



# TOWN OF GARNER

MEADOWBROOK PARK MASTER PLAN



MCADAMS

**GARNER**

*A Great Place to Be*

Parks, Recreation & Cultural Resources

CAPRA  
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# MEADOWBROOK PARK

# GARNER

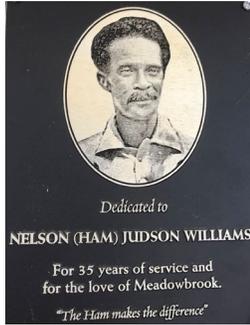
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## AGENDA



Dedicated to  
**NELSON (HAM) JUDSON WILLIAMS**  
For 35 years of service and  
for the love of Meadowbrook.  
*"The Ham makes the difference"*



## 1. Project Background

- > Historic designation understanding and opportunities
- > Public Input Results

## 2. Meadowbrook Park

- > Programming
- > Programmatic Relationships
- > Organizational Theme
- > Preliminary Concepts

## 3. Open Discussion



# PROJECT PROGRESS



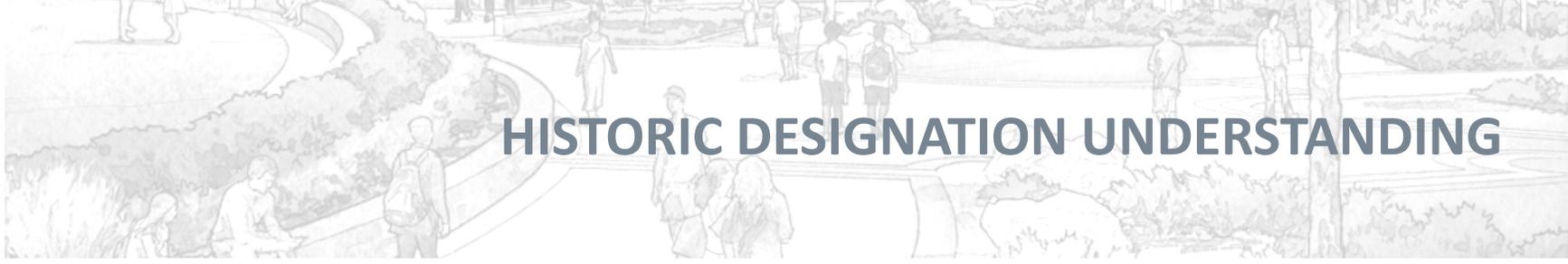


**SITE HISTORY**

- 1958** – Local African American businessmen meet to form a future black-owned Golf and Country Club
- 1959** – Meadowbrook Golf and Country Club established as one of the first African American country clubs within the State of North Carolina
- 1960** – Land purchased from tobacco farmers for future golf and country club
- 1960- 1971**– Buildings, 9-hole course, swimming pool, lake and pier, and tennis courts are constructed
- 2007** – Course sold to St Augustine’s College- historically black college in Raleigh
- 2009** – Listed on National Register of Historic Places (NRHP)
- 2016** – Course sold to the Town of Garner for use as future Park

Article from 1992 Sports Illustrated Magazine





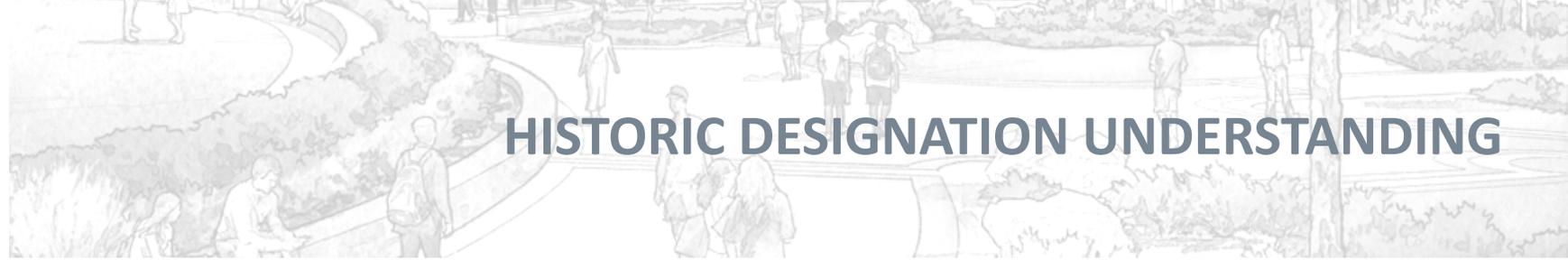
# HISTORIC DESIGNATION UNDERSTANDING

- Natural and Cultural Resources**

- > Wetlands
- > Surface Waters and Riparian Buffers
- > Vegetative buffers
- > Threatened and Endangered Species
- > Historic Elements

Resource	Date Constructed	Status	Condition*
Pond	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
Golf Course	1966	Contributing Site	Extant: Good
Clubhouse / Pro-Shop	1962; 1970; 1971	Contributing Building	Extant: Good
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 Structure	Removed
Pool	1968	Non-contributing Structure	Removed
Tennis Court	1969	Non-contributing Structure	Removed
Storage Shed	c. 1940; 1970	Non-contributing Building	Not Found

\*Conditions observed by project team during site visit in June, 2019.



## **What this the National Register of Historic Places?**

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Register is part of a nationwide program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

## **What is Section 106 Review?**

The same Act that created the National Register program outlines a review process (section 106) for federally funded, licensed, permitted or approved projects that may impact historic properties.



# COMMUNITY ENGAGEMENT

Comprehensive Plan	• 200+ survey responses
Partners + Neighborhood Meetings	• 30 attendees
Visioning Charrette	• Parks & Rec staff
Online Surveys	• 225 responses
Interviews	• 7 interviews

Needs of the community to prioritize program elements

Themes- Active vs. Passive Program Elements  
Character Sketches

Stories and History  
Future Vision

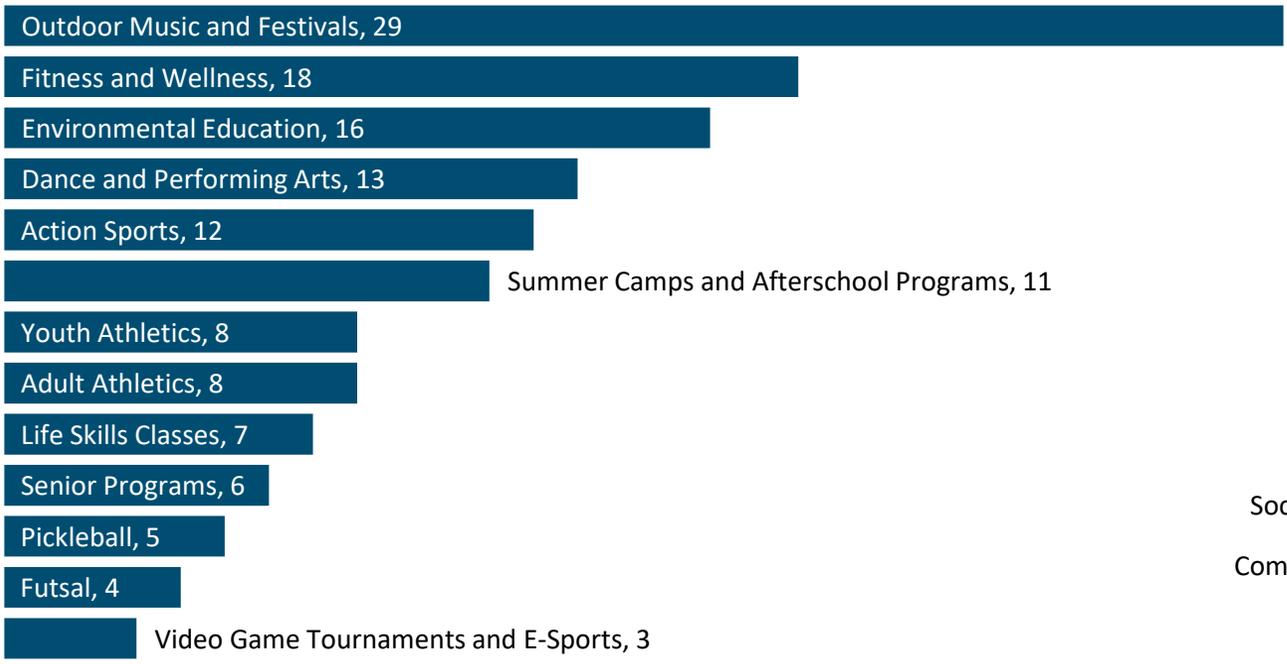


# COMMUNITY ENGAGEMENT > Comprehensive Plan

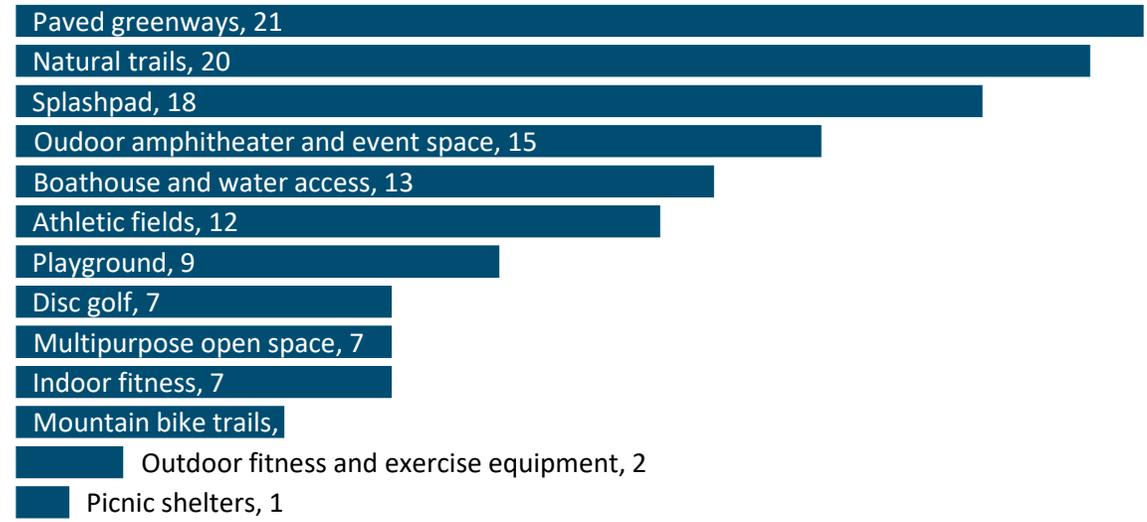
Comprehensive Plan

- 200+ survey responses

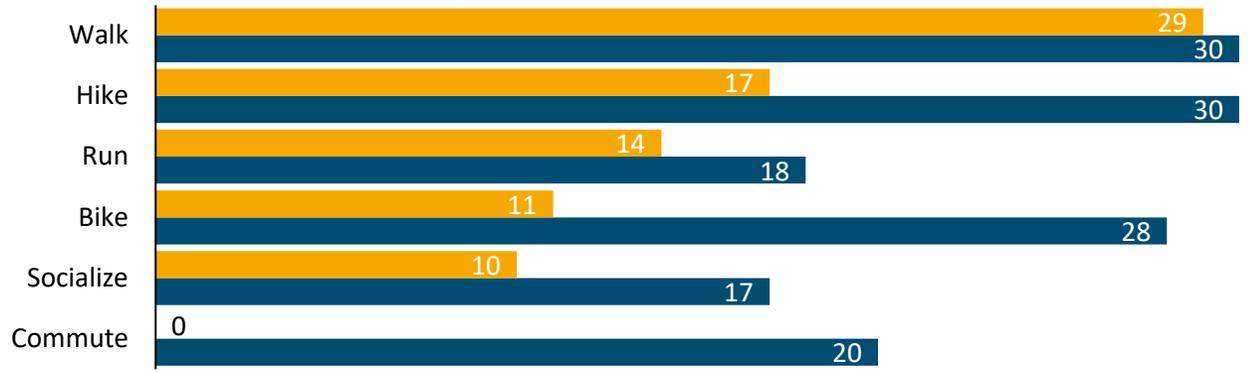
## Park Programming



## Park Amenities



## Use of Greenways and Trails



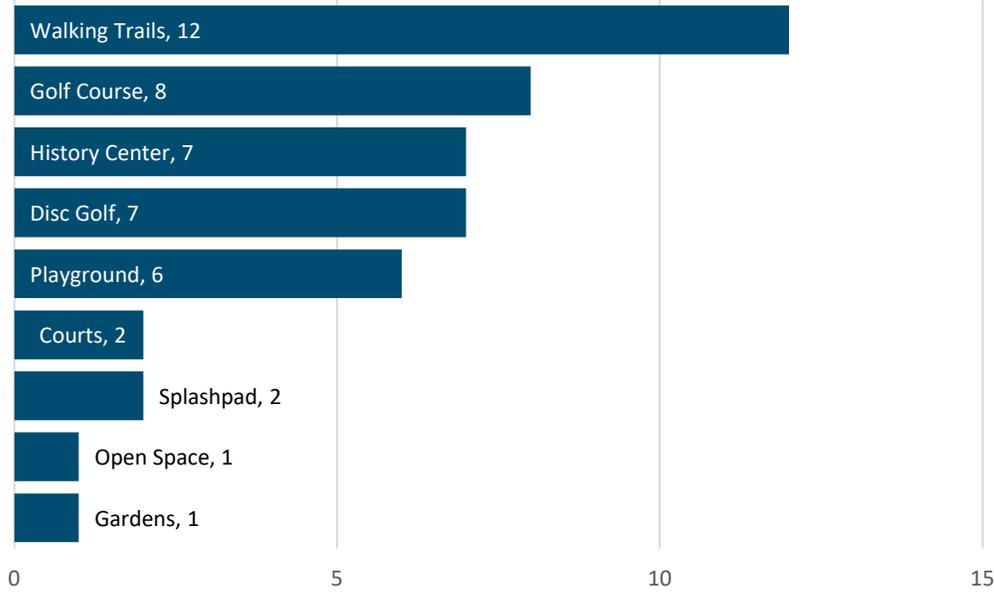
■ How I CURRENTLY use greenways and trails ■ How I WOULD LIKE TO use greenways and trails



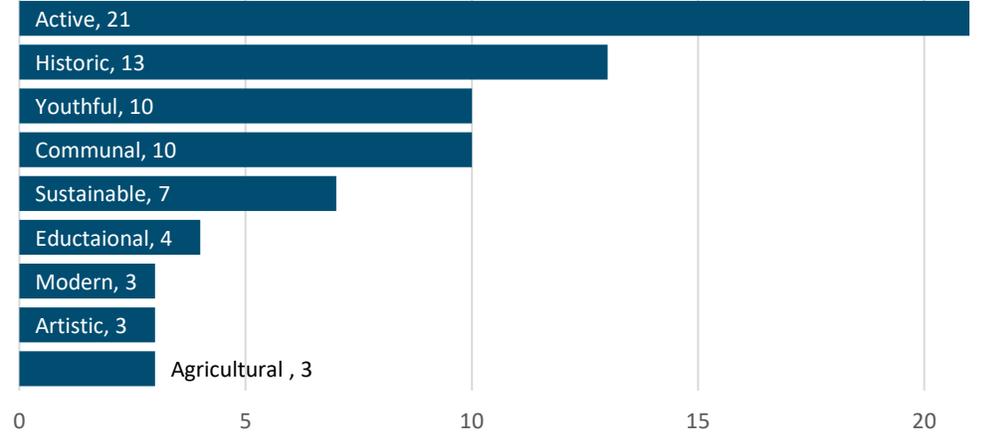
**Partners +  
Neighborhood  
Meetings**

- 30 attendees

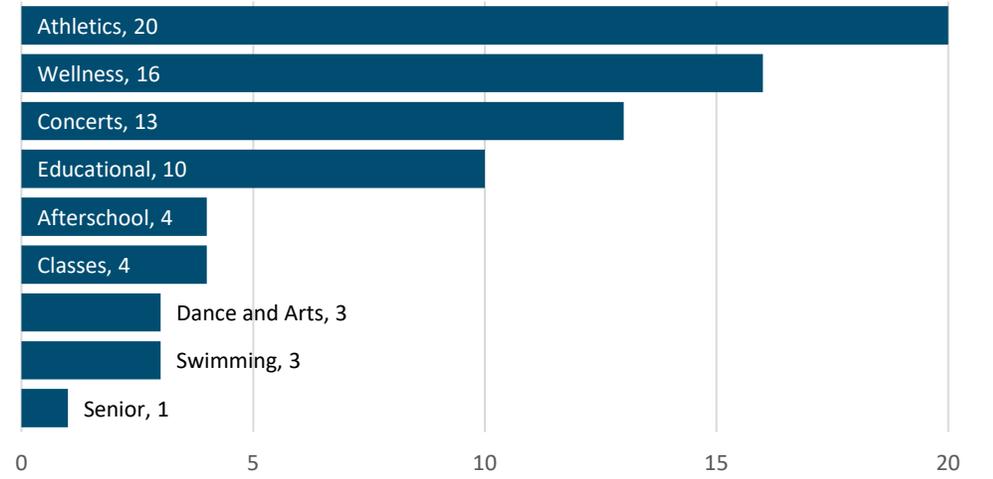
What amenities would you like to see in Meadowbrook Park?  
Select up to three responses.



**Park Character**



**Programming Preference**

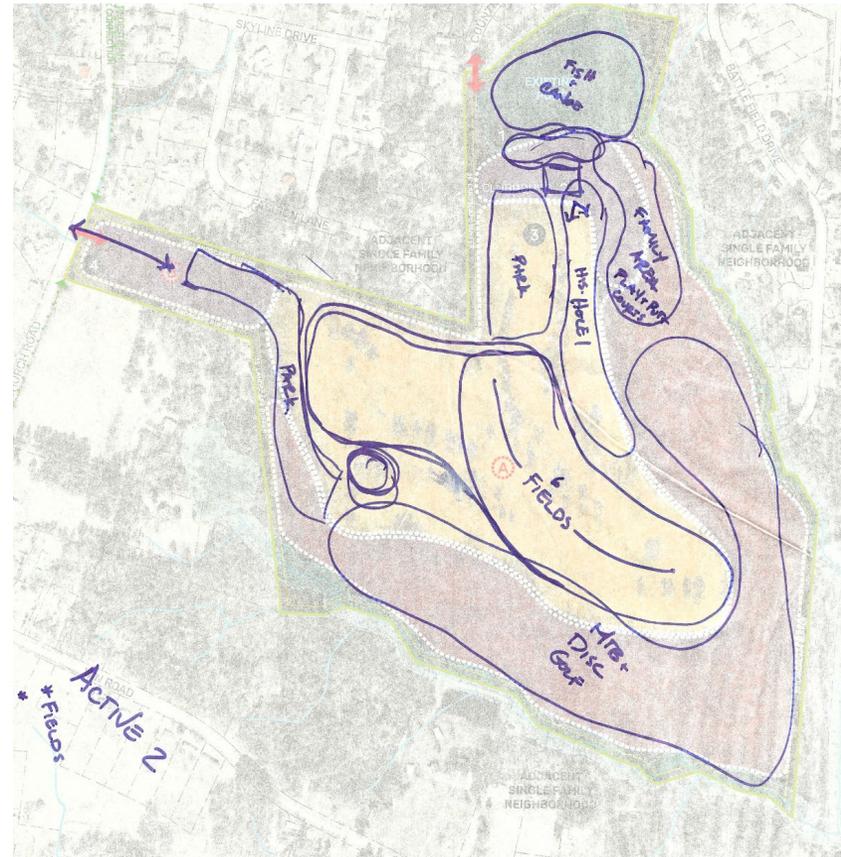
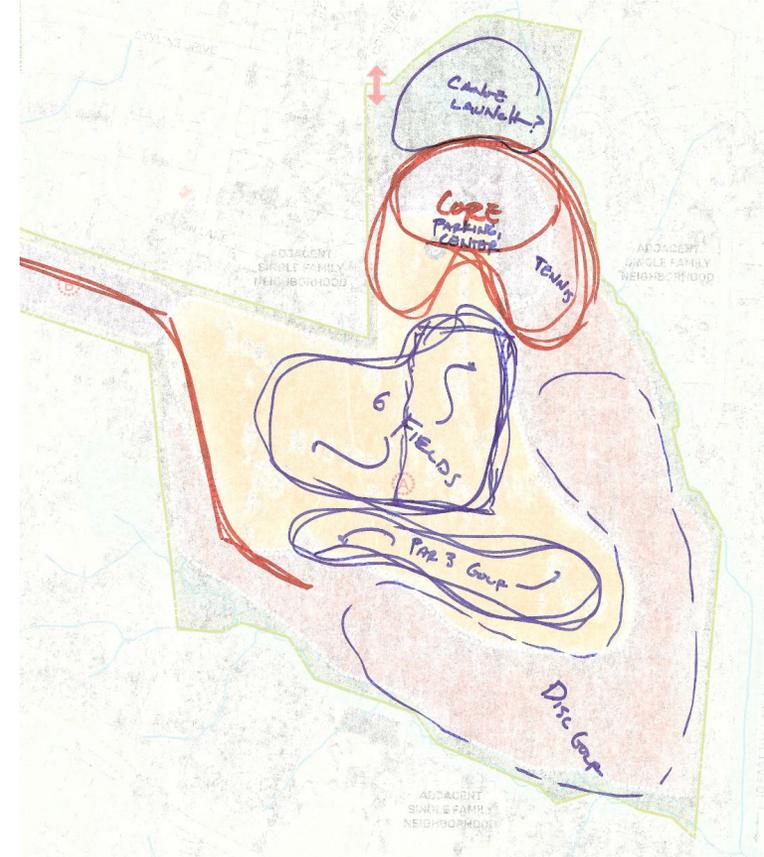




COMMUNITY ENGAGEMENT > Comprehensive Plan

Visioning  
 Charrette

- Parks & Rec staff





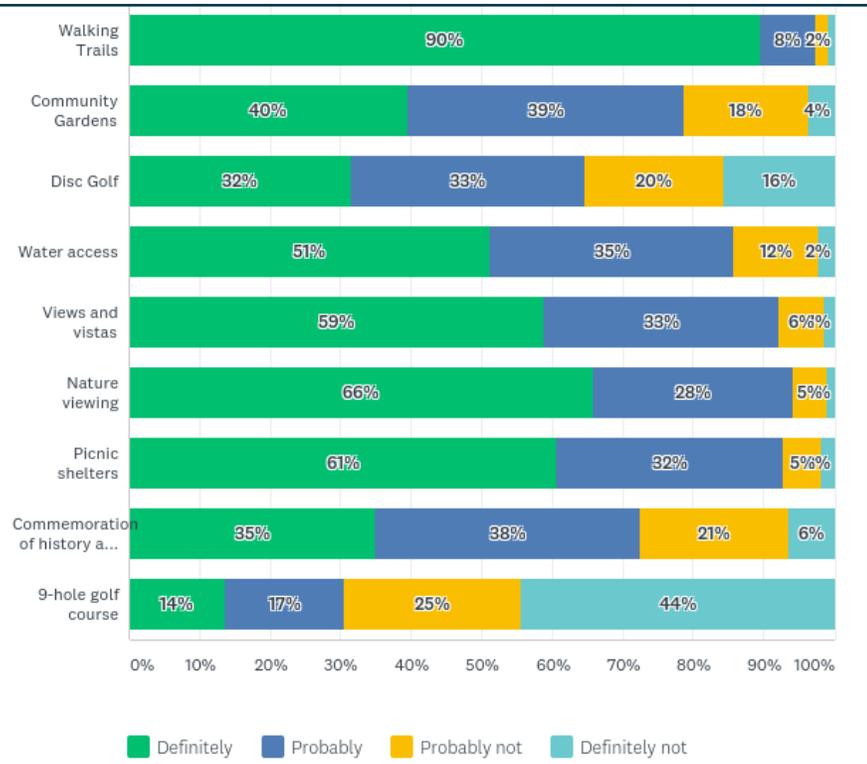
Online Surveys • 225 responses

Top Voted Elements

1. Walking Trails
2. Nature Viewing
3. Picnic shelters
4. Views and vistas

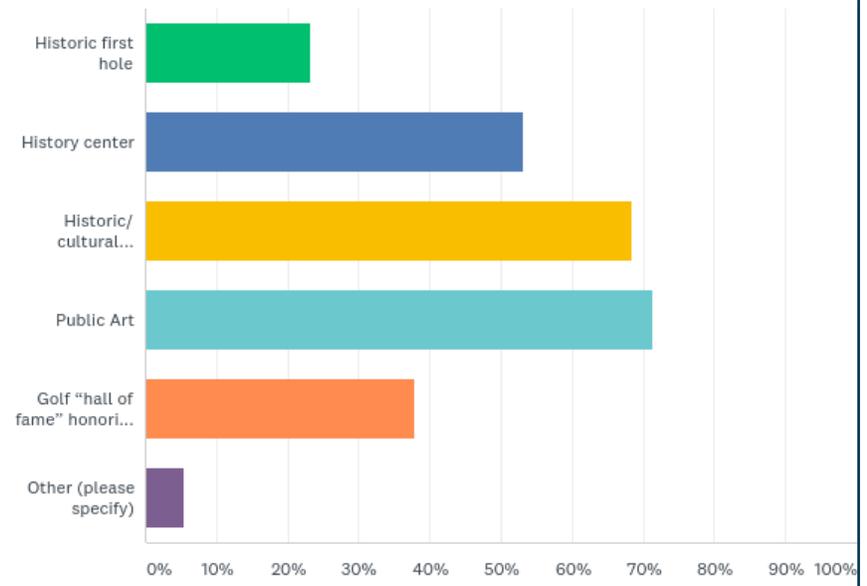
Least Voted Elements

1. 9-hole golf course



Top Voted Elements

- Public Art
- Historic/ Cultural Exhibits
- History Center





# DESIGN CONSIDERATIONS

## Recreation Destination for Families

- > Play areas (potential to expand)
- > Splash pad
- > Renovated club house – programming
- > New event center – programming, parties, events, camps
- > Disc Golf
- > Putt putt golf
- > Innovative approach to golf – soccer golf
- > Driving Range/ First Tee/ SNAG program
- > Tennis
- > Pickleball
- > Basketball
- > Pond – Fishing, programming
- > Picnics
- > Weddings/ Reunions/ Special events
- > Amphitheater – Open air concerts
- > Cutting gardens
- > Nature-based programs
- > Concession at new building
- > Walking/ hiking trails
- > Tourism destination

## Parking

- > Total developed area – +/-54 ac
- > Approx. 200 spaces
- > Potential to expand

## Picnic Shelters

- > Concept 1 – 4 shelters
- > Concept 2 – 5 shelters
- > Potential to expand

## Inclusive Design

- > Physical and cognitive abilities
- > Sensory needs
- > Intergenerational



Questions or Comments?

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## MEADOWBROOK PARK > STORIES TO BE TOLD...



MEADOWBROOK WINNERS—Nelson Peebles (right) retained his golf championship in the tournament at Garner's Meadowbrook Country Club. Other Right winners (from left) were Charles Smith (second), R. B. Turner (first), and J. O. White (third).



1958



1960-1980



2007



2020



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MEADOWBROOK PARK > STORIES TO BE TOLD...

**“  
(My favorite memory was the) Hot dog stand,  
people sit around and talk, (it was a) social place.”**

- Bernard Williams

**“  
Elite Club for elite black people. It was known as “learning”  
golf course. I could ask anyone about golf techniques and  
open up conversation.”**

**“We called it unorthodox golf.”**

**“It was for the whole family to spend the weekend.”**

- Dr. Adams

**“  
It was a big thing back in the day!”**

- Ernestine Durham

## Preservation & Education, Community Gathering, and Quiet Reflection



### Preservation & Education

- > Renovated Putt-putt
- > First Tee Program, SNAG- Starting New at Golf
- > Existing pond– fishing, canoe launch, trail around pond
- > Existing greens adapted to introduce views and vistas of the landscape
- > Driving Range - Historic contributing structure
- > Parking, Clubhouse, Picnic Shelter

### Community Gathering

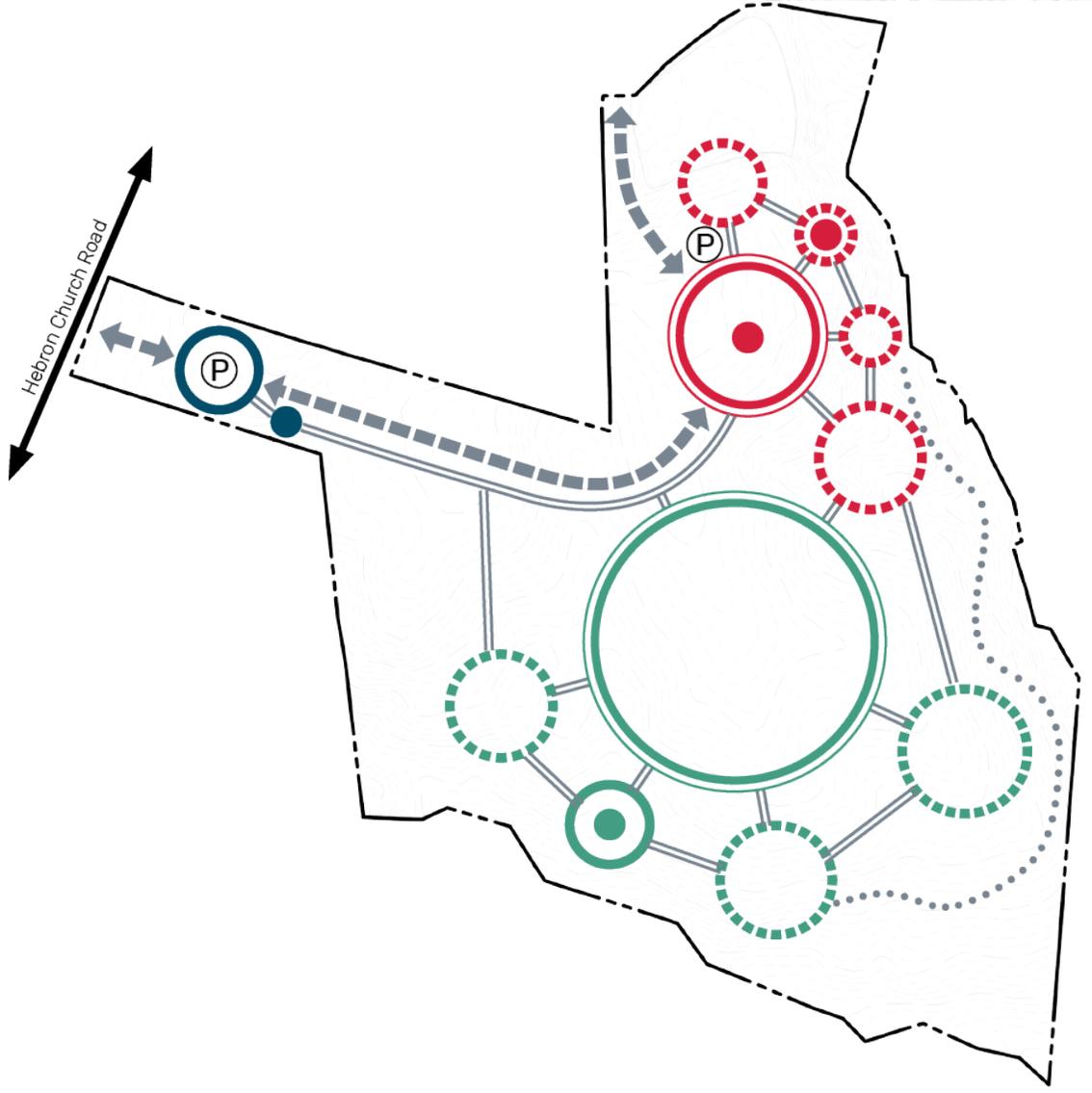
- > Disc golf
- > Tennis/ Pickleball
- > Concession stand
- > Family area- picnic, splash pad, playground
- > Amphitheater

### Quiet Reflection

- > Trails
- > Public art
- > Open space



MEADOWBROOK PARK > PROGRAMMATIC RELATIONSHIPS



**community + education**  
**preservation + heritage + natural beauty**  
**supporting framework**

> Celebration of historic, scenic, ecologic, and cultural attributes of the site

-  conceptual character nodes
-  primary programs
-  supporting features  
infrastructure  
landscape restoration
-  supporting structures
-  paved pedestrian connections
-  natural surface trail connections
-  vehicular circulation
-  parking

# Concept 1- Breaking Through



## Community & Education

- A** OVERLOOK/ PIER AT THE POND
- B** RENOVATED PUTT PUTT
- C** RENOVATED PARKING AND CLUBHOUSE
- D** INCLUSIVE PLAYGROUND
- E** INTERACTIVE WATER PLAY
- P** HISTORY WALK

## Preservation, Heritage, & Natural Beauty

- F** DISC GOLF
- G** NATURE TRAILS
- H** ROOM/ PAUSE
- I** FIRST TEE PROGRAM
- J** ROCK OUTCROPS ROOM
- K** OVERLOOK ROOM
- L** SOCIAL GATHERING ROOM + WINDOW
- M** "BREAKING THROUGH" PRIMARY GATEWAY

## Supporting Program Framework

- N** PARKING
- O** EVENT ROOMS, RESTROOMS

- PROJECT AREA
- LANDSCAPE BUFFER
- STREAM
- STREAM BUFFER
- WETLANDS
- PICNIC SHELTER
- MAIN AXIS WALK
- HARD SURFACE TRAILS
- NATURAL SURFACE TRAILS
- NATURE TRAIL
- HISTORY WALK
- ROOM/ PAUSE





Precedent Images > Gateways & Windows





# Precedent Images- Rooms



Quiet Reflection & Social Gathering



Story-telling Sculptures



Seasonal Landscape



Meadows and Reforestation



Soundscapes



New Architecture



Disc Golf



Practice Range-First Tee



Play Elements



Hard Surface Trails



Soft Surface Trails



Nature Trails

# Concept 2- Higher Grounds

## Landscape of Memories

### HIGHER GROUNDS LANDSCAPE OF MEMORIES

**STRUGGLE/ CHALLENGES**

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



### Community & Education

- A** OVERLOOK/ PIER AT THE POND
- B** RENOVATED PUTT PUTT
- C** PARKING, CLUBHOUSE, PICNIC SHELTER
- D** INCLUSIVE PLAYGROUND
- E** INTERACTIVE WATER PLAY
- S** DRIVING RANGE/ FIRST TEE

### Preservation, Heritage, & Natural Beauty

- G** NATURE TRAILS
- H** DESTINATION- SOUNDS (WATER, CHIMES, WIND SCULPTURE)
- I** DESTINATION-RESPITE
- J** DESTINATION- OUTDOOR CLASSROOM
- K** DESTINATION- OVERLOOK ROOM
- N** EVENT SPACE/ HISTORY CENTER
- O** PRIMARY GATEWAY
- P** GREAT LAWN
- Q** AMPHITHEATER
- R** DESTINATION- CELEBRATIONS

### Supporting Program Framework

- L** BASKETBALL COURTS
- M** TENNIS/ PICKLEBALL COURTS
- F** DISC GOLF

- PROJECT AREA
- LANDSCAPE BUFFER
- STREAM
- STREAM BUFFER
- WETLANDS
- PICNIC SHELTER
- MAIN AXIS WALK
- HARD SURFACE TRAILS
- NATURAL SURFACE TRAILS
- NATURE TRAIL
- HISTORY WALK



Precedent Images > Landscape of Memories



1. Struggles & Challenges



Seed is Sown



35 Commemorative Trees



2. Land Purchase



Soundscape



3. Golf Course Construction/ Rock Outcrops



Outdoor Classroom



Precedent Images > Landscape of Memories



Building Bridges

4. Progress/ Moving Up



5. Peak Period- 150+ Members (Celebratory Landscape)

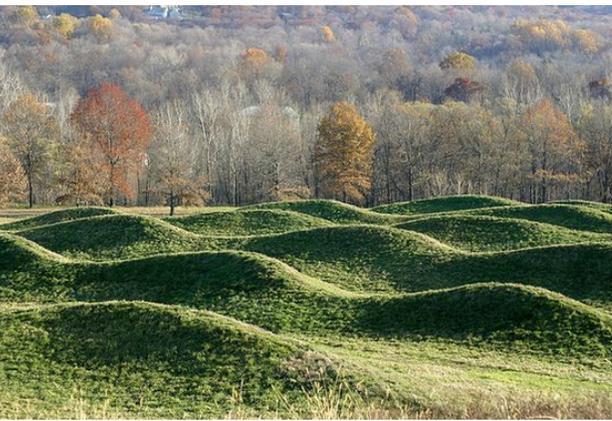
6. Celebratory Landscape- Amphitheater, Pergola, Great Lawn

# Precedent Images- Landscape of Memories



7. Story of Isolation- Quiet Reflection

8. St. Augustine Ownership- Educational Resource



9. Towards a New Future



# Precedent Images



Basketball Courts



Tennis



Pickleball



Pier at the Pond



Renovated Driving Range for Concept -2



**PROJECT PROGRESS**





# Thank you!!

The PRCR Staff welcomes all feedback. Please share your thoughts via

email : [GARNERPRCR@garnernc.gov](mailto:GARNERPRCR@garnernc.gov)

phone: 919-779-0122