

Ritchie Smith Associates

Planning
Landscape Architecture
Urban Design

MORRIS PARK IMPROVEMENTS

City of Memphis Contract #29413



PROGRAMMING SUBMITTAL

September 14, 2012 • Revised October 5, 2012



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Introduction

Morris Park is classified as a neighborhood park (a park of 5 to 10 acres that nearby residents walk to on a regular basis) according to national park standards and is so listed in the Memphis Park Commission Facilities Master Plan (1999). The park is comprised of three property parcels that together form a city block that is 4.5 acres in size. It is bound by Poplar Avenue on the north, Washington Avenue on the south, Manassas Street on the east and Orleans Street on the west side. The park contains two basketball courts, a playground, and a pavilion, amidst undulating topography and several mature trees, predominantly oaks.

Morris Park has some distinction that sets it apart from other neighborhood parks. It is more of an “urban neighborhood park”, being located near and on the approach to downtown Memphis, and on the edge of Victorian Village and the Memphis Medical District. All of these areas are undergoing revitalization and therefore commensurate improvement of the park is timely. Community stakeholders, representing public, private and institutional interests have shared concerns about current physical conditions and undesirable uses of the park and determined a redesign is in order to foster safety, more compatible activities and an attractive appearance. It is particularly appropriate that these concerns be addressed given the recent reinvestment at Le Bonheur, one the region’s best children’s hospitals, and at the Shelby County Juvenile Court and Forensic Center properties immediately adjacent to the park. And because it is located across the street from two active historic churches, the park should have a more pleasant and welcoming environment.

It is important to keep in mind that Morris Park sits within a context that includes high-density residential use, and it serves a population in need of neighborhood open space and recreational amenities not available anywhere else nearby. The neighboring residential population includes people of a wide range of ages and abilities, from children to the elderly and disabled, and diverse groups, from low-income, public housing residents to medical students. Interviews of park patrons also indicate that Memphians from more distant neighborhoods come to enjoy Morris Park.

Public Meeting

A public meeting was held at 5:30 p.m., Thursday, August 16, 2012 at Mary’s Episcopal Cathedral on Poplar Avenue, across the street from the park. Victorian Village, Inc., the neighborhood’s community development corporation contacted representatives from business, government, and religious and medical institutions, as well as residents, to attend. (See Appendix C - Sign-in Sheet.)

The meeting was led by staff and board members of Victorian Village, with participation from Ritchie Smith Associates and Memphis Division of Parks and Neighborhoods. Approximately 20 additional attendees representing a broad spectrum of interests offered their suggestions for programming to meet the needs and interests of the diverse community of park patrons.

In summary, the group agreed that Morris Park be designed to provide for family recreation as well as to contribute to a more positive image for the city and the neighborhood. Most concurred that space for both active and passive recreation be a part of the design. Park patrons enjoy the fact that several activities often occur simultaneously within the park would appreciate more variety. However, all agreed that incompatible activities need physical and/or visual separation to avoid potential conflict. People stated that basically they want the same type features as those currently found in the park, such as the playground, pavilion and basketball courts. But, they would like for them to be of higher quality. Existing mature shade trees were also identified as features to keep.

There is also interest in more amenities that are accessible (per ADA) and suitable for people of different levels of ability and ages. At the same time, play opportunities for children were expressed priorities. Accommodation of more current trends in recreation and open space use, such as bicycling and community gardens, was also requested. Gathering space, possibly with a stage or seating, for food vendors and events from concerts to job fairs, was discussed. A soccer field was suggested, but it was noted as requiring a large area of flat ground.

Safety is a widely-held and overriding concern. Attendees expressed a strong desire that the park be modified to allow for better visual surveillance. The suggestions of lighting and tree pruning were met with much support. Camera monitoring was mentioned as an option, with acknowledgment of the dollar cost. Many in the group also stated their desire that the park be well maintained, particularly that trash be collected efficiently. Other items requested for comfort and convenience included drinking fountains, restrooms and some type of mitigation of vehicular traffic along Poplar Avenue traffic. Among the aesthetic enhancements mentioned was planting of flowers.

Attendees made other suggested improvements that, while having merit, were for areas that lie outside of the park boundaries, such as crosswalks for safer pedestrian access to the park. Private development of housing within the park was mentioned, but recognized as being inconsistent within the purpose of the contract and inappropriate for public open space, which is limited and of high value in this area of the city.

The overall theme of healing was proposed to guide planning for the park, which is appropriate given its proximity to medical facilities and to churches. Artwork or monuments, as well as other park features, might reflect this idea. (See Attachments A & B - Meeting Input and Notes.)

Program Elements

The program recommendations first support the notion of Morris Park as an upgraded, urban neighborhood park. Secondly, the idea is to enhance the image of the park to meet interests of the broader community, including institutional patrons and visitors to the neighborhood. The park program is also intended to shape a setting to represent and be conducive to healing and well-being. And, since Morris Park is an urban neighborhood park amidst considerable revitalization, it is likely there will be a higher than average degree of detailing in the built features to satisfy aesthetic expectations of constituents and to ensure optimum durability.

National Recreation and Park Association (NRPA) guidelines suggest neighborhood parks provide a balance of active and passive recreation for both children and adults and include some aesthetic qualities to meet the expectation that many have who go to parks to enjoy a pleasant outdoor experience. Neighborhood parks serve as the social focus of a neighborhood and emphasis is typically on informal and passive activities. Programmed activities, such as youth team sports, that can result in overuse, parking problems, noise, and congestion are discouraged. Removal of barriers and linkage to pedestrian and bicycle routes are recommended to ensure easy access.

Memphis and Shelby County initiatives such as the new UDC (Unified Development Code) and the Memphis MPO's Regional MPO Bike Plan will be taken into account when considering streetscape treatment and bicycle provisions. Park topography precludes exactly matching recent Poplar Avenue frontage improvements to the west, but street trees may be appropriate within the park along Poplar and Manassas Street. Manassas Street, on the park's east edge, is one of the bike routes among others in the Medical Center district that will facilitate access to the park.

At the 8.16.12 public meeting there was a general consensus about the type of recreational features and goals for conditions in the park, although there were some suggestions that would be considered inappropriate or not be achievable within the Fixed Cost Construction Limit (FCCL) of \$648,000, as defined by the City in the current design contract. Based on input from the community as well as from the Owner's representatives, in conjunction with our professional experience, we are recommending an initial list of priorities. Items that could be alternates or opportunities for donors are also listed for consideration and shown in italics.

Recreational features:

- playground with safety surface
- swings with safety surface
- basketball courts (two), paving and goals
- informal soccer practice area / free-play field
- *water jet / splash playground*

The horizontal and vertical placement of the basketball courts must be made to avoid conflict with incompatible uses (such as the playground) and to allow clear surveillance from the park perimeter.

Structure(s):

- shade structure -- custom or customized pavilion or arbor
- *restroom*

Retired, elderly, and disabled patrons especially come from nearby residences for extended stays in the park and seek comfortable places to sit, in the shade of large trees but also in the pavilion. These constituents, as well as families with children, would benefit from restrooms during their long visits.

Site furnishings:

- benches (quantities TBD)
- picnic tables (quantities TBD)
- trash receptacles (quantities TBD)
- bike racks (quantities TBD)
- drinking fountains (1 each at playground and basketball)

Benches and picnic tables are to include accessible models. Picnic grills will be considered, perhaps limited in number, for locations least likely to result in fire risks.

Safety features:

- lighting (post lights - quantities TBD) and electrical service
- *camera monitor*
- *emergency call box*

Lighting will be added to provide for visual surveillance, to enable safety but not nighttime use or play. The lighting level would be between 0.75 and 1.0 footcandles.

Pedestrian paving:

- upgraded and realigned internal sidewalk system (concrete to replace deteriorated asphalt)
- repaired perimeter public sidewalks and ramps

A paved route, possibly with distance markers, will provide for healthful exercise for people of varying levels of ability. Sidewalks will be realigned to avoid conflict and logically connect features. Within the public right-of-way, non-conforming ramps and pavement that is broken or that exceeds accessible slope will be rebuilt to the extent necessary to meet ADA.

Planting:

- shade trees and street trees
- new sod
- community gardens, raised beds
- flowering and fragrant trees and shrubs

Pruning and removal of damaged and overgrown trees as well as low limbs obscuring views are recommended for safety. A limited number of canopy trees will be included to replace damaged trees or to strategically shade new use or seating areas. Street trees for continuity with district streetscape improvements may be incorporated. New sod will be needed to cover disturbed and regraded areas. Raised beds that are accessible to the disabled will be considered for either ornamental or community garden use.

Plants, as well as water features with pleasant sounds (see below), can contribute to an environment that is conducive to relaxation and spiritual rejuvenation. Research related to healing gardens provides evidence that contact with natural processes and materials that reflect changes in seasons and that stimulate the senses are beneficial to physical and mental health. Trees and shrubs that exhibit a variety of colors, are fragrant and have appealing textures are recommended. Support from neighboring institutions and civic groups should be investigated for assistance with maintenance of planting other than trees and sod.

Miscellaneous landscape features:

- amphitheater (earthwork, sod, masonry, concrete or combination)
- stage or plaza
- low walls (for seating and / or for activity area definition or separation)
- *ornamental water feature*

A flexible space, including a paved area but also possibly a sculpted or stepped landform component (very low height) for seating, is recommended to provide for large family gatherings, civic or institutional events, social or religious services, food vendor set up, musical concerts, etc. (Permits required for certain activities in advance.) Where appropriate, there will be provision of space to accommodate wheelchairs and companion seating. An ornamental fountain, in lieu of or as a modified version of a splash playground, could be designed to appeal to children as well as adults.

Fencing or bollards:

- maintenance gate
- *vehicular barrier element (bollards or rails), or low (4' high) steel picket fencing*

The existing curb cut on Washington Avenue will be closed and regraded to match the existing steep slope adjacent to that entry to prevent vehicular access to the park. High quality vehicular bollards will be strategically located as needed for additional restraint. Consideration will be given to placing facilities commonly served from vehicles (such as a pavilion) in reasonable proximity to on-street parking. A lockable gate will be installed at the point of entry for maintenance vehicles.

Park sign, artwork or landmark element:

- park identification sign
- *gateway feature (portal to the park, gateway to Victorian Village, gateway to downtown)*
- *artwork/sculpture (possible healing theme)*

The last two items may be opportunities for private donors to contribute.

Vehicular / street paving:

- Repair broken, crumbled street curb along Orleans frontage

Other construction costs:

Site construction to prepare for the above features will include demolition and earthwork. All the existing features and walks will be removed. Portions of a “dry” sanitary sewer line running through the center of the park may need to be removed. Installation of additional service lines

(water and electric) will be necessary to operate new features. Most extensive will be electrical service to provide for new lighting within the park. Electrical service may also be needed for the pavilion / shade structure, stage area and any ornamental water feature. Water service is already present within the park, as evidenced by the water flow at the (poorly functioning) drinking fountain. However, water line extension will be required to reach new features in other locations. And, a meter to accommodate the irrigation system will be needed.

A design for the park, including a revised layout of pedestrian circulation and carefully considered spatial relationships and placement of recreational use areas, both active and passive, will follow in subsequent phases (schematic design, design development and construction documents). The preceding list may be modified through the process of finding and designing for the best fit and as a result of more specific cost estimating as the design evolves. Ongoing discussion with the Owner's representatives and the meeting with stakeholders at the end of the Schematic Design phase are also expected to influence the final program.

Owner Representative Meeting (9.25.12) and Program Draft Review Comments

Representatives from the City of Memphis (Division of Parks and Neighborhoods and Division of Engineering, Building Design + Construction), funding partner Victorian Village, Inc. and design consultant Ritchie Smith Associates (RSA) met to review the 9.14.12 draft program statement prepared by RSA. Discussion focused on cost implications of identified priorities, with a consensus that items listed in the draft program and associated costs figures were reasonable. There were no significant deletions, with the exception of restrooms, listed as an alternative and not factored into the budget total. Those were requested to be deleted due to maintenance concerns. The entry portal elements and seasonal planting were identified to be removed from the project budget, but to remain listed as donor opportunities. Post tension concrete was requested for basketball court paving. A visit to the park site followed the meeting. Field investigation of the public sidewalk and smart level measurement revealed excessive cross slopes (from 3% to 6%), which in combination with broken concrete render approximately 80% of the perimeter sidewalk inaccessible per ADA. After noting the existing curb cut into the park from Washington Avenue, it was determined that its removal with regrading to match the adjacent steep slope would negate the need for fencing as a vehicular barrier to the park which sits on a plateau. Reconstruction of the fragmented curb along Orleans Street will also dissuade vehicular access, mitigate erosion, and retain new grass strip and sidewalk construction. Subsequent to the meeting, a request was made for an additional shade structure, to be located adjacent to the basketball courts.

A preliminary cost estimate follows on pages 7-9.

An aerial photograph and a preliminary survey representing existing conditions in the park are found on page 10 and 11 respectively.

Morris Park Improvements					
Programming Cost Estimate 9.14.12 rev. 10.05.12				page 1	
Item	Qty	Unit Cost	Total		
Traffic Control					
For repair of walks + curbs in R.O.W.	1 mo		\$10,000		
Tree Removal, Protection, Pruning					
Demolition of 4 to 5 large, 6 med. trees			\$16,000		
Removal of stumps	3 EA x	\$950	\$2,850		
Tree protection	LS		\$2,000		
Pruning and feeding	LS		\$5,000		
				\$25,850	
Demolition					
Basketball goals, remove + salvage	4 EA x	800	\$3,200		
Basketball courts, concrete paving	7,780 SF x	\$3.00	\$23,340		
Pavilion structure, 8 steel posts + wood roof	LS		\$4,000		
Playground, junior + tot structures	LS		\$6,000		
Pavilion + playground, surface + concrete	3,500 SF x	\$2.50	\$8,750		
Park sidewalks, asphalt	20,000 SF x	\$1.50	\$30,000		
Picnic tables + grills with concrete pad	3 EA x	\$800	\$2,400		
Bench + bench pad	9 EA x	\$500	\$4,500		
Trash receptacle anchor + pad	9 EA x	\$300	\$2,700		
Misc. steel posts + 2 picnic tables @ pavilion	LS		\$2,500		
Public R.O.W. sidewalk, concrete	14,400 SF x	\$2.50	\$36,000		
Public R.O.W. ADA ramps, concrete + pavers	5 EA x	\$300	\$1,500		
Public R.O.W. deteriorated limestone curb	300 LF x	\$5	\$1,500		
				\$126,390	
Earthwork & Drainage					
Erosion + sediment control	LS		\$12,000		
Grading	LS		\$10,000		
				\$22,000	
Lighting & Electrical					
Post lights, 15' ht. cast iron, LED	26 EA x	\$4,000	\$104,000		
Meter, panel, weatherproof enclosure	LS		\$7,500		
Wiring + conduit for lights	26 EA x	\$800	\$20,800		
Feeder, panel + outlets at stage/pavilion	LS		\$6,000		
				\$138,300	
Paving & Curbs					
Park walks, broom finish conc.(distance mark)	20,000 SF x	\$5	\$100,000		
Stage/amphitheater + vendor space, conc.	890 SF x	\$5	\$4,450		
Picnic table + receptacle pads	2,100 SF x	5	\$10,500		
Public R.O.W. walks, broom finish conc.	14,400 SF x	\$5	\$72,000		
Public R.O.W. ADA ramps, concrete	6 EA x	\$600	\$3,600		
Public R.O.W. curbs, concrete	300 LF x	\$15	\$4,500		
(R.O.W. gutters TBD)				\$195,050	

Morris Park Improvements						
Programming Cost Estimate	9.14.12 rev.	10.05.12				page 2
Walls & Piers						
Seat walls at play area, concrete	60	LF	x	\$120	\$7,200	
Perrons at amphitheater, concrete	180	LF	x	\$25	\$4,500	
Community garden raised beds, masonry	300	LF	x	\$120	\$36,000	
						\$47,700
Fence, Gate, Vehicular Bollards						
Vehicular bollard, site furniture quality	20	EA	x	\$800	\$16,000	
Gate, park maintenance access		LS			\$6,000	
						\$22,000
Shade Structure						
Customized 40' round pavilion or arbor		LS			\$60,000	
Paving, broom finish concrete		LS			\$6,300	
Seating, 6 benches or 4 tables		LS			\$9,000	
Trash receptacles	2	EA	x	\$2,000	\$4,000	
						\$79,300
Shade Structure at Basketball Courts						
Customized 20' round pavilion or arbor		LS			\$20,000	
Paving, broom finish concrete, color to match courts		LS			\$6,900	
Seating, 4 benches		LS			\$6,000	
						\$32,900
Basketball Courts						
Goals, reinstalled	4		x	\$800	\$3,200	
Post-tension conc. 5"+ thick, color admix.	7,780	SF	x	\$10	\$77,800	
						\$81,000
Playground						
Junior play structure		LS			\$60,000	
Tot play structure		LS			\$28,000	
Swings, tot + junior, 8 total seats		LS			\$10,500	
Safety surface, rubber + conc. base	6,260	SF	x	\$17	\$106,420	
						\$204,920
Site Furniture						
Picnic tables, 1 ADA	5	EA	x	\$2,300	\$11,500	
Benches	12	EA	x	\$1,500	\$18,000	
Bicycle racks	2	EA	x	\$1,500	\$3,000	
Trash receptacles	10	EA	x	\$2,000	\$20,000	
						\$52,500
Drinking Fountain(s)						
Fountain	2	EA	x	\$5,000	\$10,000	
Water line service		LS			\$2,500	
						\$12,500

Morris Park Improvements						
Programming Cost Estimate	9.14.12 rev.	10.05.12				page 3
Irrigation						
System, controller, backflow preventer		LS	\$20,000			
Meter		LS	\$3,000			
						\$23,000
Planting						
Shade/street trees	25	x	\$350	\$8,750		
Flowering/ornamental trees	9	x	\$300	\$2,700		
Shrubs, low ht., low-maintenance evergreen		LS		\$3,500		
Sod, bermuda + zoysia	18,000	SY x	\$4	\$72,000		
						\$90,950
Park Signs						
Temporary construction		LS		\$2,000		
Permanent		LS		\$7,500		
						\$9,500
			Subtotal			\$1,173,860
			15% General Conditions	\$176,079		
				\$1,349,939		
			10% Profit & Overhead	\$134,994		
			Subtotal			\$1,484,933
			10 % Contingency	\$148,493		
			TOTAL			\$1,633,426
Budget Alternates and Donor Opportunities						
Groundcover, seasonal flowers	1,250	SF x	\$4			\$5,000
Maintenance by Le Bonheur, other corporate or civic group						
Splash playground		LS				\$180,000
Safety surface vs. concrete paving	add	1,000 SF x	\$15			\$15,000
Ornamental fountain		LS	\$50,000 to			\$150,000
Combine or substitute for splash play						
Security camera		LS				\$18,000
Emergency call box		LS				\$10,000
Park entry portals / gateway	2	EA	\$15,000 to			\$25,000
Artwork, landmark monument/marker						
by UrbanArt Commission						\$0

POPLAR AVENUE

ORLEANS
STREET

MORRIS PARK

MANASSAS
STREET

WASHINGTON AVENUE

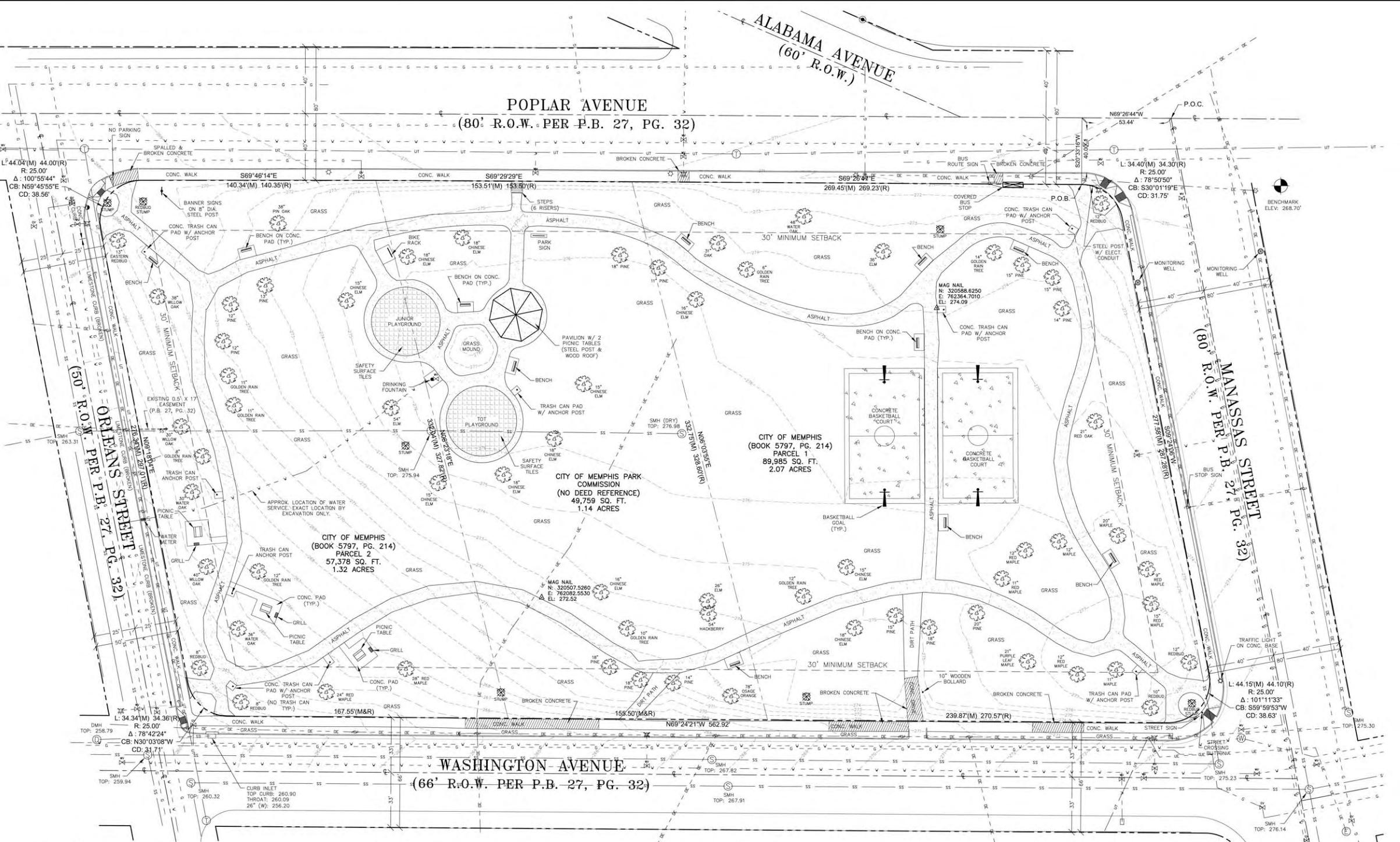
DATE	
REVISION DESCRIPTION	
REV. #	
UTILITY AUTHORITIES CONTACTED:	
TENNESSEE ONE CALL SYSTEM (TOCS)	
- AT&T MEMPHIS	
- MEMPHIS LIGHT, GAS & WATER	
- UNIVERSITY OF TENNESSEE	
- XO COMMUNICATIONS	
- SPRINT/WI-FI	
- COMCAST (TIME WARNER CABLE)	
TOCS WORK ORDERS:	
- 122071440	
- 122071445	
- 122071451	
- 122071457	

SURVEYORS SEAL



GENERAL PROPERTY SURVEY

POPLAR AVENUE & MANASSAS ST.
MEMPHIS, SHELBY COUNTY, TENNESSEE



PROPERTY DESCRIPTION

A PARCEL OF LAND COMPRISING OF THREE TRACTS, BELONGING TO THE CITY OF MEMPHIS, RECORDED AT DEED BOOK 5797, PAGE 214, REGISTER OF DEEDS, SHELBY COUNTY, TENNESSEE AS FOLLOWS:

CONCERNING THE INTERSECTION OF POPLAR AVENUE (80' R.O.W. PER P.B. 27, PG. 32) AND MANASSAS STREET (80' R.O.W.), THENCE WEST, ALONG THE CENTERLINE OF SAID STREET, A DISTANCE OF 53.44 FEET TO A POINT, THENCE SOUTH 203°31'57" WEST, DEPARTING AND PERPENDICULAR TO SAID CENTERLINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID POPLAR AVENUE, SAID POINT BEARING 78°42'24" WEST, THE COURCE BEARING 78°42'24" WEST.

THENCE: ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.40 FEET, A DELTA ANGLE OF 78°50'50" (COURSE BEARS S30°01'19"E, 31.75') TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID MANASSAS STREET;

THENCE: SOUTH 09°24'06" WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 277.58 FEET TO A POINT OF CURVATURE;

THENCE: ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 44.15 FEET, A DELTA ANGLE OF 101°11'33" (COURSE BEARS S59°59'53"W, 38.63') TO A POINT ON THE NORTH RIGHT-OF-WAY OF WASHINGTON AVENUE (66' R.O.W.);

THENCE: NORTH 69°24'21" WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 562.92 FEET TO A POINT OF CURVATURE;

THENCE: ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 34.34 FEET, A DELTA ANGLE OF 78°42'24" (COURSE BEARS N30°03'08"E, 31.71') TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID ORLEANS STREET (50' R.O.W.);

THENCE: 276.34 FEET TO A POINT OF CURVATURE;

THENCE: ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 44.15 FEET, A DELTA ANGLE OF 100°55'44" (COURSE BEARS S49°55'55"S, 38.63') TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID POPLAR AVENUE;

THENCE: SOUTH 69°46'14" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 140.34 FEET TO AN ANGLE POINT;

THENCE: SOUTH 69°29'20" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 153.51 FEET TO AN ANGLE POINT;

THENCE: SOUTH 69°26'44" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 269.45 FEET TO THE POINT OF BEGINNING;

CONTAINING 197,122 SQUARE FEET OR 4.53 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING

TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD-83) BASED FROM A 6 HOUR STATIC GPS SESSION WITH POST PROCESSING PERFORMED BY THE NATIONAL GEODETIC SURVEY UNDER THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.

NOTES

- This survey was completed in the field on August 15, 2012.
- This survey was conducted upon the request of Ritchie Smith, 65 Union Avenue, Suite 1140, Memphis, TN 38103, for the purpose of defining existing conditions and boundary lines to be used for design purposes.
- This survey was conducted without the support of a title commitment provided for the owner. Geodesy Professional Services, LLC does not assume responsibility for the clarity or title. Any easements, other than those shown and noted herein, are not certified to or verified by their existence by this survey.
- Utilities shown herein are from field collections of visible structures, markings by utility authorities, or scaled from maps provided by utility authorities.
- Ninety-five (95) percent of the contours shown herein are within one-half (1/2) of a contour interval with the remaining five (5) percent being within one (1) contour interval.
- Reference documents used for this survey are the most current data available from the Shelby County Register's Office, and the Shelby County Assessor's Office, both being located in Memphis, Tennessee, as of July 25, 2012.
- Minimum setback lines shown herein are as prescribed by the Memphis Medical Center Project No. TENN. R-18 plat recorded at Plat Book 27, Page 32, Shelby County Register's Office.
- There are no indications of cemeteries, burial grounds or solid waste dump sites visible on this property.

FLOOD ZONE CLASSIFICATION

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. SUBJECT PROPERTY IS DESIGNATED AS "OTHER AREAS, ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) 47157 C 0270 F, REVISED SEPTEMBER 28, 2007.

BENCHMARK

CITY OF MEMPHIS BENCHMARK #565, CITY MONUMENT LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF POPLAR AVENUE AND MANASSAS STREET AT THE BACK OF SIDEWALK (END OF RADIUS) ON THE POPLAR AVENUE SIDE, +/- 10' WEST OF DRIVE ENTRANCE, ELEVATION 268.70'

SURVEYOR'S CERTIFICATE

I, CHARLES K. HINES, SURVEYOR IN THE STATE OF TENNESSEE, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 TOPOGRAPHY SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

LEGEND

POLE	= PROPERTY LINE
WATER VALVE	= RIGHT-OF-WAY LINE
GAS VALVE	= CENTERLINE OF ROAD
SD	= OVERHEAD POWER
MANHOLE	= FOUND IRON PIN
TREE	= SET IRON PIN
MONUMENT	= REINFORCED CONCRETE PIPE
TRANSFORMER	= CONCRETE
REBAR	= SANITARY SEWER LINE
PLATE	= STORM DRAINAGE LINE
PLATE	= GAS LINE
PIPE	= WATER LINE
PIPE	= OVERHEAD ELECTRIC LINE

ABBREVIATIONS

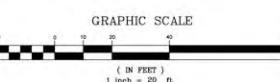
SS	= SANITARY SEWER LINE
SD	= STORM DRAINAGE LINE
G	= GAS LINE
V	= WATER LINE
BE	= OVERHEAD ELECTRIC LINE

LINE TABLE

SS	= SANITARY SEWER LINE
SD	= STORM DRAINAGE LINE
G	= GAS LINE
V	= WATER LINE
BE	= OVERHEAD ELECTRIC LINE



VICINITY MAP



GRAPHIC SCALE
(IN FEET)
1 inch = 20'

Appendices

- Appendix A - Public Meeting Program Input
- Appendix B - Public Meeting Notes, Nora Tucker, Victorian Village
- Appendix C - Public Meeting Sign-in Sheets



Stakeholder Meeting • August 16, 2012 • St. Mary's Episcopal Cathedral

Photos by Monty Shane, VVI

Appendix A - Public Meeting Program Input

The following are suggestions made by meeting attendees and recorded on notepads during the group discussion. They are listed by categories in the order that the comments that were made.

Desired Features

- Lights
- Picnic tables
- Electrical connection for gazebo
- Swings, etc. for kids
- Drinking fountains
- Clean, safe restrooms
- Trash receptacles
- Urban art / Landmark feature
- Accessible features for different levels of abilities and older citizens
- Keep basketball
- Splash play, vs. pool
- Limbed-up trees
- Soccer field
- Fence / low wall
- Stage / outdoor amphitheater
- Better walking trails
- Flowers, color, landscape planting
- Community garden, veggies
- Seating areas
- Water features
- Bike racks, bicycle accommodation
- Electric car charging station
- Water fountain for dogs
- Grass tree strip to buffer pedestrian sidewalk
- Playground
- Separate (spatially) the basketball
- Housing
- Tribute to the sisters who provided aid in yellow fever epidemic

Concerns

- Safety, especially at night
- Clear visual access
- Keep trash picked up
- Some “bad apples” playing basketball
- Reputation as the homeless park
- Where will homeless go?
- About 150 people are fed at adjacent churches
- Is camera monitoring possible? \$17,000 - \$18,000 estimated per camera
- Poplar Avenue traffic - some are used to it
- Safe pedestrian crossing to and from park
- Comfort level of different user groups
 - Le Bonheur families uncomfortable with activity at basketball courts
- What is visible from Poplar is main clue, defines park to passersby
- Parking? Opportunities nearby to south and at east end of Juvenile Court lot
- Crime has been mostly robberies, 36 incidents since January 12
- BP station across Manassas Street is largely a parking lot, a hangout, a negative

Desired Activities

- For families and medical students
- Basketball
- Kid's play
- Mobile food cart service
- Non-denominational services
- Pleasant experience
- Accommodation of various activities at the same time
- Health fairs and job fairs
- Horse mounted police
- Bicycle police

Tone / Atmosphere

- Hospitable
- Distinguish from Forrest Park
- Both active and passive
- Secure and safe
- Theme of healing, related to medical facilities and churches
- Relate to history of adjacent institutions
- Gateway to and cornerstone of Victorian Village

Anticipated and Desired Park Patrons

- Families of Le Bonheur patients
- University of Tennessee medical students
- Neighboring area residents
- People from Foote Homes
- Make up of patrons expected to change
- Cyclists
- School children going to Victorian Village, for lunch stop
- Juvenile court employees, for lunch and breaks
- Park is valued turf, treasured - current users have a sense of ownership

Appendix B

Morris Park Stakeholder Meeting

Thursday, August 16, 2012, 5:30 p.m. to 7 p.m.

St. Mary's Episcopal Cathedral, Parish Hall

Nora Tucker – Welcomed the group for their participation, thanked St. Mary's for hosting the meeting, and acknowledged the stakeholders who funded the master plan: The Urban Child Institute, Le Bonheur Children's Hospital, Memphis Housing and Community Development, the Memphis Medical Center, St. Mary's Episcopal Cathedral, and matching their funds, the City of Memphis.

Group introductions. All in attendance introduced themselves.

Steve Auterman - Moderator – We would like to have a conversation about what Morris Park can be in the future. Compare notes and exchange information of what the park can become so the design team has a clear picture of what we should accomplish. Many people will have different agendas, and the team can try to make them all possible.

Morris Park was originally three properties including private homes. It is now mostly a passive park, with some activities around basketball and the picnic/playground areas. We don't know if the basketball games are organized or daily pick-up games. Many of the trees have been there a long time. The park is bordered by Poplar Avenue with St. Mary's and Auto-Chlor on the north, west is the new Regional Forensic Center and parking along Orleans, and east is retail on Manassas and to the south are apartments and Memphis Housing Authority along Washington.

The group was asked for ideas of what they would like the park to be:

Carolyn Swanson/resident: A place for families to gather, more grills. More amenities for children and working water fountains.

Scott Bjork/Memphis Union Mission: Need clean, safe and secure rest rooms.

Mother King/resident: The area is very dark at night, so it needs more lights.

Mike Forest/Park Services: Currently, the hours for spring and summer are 6 am to 8 p.m., and winter parks close at 6 p.m. The **actual** use may vary. If the parks are well lit, it would encourage more use.

Whit Sutton/UT – Forest Park is now safer with more lights. Provides less places to hide.

Andy Andrews/St. Mary's – Water fountains offer a sense of hospitality. There is so much trash in the morning. Need better pick-up and receptacles. Adding urban art as a cornerstone to mark it really intrigues me.

Carolyn - There are two water fountains but neither work.

Jocelyn Henderson/resident – Forest Park is so close, what we do in Morris Park should be different. We don't need two parks that are the same.

Whit – (He provided two copies of the Park Improvements for Forest Park document). Forest park is used by UT students. Highlights include benches, a recycling center, trash cans, a one-mile loop track, one isolated fitness station with multiple machines, and a pavilion which was just completed. We were challenged finding water and electricity.

Beth Flanagan/Memphis Medical Center: UT elected to manage the park, improvements and upkeep, without any funds from the city.

Mother King – I use Forest Park, lights are beautiful and it is quiet. I hope we can have that for our park. Morris Park is a place that homeless congregate because they have been pushed out of downtown. Churches feed people and that must be maintained.

Sheldon McCall/Juvenile Court - Need both active and passive elements. Accommodate senior citizens AND basketball players. Once MP is known as safe, more students will use the park.

Kirk Northcutt/Auto-Chlor – We monitor our activities with cameras. What is the possibility of video monitoring cameras for the park?

Beth: One camera costs \$18,000 and I have no funds in my budget for this.

Matthew Grant/HCD: Cameras have been done in Court Square Park and all along Second Street.

Steve: Other security methods include building a fence, and building homes around the park.

Whit: Help phones are in Forest Park, which are solar powered.

Rick Kanschett/Le Bonheur: I have not been in the park, but our priority is creating safety. More children at the hospitals, new restaurants popping up, and the neighborhood is on an upswing. Traveling around the country, I see ground water splash play. Another trend is mobile food carts. They bring people into park areas and can be followed using phone apps. Health related codes are being developed to support these carts.

Chooch Pickard/Memphis Regional Design Center: One idea is to combine public art with a splash pool.

Lissa Thompson/Ritchie Smith Associates – To increase safety, trees can be trimmed so there is more light and more visibility.

Jocelyn: What about moving the basketball courts inside so there is more control.

Chooch: The city has been closing community centers around town, so it's not likely they will fund opening another one.

Andy Kitsinger/Downtown Memphis Commission: When I was in New Jersey, I saw a packed soccer field. We could also consider a stage area with seating for music or lectures, an outdoor amphitheater.

Deacon Drew Woodruff/St. Mary's Episcopal Cathedral: Talked about offering non-denominational material.

Chooch: I would like the planning group to see copies of University of Memphis architect students plans that included designs for Morris Park that were done a few years ago.

Mother King – I would enjoy more flowers and lovely landscaping.

Scott: The park could offer a competition between gardening clubs.

Steve – We could consider vegetable gardens.

Carrie Clark/Collins Chapel CME Church: We need more seating areas.

Andy: A water feature would help override the noise of traffic.

Beth: Need bike racks and a place to stop for water.

George Mabon: Does the park need a sound barrier and what would that be?

Steve: Is soccer compatible with traffic on Poplar Avenue, the ball getting away and players running after it?

Scott: An iron fence can appear to be like being “locked in.”

Steve: A low wall can work, doesn't feel like a fence.

Mother King - Men play cards and chess under the trees. When dark comes, homeless people have no place to go. Someone was beaten up recently in the park.

Carolyn – How about health fairs, check blood pressure, and job fairs for homeless.

Currently, parking is along Orleans and Washington Ave. And at the store on Manassas.

A charging station for electric vehicles may become an asset.

Steve: Who is using the park?

Rick: Need Le Bonheur families able to enjoy the park.

Andy: There needs to be more pedestrian pathways and crosswalks to get to the park. Should work with changing Poplar Ave., narrowing it and adding a median. This would slow traffic down and make it safer to cross Poplar.

Chooch: Grass and tree buffer is now required by design guidelines.

Sheldon: The audience is changing these days.

Nora Tucker – With the reopening of Mallory-Neely House Museum, more school tours will come to both museum houses. School groups often include lunch or have a picnic lunch nearby. The park may be a good place for this.

Steve – We need to build in some flexibility as things change over time.

Jocelyn – How will families feel safe going to playground when basketball is going on?

Andy: Redevelop block of the gas station so that Le Bonheur families feel safe to walk there.

Sheldon: Juvenile Court employees and families would use the park for lunch.

Nora – Make what Le Bonheur sees out of their windows as the destination for them.

Andy – A theme could be a park of healing, restoration, hospitals and churches.

Steve: What makes it special? The Medical Center, church and faith around it?

Andy: Morris was a dean of St. Mary's and lived in the park.

Scott – Could include a tribute to the martyred sisters from St. Mary's.

Chooch – Since MHA doesn't want to stay in their office (Orleans and Washington), things will change over there.

Matthew – Could use the MHA space for parking.

Create a tie between the two churches.

Lorie – Morris Park is a gateway to downtown, is the turn to get to Victorian Village. Make it an attractive gateway at the park. Helps with wayfinding and the special places around Morris Park.

Chooch – If done well, a parking lot to the south may be important, a major amenity.

Andy: Building up residential density is a goal in the master plan of Victorian Village Inc., want prime asset fronted by houses and people living close to the park. Park is the cornerstone of Victorian Village.

Lissa – Once the park is upgraded, it will stimulate progress in the area. Inspire other areas of improvement by private interests.

Lorie – Is there potential to put housing in the park again? Affordable housing? Some places have been successful.

Steve – The park is a long block wide.

What is the current quality of experience in the park?

Carolyn: Walking trails have holes in the sidewalks, the trail is shot.

Margaret: I can't stay in the park long because there are no restrooms.

Major Morris – This area has issues. This area has seen 36 crime incidents in 2012, mainly robbery. The same element playing basketball is causing the robberies. You must address the lights. Manassas, Washington and Orleans are where criminals are watching. Need lighting in the park. People hide around the trees. At the BP service station, one side has gas, while cars get broken into on the side with no gas pumps.

Wrap up:

Mother King: When will we find out what is going to happen to the park?

Steve recap: Once a concept plan is completed, we'll come back together with this group. Thank you for your help tonight.

Appendix C

Morris Park Stakeholder Meeting - August 16, Thursday, 5:30 pm to 7:30 pm
 St. Mary's Episcopal Cathedral - Parish Hall

Hosted by Victorian Village, Inc.

Representative	Organization	contacted	replied	attended
Mike Lemm	City of Memphis	y	y	no
Mike Flowers	Parks and Communities	y	y	yes
Rick Kanschett	Le Bonheur Children's Hospital	y	y	yes
Beth Flanagan	Memphis Medical Center	y	y	yes
Lorie Chapman	Downtown Memphis Commission	y	y	yes
Carrie Clark	Collins Chapel CME Church	y	y	yes
Dean Andy Andrews	St. Mary's Episcopal Cathedral	y	y	yes
Deacon Drew Woodruff	St. Mary's Episcopal Cathedral	y	y	yes
Carolyn Swanson	Jefferson Square Apartments, Adams Ave.	y	y	yes
Gregory, 590-9967	Basketball player, Morris Park		y	no
Marvin 643-3721	Morris Park user		y	no
Kent Brock	Resident, park user		y	no
Margaret Fowler	Resident, park user			yes
Mother Georgia King	Resident, Homeless advocate	y	y	yes
Hank Herrod	The Urban Child Institute	y	sub	no
Peggy Lovell	VVI, APTA	y	y	yes
Scott Bjork	Memphis Union Mission	y	y	yes
Kirk Northcutt	Auto-Chlor System	y	hopefully	yes
Jocelyn Henderson	resident, VVI	y	y	yes
James Henderson	resident, Memphis Police Dept.	y	y	yes
Sheldon McCall	Juvenile Court		y	yes
Steve Auterman	LRK, VVI Board		y	yes
Matthew Grant (for Mairi Albertson)	HCD		y	yes
George Mabon	VVI, facilitator	y	y	yes
Nora Tucker	VVI, minutes	y	y	yes
Lissa Thompson	Ritchie Smith Associates		y	yes
Chooch Pickard	Memphis Design		maybe	yes
Major Charles Morris	Memphis Police West Precinct		y	yes
Whit Sutton	UTHSC	y	n	yes
Ritchie Smith	Ritchie Smith Associates	y	n	yes
Andy Kitsinger	Downtown Memphis Commission			yes
Janet Hooks	Park Services			yes