National Park Service National Register of Historic Places for its establishment during the height of Civil Rights Movement.

**Meadowbrook Park Master Plan
INVENTORY + ANALYSIS**

On November 6, 1958, local African American businessmen met at the Roberts Community Center in Raleigh with the mission to “...build, develop and make available to the Negro citizenry of Raleigh and others, who show by their subscription a desire to participate, a country club to afford the members a place for wholesome recreation...” From this meeting came the name “Roberts Country Club,” initial dues amounts, and property acquisition and purchase plans. A second meeting was held a few days later on November 13, 1958 revising the purpose of Roberts Country Club to read, “...the purpose of the organization shall be to establish and develop a country club whose facilities will provide social, recreational and cultural outlets for the members thereof and their friends and guests...” This meeting established a financial and membership target in order for the club to be created and maintain a successful operation.

In March of 1959, these goals were met, and the name was officially adopted as Meadowbrook, and Meadowbrook Country Club, Inc. The articles of Incorporation stated that the goal of the club was to “...encourage the game of golf and other sports and to buy, sell, mortgage, pledge, and deal generally in such real and personal estate as may be necessary and convenient to the furtherance of said object...” In 1960, the property on which Meadowbrook sits today was purchased from tobacco farmers just outside of the Town limits of Garner, North Carolina. Most of the club’s buildings, the nine-hole course, putt putt course, the lake and the pier were constructed in 1961, followed by the swimming pool in 1968 and the tennis courts in 1969.

The golf course itself was designed by Gene Hamm, a native to the State of North Carolina and regarded by some as one of the most underrated course designers within the United States. As one of the first and only African American country clubs in North Carolina, Meadowbrook Golf and Country Club quickly gathered attention from the African American community throughout the state drawing members statewide. During the first decade of operation, membership grew every year, with many of the facilities and amenities at Meadowbrook Country Club built by its members.

From the time of its inception in 1959, until the early 1970’s, the Club was known for its social and recreational value within the African American community. Providing social and equitable recreation to many, Meadowbrook flourished. In the early 1970’s it became evident that not all members were paying their dues and the club began to experience financial hardships. Impacted by integration and the opportunity the younger generations had to play at traditionally white golf courses, new memberships began to stall, and upkeep of the Club became too costly.

In 2007, the course was sold to St. Augustine’s College, a traditionally African American university located about 20 minutes north in downtown Raleigh. The hope was that the University could preserve the course and its cultural history. After purchasing the club, Saint Augustine’s began to maintain the course until 2008 when the economy crashed, and the University was never able to recover. In 2016, Saint Augustine’s University sold Meadowbrook Golf and Country Club to the Town of Garner for use as a future Town park.



EXISTING CONDITIONS

After purchasing the property from Saint Augustine's University, the Town of Garner Parks, Recreation and Cultural Resources Department has been managing the park property. For a short time, a private entity leased the property which has now ended.

A diverse palette of opportunities is present through the historic/cultural context present at Meadowbrook Park with mature pines and hardwoods, a 4.5-acre pond, nine-hole golf course, putt putt course, club house, and a large picnic shelter dispersed over nearly 128 acres of land. Primary access and parking to Meadowbrook Park is along Country Club Drive and what was once the golf course club house respectively. The Town of Garner purchased an additional 8-acres (PIN: 1629653937) located on the western boundary of the park for potential future access from Hebron Church Road.



Front of club house and parking lot



Signage from the golf course



Former golf cart pavillion

Various pictures of existing site conditions



Firepit behind clubhouse



Putt Putt course



View of former fairways

EXISTING UTILITIES

Meadowbrook Park property is not currently connected to public water and sewer utilities. The site is currently served by well water. The nearest sewer connection available is south of the property along Hebron Church Road. The Town has plans to construct a pump station in the future which would help getting sewer service closer to the park.

DEVELOPMENT STANDARDS

Zoning

According to Wake County GIS as well as the Town of Garner UDO and Land Use Maps, the subject parcels are zoned Residential-40 District (R-40) and are located within the Resource Conservation Overlay District 2 (RCOD-2) and the Special Highway Overlay District (SHOD). Lands zoned as R-40 are designated to accommodate low-density residential development at one dwelling unit per acre. Although the subject property is zoned residential, the Wake County and the Town of Garner Future Land Use Maps classify the property as future Open Space and Active Recreation (ACR) respectively, both of which allow and promote parks and recreation within any R-40 zoning classification.

A summary of all property / lot requirements is found below:

- › Minimum Perimeter Buffer Width: 25'
- › Maximum Perimeter Buffer Width: 35'
- › Minimum Setback Distance: 10'
- › Maximum Setback Distance: 35'
- › Minimum Lot Size: 40,000 SF
- › Minimum Lot Width: 100'
- › Building Height Limit: 35'

In addition to the R-40 zoning classification, the two zoning overlays impact the property. The Special Highway Overlay District (SHOD) is present due to the site's proximity to Interstate 40 along the eastern property border. This zoning overlay applies to land adjacent to major highway systems and

ensures that any properties within this district are developed as to preserve and maintain the natural beauty along these major thoroughfares while also mitigating potential negative impacts to the surrounding properties and community. Additional buffering may need to be preserved or considered in order to meet the requirements of this overlay.

The Resource Conservation Overlay District 2 (RCOD-2) is in effect due to the Swift Creek Overlay and the project site's proximity to Swift Creek two miles south. This overlay district protects the water quality of any environmental feature that has been identified by the County as providing significant wildlife or plant habitat or special recreational opportunities. Specific district regulations protect all vegetated buffers along waterways and require building setbacks in addition to any required buffer widths. There are two blue line streams, as identified by USGS, which feed Swift Creek and will require additional consideration under this district overlay.

Site Access

Given Meadowbrook Park's history as a country club and golf course site access is limited. This site has one existing and gated access point directly at the end of Country Club Drive, a private road which connects to White Oak Road. The Town has purchased additional property along Hebron Church Road which has an existing driveway on the northern end of the parcel providing access to Hebron Church Road (managed by the North Carolina Department of Transportation (NCDOT)).

Depending upon the subject site's ultimate use as a Town park, the Town of Garner may want to explore the formalization of the secondary park connection along Hebron Church Road. When planning for the future of the subject site, secondary access could become necessary to prevent traffic congestion and promote improved safety and circulation. Furthermore, this connection would likely require a traffic study by NCDOT before site development takes place. This study would include a trip per day analysis exploring how much future traffic the proposed site design would bring to

the surrounding community. This report would also determine the potential need for any additional off-site road improvements required by NCDOT such as turn/merge lanes to and from the property along Hebron Church Road.

Pedestrian Access

Due to the site's location, pedestrian access is not provided adjacent the site. The nearest sidewalk infrastructure is located near South Garner High School southwest of the site approximately ¼-mile from the Town-owned property along Hebron Church Road. The Town of Garner is currently working to develop a comprehensive Greenway Master Plan outlining future trail alignment. This area of Town has been identified as an opportunity zone to increase pedestrian connectivity and access. The Town of Garner is currently working to develop a comprehensive Greenway Master Plan outlining future trail alignment.

**Meadowbrook Park Master Plan
INVENTORY + ANALYSIS**

Landscaping and Buffering

The Town of Garner Unified Development Ordinance requires landscape and perimeter buffers in order to promote preservation of existing vegetation as well as protect community values and further the economic health. Parks and Recreation land uses fall under two different buffer classes. Passive Parks (class 1) would require no buffer along the perimeter of the park property, as the park abuts residential zoned parcels. Active Parks (class

Resource	Date Constructed	Status	Condition*
Goals	1961	Contributing Site	Extant: Good
Pier	1961	Contributing Structure	Removed
Picnic Area	1962	Contributing Site	Extant: Good
Driving Range	1966	Contributing Site	Extant: Good
Golf Cart Shed	1972	Non-contributing Structure	Extant: Good

Plantings within this buffer are determined through a points-based approach. Each buffer width requires trees / shrubs per square foot of perimeter buffer provided/required. See the chart below for tree and shrub requirements.

PLANTING REQUIREMENTS FOR PERIMETER LANDSCAPE BUFFERS			
Clubhouse / Pro-Shop	1962; 1970; 1971	Contributing Building	Extant: Good
Buffer Points Required for Trees			
Storage Shed	1971	Non-contributing Building	Not Found
Putt-putt Course	1962	Contributing Site	Extant: Fair
Bathhouse	1969	Non-contributing Building	Removed
Pumphouse	1968	Non-contributing	Removed
Buffer Points Required for Shrubs			
Pool	1968	Non-contributing Structure	Removed
Tennis Court	1969	Non-contributing Structure	Removed
Storage Shed	c. 1940; 1970	Non-contributing Building	Not Found

* the resources' conditions were verified during the site visit that occurred on June 14, 2019.



CULTURAL + NATURAL RESOURCES

Front elevation of existing club house

The design team conducted a preliminary natural and cultural resources review of the subject property. A site visit and review of available literature produced a preliminary report describing the surface waters, wetlands, buffers, threatened and endangered species and historic documentation.

Preliminary Waters and Riparian Buffers

A preliminary delineation identified the presence of a jurisdictional pond, streams and wetlands located on the subject site. In addition to these jurisdictional features, it was observed that two potentially isolated wetlands are present. All other streams and wetlands are contiguous to the relatively permanent waters along the eastern and southern property borders. The pond and the stream features are subject to the Neuse River Basin Riparian Buffer rules. However not all of the identified features are believed to fall underneath this governance. A detailed delineation, in which wetland boundaries are flagged in the field (and confirmed by DWR) is necessary to request verification of the delineation.



Results of this consultation offers the recommendation of 200-ft protected riparian buffers to preserve any existing habitat that exists or could exist on site in the future. Further consultation is needed prior to development to determine the potential adverse impacts the project could have on the species listed above.

A cultural resource literature review of the North Carolina State Historic Preservation Office (SHPO) National Registry records was conducted to determine if there are any recorded historic structures, cemeteries, or historic properties within the proposed project area and/or within 0.25 miles of the project boundary. Findings indicate that the subject site is listed and many of the man-made attributes of the site are listed on the registry. As this was a historical African American golf and country club, the golf course and associated club amenities are listed as contributing features within the historic nomination.

As many of the site's existing features are listed on the National Register, a consultation with a local state historian was conducted in order to better understand the allowed uses on the site as well as the permitting process required for site development. As many of the existing features are contributing, Section 106 of the National Historic Preservation Act of 1966 applies. Section 106 requires federal agencies to consider the effects of projects on properties and districts listed in or eligible for listing in the NRHP. Triggers of Section 106 include, but are not limited to, processes such as federal permitting. Other considerations about the property's designation as a historical property can be found in the appendix.

◀ Meadowbrook offers a variety of habitats for flora and fauna

RELEVANT PLANNING DOCUMENTS

Garner Forward Comprehensive Plan

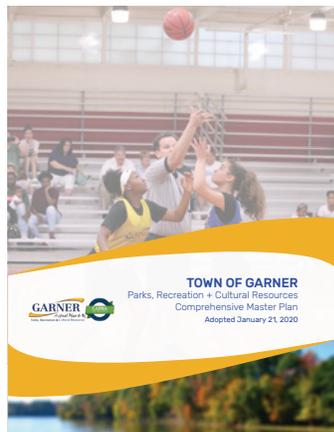
This plan recommends the expansion of recreational opportunities in the southern portion of the Town of Garner's jurisdiction. As the Town of Garner continues to grow and residential density increases in the southern portion of Garner's jurisdiction, the plan has identified a future need to expand the parks and recreation offerings. According to the future land use plan map within the document, the subject site (both parcels) is categorized as "Active Recreation."



Parks, Recreation, and Cultural Resources Comprehensive Master Plan

In 2020, the Town of Garner approved an updated Parks, Recreation and Cultural resources Comprehensive Master Plan. This document aimed to outline the maintenance and growth of the parks system for the 10-year planning horizon.

The master plan recommends adding additional parkland, especially in east Garner with the goal having a park within a 10-minute walking distance of every resident. Also, it is recommended the Town construct a splashpad or sprayground.



SUMMARY OF SITE OPPORTUNITIES + SITE CONSTRAINTS

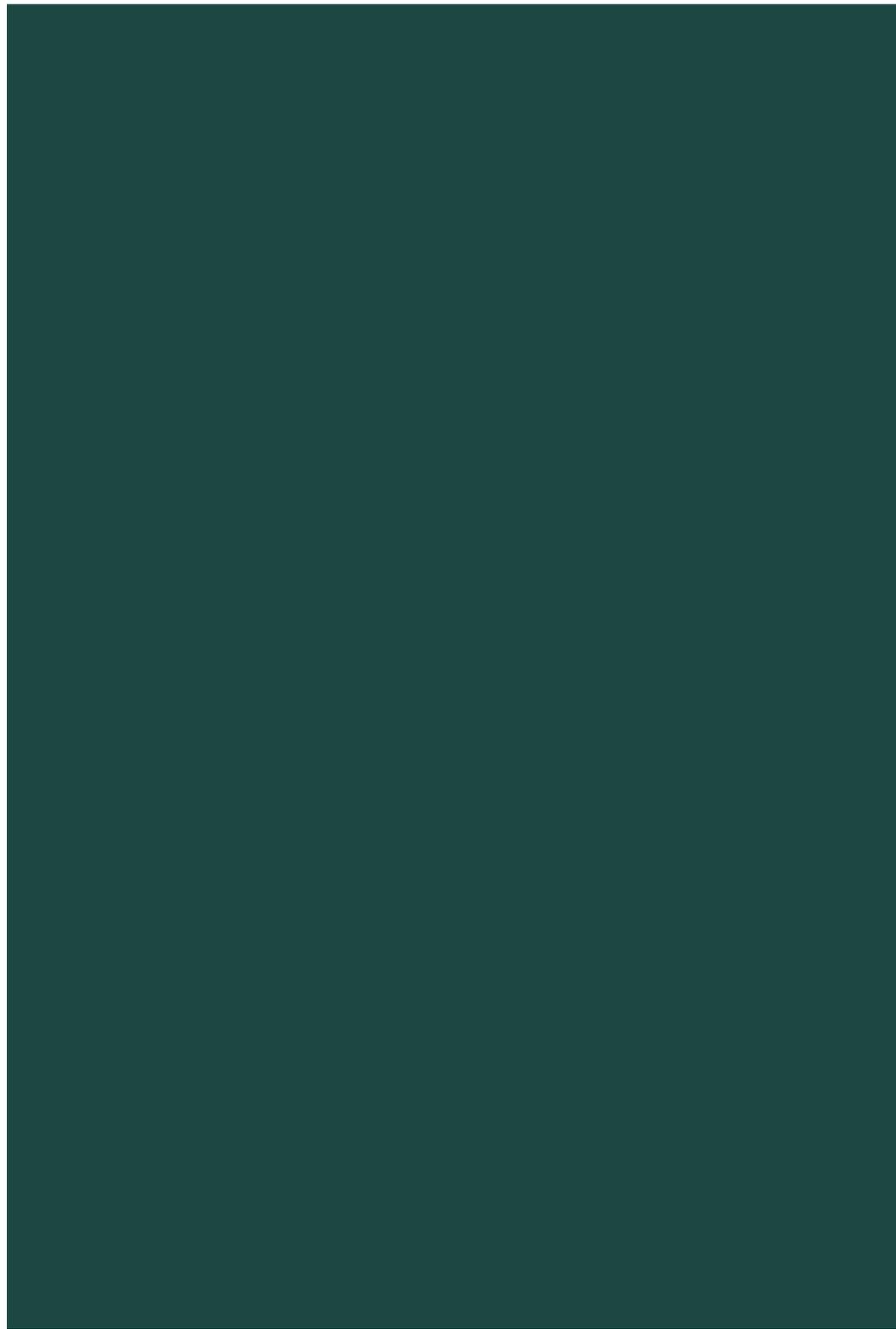
Site Opportunities

- › Opportunity for historical preservation, education and enhancement
- › Site has beautiful rolling topography and the fairways are clear of any mature vegetation
- › Existing pond provides recreational opportunities
- › Existing structures provide an opportunity to expand existing amenities
- › Existing golf course provides opportunity for unique recreational activities
- › Located near Garner public schools
- › Two opportunities for vehicular access along White Oak Road and Hebron Church Road
- › Acreage provides opportunity for revenue generating activities
- › Located in an area experiencing growth and development

Site Constraints

- › Many of the existing structures, as well as the entire golf course, are recognized as contributing historical elements by the State Historic Preservation Office and may need to be preserved
- › Existing vehicular access is limited
- › Pedestrian access is non-existent
- › Additional vehicular access points will require NCDOT approval

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COMMUNITY ENGAGEMENT

IN THIS CHAPTER

IN-PERSON

VIRTUAL INPUT

**Meadowbrook Park Master Plan
COMMUNITY ENGAGEMENT**

A robust community engagement for Meadowbrook Park involved stakeholder meetings, council working sessions, Parks, Recreation and Cultural Resources Committee meetings, and meeting with Town staff to determine the amenities and design.

In addition to organized meetings, the design team reached out to members of the community to gather information regarding the history of the future park.

IN-PERSON MEETINGS

Prior to the outbreak of the Covid-19 virus in early 2020, in-person meetings are listed in the table below:

MEETING	DATE	ATTENDANCE
Arts Advocacy Partners	September 15, 2019	5
Park Neighbors Meeting	September 15, 2019	3
Athletics Partners	September 15, 2019	4
Parks, Recreation and Cultural Resources Committee	September 30, 2019	Committee members
Town of Garner Council Special Working Session	October 3, 2019	Council members and public

The purpose of these meetings listed above was to share information about the forthcoming Meadowbrook and Yeargan Park Master Planning projects and gather feedback from residents, neighbors, and decisionmakers about wants and desires for these two unique properties.

Which park character do you find most interesting?

This question's purpose is to determine what residents would like to have the look and feel of the park to be. Results are summarized in Figure 1.

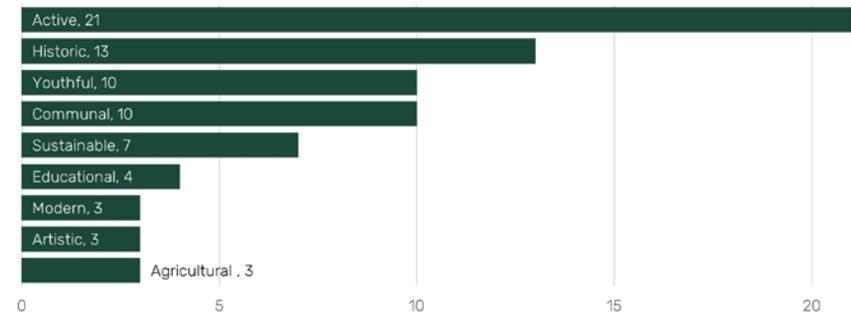


Figure 1 - Which park character(s) do you find most interesting? Select up to three responses.

What about the park attracts you? What do you wish you could do in the park?

This question's purpose is to determine what activities, experiences, and programs people would like to have available in the park. Understanding programming informs design decisions to create the desired experience in a park. Results are summarized in Figure 2.

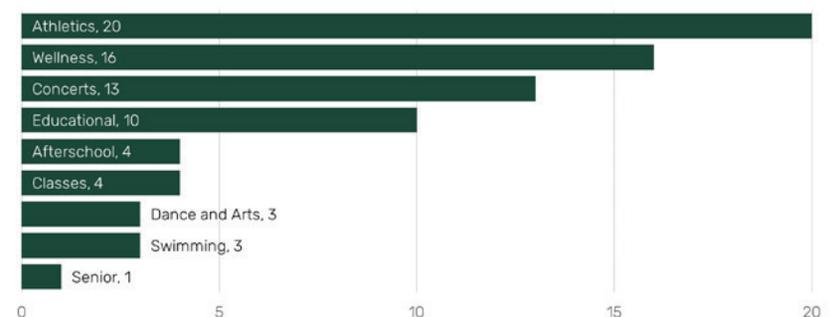


Figure 2 - What do you wish you could do in the park? Select up to three responses.

What amenities would you like to see in Meadowbrook Park?

This question's purpose is to determine park amenities that will influence how people will use the park and what experience they will have there. This question asks specifically about Meadowbrook Park. Results are summarized in Figure 3.

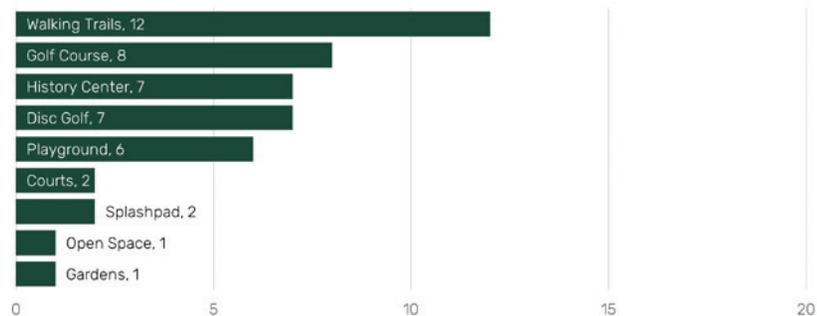


Figure 3- What amenities would you like to see in Meadowbrook Park? Select up to three responses.

Summary of In-Person Meetings

Results indicate that Meadowbrook Park should provide users with a variety of activities and options, and not limit park design to one focused recreational activity. Results indicate a preference for active, historical, youthful and communal character. This suggests parks should balance a desire for new, on-trend facilities with preservation of the area's rich cultural heritage.

Park character is supported by the programming available at each of the future park sites. Responses indicate that residents would like to see athletic, wellness, social programs such as concerts, and educational programs at the future park. Programming is supported by the types of amenities on site.

The top responses for Meadowbrook Park include walking trails, golf course, history center, and disc golf. These amenities indicate a quiet, passive type of park, focused on health and wellness while also preserving the site's unique history as one of North Carolina's few historically African American golf courses. These uses are compatible with a creating an experience of community gathering, quiet reflection, and historical education. Disc golf and amenities like tennis and pitch and putt provide smaller scale active programming at the site.

Visioning Session

In October of 2019, members of the Park, Recreation, and Cultural Resources Advisory Board, as well as Town Staff met with the design team to preliminarily design Meadowbrook Park. Diagrammatic designs such as the one to the right were a result of the session.



Key People Interviews

As part of the community engagement process, the design team reached out to members of the community who have direct knowledge of Meadowbrook or were affiliated with the former country club.

The general consensus reached by those interviewed was the desire to preserve as much of the original golf course as possible. To these people especially, the club was an elite place, a spectacular vision for the time.

VIRTUAL INPUT

With the Covid-19 pandemic, the approach to community engagement moved to a digital format. A public online survey and questionnaire were created and the Town distributed adverts seeking input. The next two sections outline the methods and results of the online community input.

In addition to public involvement, virtual town meetings were conducted through the design process. A brief summary of each meeting is listed below.

Town Council Session

Date: July 28, 2020

The objective of this meeting was to present a summary of site findings. In addition, updates to the park design were provided. Initial feedback revolved around the limitations resulting from the property's historic significance. Despite this, council was impressed with the potential amenities that could be included in the park.

Town Council Work Session

Date: August 26, 2020

This meeting involved the detailed aspects of the design, such as the number and type of restroom facilities, the feasibility of running golf programs, and the location of parking on the site that would yield the highest user satisfaction while preserving the site.

Town Council Meeting

Date: October 22, 2020

At this meeting, design updates were provided to the Town council. The design team discussed financial opportunities to fund the projects and Town staff provided an update on development in the general area of the project, including a townhome development across from the site. This may garner added interest in the funding and usage of the park.

Online Public Opinion Survey #1

Purpose of the Questionnaire

The online survey was created to gauge the community members knowledge of Meadowbrook and Yeargan Parks as they currently exist and ask what they would like to see in the parks. The questionnaire was available from March 16, 2020 to April 6, 2020.

Number of Responses

225

Methodology

The digital format of the questionnaire allowed fast and accessible delivery. The Town of Garner facilitated advertisement of the survey by posting the online link to social media platforms and newsletters. 78% of respondents were citizens of Garner, with 39% belonging to a family with children.

Key Findings

Most people (53%) responded they are not aware of Meadowbrook's location.

The top four elements people want to see included at Meadowbrook Park:

- > Walking Trails
- > Nature Viewing
- > Picnic shelters
- > Views and vistas

The top four elements people want to see preserved/restored at Meadowbrook Park:

- > Pond
- > Picnic Area
- > Pier at Pond
- > Sprayground (in lieu of pool)

The top three ideas people had for Meadowbrook Park includes:

- › Public Art
- › Historic / Cultural Exhibit
- › History Center

The top three criteria for prioritization of elements at Meadowbrook Park:

- › Welcoming to a diversity of users –accessible to all ages and ability levels, race, etc.
- › Strengthen community –bring people together
- › Environmental preservation

Online Public Opinion Survey #2

Purpose of the Survey

The online survey was created to weigh the opinions of the community members with the proposed themes and elements of Meadowbrook and Yeargan Parks. The survey was available from December 16, 2020 to January 11, 2021.

Number of Responses

697

Methodology

The digital format of the survey allows fast and accessible delivery. The Town of Garner facilitated advertisement of the survey by posting the online link to social media platforms and newsletters. 80% of respondents were Garner residents, with a majority of participants being members of a family with younger children.

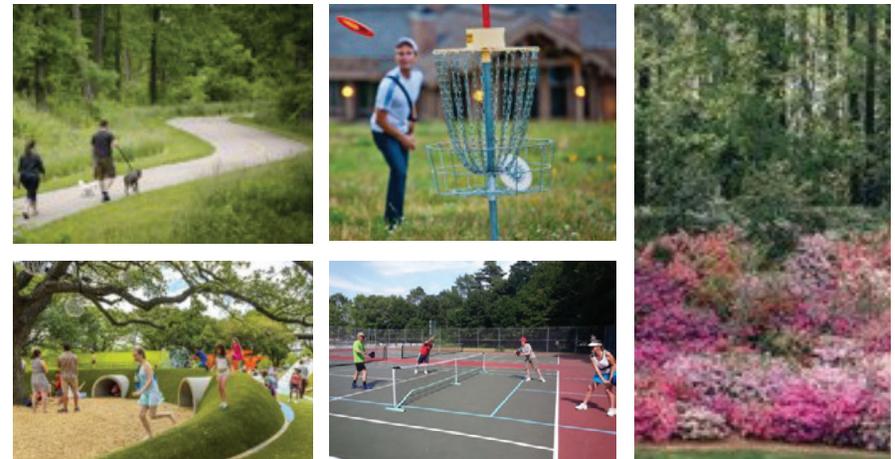
Key Findings

Most people are supportive of the theme “Landscape of Memories”, with the average rating being 7.8 on a scale from 1 to 10 with 10 being “extremely supportive”.

Most people support the proposed amenity selection with the average rating being 8.2 on a scale from 1 to 10 with 10 being “extremely supportive”.

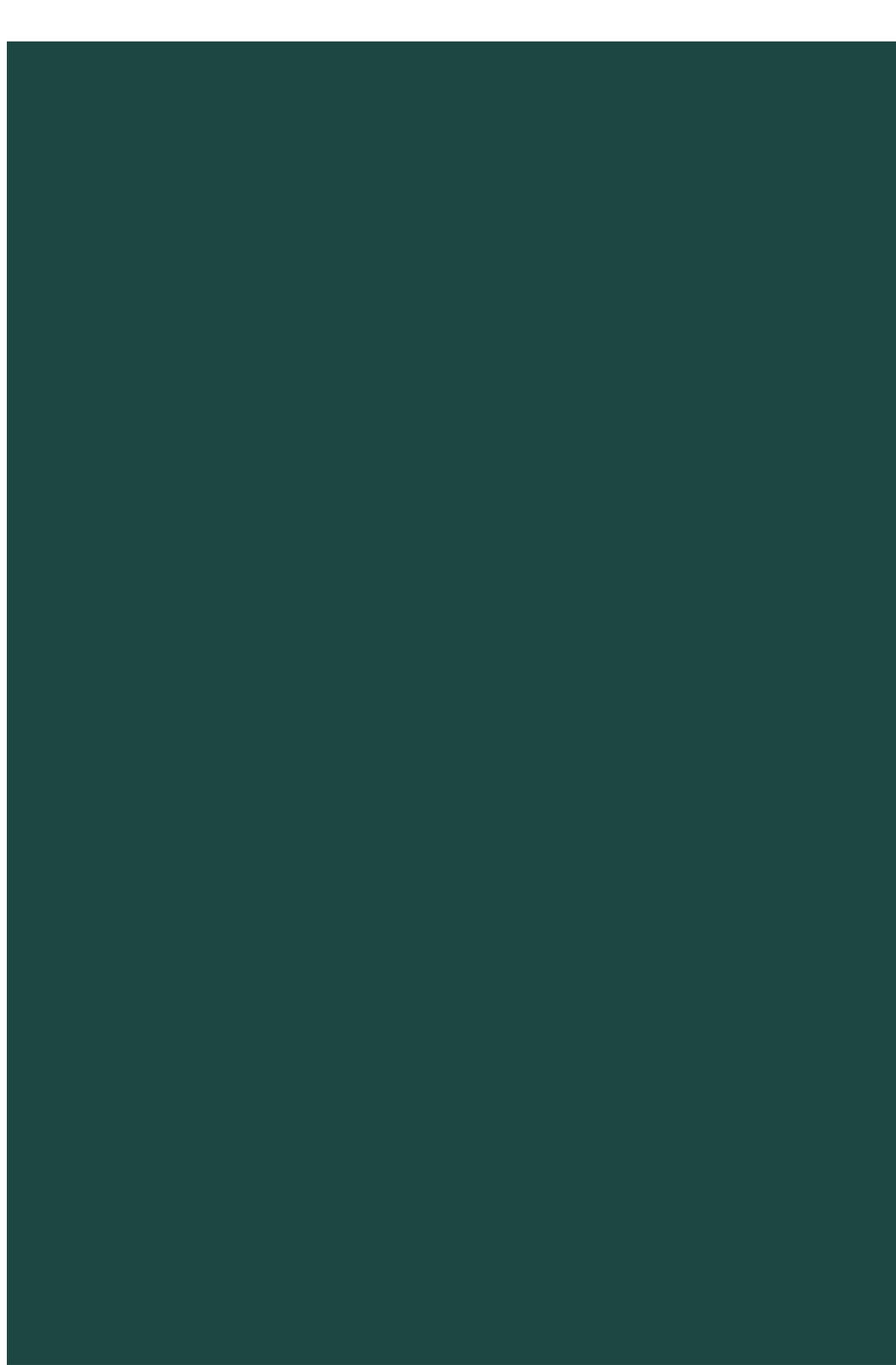
The top five priority amenities chosen by the people include:

- › Trail network throughout the park
- › Playground
- › Sprayground
- › Renovated Clubhouse
- › Canoe and Kayak Launch



For Meadowbrook Park, in-person meeting results focused on overall active recreation, the specific amenities selected include walking trails and amenities related to golf course.

The online engagement also overwhelmingly supported the need for trails, play areas, and renovated clubhouse for honoring the historic legacy of the site. Considering the historic status of this site, a mix of passive and active recreation amenities are proposed that do not adversely impact the historic golf course designation but still provide diversity of recreation opportunities for residents.



LANDSCAPE OF MEMORIES

IN THIS CHAPTER

The Master Plan

Precedent Imagery

Cost Estimate

THE MASTER PLAN: LANDSCAPE OF MEMORIES

Meadowbrook Park is a rich tapestry of stories. These stories of golf play, family gatherings, social events, education, dances, laughter, and happiness are weaved together as strong memories in the minds of those who built, played, and cared for this facility. A rich historic and cultural background, the vision for Meadowbrook Park honors the significance of the site's past use as a country club and golf course for African Americans. The stories shared by the former golf members and the history of the site will be memorialized as significant milestone moments captured in time. The goal is to not only preserve the history but also to bring it in current context of community needs and create a stimulating and meaningful experience.

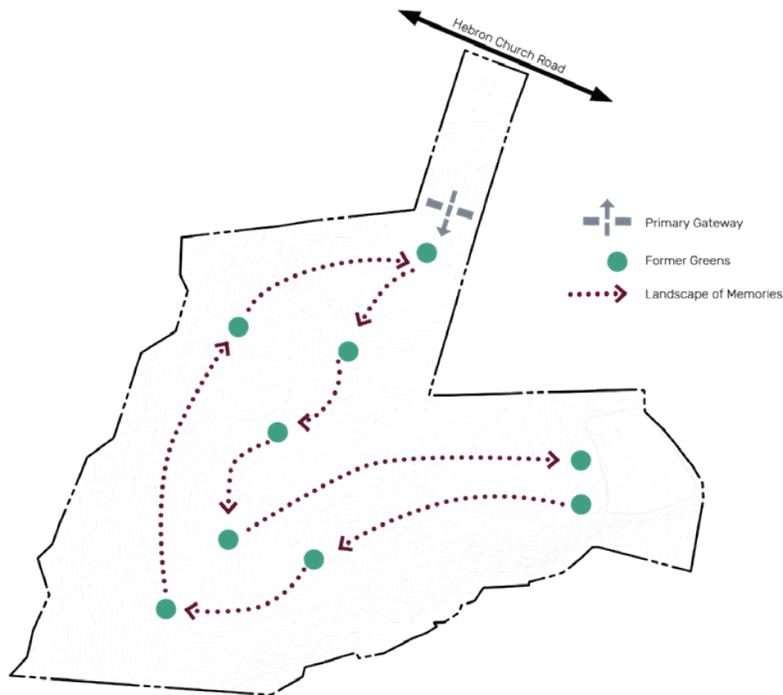


Diagram of site organization displaying nodes of opportunity and the experiential links between.



Sections of the proposed conditions

Proposed master plan concept

**HIGHER GROUNDS:
LANDSCAPE OF MEMORIES**

- 1 STRUGGLE / CHALLENGES**
SEED IS SOWN: SPRING FLOWERS
FIRST 35 MEMBERS
COMMEMORATIVE TREES
- 2 LAND PURCHASE**
- 3 GOLF COURSE CONSTRUCTION**
OUTDOOR CLASSROOM
"BUILDING BRIDGES"
ROCK OUTCROPS
- 4 PROGRESS+ MOVING UP**
- 5 PEAK: 150+ MEMBERS**
MEMORIAL GATEWAY/ SCULPTURE
STORY TELLING: HISTORY WALK
- 6 COMMUNITY CELEBRATIONS**
- 7 INTEGRATION**
STORY OF ISOLATION
- 8 ST. AUGUSTINE OWNERSHIP**
EDUCATIONAL RESOURCE
- 9 TOWARDS A NEW FUTURE**

LEGEND

- PROJECT AREA
- LANDSCAPE BUFFER
- STREAM
- STREAM BUFFER
- WETLANDS
- STORMWATER POND
- EXISTING STRUCTURE
- PARKING
- PICNIC SHELTER (S: SMALL, L: LARGE)
- PAVED PEDESTRIAN TRAIL
- NATURAL SURFACE TRAIL
- PUMP TRACK
- PUBLIC ART

- A** SMALL COMMUNITY CENTER + MEETING SPACE
- B** TOT LOT
- C** TENNIS / PICKLEBALL COURTS
- D** AMPHITHEATER WITH STAGE
- E** PERGOLA WITH LAWN
- F** VIEWPOINT WITH TRELLISES AND SEATING
- G** TRAILHEAD AND PARKING
- H** OUTDOOR CLASSROOM + NATURAL PLAY
- I** MULTI-PURPOSE LAWN
- J** SOUNDSCAPE
- K** INCLUSIVE PLAYGROUND
- L** RESTROOM + SHELTER + CONCESSIONS
- M** PUTTING GREEN
- N** PRESERVED CLUB HOUSE
- O** SPRAYGROUND
- P** RENOVATED PUTT PUTT
- Q** POND OVERLOOK
- R** CANOE / KAYAK LAUNCH



Meadowbrook Park Master Plan
LANDSCAPE OF MEMORIES

PARK AMENITY SUMMARY	
PRESERVED CLUBHOUSE	1
RENOVATED SHELTER	1
AMPHITHEATER	CAPACITY: ± 150
EVENT LAWN	CAPACITY: ± 250
TENNIS COURTS	4 + 1 UD
PICKLEBALL COURTS	8
SHELTER + RESTROOM + CONCESSIONS	1
SHELTER + RESTROOM	1
LARGE SHELTERS	3
SMALL SHELTERS	6
SPRAYGROUND	± 5,000 SF
INCLUSIVE PLAYGROUND	± 18,000 SF
TOT LOT	± 2,500 SF
SMALL COMMUNITY CENTER + MEETING FACILITY	± 10,000 SF
PAVED WALKING TRAILS	± 1.5 MILES
NATURAL SURFACE TRAILS	± 1 MILE
CANOE / KAYAK LAUNCH	1

PARKING DATA	
TOTAL PROVIDED PARKING	± 316 SPACES

Starting with the former golf club's original elements, it is proposed that the clubhouse and adjacent putt putt be renovated to return to their appearance during the club's heyday. The interior of the clubhouse will be renovated as a history center. The existing small office space will be renovated for Parks and Recreation staff use. A ticketing and information kiosk will be added for sprayground, putt putt and history tours. The outdoor patio area will be used for small gatherings such as family reunions, and small social gatherings. Restroom within the structure will be renovated.

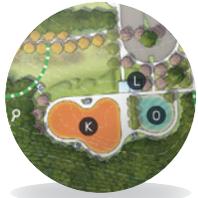
The pond visible from the White Oak Road entrance is an important element for recreation programming. There was once a pier that led fishers and boaters into the pond. As part of this master plan, there would once again be a pier for fishers to fish and kayak/canoers to launch their vessels. A dam inspection is recommended to determine the integrity of the dam retaining the pond.

Located on the site of the previous pool to the southeast of the clubhouse, a playground and sprayground pay homage to the playful amenities golfers and their families would enjoy together. Conveniently located between the two play areas is a shelter with restroom, lockers, and a pumphouse.

The concept for the golf area of the park focuses on the historic layout of the golf course where the fairways offer enjoyment of the preserved views and vistas of the rolling landscape. The historic greens become the nodes that reveal the layers of history as a storyline as visitors move through the site.

Proposed conditions of the restored clubhouse and surrounding, including renovated parking, drop-off area, and "front porch" >





Historic Green 1: Struggles + Challenges

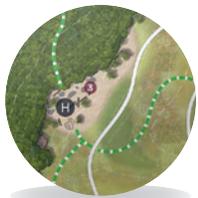
The first node of the park symbolizes the struggles and challenges of the African American golf enthusiasts who were denied entry to established country clubs in the area. The undulating topography in this area symbolizes the struggles and also aptly supplements the play area and sprayground as a unique play element.

A seasonal landscape of spring flowers symbolizes the blossoming idea of creating a new country club and golf course exclusively for African Americans. Entering the former fairway planted with native wildflowers, 35 trees planted in remembrance of the first 35 founding members line the path drawing visitors into the park.



Historic Green 2: Land Purchase

At a high point of the park, a winding trail leads to the soundscapes area of the park where one can imagine the excitement and ambition the founding members felt as they successfully purchased the land to create Meadowbrook Country Club. This green is closest to Interstate 40 resulting in constant background noise of traffic. The alternative soundscape will not only help mitigate the noise but also create another playful element for the young visitors. This green is at a strategic location in the park where the magnificent viewsheds capture the panoramic views of the park.



Historic Green 3: Golf Course Construction

Continuing along the trail through the park, visitors would come across large rock outcrops and strategically placed natural elements such as logs and stumps, defining the natural play area and outdoor classroom. This is to memorialize the learning curve and adventurous hard work required to build a golf course from the ground up, both metaphorically and literally.

Rendering of "35 Trees", a feature of the park representing the original 35 founding members of the country club >





Historic Green 4: Progress + Moving Up

At this node of the park, visitors have the ability to stop, pause and take in another vista created by the old fairways. This high point with trellises and seating marks one of the farthest points of the park where one can pause and visualize the true expanse of the park grounds symbolizing the accomplishments of novice golfers.



Historic Green 5: Peak: 150+ Members

As the highest point of the site, this node aptly symbolizes the peak success in the history of the golf course by creating a celebratory landscape for the highest number of members during the history of the golf club. An event lawn and amphitheater are located at the convergence of the old golf course with an area dedicated to new amenities, which include a community center and tennis/pickleball courts as well as a small playground. Between the event lawn and tennis courts is the memorial gateway, bridging the new and old parts of the park, as well as a history walk and storytelling sculptures. The location of these elements is instrumental in conveying the story of the park to visitors who enter from the Hebron Church Road entrance or the White Oak Road entrance.



Historic Green 6: Community Celebrations

At this node, a pergola structure with associated lawn provides an opportunity for extended celebratory events, for the club was once used for that purpose by members not only with the creation and functions of the golf course, but also with milestones involved with the nation's events and race equality.



Historic Green 7: Integration

Prior to the construction of Meadowbrook Country Club, there were very few, if any, places for African Americans to enjoy golfing. Most faced discrimination through race or economic reasons. At Meadowbrook, African Americans could golf without the risk of discrimination. As racial inequality tensions eased in later years, golfers began practicing the sport where they desired without the fear of discrimination which resulted in loss of memberships for Meadowbrook Country Club as people desired higher quality facilities and programming at other places than the country club could offer.

This narrative is memorialized in the park by the seemingly isolated trailhead and walking trails broken by the integration of various swaths of native plantings.

HEBRON CHURCH ROAD

Meadowbrook Park Master Plan
LANDSCAPE OF MEMORIES





Historic Green 8: St. Augustine Ownership

This part of the park, near the outdoor classroom, pays homage to St. Augustine University's ownership of the golf course. A multi-purpose lawn gives people the ability to be free thinkers, and use the space for at-will activities. Honoring an educational institution, this node offers space for future educational recreation programming such as nature-based outdoor programs, outdoor art and fitness classes, photography classes, etc. Suitable solar orientation of the space provides great opportunity for visitors to enjoy sun during the winter months.



Historic Green 9: Towards a New Future

Back where the story began, a putting green flanks the clubhouse and nearby 3- hole pitch-and-putt course. The pitch and putt course will help continue the legacy of Meadowbrook Country Club as an educational resource for amateur golfers.

TRAILS + COURSES

Other than the aforementioned pitch-and-putt course, another golf related amenity is an 18-hole disc golf course which is proposed in the wooded area on the eastern side of the site. Safely entwined with the courses and throughout the wooded areas and former fairways, a series of paved and natural surface trails offer users various settings to enjoy a walk or run through the park's diverse settings.

ACCESS

The park would have two entrances: one off of Hebron Church Road and the other off White Oak Road, via Country Club Drive. The main entrance on Hebron Church Road makes access to the ball courts and community center convenient, while the original, secondary entrance off of White Oak would directly serve the renovated clubhouse and putt putt, as well as the sprayground and playground areas. Both site entrances are connected via a singular road that meanders through the site.

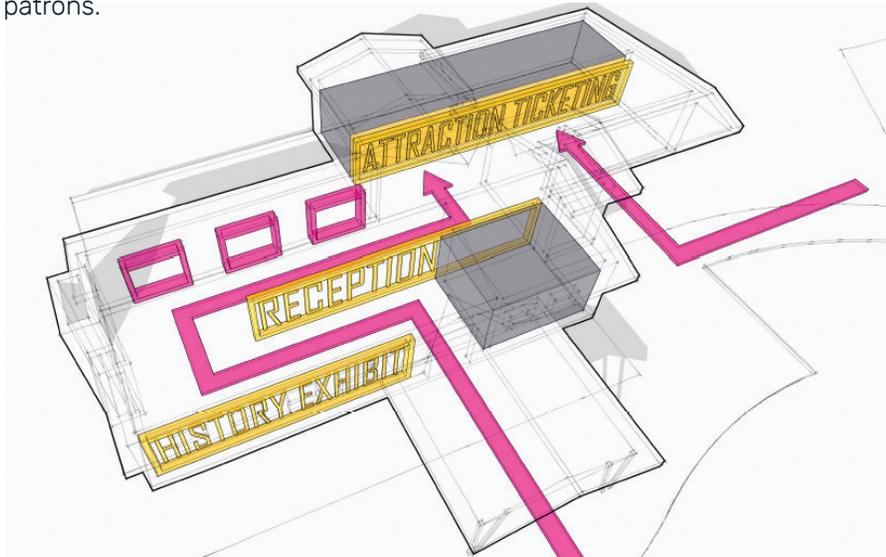
There are approximately 316 parking spaces throughout the site. Each trailhead and starting point of the trail networks has associated parking, as does each main amenity in the park. A larger parking lot is provided near the event lawn for hosting large events, and a smaller parking lot is located near the clubhouse.

ARCHITECTURE

Preserved Clubhouse

With renewed vigor, the dynamic renovation of the Meadowbrook Clubhouse builds on the rich legacy of the Meadowbrook Country Club to reposition the building as the epicenter for the new Town of Garner park and its historic repository to tell and celebrate the incredible story of Meadowbrook Country Club and how it impacted and empowered its community. The renovations to the clubhouse with history exhibits will help visitors educate about the history of the country club, and remember those who helped establish it as a community beacon.

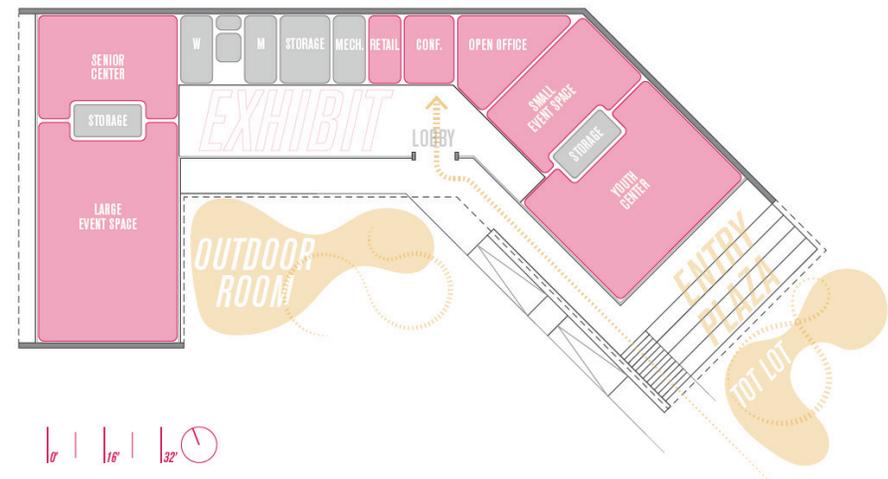
In addition to modernizing the clubhouse by addressing the building envelope, accessibility, and mechanical, electrical, and plumbing, the design weaves together the visitor experience through branding, exhibits, and through the use of a common and clear language. The building ultimately becomes an extension of the entire park experience for Meadowbrook patrons.



Diagrammatic rendering of the renovated clubhouse by Evoke Architecture

Community Center

Located near the proposed entrance on Hebron Church Road, the small Community Center will be constructed in a way that would take in the views of the surrounding area and incorporate the uses of the adjacent spaces. A youth center would be easily accessible from tot lot and entry plaza, overlooking the former fairways in the distance.



Diagrammatic floor plan of the community center by Evoke Architecture



Diagrammatic rendering of the community center by Evoke Architecture

Meadowbrook Park Master Plan
LANDSCAPE OF MEMORIES





SPORT COURTS



**CELEBRATORY LANDSCAPE:
AMPHITHEATER**



GATHERING AREAS



**MEADOWS +
REFORESTATION**



"35 TREES"



POND PIER



**PLAYGROUND +
SPRAYGROUND**



**TOWARDS A NEW FUTURE:
INTERACTIVE PLAY
LANDSCAPE BERMS**

COST ESTIMATE

- The opinion of probable construction cost was prepared by McAdams as part of the preliminary design phase.
- Pre-design estimate is prepared for budgeting purposes using historical data, RSMeans (Online cost estimating data software) and generalized contractor estimates and is subject to change with detail design.
- Estimate does not include mobilization, permitting and contractor’s fees.
- Materials identified in estimate are intended for pricing purposes only. Materials may be substituted as the design develops.
- This estimate does not include design & engineering consultant fees, any required permitting fees, sub-contractor professional fees, construction/contract administration fees, the cost of various bonds that may be required in the construction contract, or reimbursable.
- Cost estimate does not include pre-bid or pre-construction consultation, inspection/management, design revisions, submittal review, plotting or printing costs due to Client instructed design changes.
- Estimate does not include any property acquisition, easements or other property costs or legal fees.
- General requirements include any administrative costs necessary for project delivery, for e.g., utility sources, scheduling, submittal procedures, temporary facilities & controls, delivery & storage of materials, cleaning & waste management, project closeout, etc.

ITEM	% OF TOTAL COST	EXTENSION
Site Preparation and Earthwork	24%	\$3,132,496.00
Infrastructure	4%	\$503,730.76
Paving & Hardscape	11%	\$1,474,746.75
Site Elements	17%	\$2,186,000.00
Sports Courts	2%	\$300,000.00
Structures	29%	\$3,790,000.00
Furnishings & Signs	1%	\$75,350.00
Lighting	0%	\$115,000.00
Landscape	13%	\$1,665,146.00
SUBTOTAL		\$13,242,469.51
GENERAL REQUIREMENTS		\$662,123.48
DESIGN CONTINGENCY (15%)		\$1,986,370.43
12 MONTHS ESCALATION		\$695,229.65
TOTAL PRE-DESIGN ESTIMATE		LOW-RANGE TOTAL \$16,586,193.06
HIGH-RANGE TOTAL (15% ADDITIONAL CONTINGENCY)		\$20,000,000.00

⬆ Pre-design estimate of probable cost

MASTER PLAN SUMMARY

Garner's Meadowbrook Park has a story deeply rooted in history. Dating back to the late 1950's, Meadowbrook Golf and Country Club was established as one of the first primarily African American country clubs within the State of North Carolina. Due to the decline of the sport's popularity and financial hardships, the club has changed hands several times. The Town of Garner purchased the property to expand the Parks and Recreation Department services with active recreation parkland.

With this master plan's proposed and preserved elements, the stories shared by the former golf members and the history of the site will be memorialized while maintaining and cherishing the sense of community by including amenities desirable by the modern-day community. The goal is to not only preserve the history but also to bring it in current context of community needs and create a stimulating and meaningful experience.

