

EAST CHARLOTTE PARK

Prepared for Mecklenburg County
November 2024



Prepared by

DESIGNWORKSHOP

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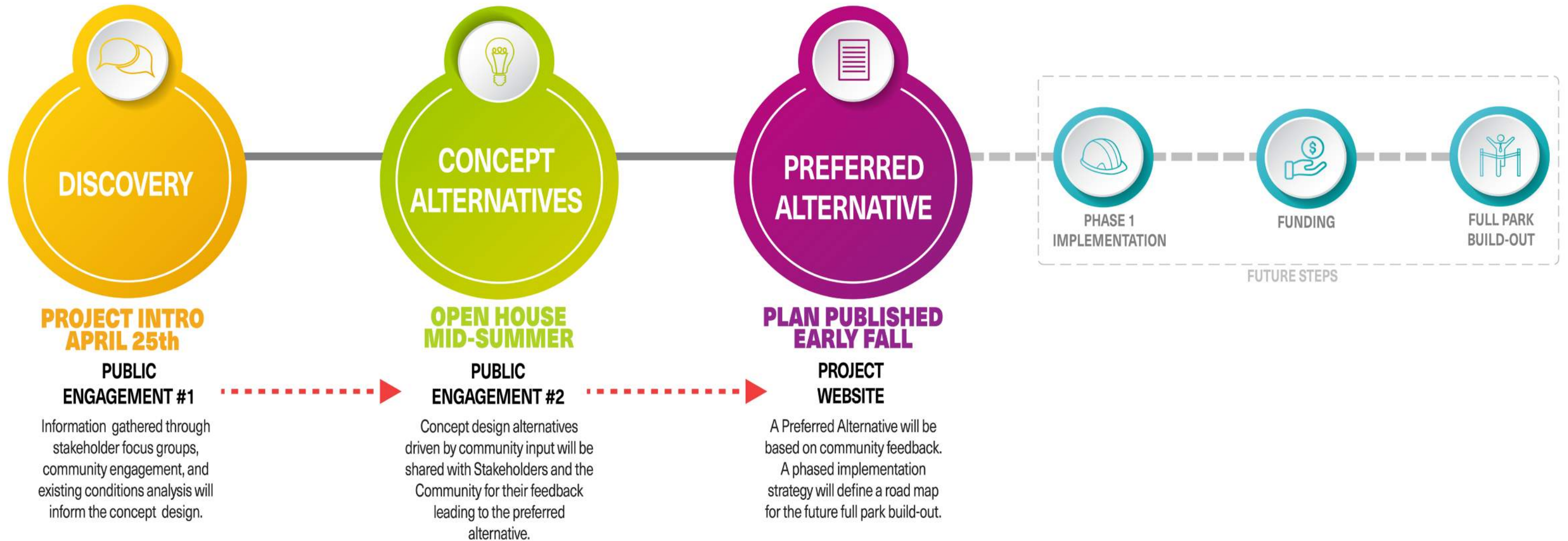
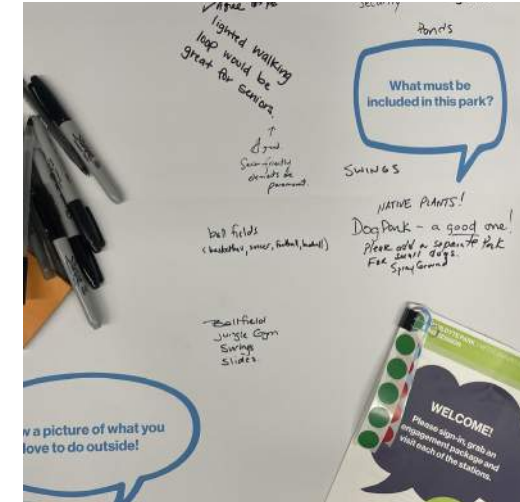
DISCOVERY

DISCOVERY | PROCESS

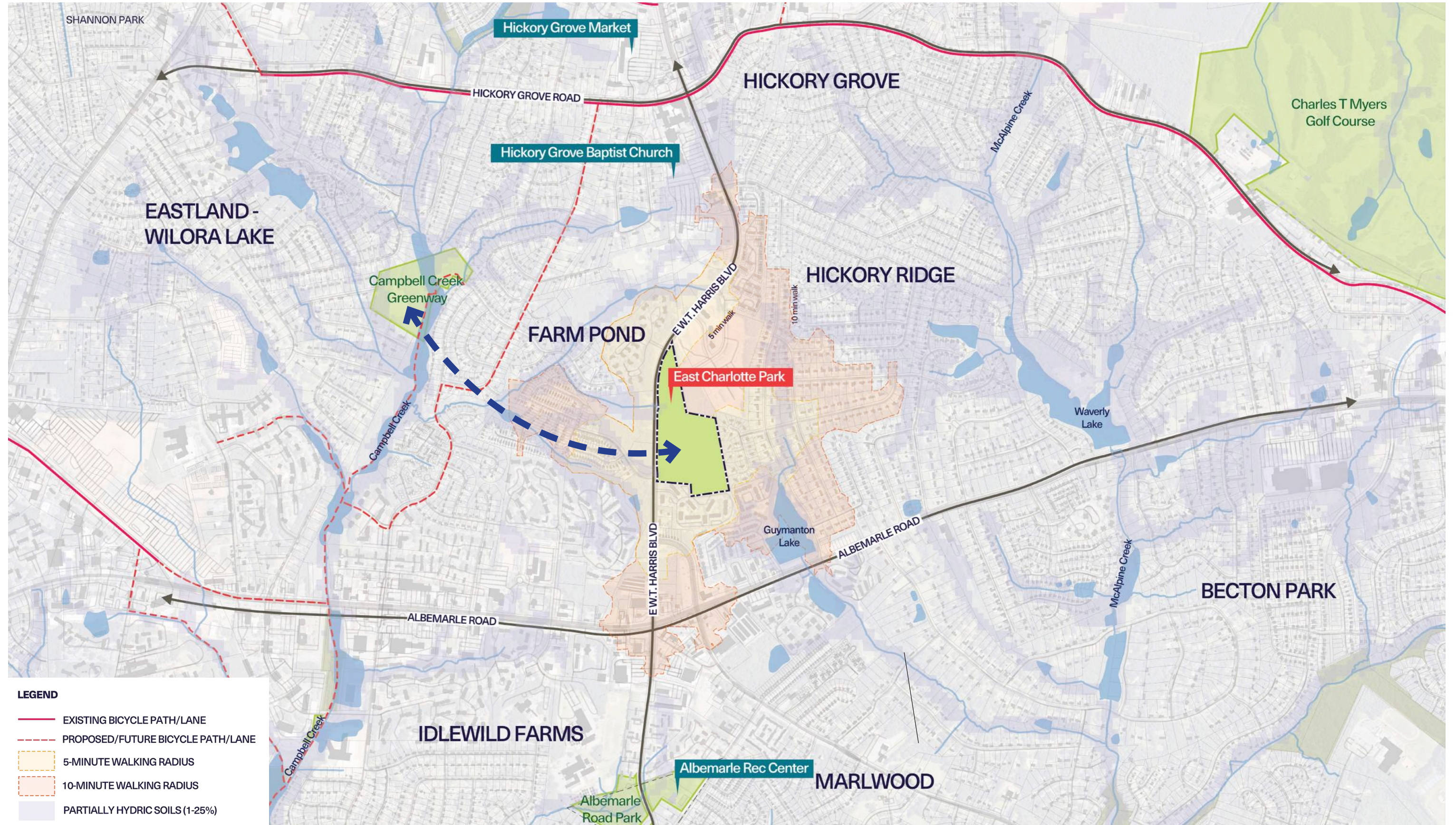
The 27-acre East Charlotte Park site began its **master planning** process in April of 2024.

Through community visioning and discussion, a **long-range conceptual plan** was created to identify the placement and types of recreational amenities that are desired by the community such as **play areas, sport courts, picnicking areas, paths and trails.**

Although it is not certain when this park will be built, this community-driven park plan will be used to **secure funding for the future.** Construction and implementation of East Charlotte Park.



DISCOVERY | CONTEXT MAP



LEGEND

- EXISTING BICYCLE PATH/LANE
- - - PROPOSED/FUTURE BICYCLE PATH/LANE
- 5-MINUTE WALKING RADIUS
- 10-MINUTE WALKING RADIUS
- PARTIALLY HYDRIC SOILS (1-25%)



DISCOVERY | SITE ANALYSIS



DESIGN CONSIDERATIONS

1 WET LOW LAND

The site currently drains to this lower area and often results in wetter soils. There is a 30' water quality buffer on the tributary on the north-west side of the site.



2 HARDWOOD FOREST*

* Prioritization of high quality forest preservation may influence the layout of proposed recreational elements.



3 PINE FOREST*



4 SPECIMEN TREES*



5 DENSE UNDERSTORY



6 EAST W.T. HARRIS BOULEVARD

East W.T. Harris Boulevard is a heavily trafficked state road limiting pedestrian and bicycle crossings. A 30' Utility Easement along the Boulevard includes access, pathway and planting requirements.



7 SOIL REMEDIATION AREA

Due to previous industrial uses on the adjacent site, soil quality at the northern portion of the site requires remediation informing the types of uses in that area of the site.

DISCOVERY | SITE HISTORY

AVIATION HISTORY

The East Charlotte Park site has a fascinating **aviation history**. The Delta Air Base, a small private airport established around 1942 operated as a **World War II pilot training center and plane restoration company**. Although the air base saw its own evolution, over time it hosted between **1-2 air strips, several hangars, an aircraft storage lot** (seen to the right are at least 22 large piston-engine airliners), and a **salvage yard**. By the 1960's, Delta Air Base became Charlotte Aircraft Corporation, a bustling **World War II aircraft salvage and restoration operation**.

SITE RESTORATION

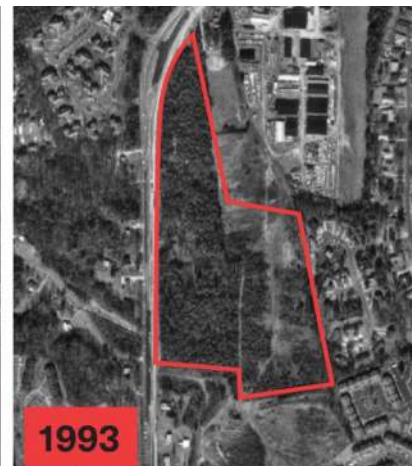
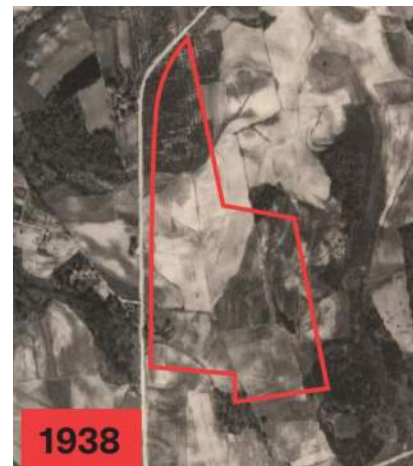
Over time the dense forest canopy seen on the west side of the project site reclaimed the property. **Currently, the East Charlotte Park site is a brownfield site with plans in place to remediate the soils impacted by the air base before the future East Charlotte Park is constructed.**



What is a Brownfield?

A "brownfields site" is an abandoned, idled or underused property where the threat of environmental contamination has hindered its redevelopment.

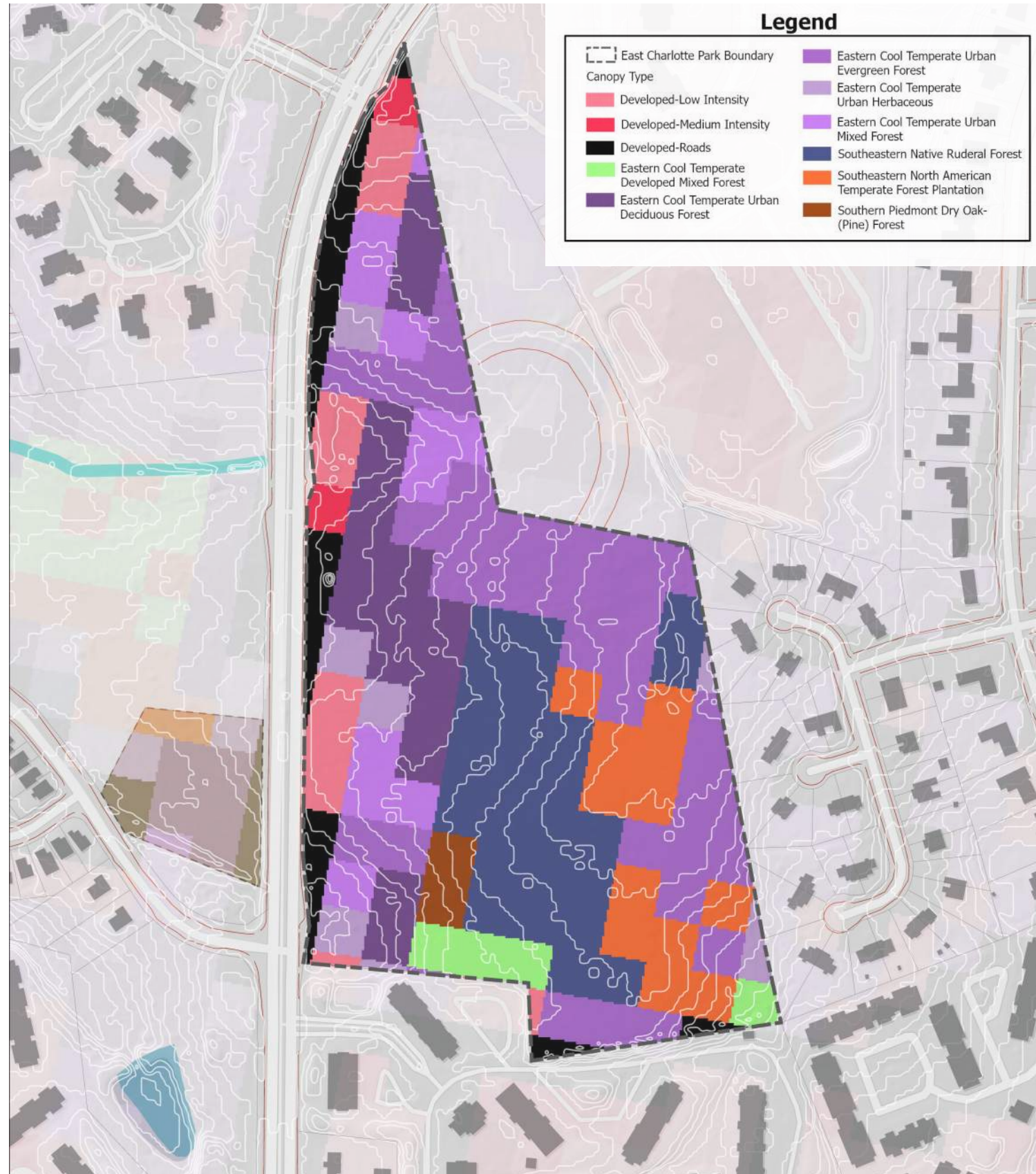
Mecklenburg County Park + Recreation will work with the Department of Environmental Quality to perform the required actions deemed essential to make the property suitable for the proposed use.



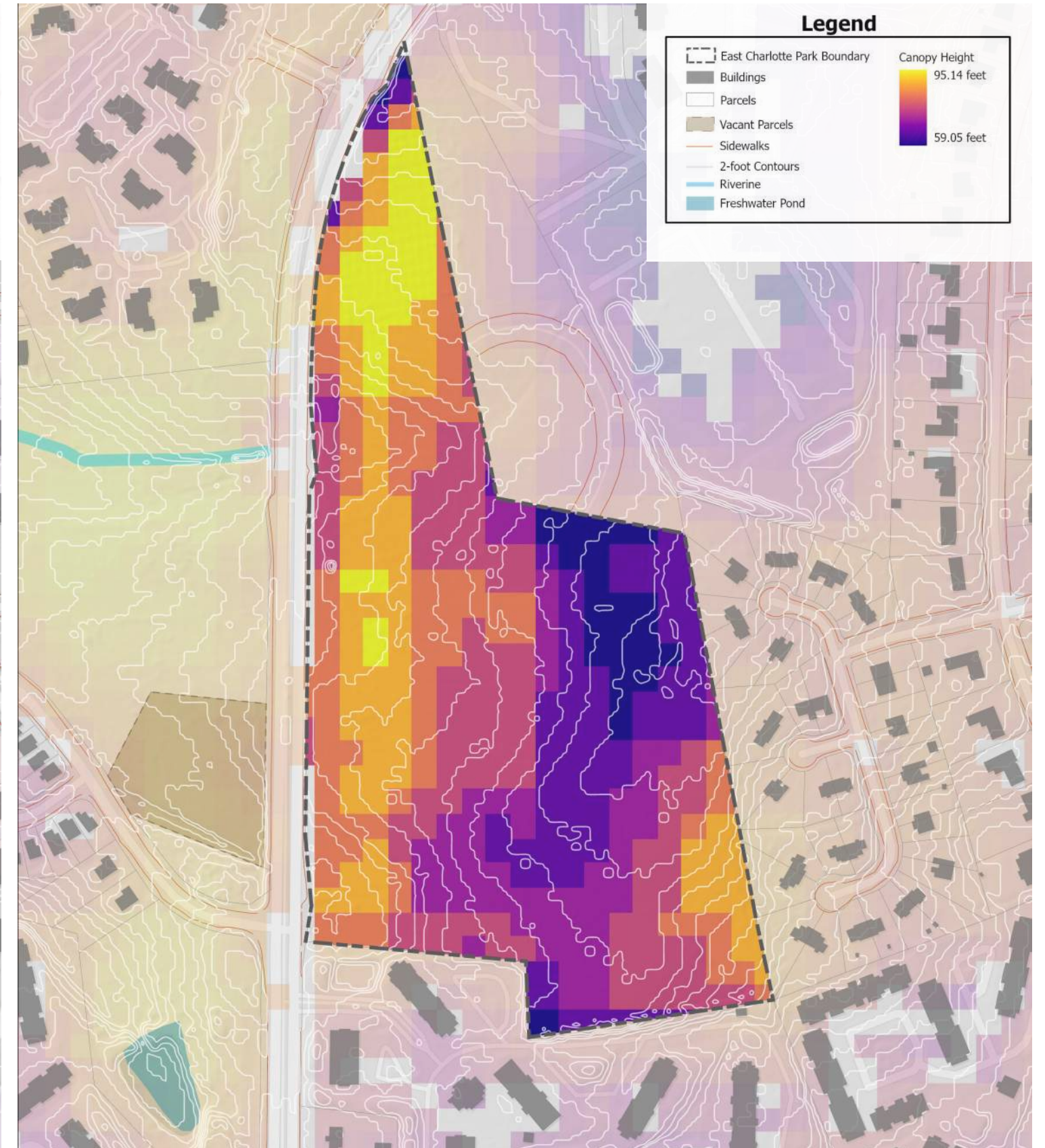
SITE EVOLUTION THROUGH THE YEARS

DISCOVERY | EXISTING CONDITIONS

FOREST TYPE

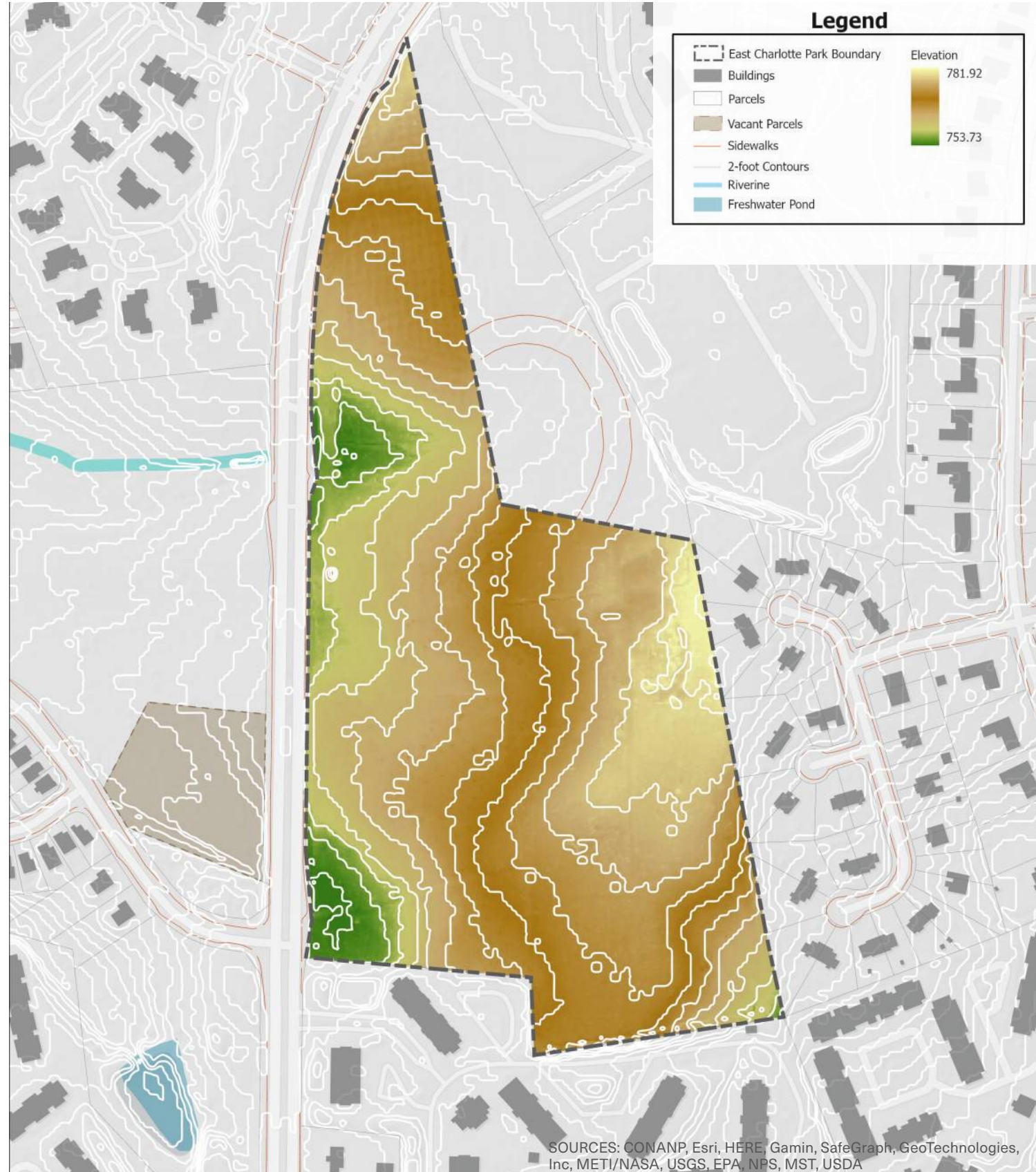


CANOPY HEIGHT

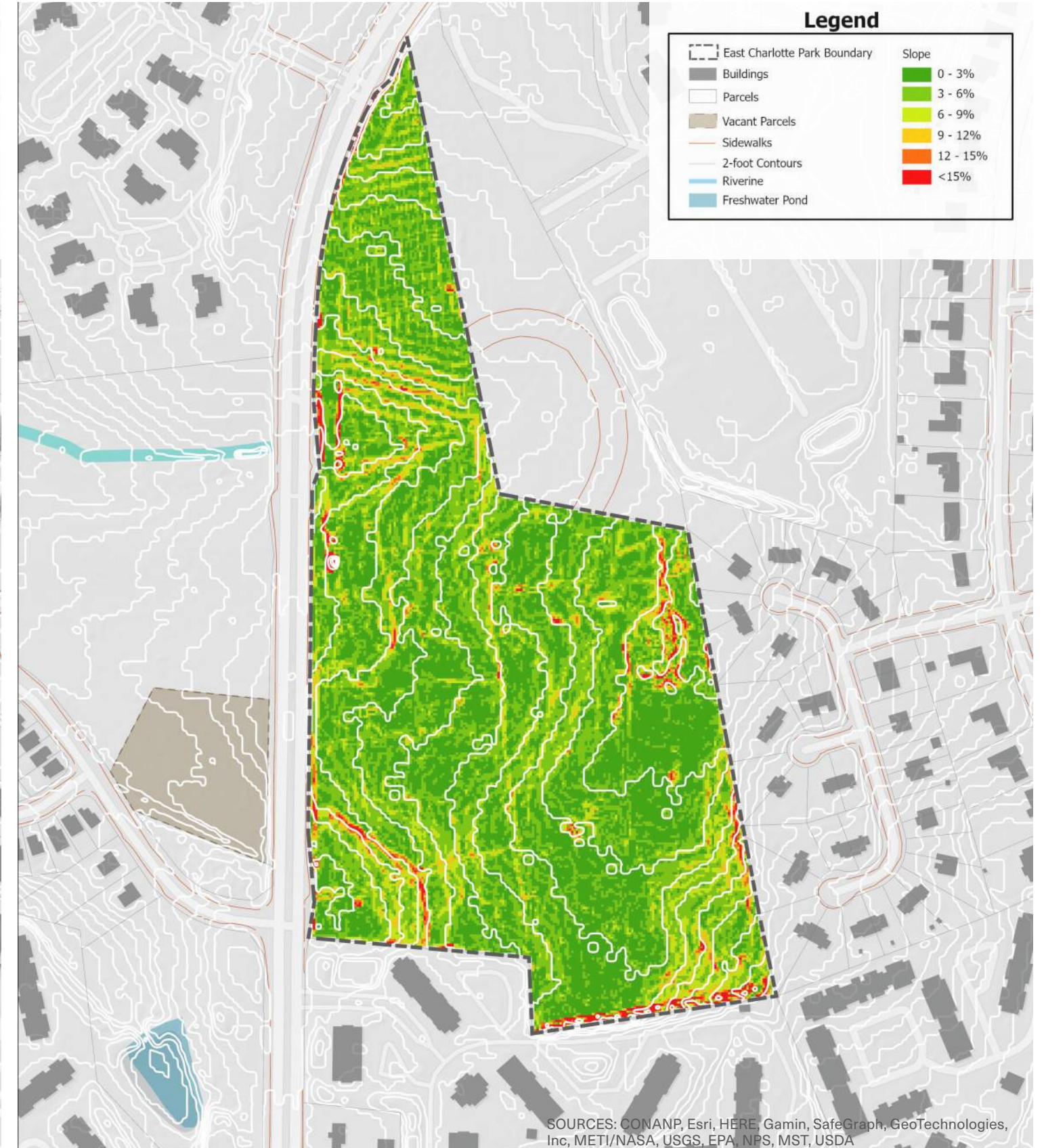


DISCOVERY | EXISTING CONDITIONS

ELEVATION

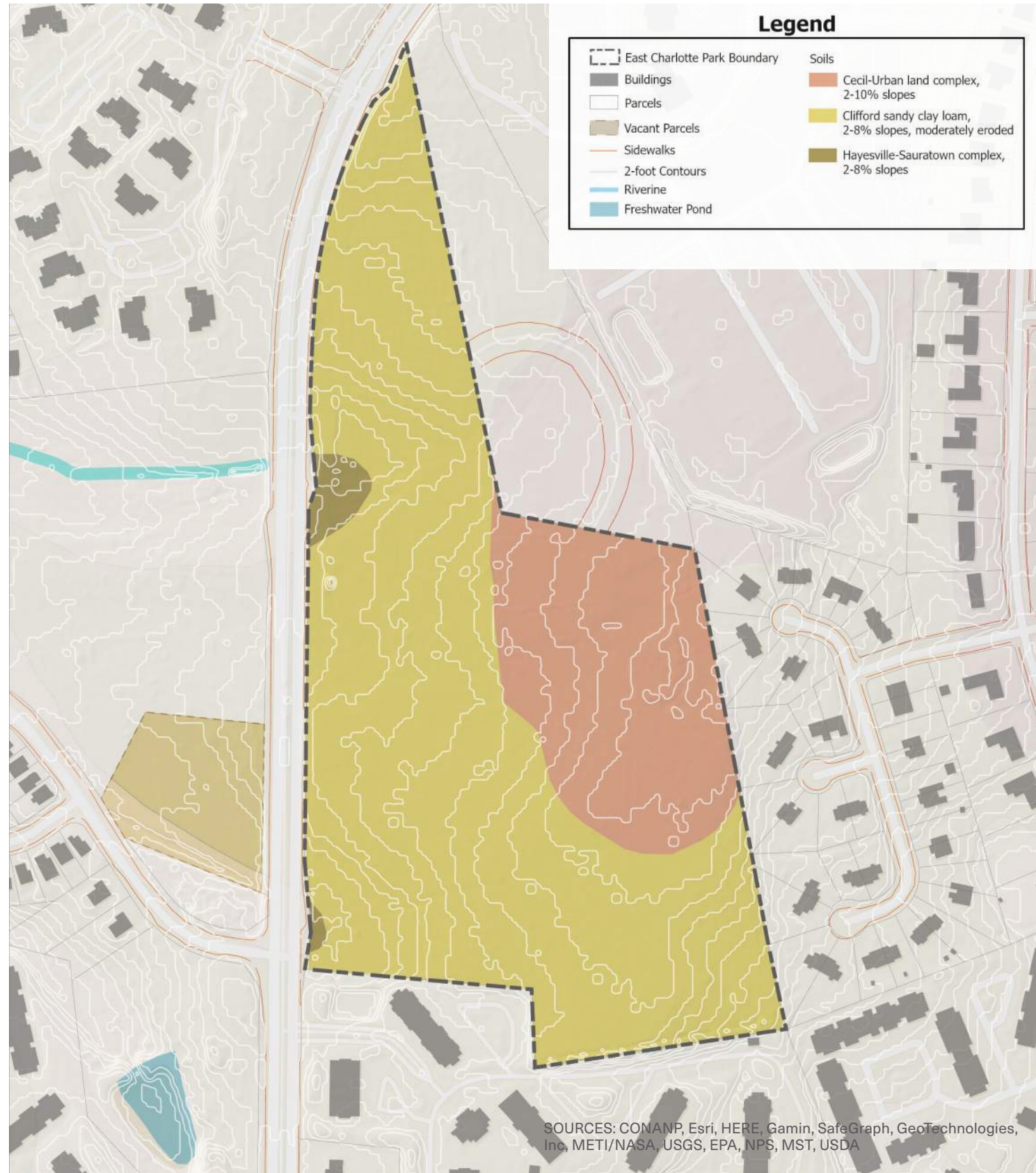


SLOPE



DISCOVERY | EXISTING CONDITIONS

SOILS





COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT | COMMUNITY VISIONING SESSION

3

PARTICIPATION
OPPORTUNITIES



60+ 
PARTICIPANTS

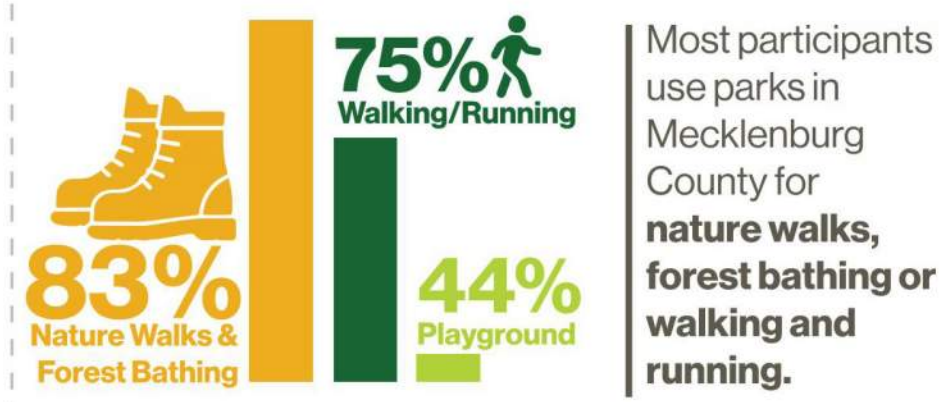
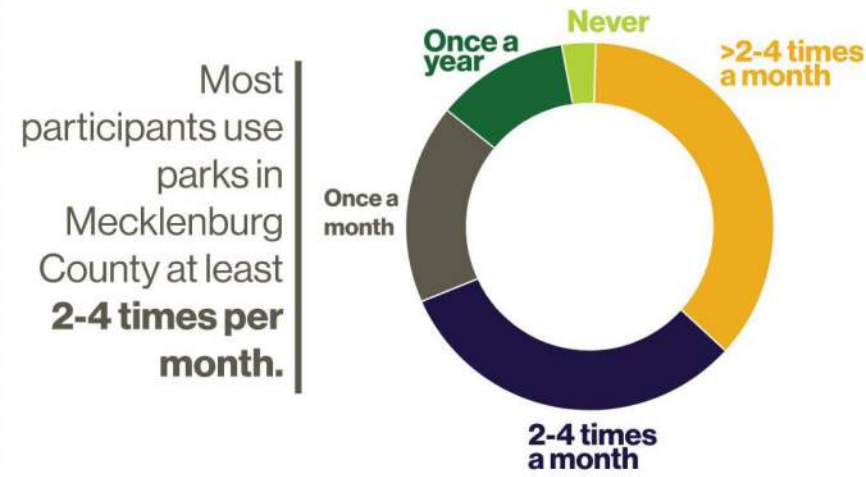
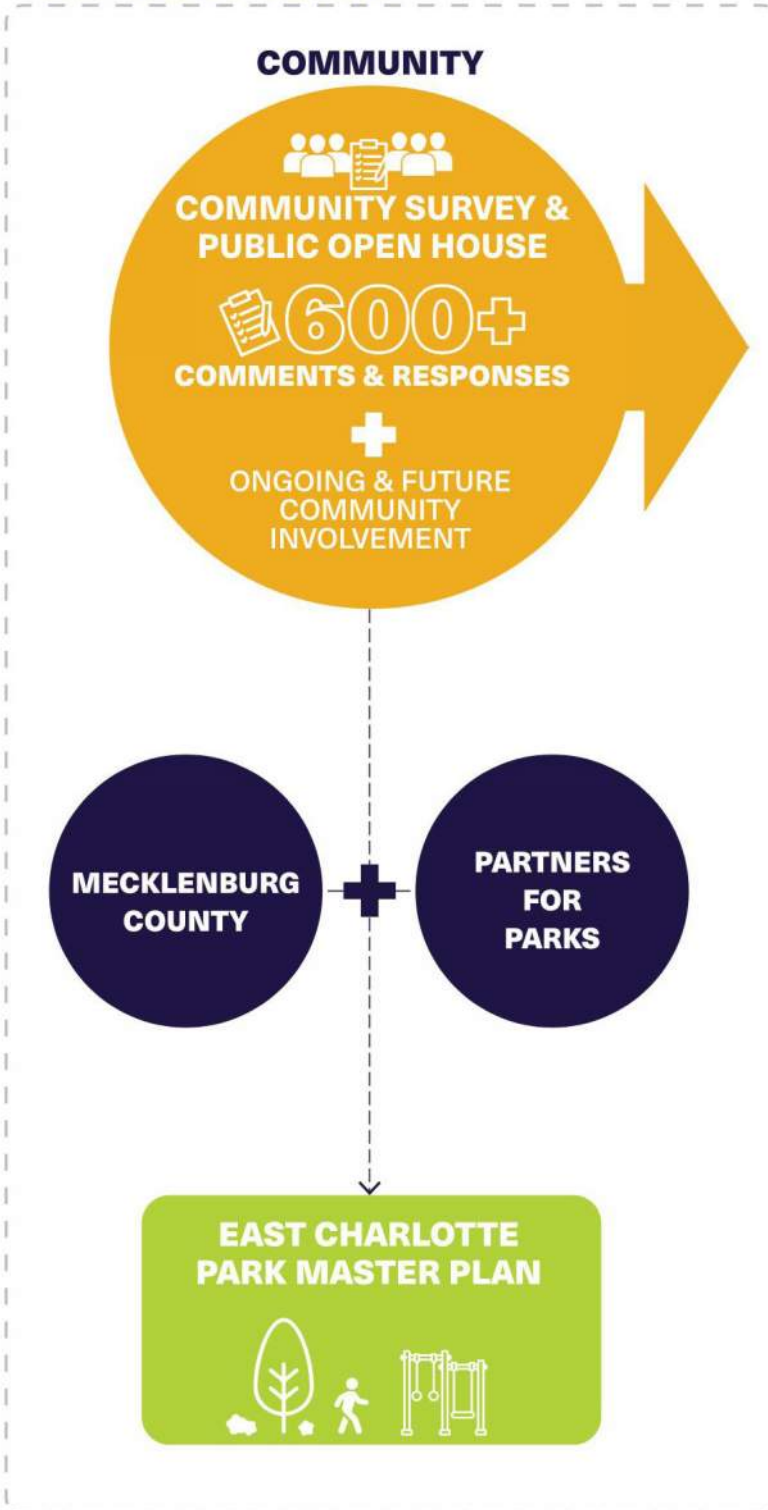


600+
COMMENTS &
RESPONSES



COMMUNITY FEEDBACK

PROJECT TEAM



Participants **TOP 2 PRIORITIES** were to...

PRESERVE TREES & IMPROVE ECOLOGY / **PROVIDE PASSIVE RECREATION**

Participants expressed **4 MAIN THEMES** during engagement including...

NATURE
A majority of participants referenced preserving nature and a desire for passive nature trails.

CONNECT
Multi-modal & ecological connections to Campbell Creek Greenway, adjacent neighborhoods & other assets.

GATHER
Participants desired opportunities for quiet & passive gathering such as picnics or family events.

SAFE
When asked to describe their vision for the park, "safe" was the 4th most used term.

"Preserving tree canopy and native plants and wildlife should be our top priority"

"It should fit in with the overall network of greenways through East Charlotte"

"Having a bench for people to sit and talk" - 6 yr old

"I agree." - 67 yr old

"This is a great opportunity for East Charlotte to improve connectivity"

"Preserve dwindling tree canopy & wild spaces"

"Activities for all ages with opportunities to collaborate and exchange cultural events"

"Make the park safe & accessible for all"

"Safe & well-lit walking loops"

COMMUNITY ENGAGEMENT | USER PREFERENCES



RECREATE

BASKETBALL/
SPORT COURTS
DOG PARKS



PLAY

ACCESSIBLE
NATURE-THEMED
WATER PLAY



GATHER

SMALL GATHERING
QUIET GATHERING
FAMILY GATHERING



RETREAT

NATURE TRAILS
QUIET SPACES
WILDLIFE OBSERVATIONS

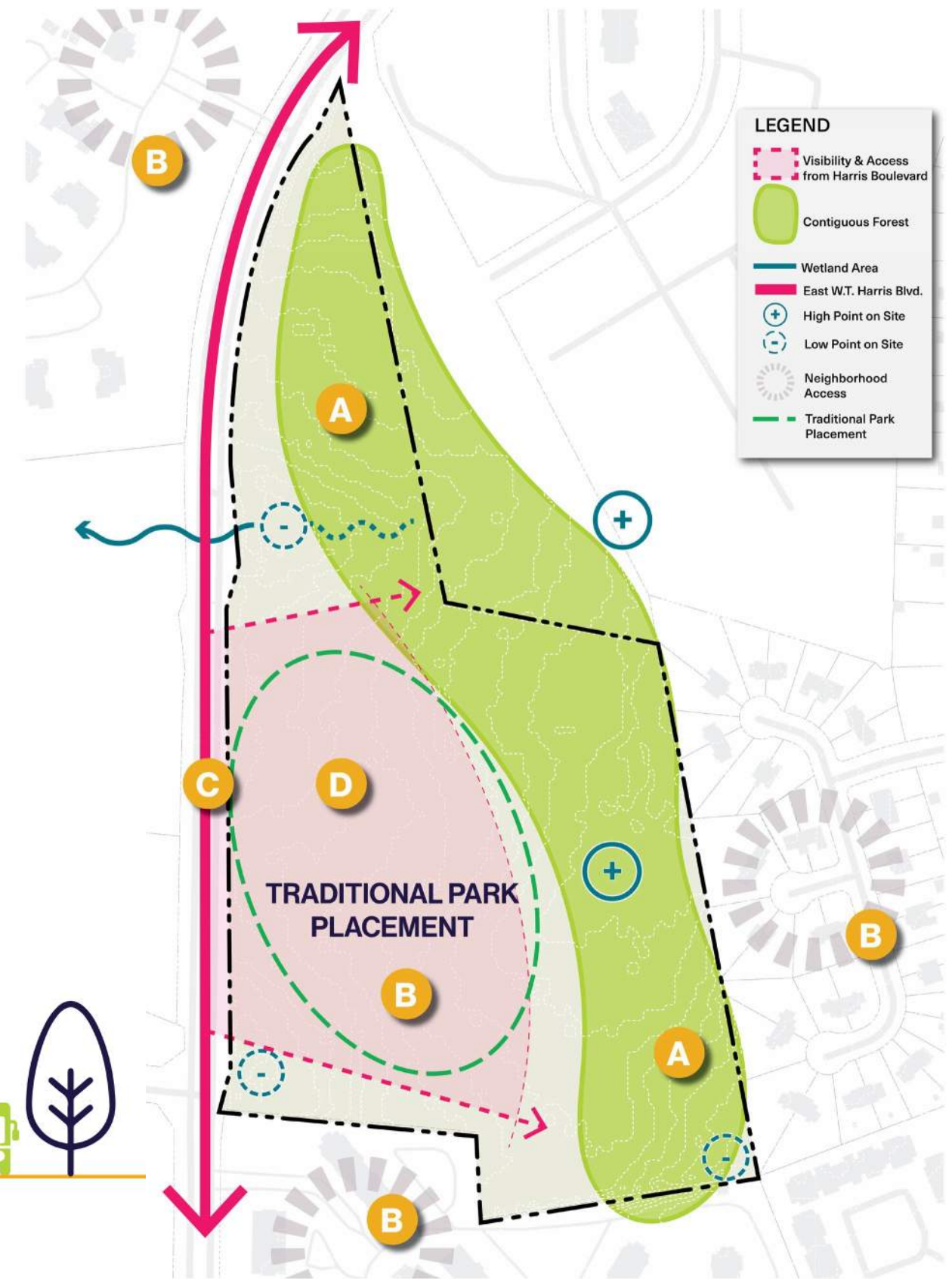




CONCEPT ALTERNATIVES

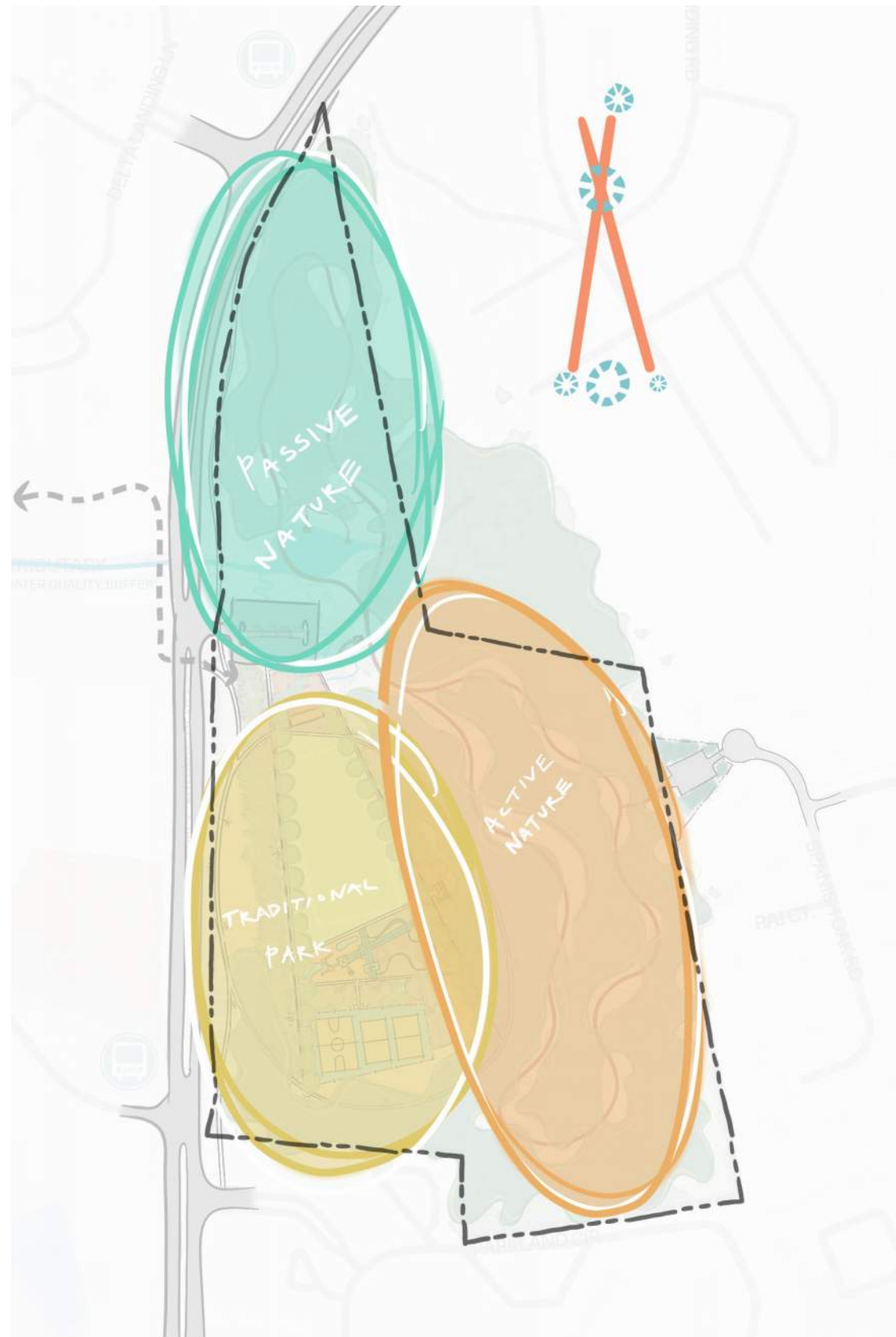
GOALS & CONSIDERATIONS

THE CRITICAL SUCCESS FACTORS WERE OUTLINED IN THE STRATEGIC KICK OFF AND ADDITIONAL CONSIDERATIONS WERE DRAWN OUT FROM PUBLIC ENGAGEMENT FEEDBACK. TOGETHER, THEY PROVIDE US WITH DESIGN GOALS FOR THE PREFERRED ALTERNATIVE PLAN.



CONCEPT ALTERNATIVES | CONCEPT ALTERNATIVES OVERVIEW

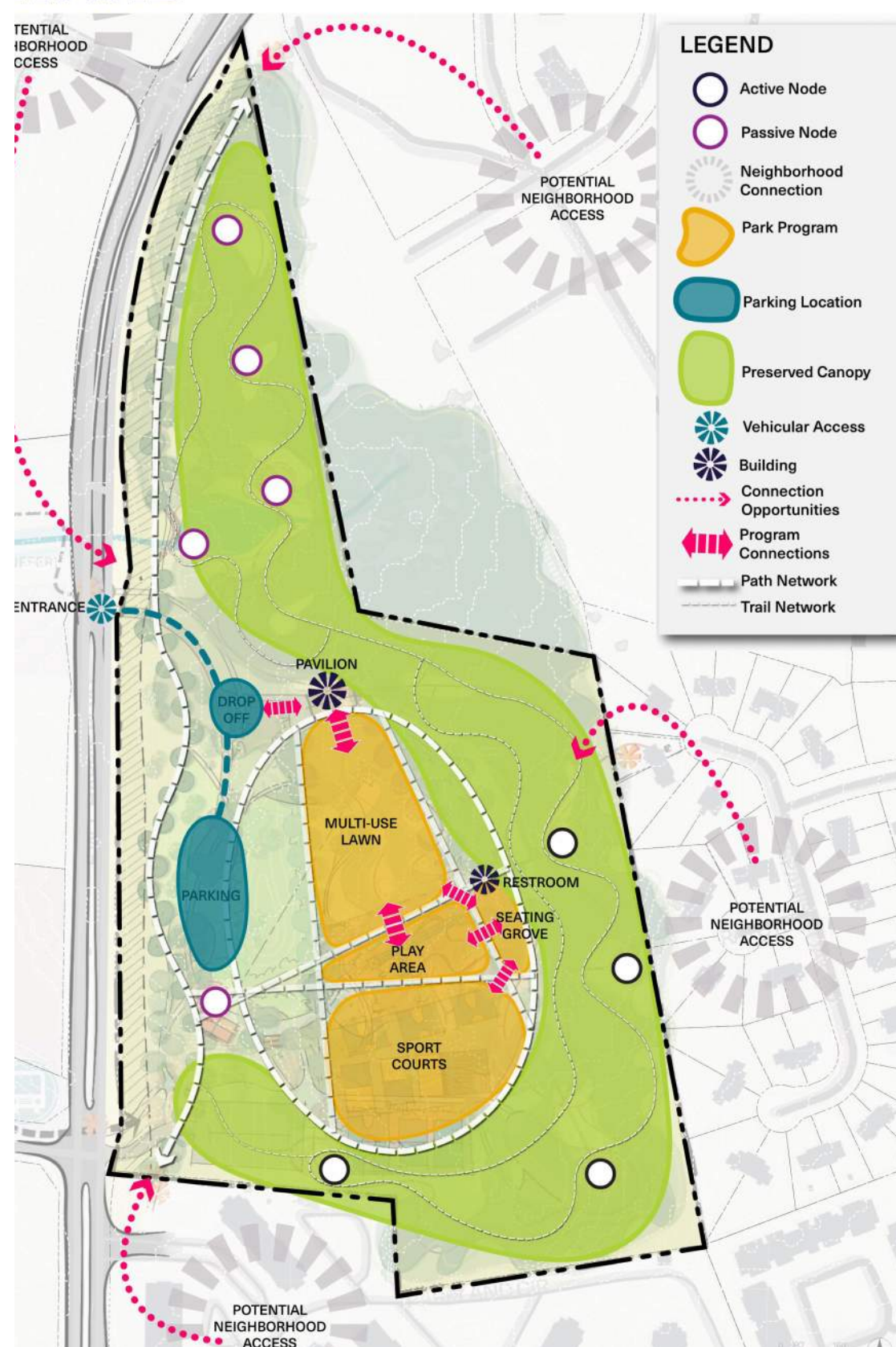
ALTERNATIVE 1



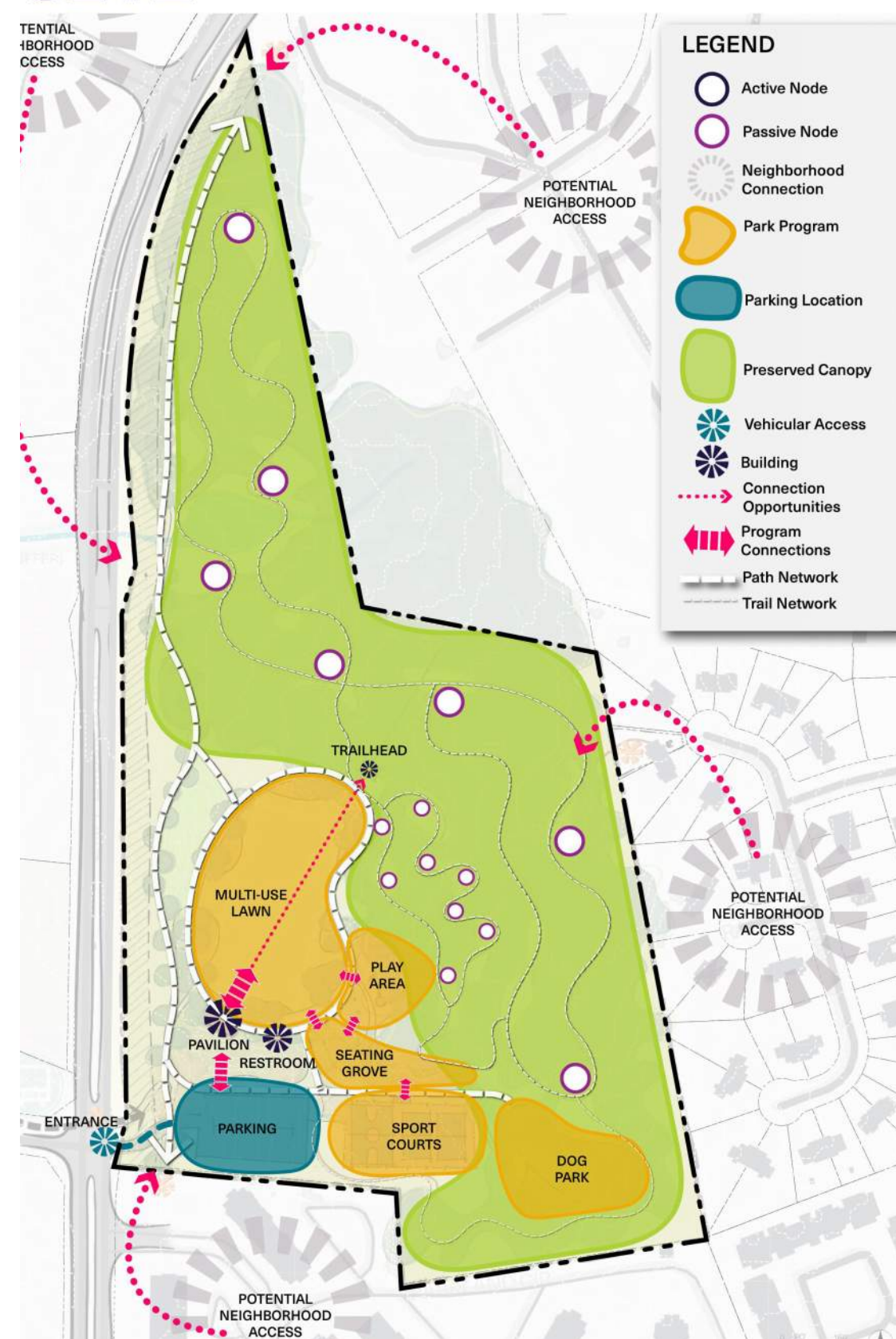
ALTERNATIVE 2



CONCEPT ALTERNATIVES | CONCEPT ALTERNATIVES OVERVIEW

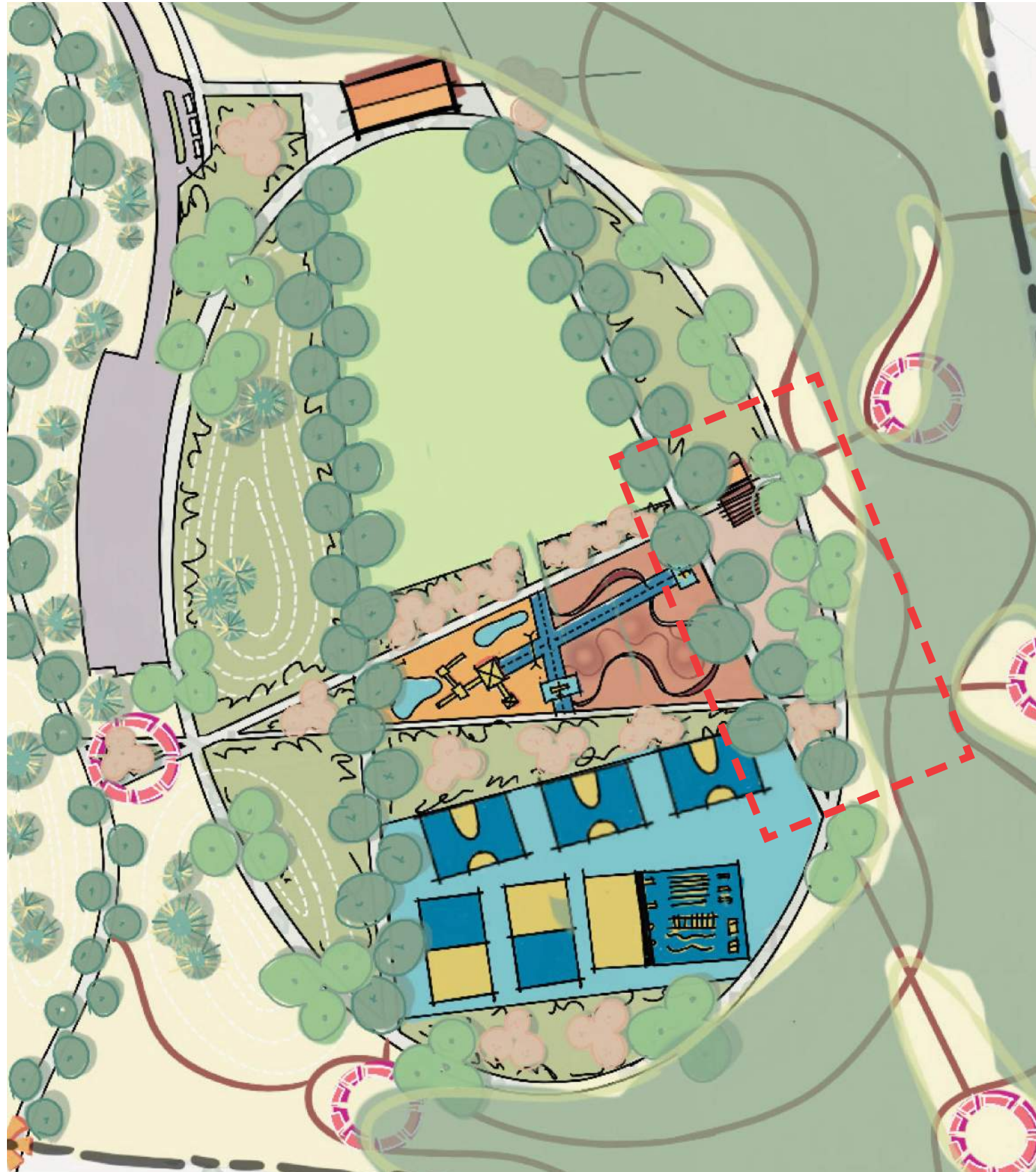


ALTERNATIVE 1

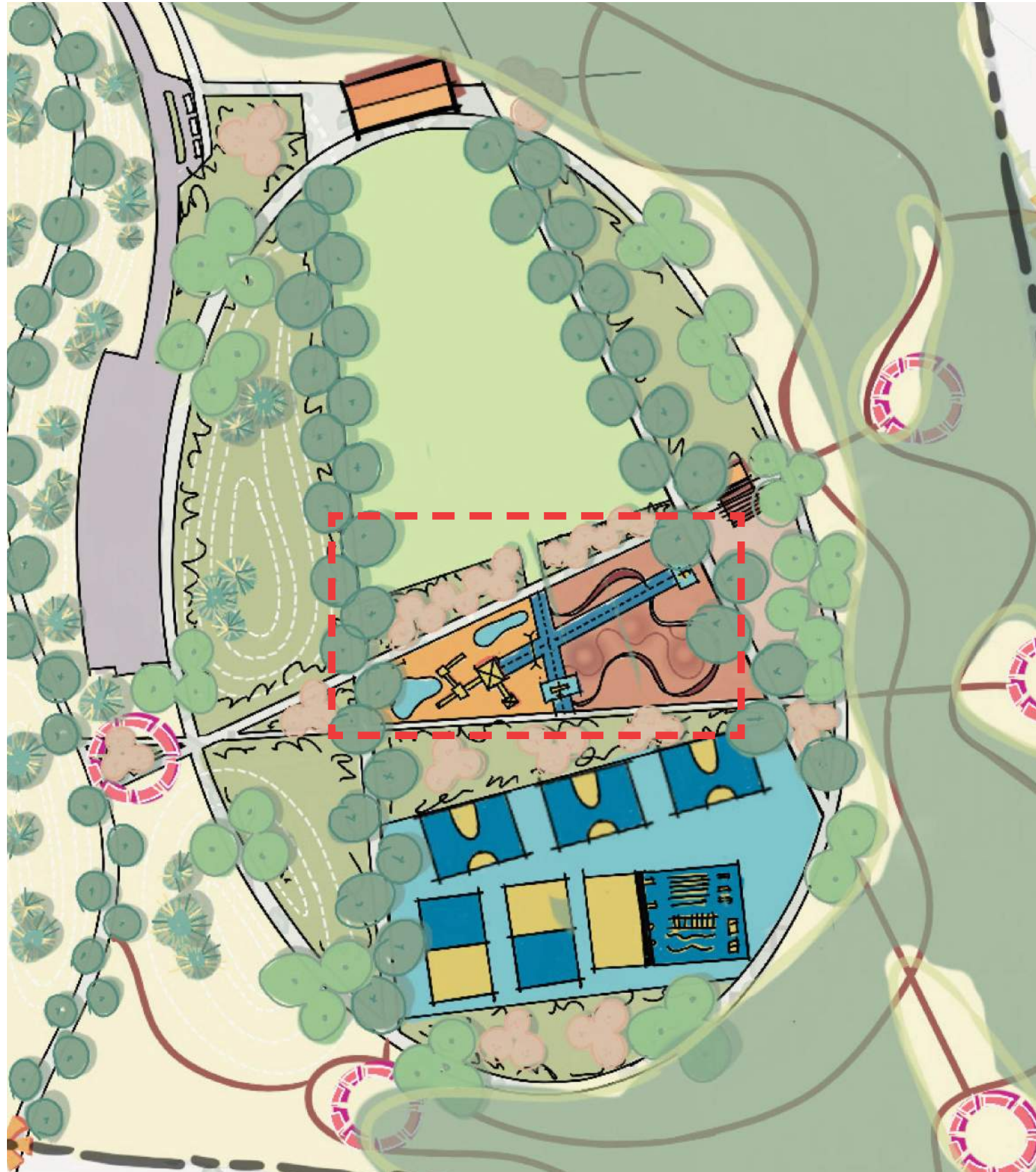


ALTERNATIVE 2

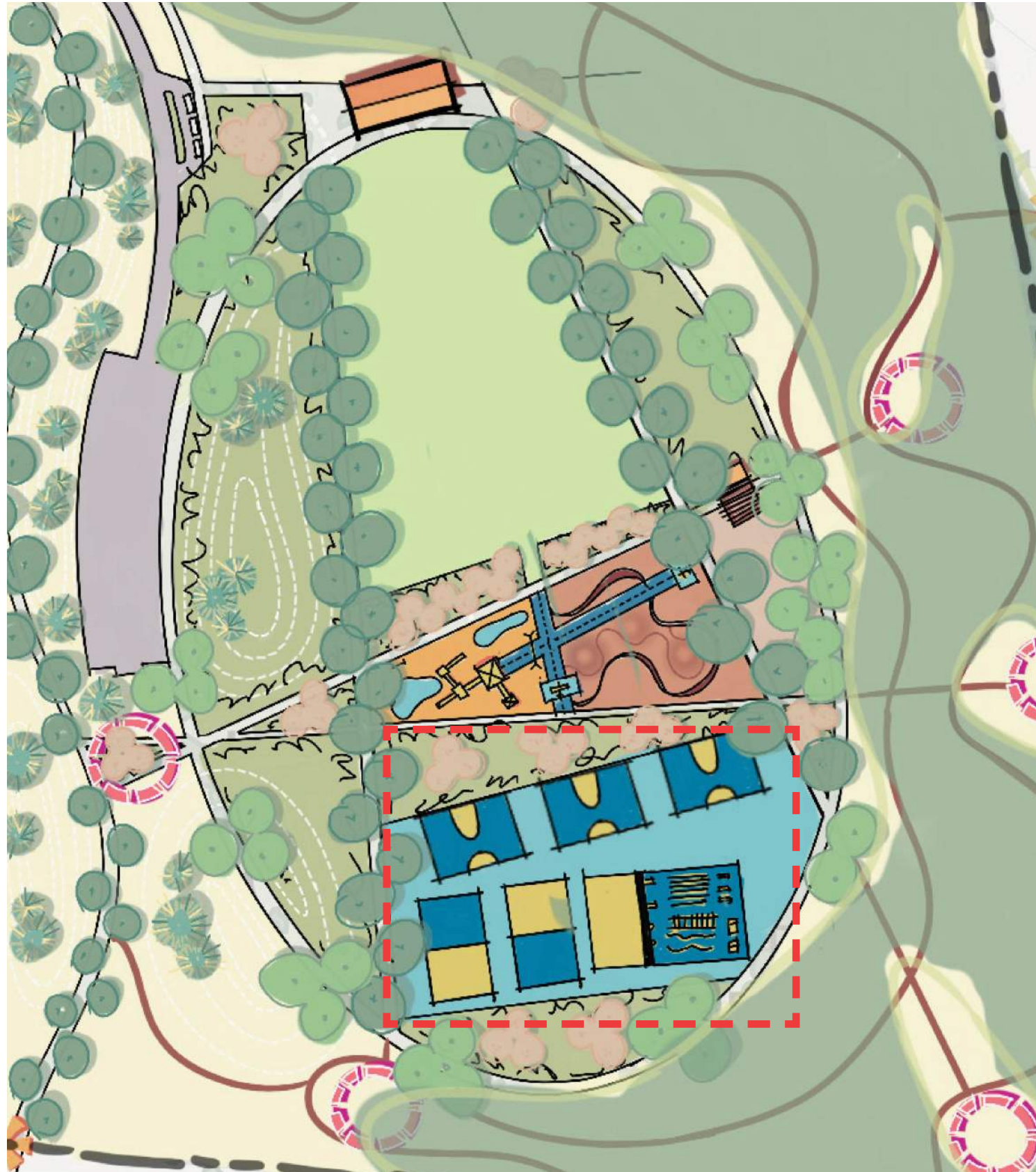
CONCEPT ALTERNATIVES | ALTERNATIVE 1 - FORM



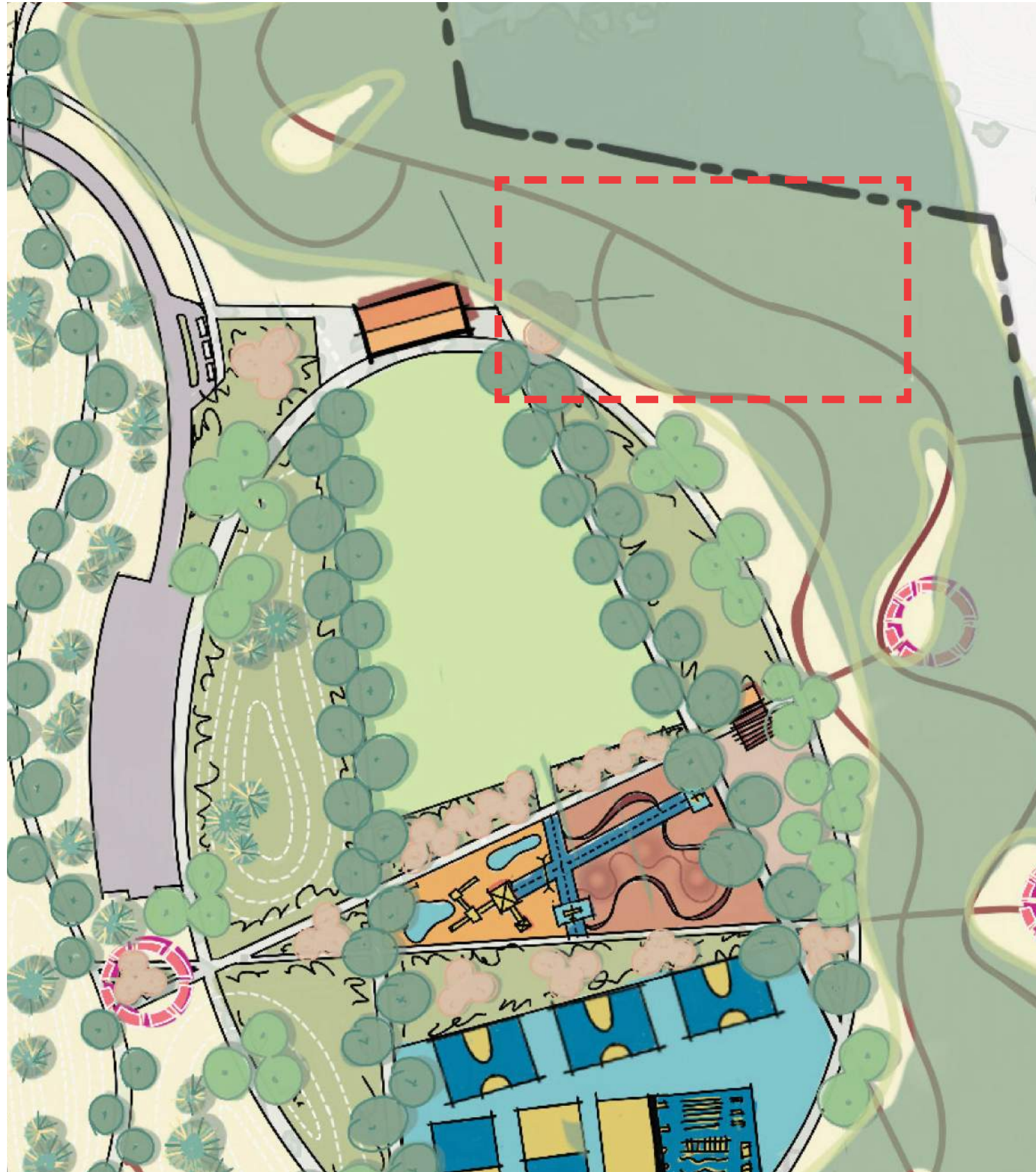
CONCEPT ALTERNATIVES | ALTERNATIVE 1 - PLAY



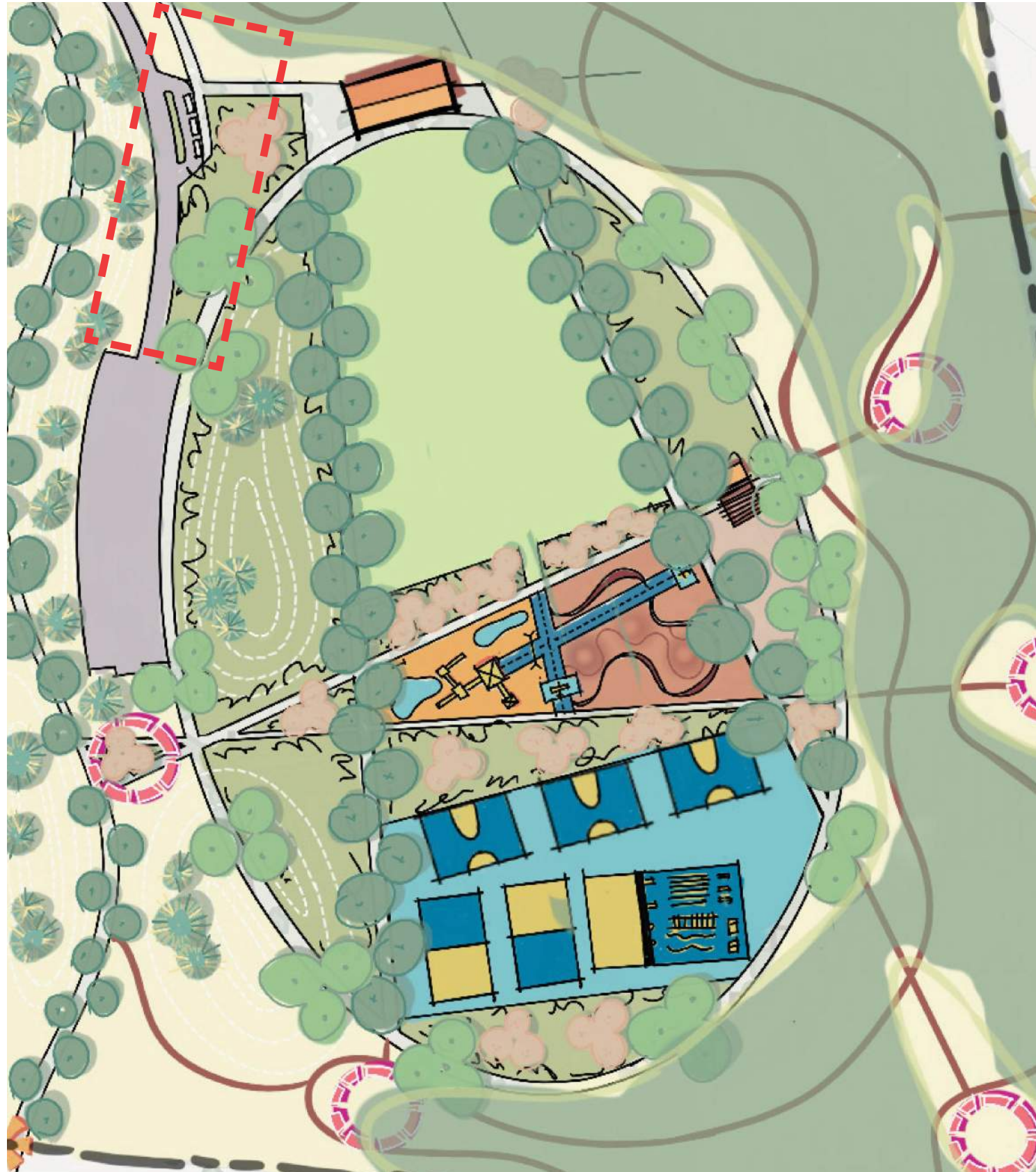
CONCEPT ALTERNATIVES | ALTERNATIVE 1 - RECREATE



CONCEPT ALTERNATIVES | ALTERNATIVE 1 - NATURE



CONCEPT ALTERNATIVES | ALTERNATIVE 1 - WATER QUALITY



Missouri Botanical Garden, St. Louis



Madison Valley, Seattle



4600 Connecticut Avenue, Garden, DC

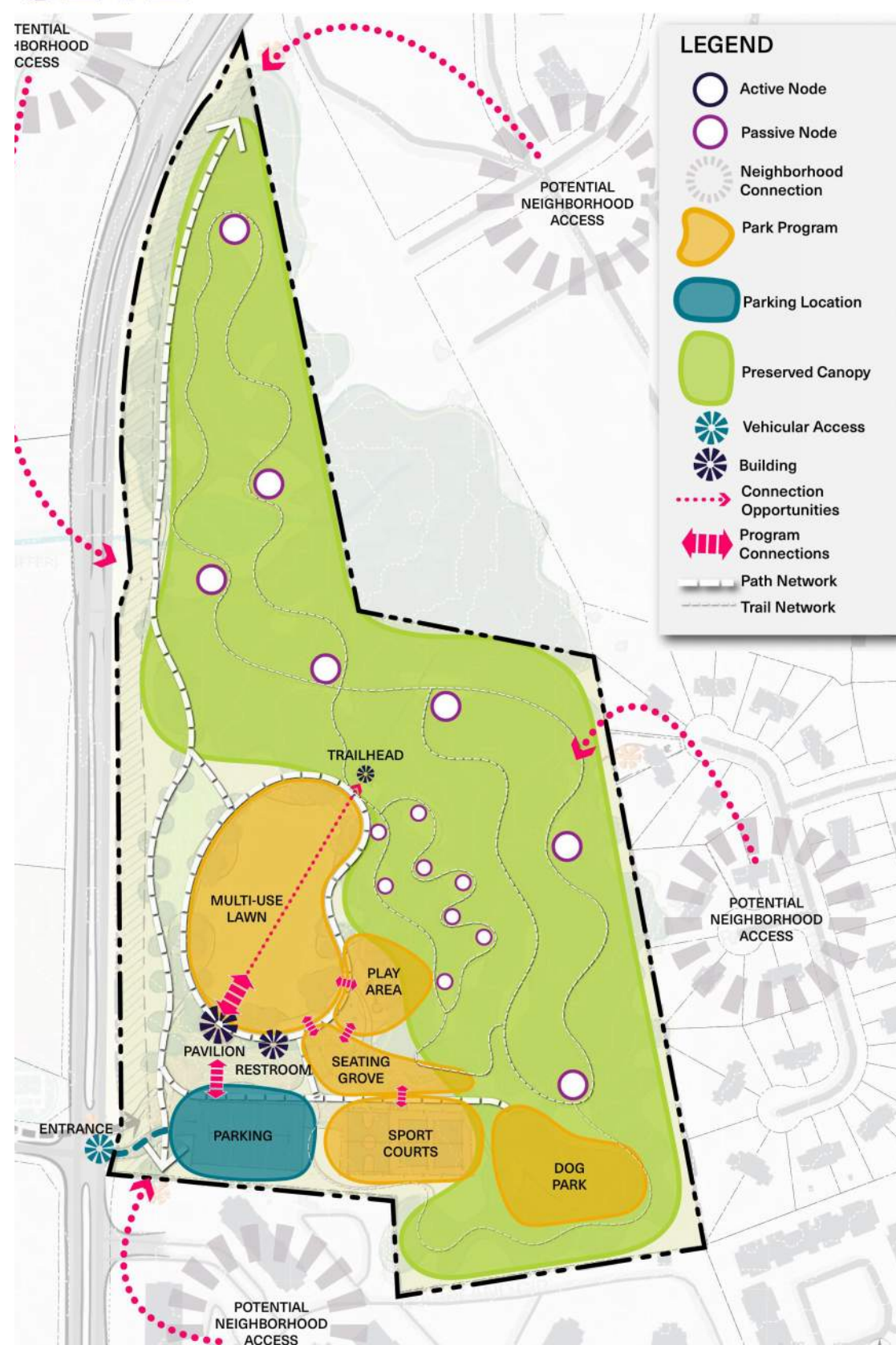


Mueller Town Park, Austin, TX

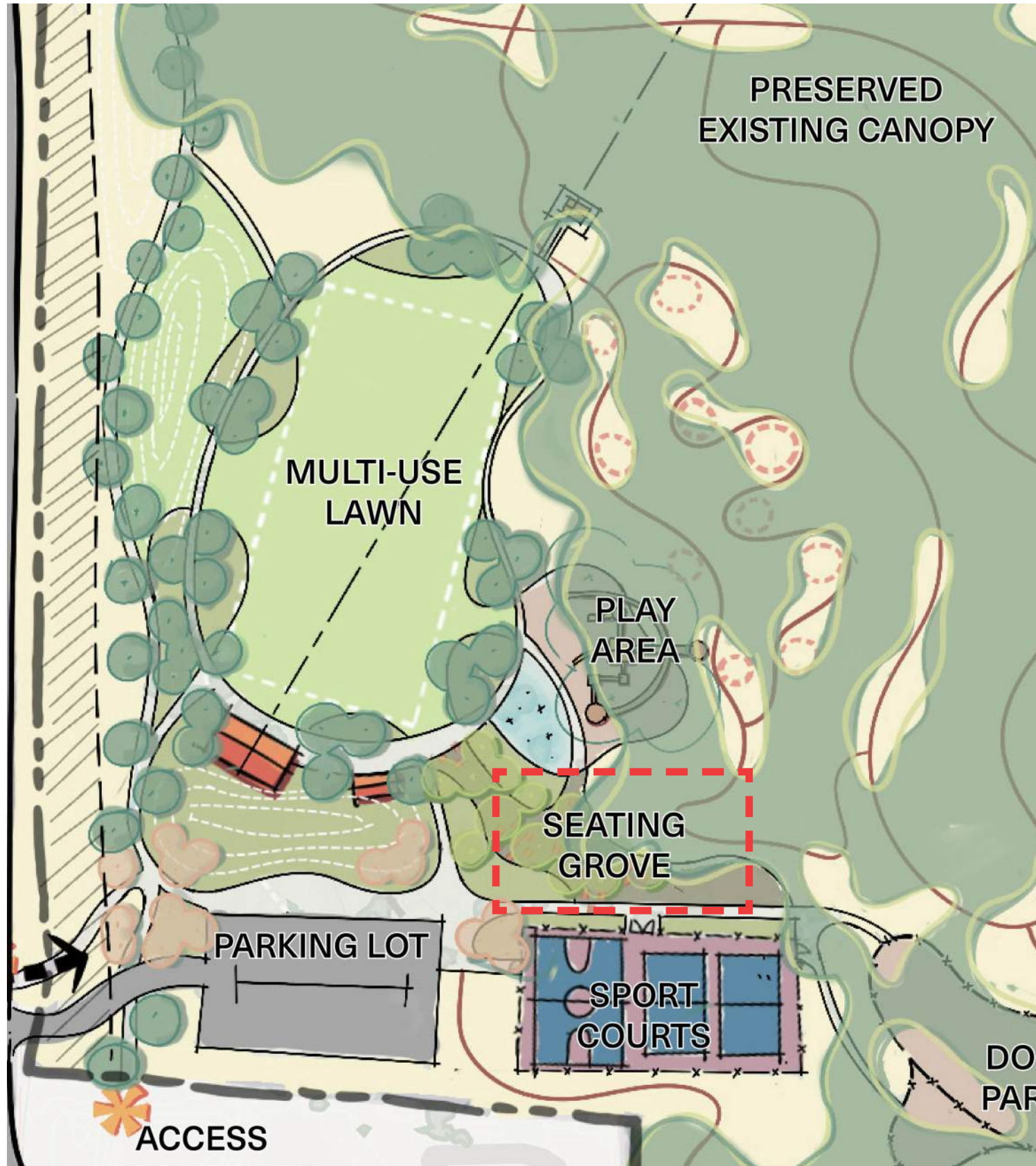


Daybreak, South Jordan, UT

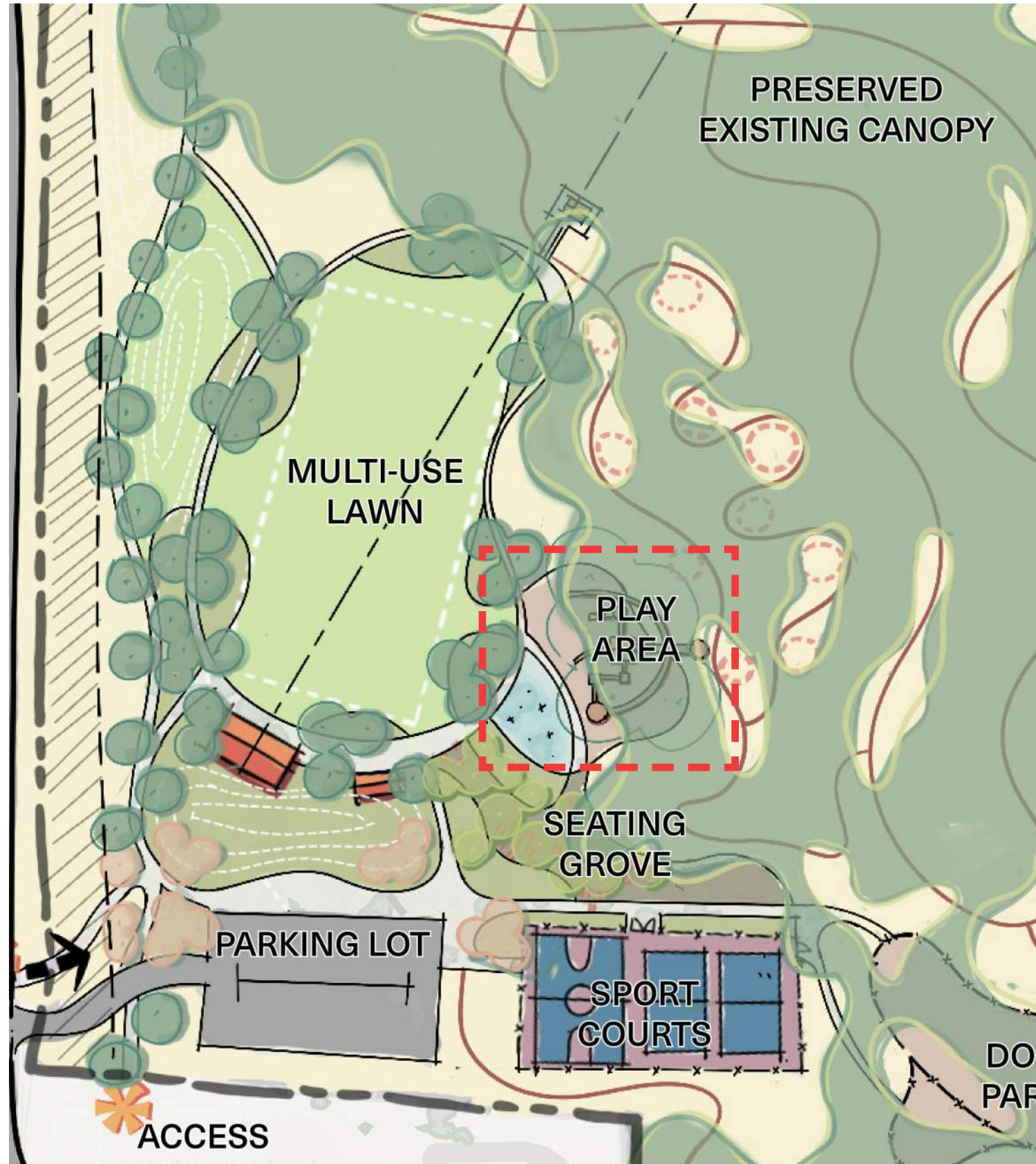
CONCEPT ALTERNATIVES | ALTERNATIVE 2 - BIRDSEYE



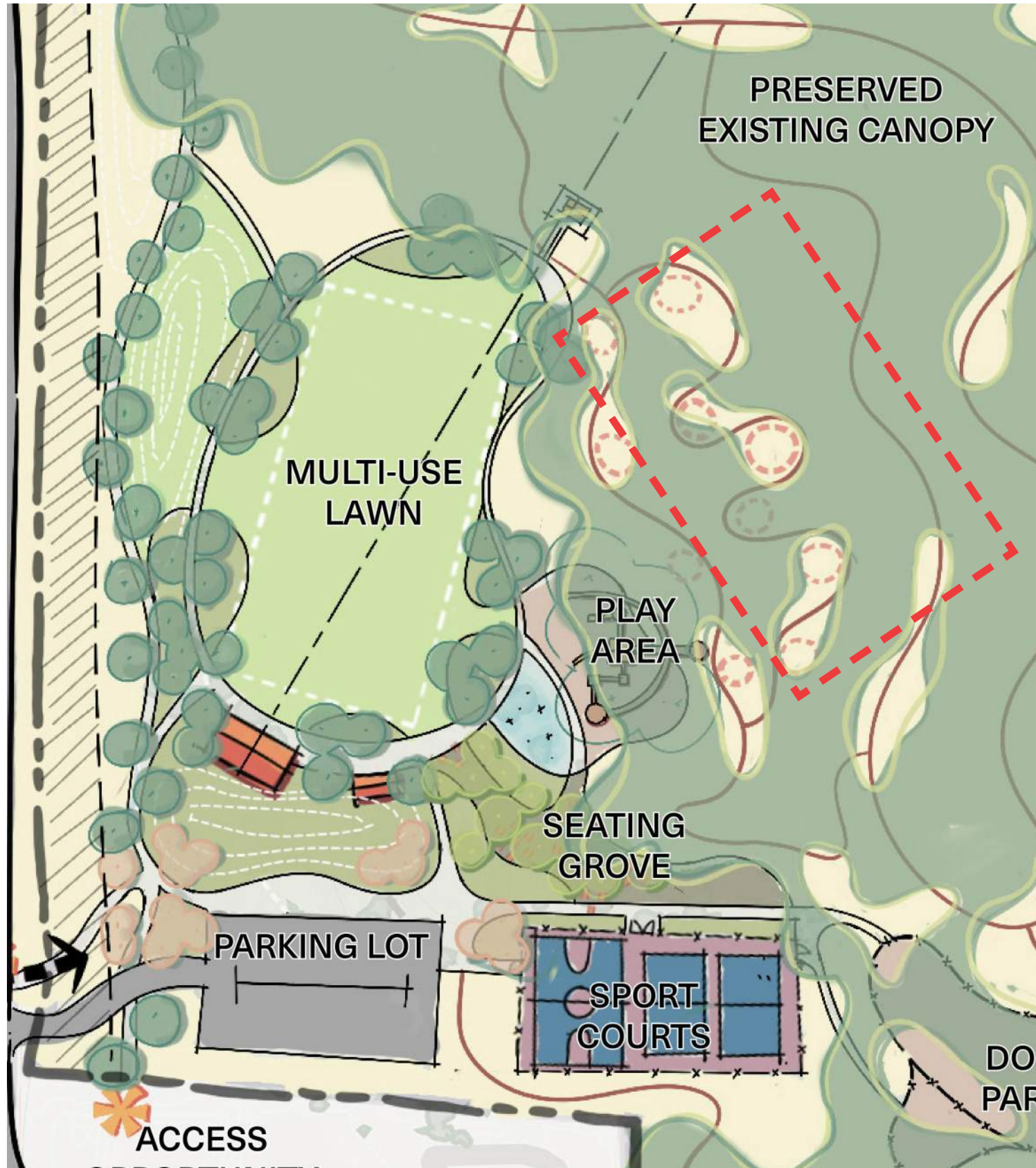
CONCEPT ALTERNATIVES | ALTERNATIVE 2 - OBSERVE



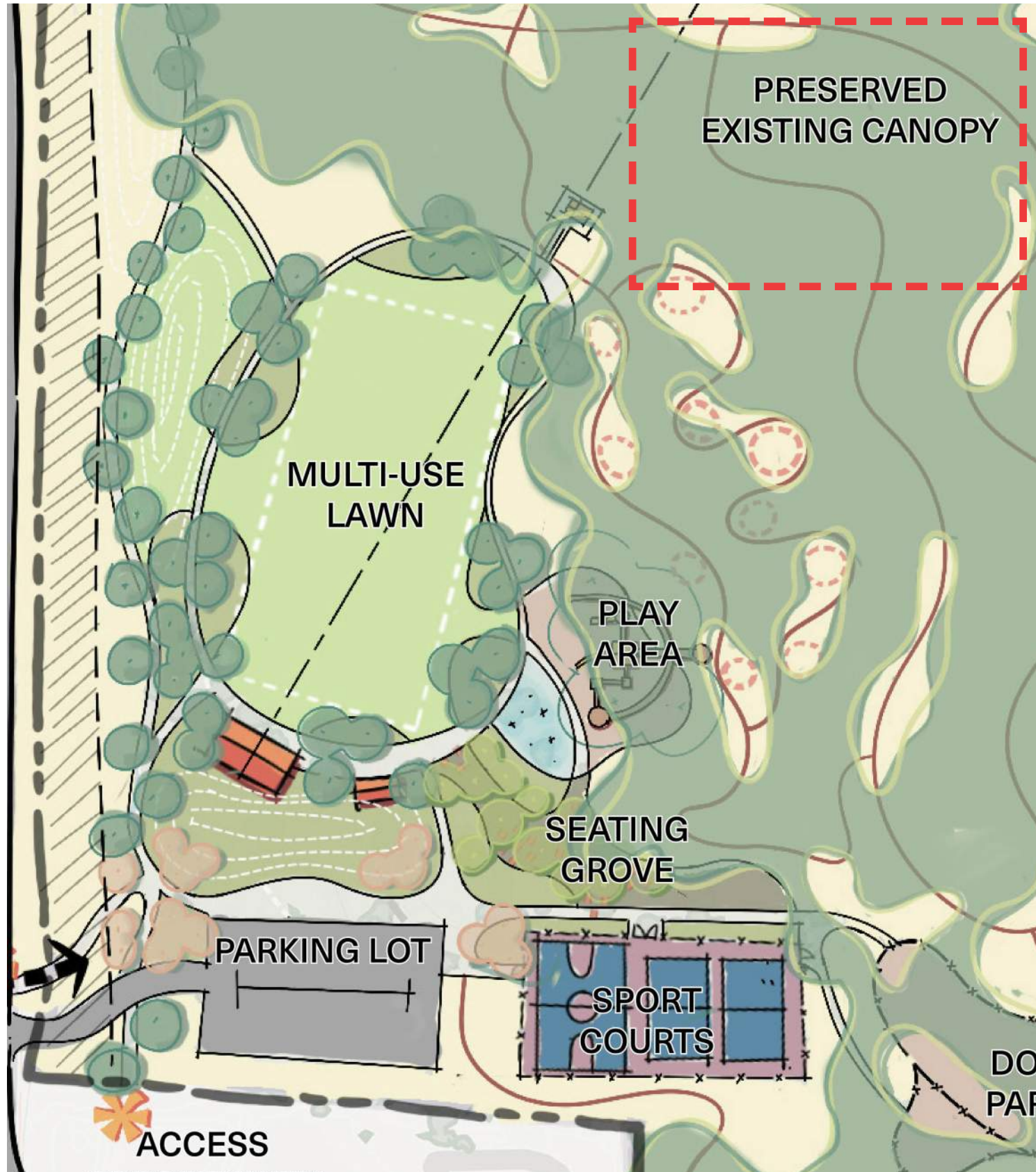
CONCEPT ALTERNATIVES | ALTERNATIVE 2 - FORMAL PLAY



CONCEPT ALTERNATIVES | ALTERNATIVE 2 - NATURE PLAY



CONCEPT ALTERNATIVES | ALTERNATIVE 2 - NATURE TRAILS



Great Smoky Mountain National Park, TN



Black Forest Regional Park, CO



Pecka Playscape, Czech Republic



Branicke Skaly, Czech Republic

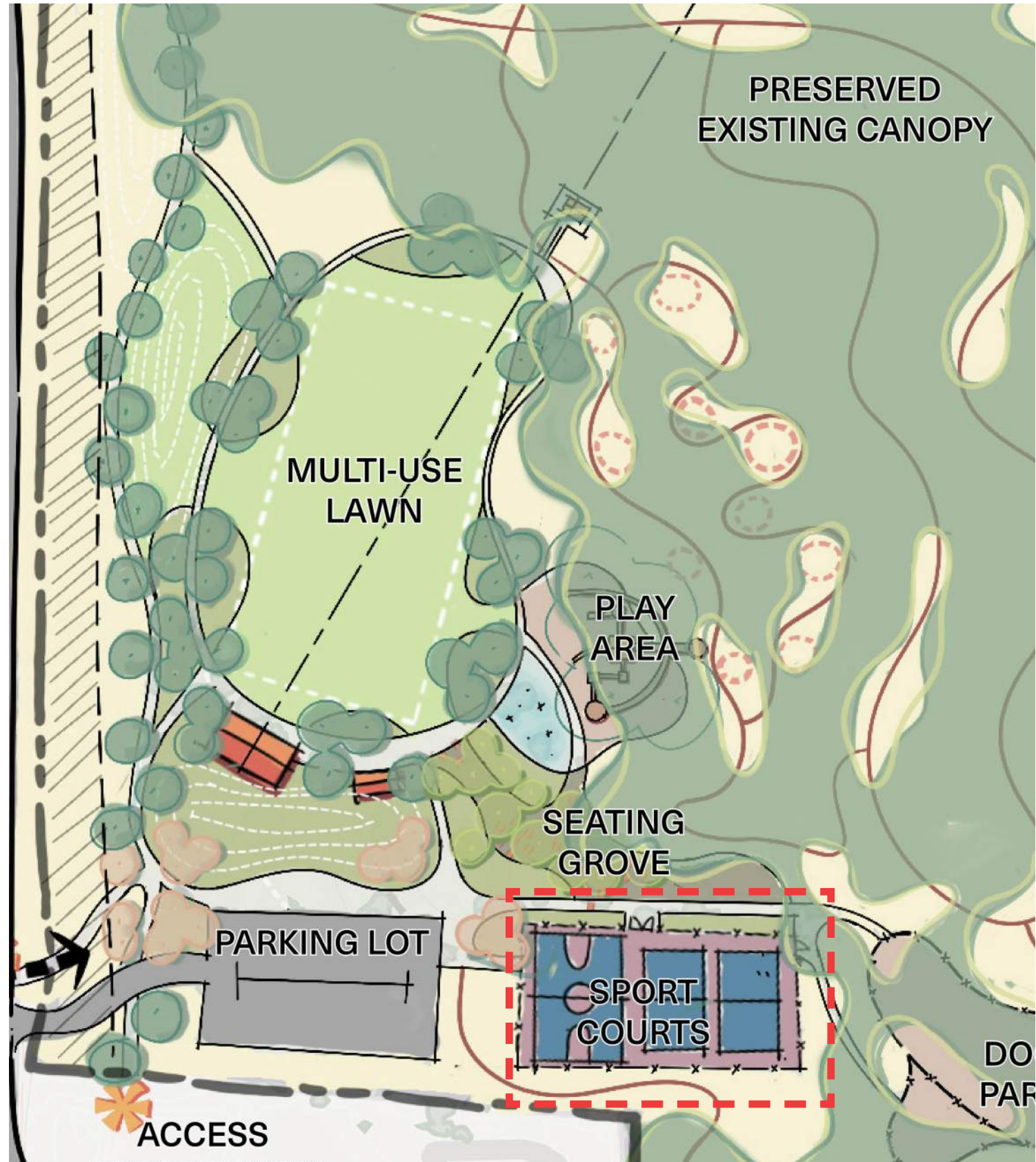


Story Mill Community Park, Bozeman



East Point Park, Toronto

CONCEPT ALTERNATIVES | ALTERNATIVE 2 - ACTIVE RECREATION

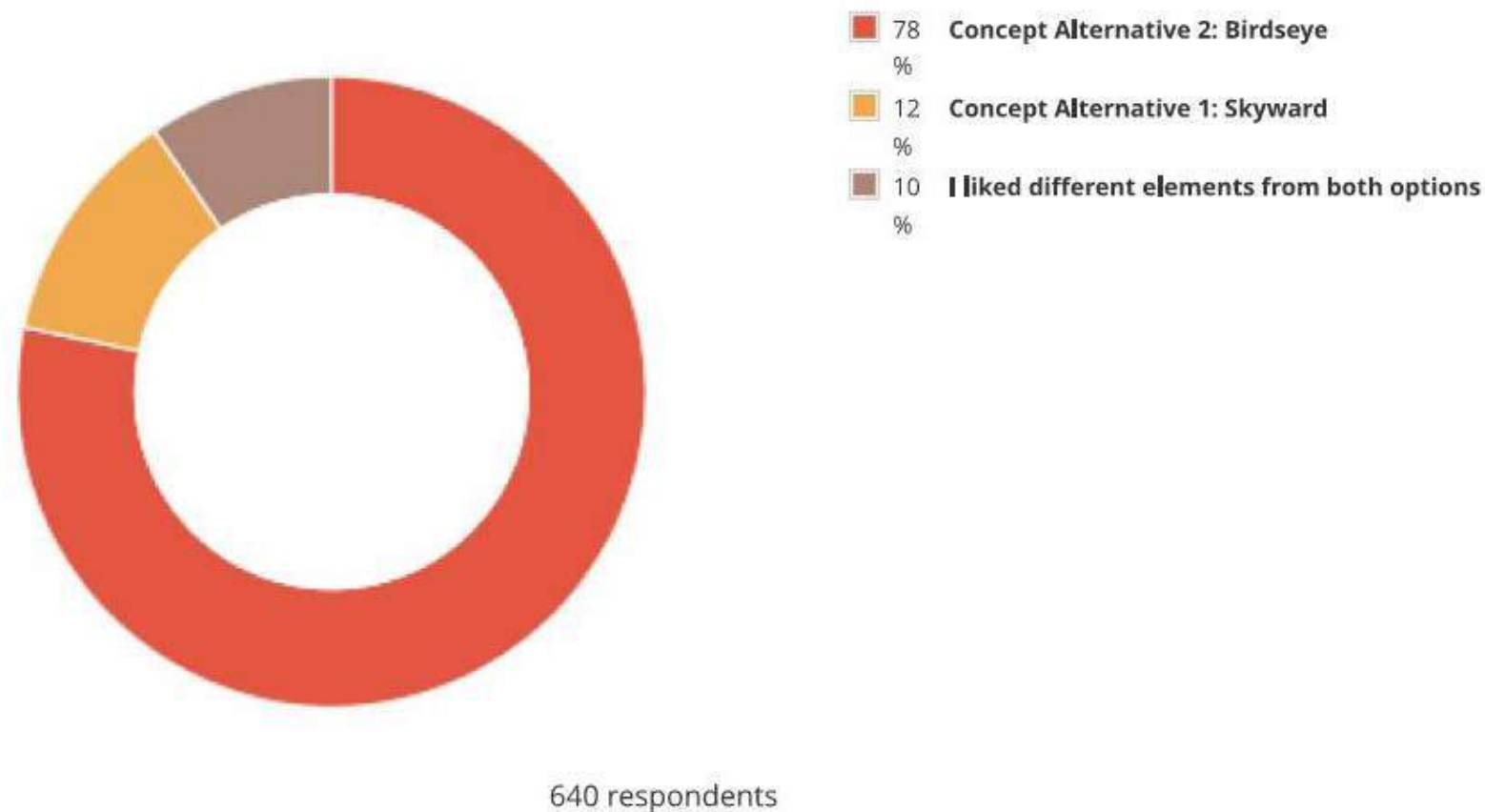


COMMUNITY INPUT

Community engagement results were utilized to understand the preferences and priorities for Charlotte residents and were collected through the Public Input website after the second public engagement workshop. Refer to Appendix C for full results.

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
3,243	714	3,558	498

Do you have a preference between Concept Alternative 1 and Concept Alternative 2?



What program elements or amenities are most important?
(Select up to 6)

82%	Nature walks/forest bathing (spending time in nature)	206 ✓
66%	Seating Areas (such as hammocks, lounge seating, or picnic tables)	166 ✓
54%	Visiting/Playing on a playground	135 ✓
53%	Kids Nature Path/Sensory Garden	134 ✓
51%	Walking/Running	128 ✓
50%	Splash Pad	126 ✓
37%	Dog Park	93 ✓
33%	Open Lawn for Pick-up Sports (frisbee, soccer, volleyball, etc.)	82 ✓
29%	Areas for Respite	72 ✓
28%	Small group gatherings (e.g., less than 25 attendees)	71 ✓
23%	Bike Park/Bike Playground	58 ✓
23%	Picnicking/BBQ	57 ✓
22%	Pickleball	54 ✓
19%	Interactive Learning Opportunities	47 ✓
14%	Basketball	35 ✓
8%	Tennis	21 ✓
8%	Fitness Stations	19 ✓
7%	Large group gatherings and special events	18 ✓

CONCEPT ALTERNATIVES | ENGAGEMENT 2

#3 EAST CHARLOTTE PARK | MECKLENBURG COUNTY, NC
CONCEPT ALTERNATIVES

ALTERNATIVE 1 "SKYWARD" ALTERNATIVE 2 "BIRDSEYE" HYBRID

PREFERENCES

Select This, That, or Other!

PLACE A GREEN DOT ON YOUR PREFERENCE FOR EACH CATEGORY. CHOOSE ALTERNATIVE 1, ALTERNATIVE 2 OR A HYBRID OF THE ALTERNATIVES.

LEAVE COMMENTS IN THE OTHER BOX AS NEEDED!

FORM

ALTERNATIVE 1 "SKYWARD" ALTERNATIVE 2 "BIRDSEYE" HYBRID

Linear Meander Other

PLAYGROUND

ALTERNATIVE 1 "SKYWARD" ALTERNATIVE 2 "BIRDSEYE" HYBRID

Flight Theme Nesting Theme Other

SPORT COURTS

ALTERNATIVE 1 "SKYWARD" ALTERNATIVE 2 "BIRDSEYE" HYBRID

Multi-Use Courts Full Courts Other

NATURE TRAIL NODES

ALTERNATIVE 1 "SKYWARD" ALTERNATIVE 2 "BIRDSEYE" HYBRID

Fitness Nodes Nature-Based Nodes Other

ADDITIONAL FEEDBACK:

So, trees? no. trees? why?

BUKE JOFTR ETS

Outdoor Dance Floor/Space recorded on live music

Community space

More parking spaces

#3 EAST CHARLOTTE PARK | MECKLENBURG COUNTY, NC
CONCEPT ALTERNATIVES

SITE HISTORY

PROJECT SITE

PROCESS

What is a Brownfield?

MECKLENBURG COUNTY PARKS & RECREATION



#3 EAST CHARLOTTE PARK | MECKLENBURG COUNTY, NC
CONCEPT ALTERNATIVES

CONCEPT ALTERNATIVE 2

HYBRID OF CONCEPTS

More interactive trails throughout the various alternatives dog parks.

Definitely prefer Birdseye - natural meaning. There are plenty of other parks.

Birdseye is still a bit better

#3 EAST CHARLOTTE PARK | MECKLENBURG COUNTY, NC
CONCEPT ALTERNATIVES

SKYWARD

MECKLENBURG COUNTY PARKS & RECREATION

OUTDOOR DANCE FLOOR / SPACE RECORDED ON LIVE MUSIC

Community space - A venue for concerts

#3 EAST CHARLOTTE PARK | MECKLENBURG COUNTY, NC
CONCEPT ALTERNATIVES

ALTERNATIVE 2

BIRDSEYE

FORM

PLAYGROUND - WATER PLAY

SENSORY GARDEN

SPORT COURTS

DOG PARK

SEATING AREA

PLACE A GREEN DOT ON YOUR FAVORITE ELEMENTS IN ALTERNATIVE 2

PLACE A RED DOT ON THE ELEMENTS THAT YOU DO NOT WANT TO SEE



ACCESS **ACTIVE VS PASSIVE**

CONCEPT ALTERNATIVE 1 "SKYWARD" FEEDBACK:

With proximity to yearless apartments - dog park is necessary in this concept to preserve the green area

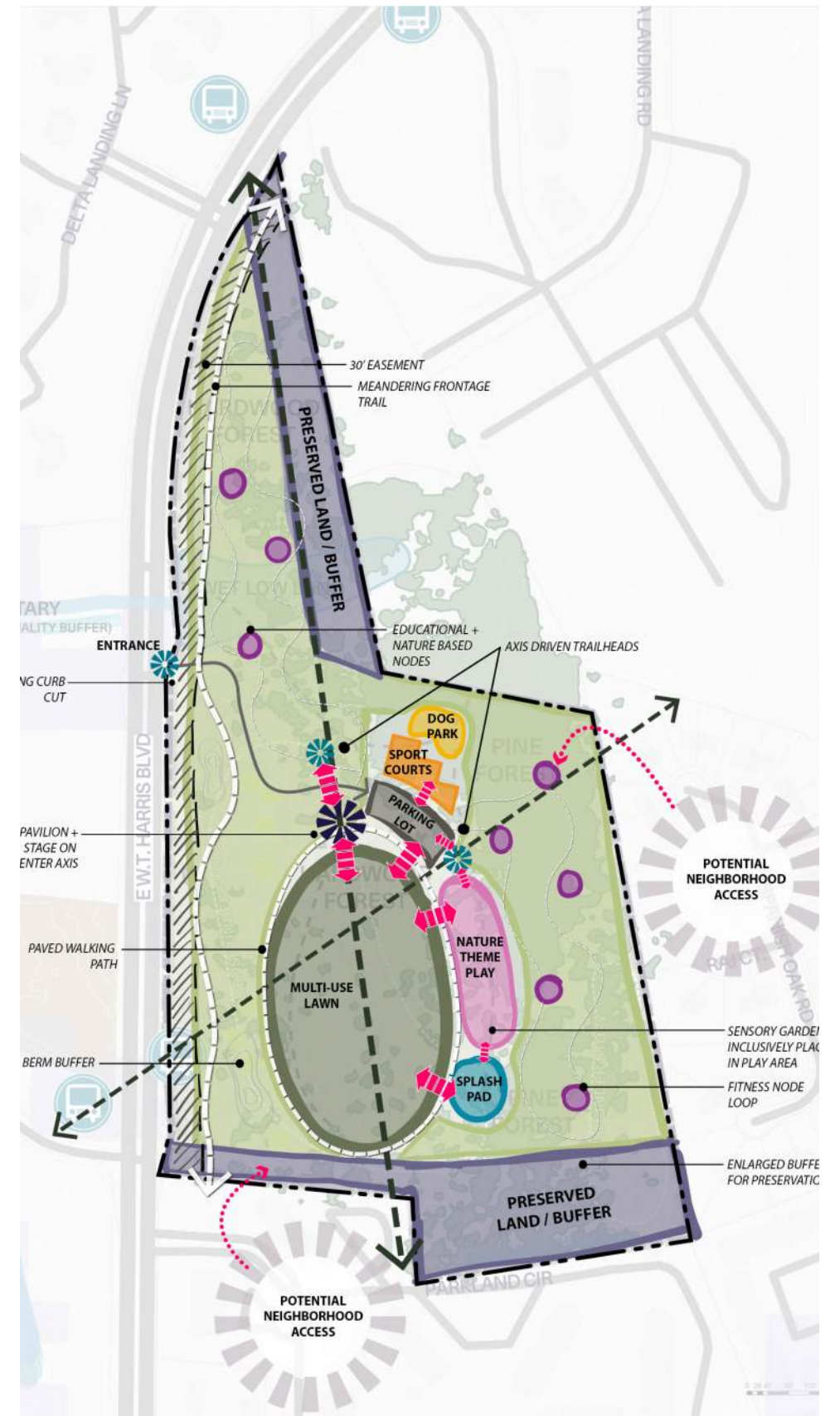
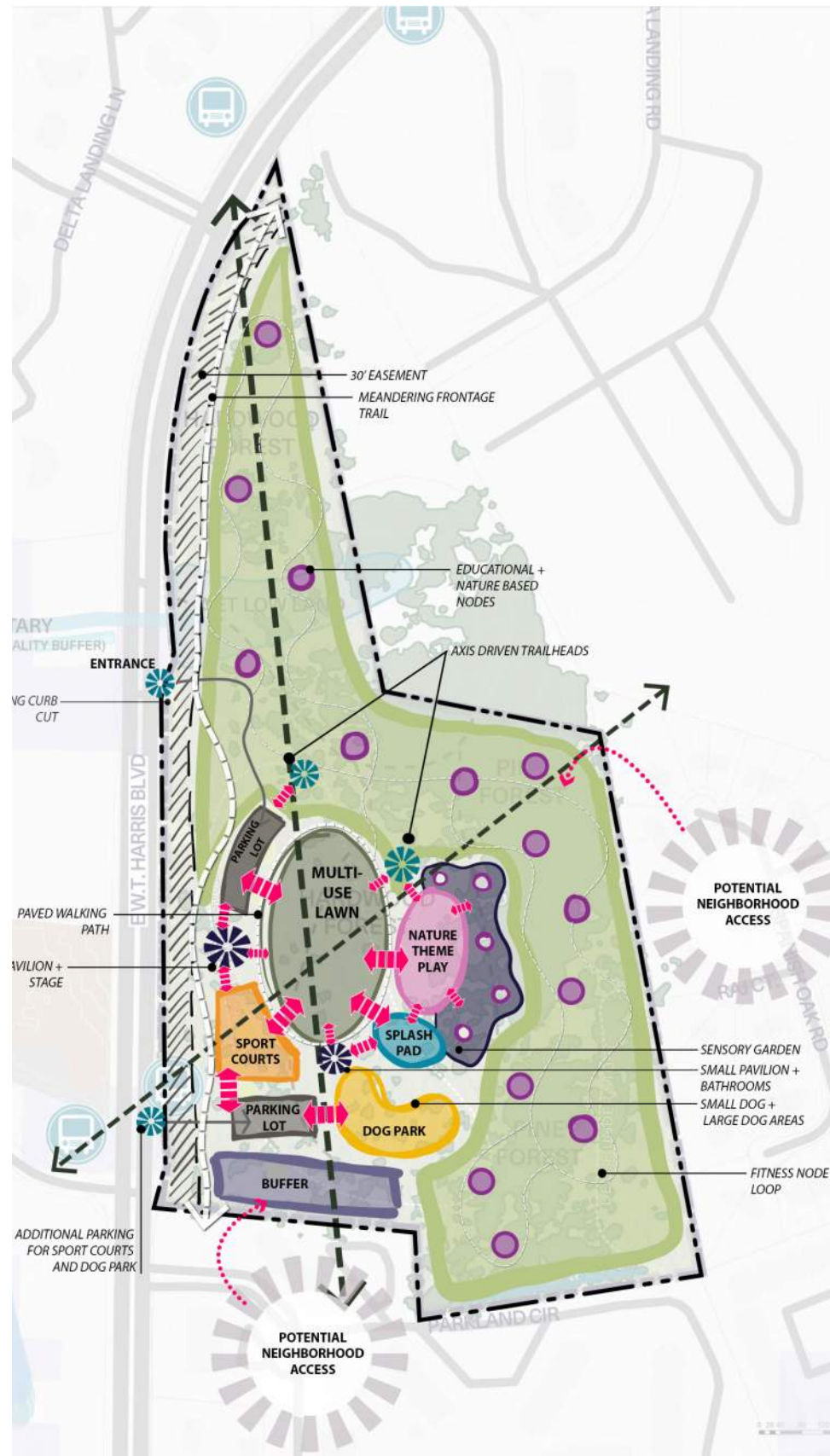
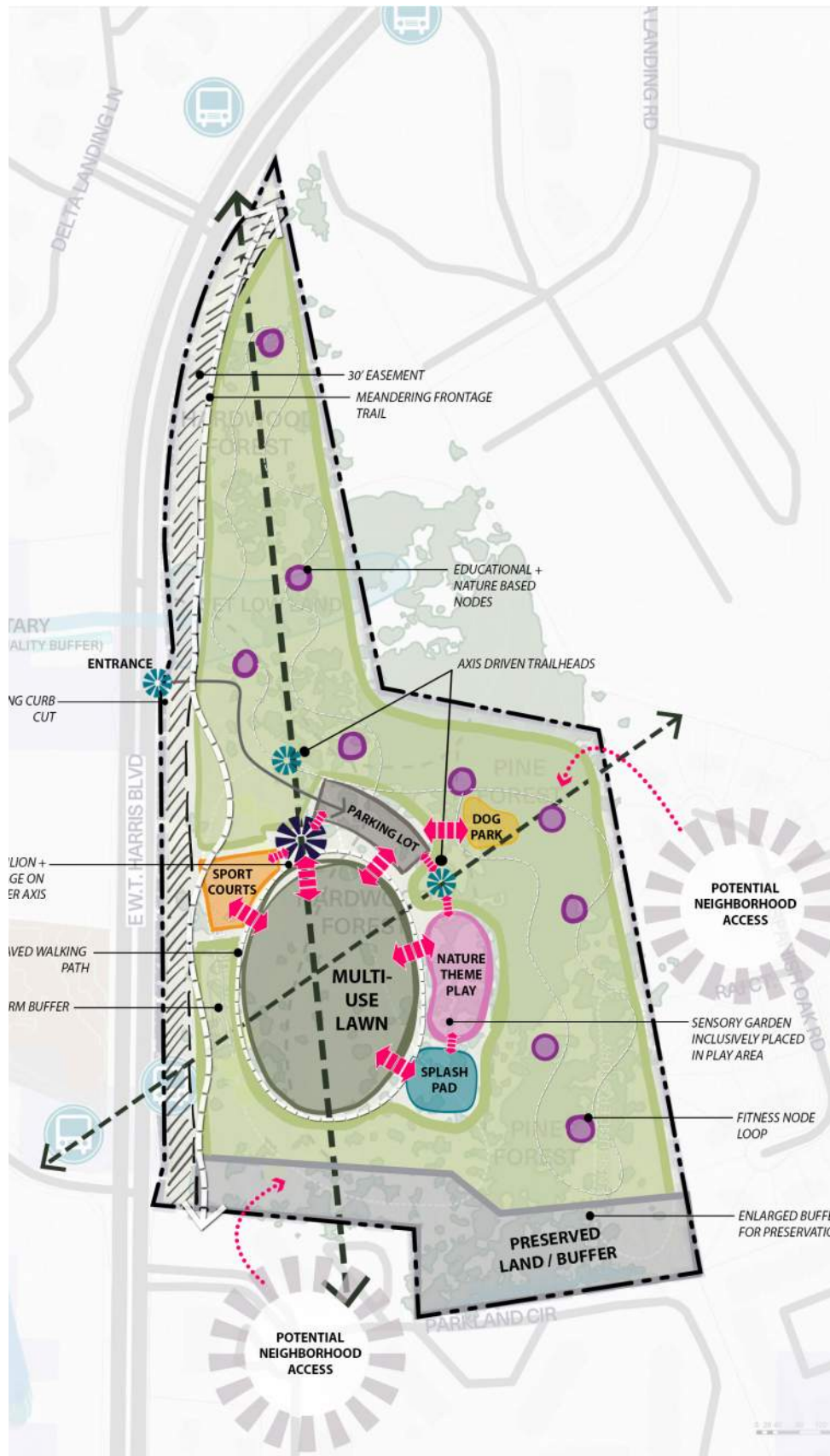
MORE PARKING SPACES





**PREFERRED
ALTERNATIVE**

PREFERRED ALTERNATIVE | PREFERRED ALTERNATIVE EXPLORATION



PREFERRED ALTERNATIVE | ILLUSTRATIVE PLAN



LEGEND

1. Existing Curb Cut Entrance
2. Parking Lot
3. Buffer Berms
4. Entry Plaza
5. Park Pavilion
6. Restroom and Shade Structure
7. Seating Grove
8. Multi-Use Turf
9. Seating Berms
10. Splash Pad
11. Inclusive Playground with Canopy Walk
12. Sensory Loop Trail
13. Sport Courts & Shade Structure
14. Separated Dog Park & Shade Structure
15. Pine Forest Trail
16. Wetland Nature Trail
17. Wetland Restoration and Stormwater Opportunity
18. Neighborhood Connection



PREFERRED ALTERNATIVE | ILLUSTRATIVE PLAN - ENLARGEMENT



PREFERRED ALTERNATIVE | BIRDSEYE VIEW FROM EAST W.T. HARRIS BOULEVARD LOOKING EAST



PREFERRED ALTERNATIVE | VIEW FROM SENSORY TRAIL LOOKING AT PLAYGROUND CANOPY WALK



CANOPY WALK

INCLUSIVE PLAYGROUND

TRAIL GUIDES

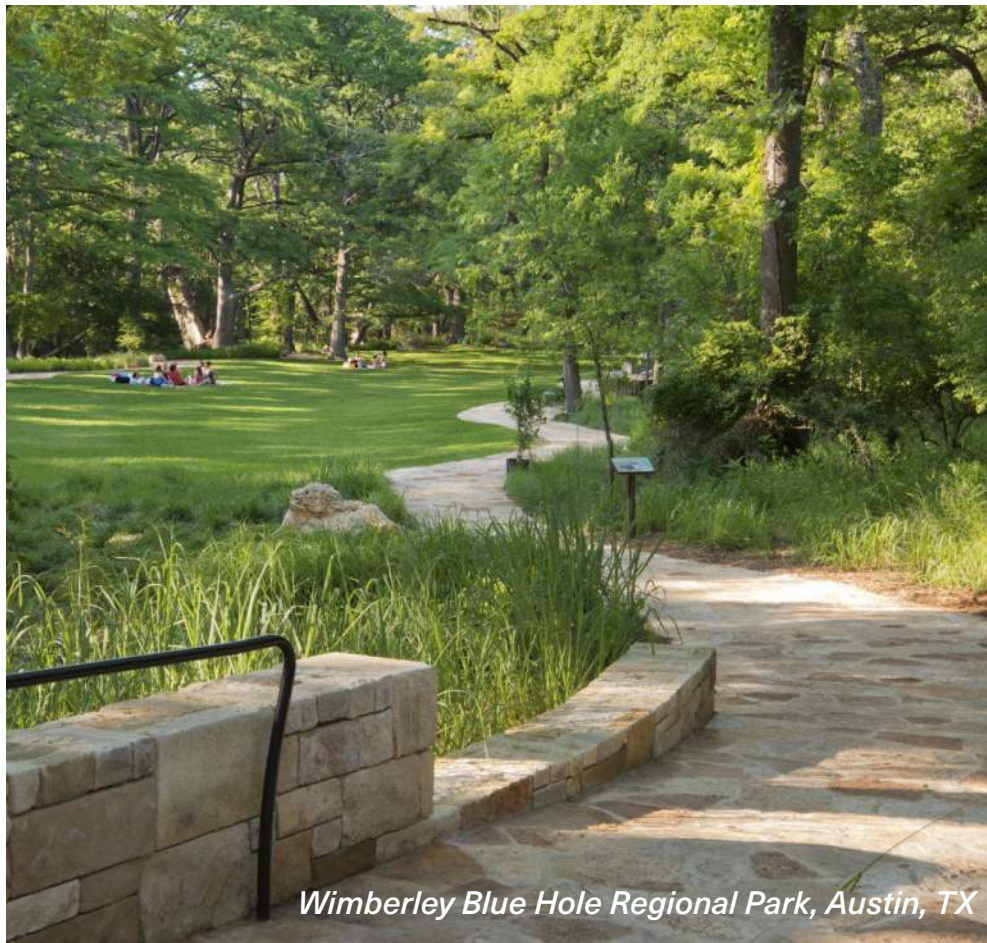
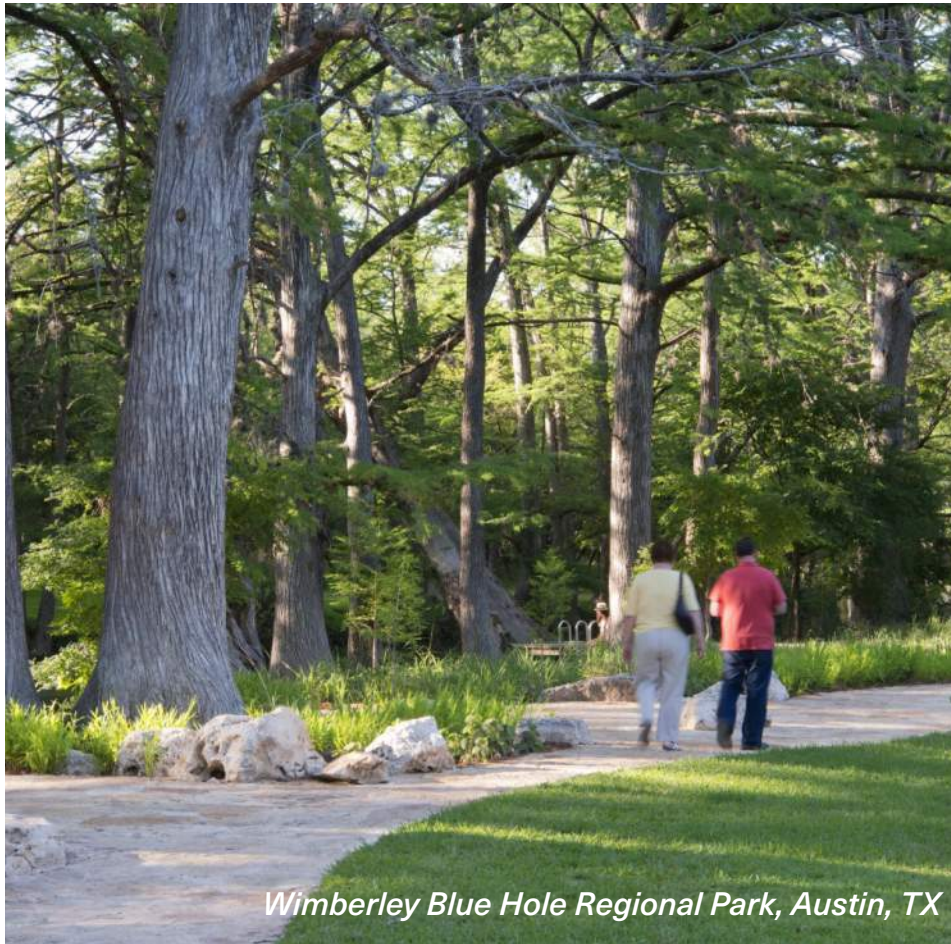
SENSORY NODES

PREFERRED ALTERNATIVE | MEASURING SUCCESS



PREFERRED ALTERNATIVE | CONCEPT IMAGERY

FORM



PREFERRED ALTERNATIVE | CONCEPT IMAGERY

PLAYGROUND + SPLASH PAD



Haitang River Park, China



Story Mill Community Park, Bozeman



Mueller Town Park, Austin, TX



Kew Gardens, England



Haitang River Park, China



Festival Park, Colorado

PREFERRED ALTERNATIVE | CONCEPT IMAGERY

SENSORY GARDEN



PREFERRED ALTERNATIVE | CONCEPT IMAGERY

SPORT COURTS



Adidas Central Court, Moscow



Box Hill Gardens, Melbourne AU



PREFERRED ALTERNATIVE | CONCEPT IMAGERY

DOG PARK



PREFERRED ALTERNATIVE | CONCEPT IMAGERY

STORMWATER MANAGEMENT



Mueller Town Park, Austin, TX



Missouri Botanical Garden, St. Louis



Madison Valley, Seattle



Wheaton, IL

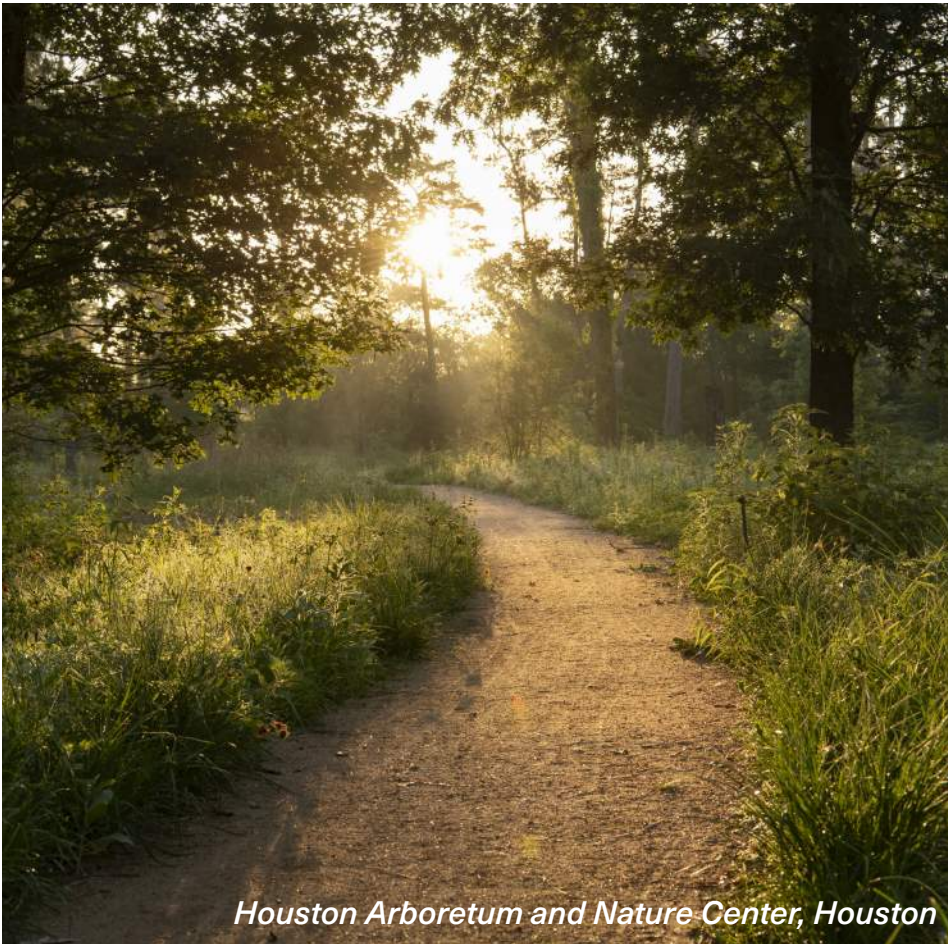


4600 Connecticut Avenue Garden, DC



Nuthe-Nieplitz, Germany

NATURE TRAILS



PREFERRED ALTERNATIVE | CONCEPT IMAGERY

SEATING GROVE



Governors Island, New York City



Klyde Warren Park, Dallas



Ishihara Park, Santa Monica



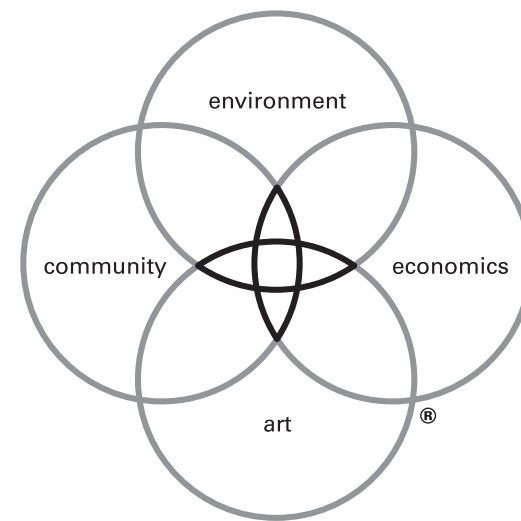
Douglas MacArthur Elementary, Alexandria, VA



Freedom Square, Fort Collins, CO



Daybreak, South Jordan



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