



PARKER PASTURE MASTER PLAN

Final Report - Spring 2015

Prepared for: City of Covington
Newton County

By: The Center
University of Georgia Metropolitan Design Studio

Acknowledgments

Special thanks to:

Ronnie Johnston - Mayor
Randy Vinson - Planning Director
Kay B Lee - Executive Director, The Center
Lucy Courchaine - Manager, The Center
Trey Thomas - Assistant Public Works Director & City Engineer
Adam McDaniel - Local Developer
Donnie Longenecker - Lecturer, The University of Georgia - CE+D

Judges + Sponsors

Tom Walsh - TSW
Lowell Chambers - Porterdale City Council
Peter Drey - d+e = design+environment
Stephen McClain - Great Estates Landscaping

Kay Lee & Gary Brown
Joey & Lucy Courchaine
Jonathan and Sallie Paschal
Mystic Grill

The Center for Community Preservation and Planning
City of Covington
Smart Growth Newton County
Great Estates Landscaping

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Project Development

With the development surge taking place in Covington, GA, Parker Pasture has somehow managed to remain largely untouched. Much of this has to do with its location, a series of streams that converge, surrounded by a number of neighborhood developments of varying scales and income levels. A primary consideration in designing the park was to be able to navigate flood zones and wetlands while creating accessibility and connection points to the surrounding neighborhoods.

By installing native wildflower swaths near the stream banks, we can draw people into the park, while still protecting the banks of the streams and creating a natural habitat for wildlife. This sets the stage for a gorgeous visual backdrop that will be prized by those cruising through the park on the Covington Walks Greenway, or for those coming to the park for recreation.

Concentration on the connectivity points between neighborhoods and the park is a place where residents can meet and greet, let their children play on one of the many playgrounds, or contribute to community gardening. This provides an element of relaxation and socializing that will help knit stronger bonds within the community. Creating this pastoral view will also help to raise property values and better the quality of life of residents, promote restaurant and local shopping sales and draw potential residents to the surrounding neighborhoods, many of which were hit hard by the recession and are still in the process of recovering.

The addition of a high density, low impact development will help fund some programming in the park and introduce new residents to the area interested in a unique neighborhood with beautiful views. Direct access to the park from the surrounding neighborhoods will also help get people out of their houses and interacting with their neighbors, creating a sense of community and improving safety.

The Parker Pasture site offers a unique opportunity to unite a number of communities while offering a large public park within a short walk from downtown Covington. This site offers the opportunity to provide the growing Newton County population with a variety of activities, open spaces, and outdoor entertainment. We picture Parker Pasture as a place to take your dog to play at the dog park, get some exercise on the miles of walking trails, or even have Parker Pasture as a place to call home.

Case Studies

The process of design always starts at some particular place. Given the scope of work, we decided the best way to approach this project was to research and collect a pool of information about parks that help us navigate some of the items that we could suggest to our client. Examples of these park elements came from Piedmont Park in Atlanta, Pendleton King Park in Augusta, and Coolidge Park in Chattanooga.

From Piedmont Park we selected the open, passive spaces and how the tree canopy gently encases those spaces creating a secure feeling as described by the Savannah Hypothesis. Among its many features, we particularly took note of the connection nodes, dog park aptly named Bark Park and a challenging 18 hole, disk golf course that weaves through the trees. A sensory “touch and smell” garden rounds out the impressive elements that contribute to the unique identity of the park. Coolidge Park in Chattanooga has an excellent connection to their greenway. Various elements like the children’s water park and open space were items that we wished to recreate in the design of Parker Pasture as well.

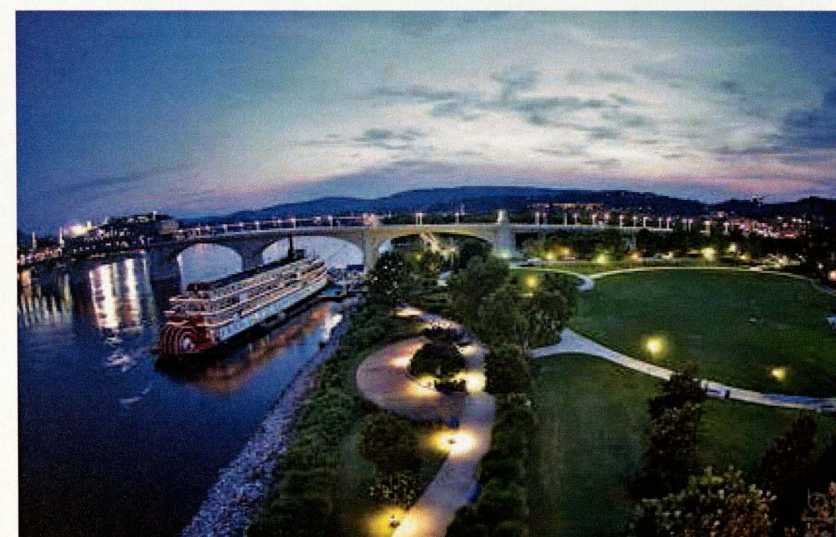
All of these case studies taught us about the requirements of each of the design elements, letting us know if it were possible to incorporate these design ideas. Requirements for dog parks, mountain bike trails and Frisbee golf courses are just a few of the programmed elements that we learned about, as well as how they might interact with each other in a park and how the residents may use them.



fineartamerica.com



franklinarch.com



chatthub.com

Coolidge Park Chattanooga, TN

Coolidge Park, located on the city's North Shore waterfront, provides a beautiful view of the Tennessee River. The park is linked to downtown Chattanooga by means of the world's largest walking bridge, Walnut Street Bridge. Coolidge Park is adjacent to local entertainment, art galleries, shops, and restaurants and serves as a venue for multiple concerts.

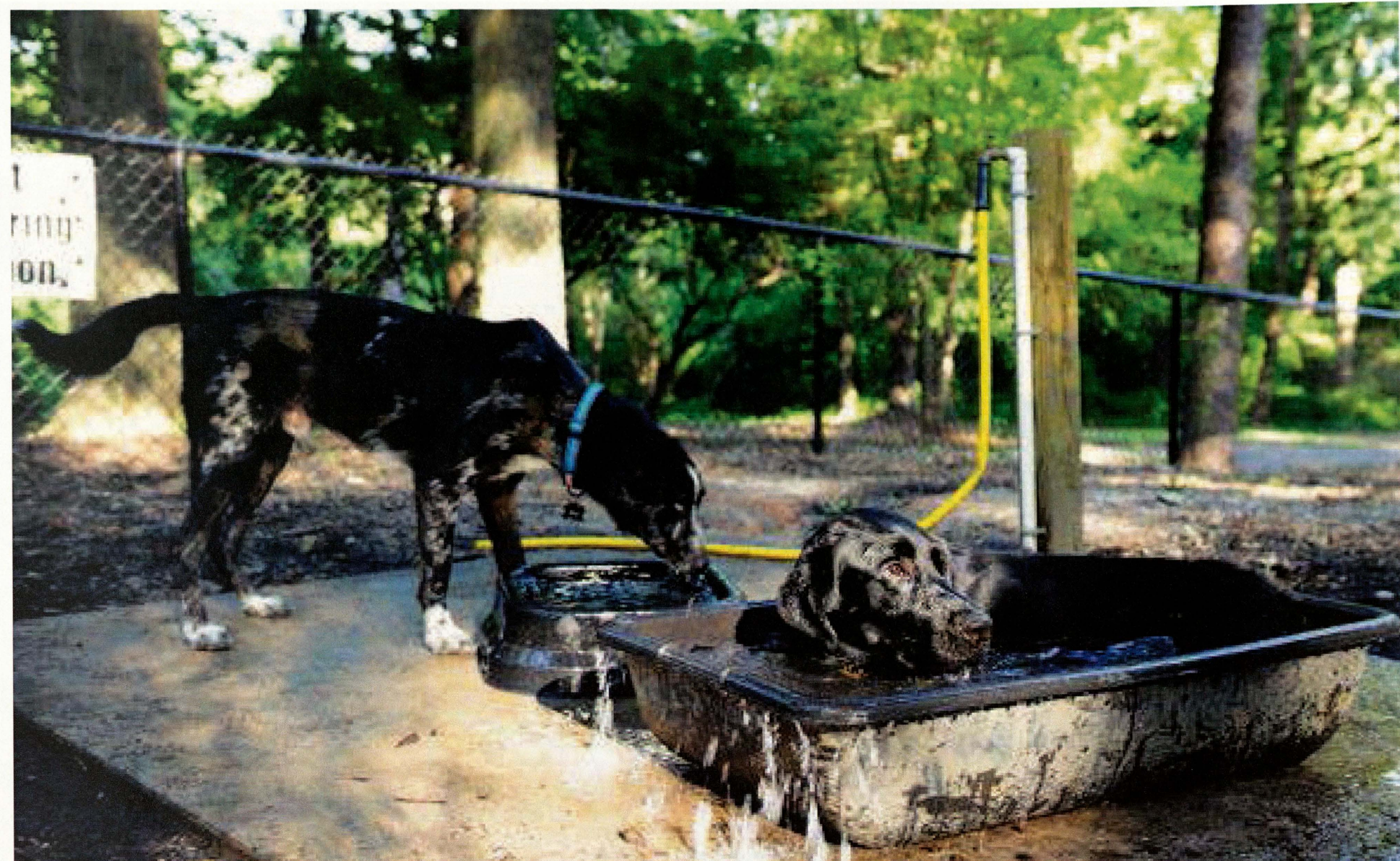
Site Features:

- Open space
- Pet friendly
- Sport friendly
- Children's playground
- The Peace Grove
- Central Carousel
- Interactive children's water fountain
- Pedestrian pathways
- Connected to the Chattanooga Riverwalk (15 mile long Greenway)
- Kayak entrance
- Military Memorial
- Pavilion Space
- Rock Climbing
- Picnic and Grilling areas

Pendleton King Park

Augusta, GA

Pendleton King Park is a 64 acre bird sanctuary of great topographic diversity with pine forests, sand ridges, and marshes. The park is a gem located in the heart of Augusta and houses a variety of gardens and natural resources.



chronicle.augusta.com



discgolfscene.com



augusta.com

Site Features:

- 64 Acres
- Bark Park designated for dogs
- Lake Elizabeth
- 18 hole Disc Golf course
- Tennis Courts + Workout Course
- Rental Facilities
- Cross Country Trails
- Touch and Smell Garden
- Bird Watching Trails



gq.com



tripadvisor.com



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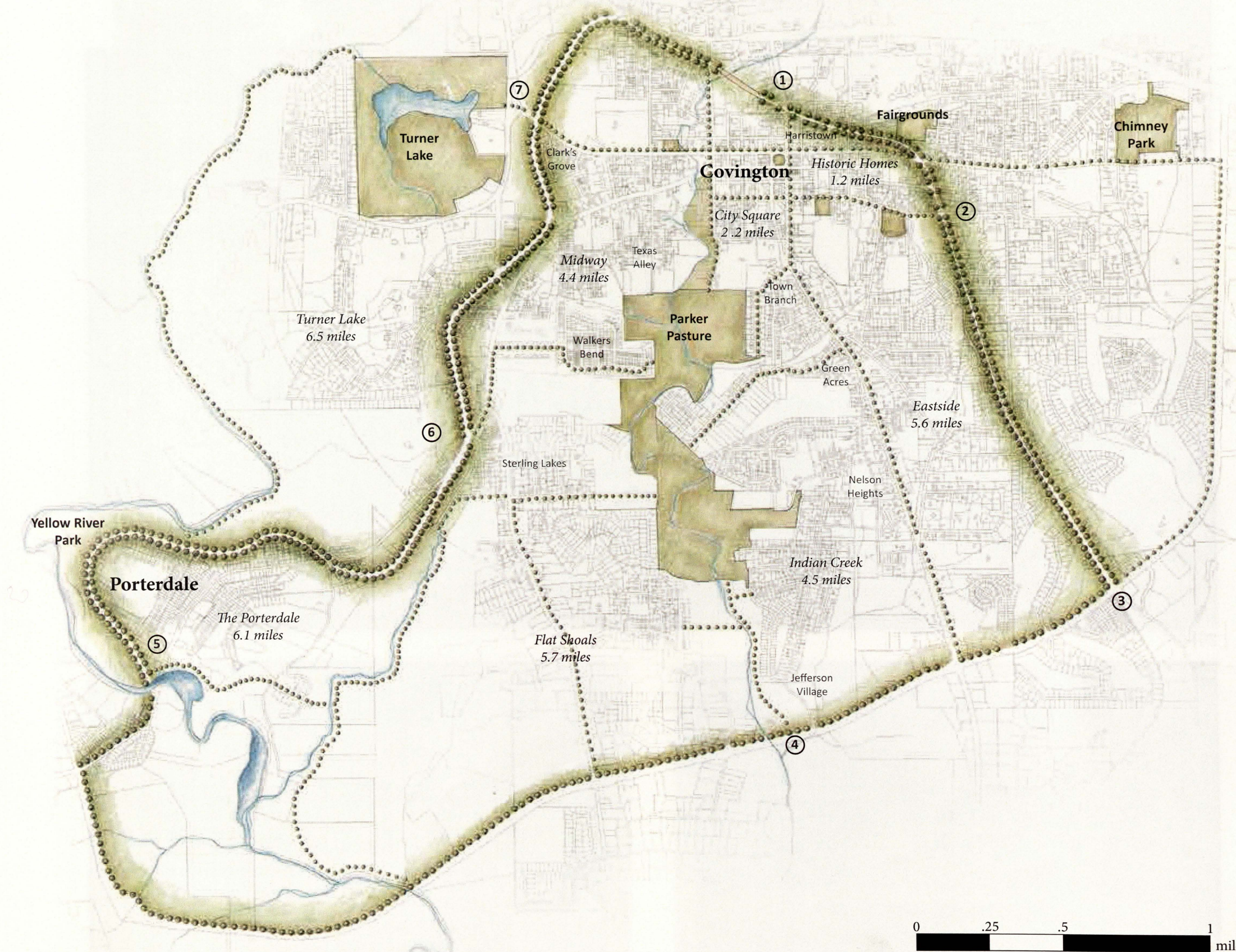
Piedmont Park Atlanta, GA

Located 2 miles northeast of downtown Atlanta, Piedmont Park provides a place for all residents and visitors of Atlanta a place to come and relax, exercise, and socialize.

Site Features:

- 185 acres
- Basketball Courts
- Boccie Ball Courts
- Dog Park
- Fishing
- Green market
- Picnic Areas
- Playgrounds
- Tennis Courts
- Walking and Jogging Paths
- Biking and Skate Areas
- Great Lawn
- Connection to the Atlanta Beltline

Analysis



PARKER PASTURE: INVENTORY & ANALYSIS

Overview:

A community is defined as a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals. Covington is a growing community with vast potential in a growing economy. With a decent number of developments stemming just off the main roadways of Covington, there seems to be just one thing missing from the community equation: connectivity! Bordered by Washington Street and Jackson Highway, there is a massive tract of land currently separating both neighborhoods and surrounding communities. With vast potential for future connectivity, Parker Pasture seems to be the solution.

The Parker Pasture implementation plan is the keystone project for a greater ambition to make Covington a more walkable and healthy city. The plan aims to connect the historic Downtown Square, existing parks and pocket parks, and surrounding neighborhoods by providing a public space with pedestrian and bicycle access and crossings. Perhaps more importantly, this plan would successfully revitalize and reconnect ethnically diverse areas of town which have long been divided.

Current conditions throughout Parker Pasture fail to provide any pedestrian or bicycle facilities. The 100 acre tract of land currently serves as a barrier to adjacent neighborhoods, but the implementation of appropriately sized pathways would successfully unify all of the communities alongside Parker Pasture.

The Parker Pasture project would be able to correct these weaknesses and provide multiple gateways between communities as well as a major gateway into the historic downtown district. The underlying goal for Parker Pasture is to be a catalyst for increased public support for future projects that improve the quality of life both in Covington and furthermore, Newton County.

Existing Conditions:

Bordered by both Washington St. and Jackson Highway, Parker Pasture proves to be quite an incredible piece of land that under-serves the residents nearby. Currently, the land is heavily covered with tall tree cover throughout the boundaries, separated only by patches

of open lawn space. The site proves to be highly difficult to access as it is not currently used for any sort of public space. Therefore, you must go toward the end of one of the bordering neighborhoods to access the site by foot. Based on the current zoning of Covington, Georgia, the Parker Pasture tract of land includes both: Neighborhood Residential 1 district & Neighborhood Residential 2 district.

Physical Analysis:

Research for the Parker Pasture park design was dominantly collected from Newton County's Geographical Information Systems (GIS) and field study. Students from the UGA Metropolitan Design Studio researched the site by photographically documenting existing conditions and producing an inventory analysis of both the area of interest and existing parks of Covington, and more specifically rail line beds, vegetation, hydrology, utilities, parking lots, and accessibility to the site.

Slope Analysis:

Parker Pasture Slope Analysis shows the existing gradient stretching throughout the entire site. The slopes falls into five categories: 5% or less, between 5% and 10%, between 10% and 15%, between 15% and 25%, and anything greater than 25%. In addition it is important to note that along the higher gradients we have included an advanced mountain bike trail to play off the existing topography, and have also designed native wildflower bioremediation swales in the lower grades of the site.

Tree Inventory:

Inventory was collected by means of GIS. Throughout the site, the majority of the area consists of a Deciduous Canopy. There is also a concentrated area of Evergreen Canopy located towards the center of the site.

Inventory:

Utility Inventory was collected by means of GIS as well. Based on the existing inventory of Parker Pasture, there are a series of connecting sewer lines connecting the neighborhoods surrounding the site. These sewer drains have been exposed in order to accommodate the flood zone levels. The idea is to prevent storm water from flooding the sewers and ultimately depositing waste products throughout the site. While this may seem like a smart idea, we have discovered that either the system is malfunctioning or another problem has arisen

because there are some areas where waste has entered the park. There is also a series of storm water lines towards the southern end of the property as well as a few lines spurring from each of the neighborhoods bordering the site.

Land Use:

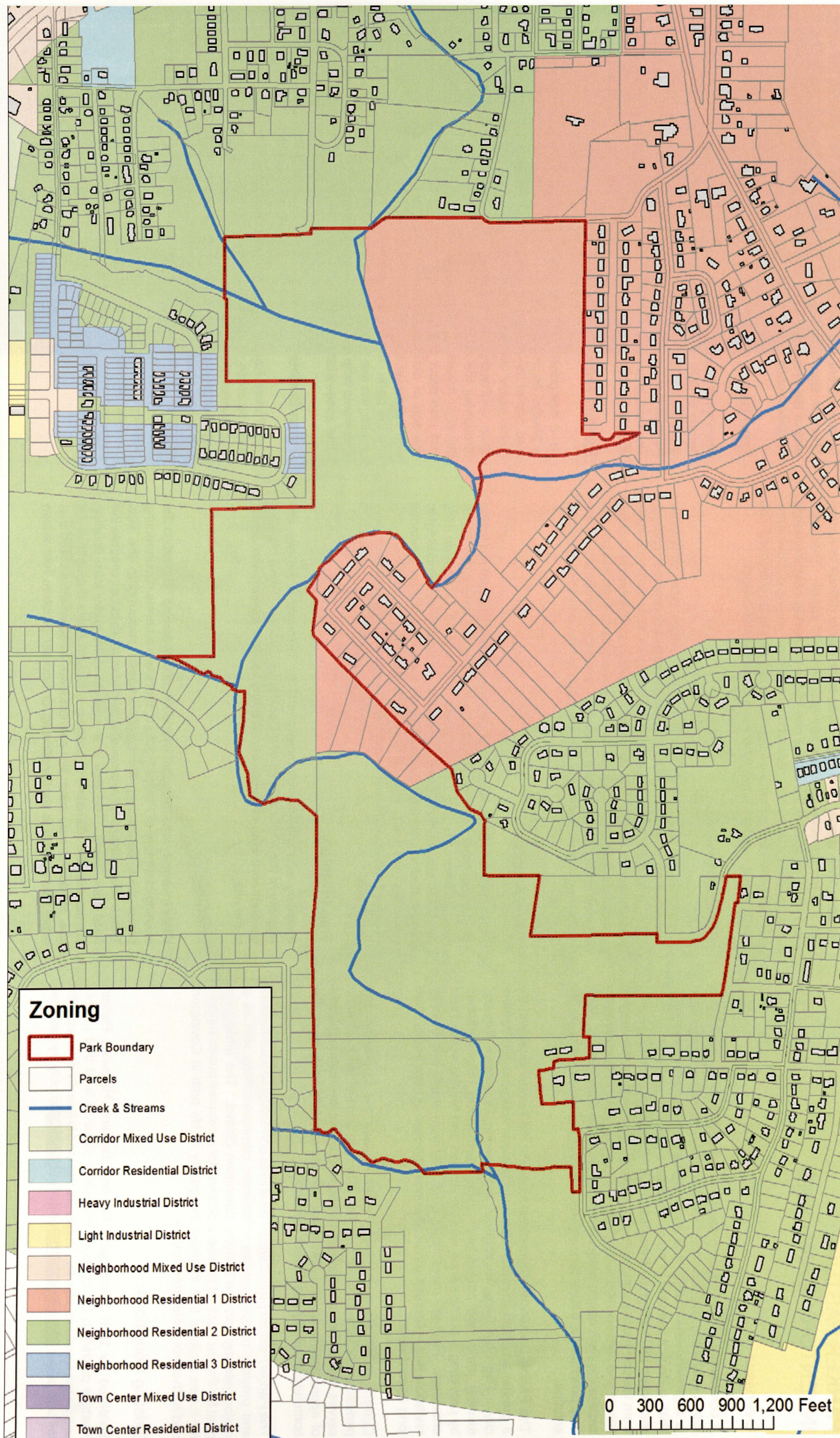
The Parker Pasture Land Use Inventory was additionally collected by means of GIS. The existing land use along the Parker Pasture site is predominately unused green space. As mentioned earlier, Parker Pasture currently under-serves the residents that border the property. The land is currently zoned in both the Neighborhood Residential 1 and Neighborhood Residential 2 districts.

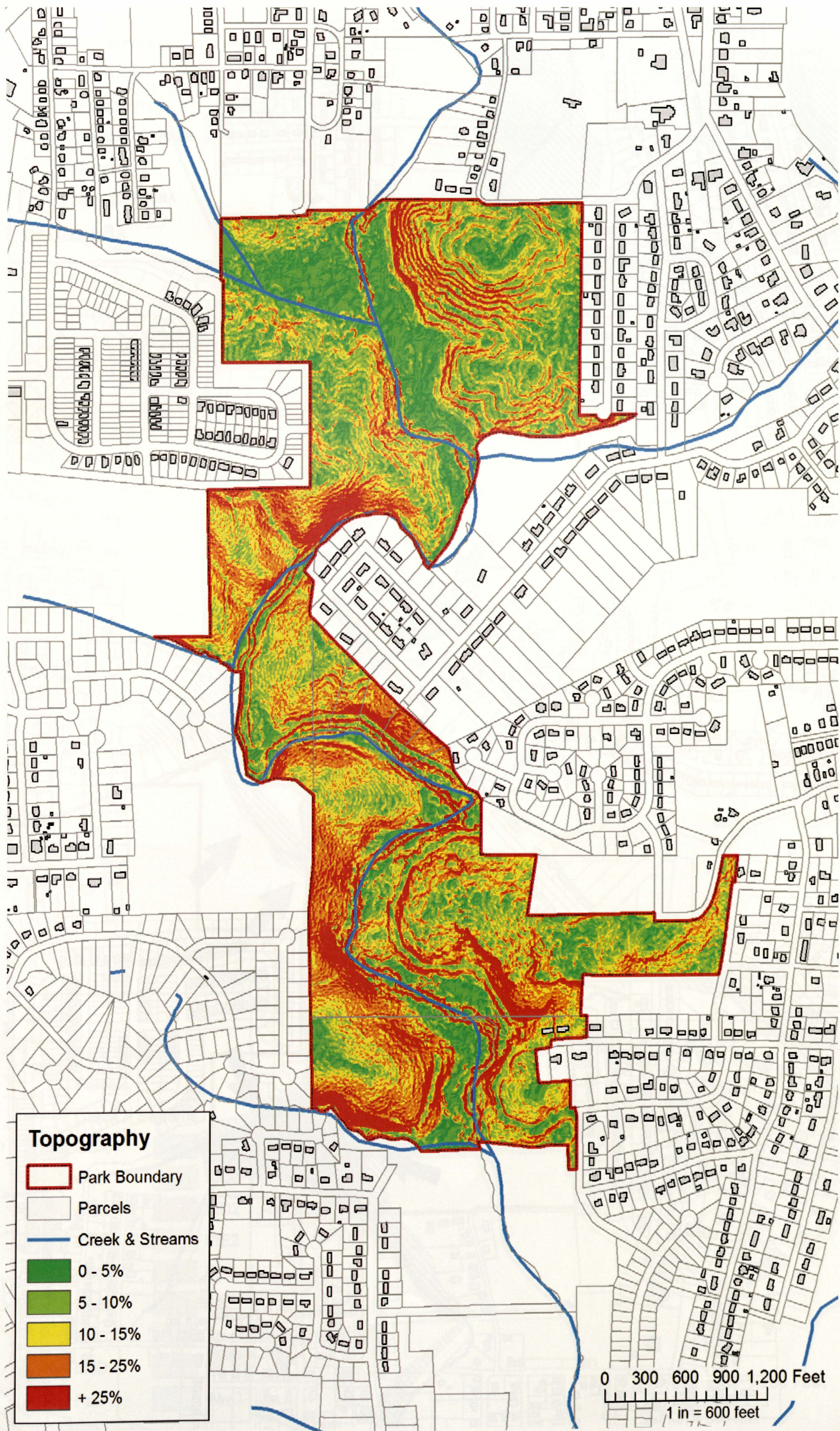
Existing Hydrology:

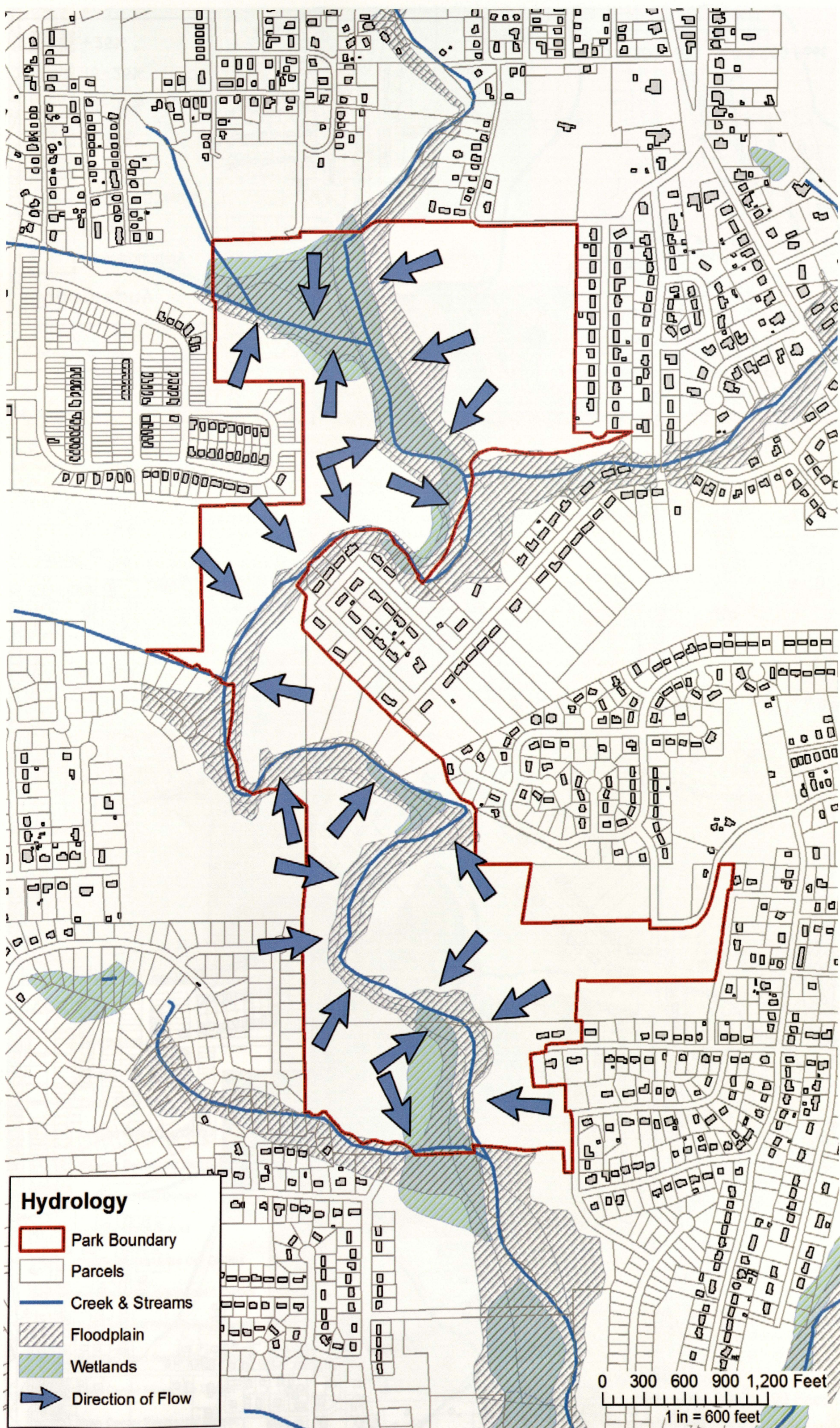
As a component of any public or private space, storm drainage is always an important factor. In the case of any public park, it is also one of the most evident natural systems. Calculating effective storm water drainage becomes critical to complement or mimic other successful public spaces. Because of the winding tributary throughout the entire park, this issue serves as precedent to all of the other issues. This primary stream spurs off into different areas that also enter the bordering neighborhoods. Without addressing any sort of drainage issues, storm water can cause complications with the sewer drains and ultimately bring waste from the sewers up into the park. Because any sort of detention facility ceases to exist on site, we are proposing a native wildflower bioremediation swale. This would help eliminate standing water and potential flooding in the flood zones along the stream.

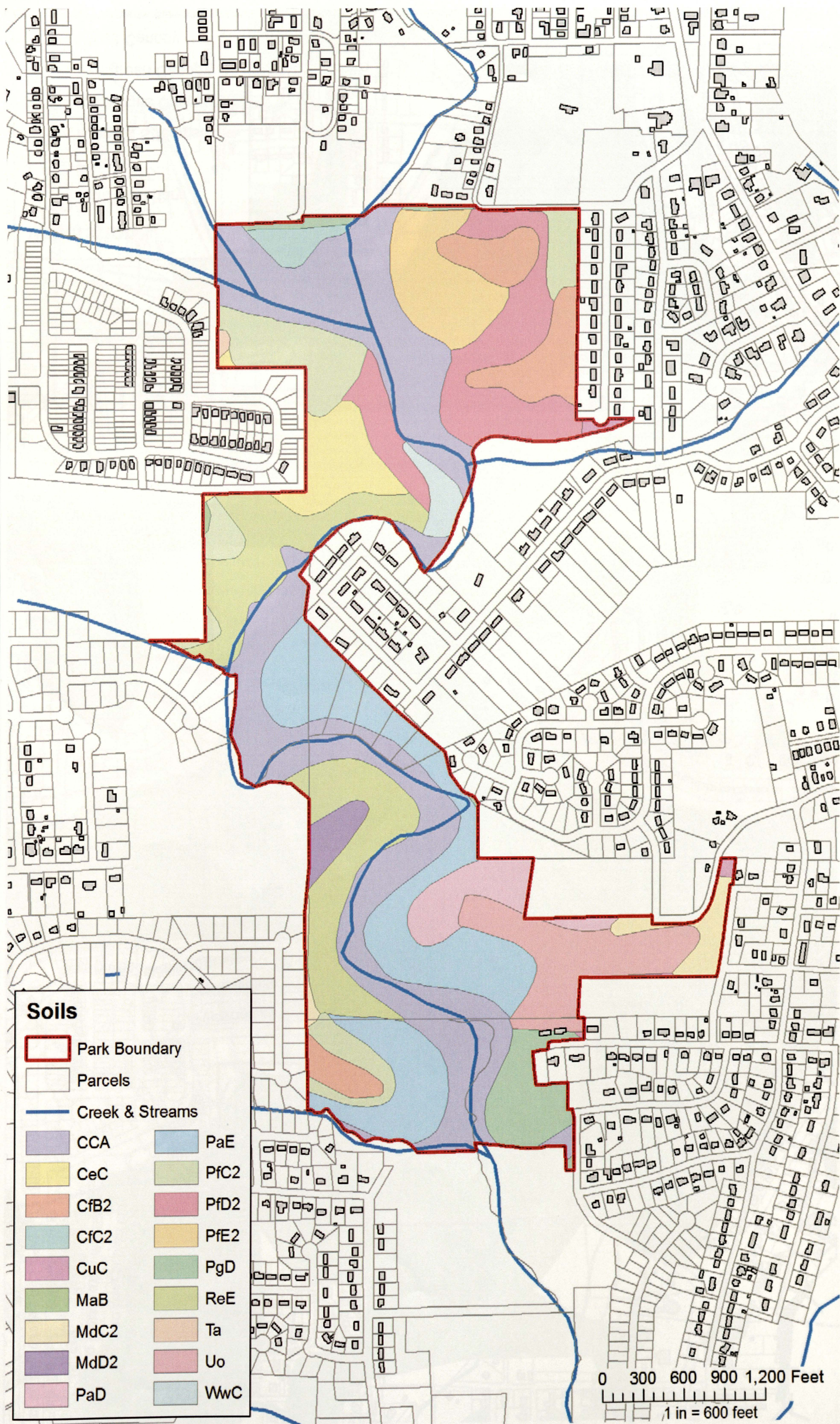
Urban Context:

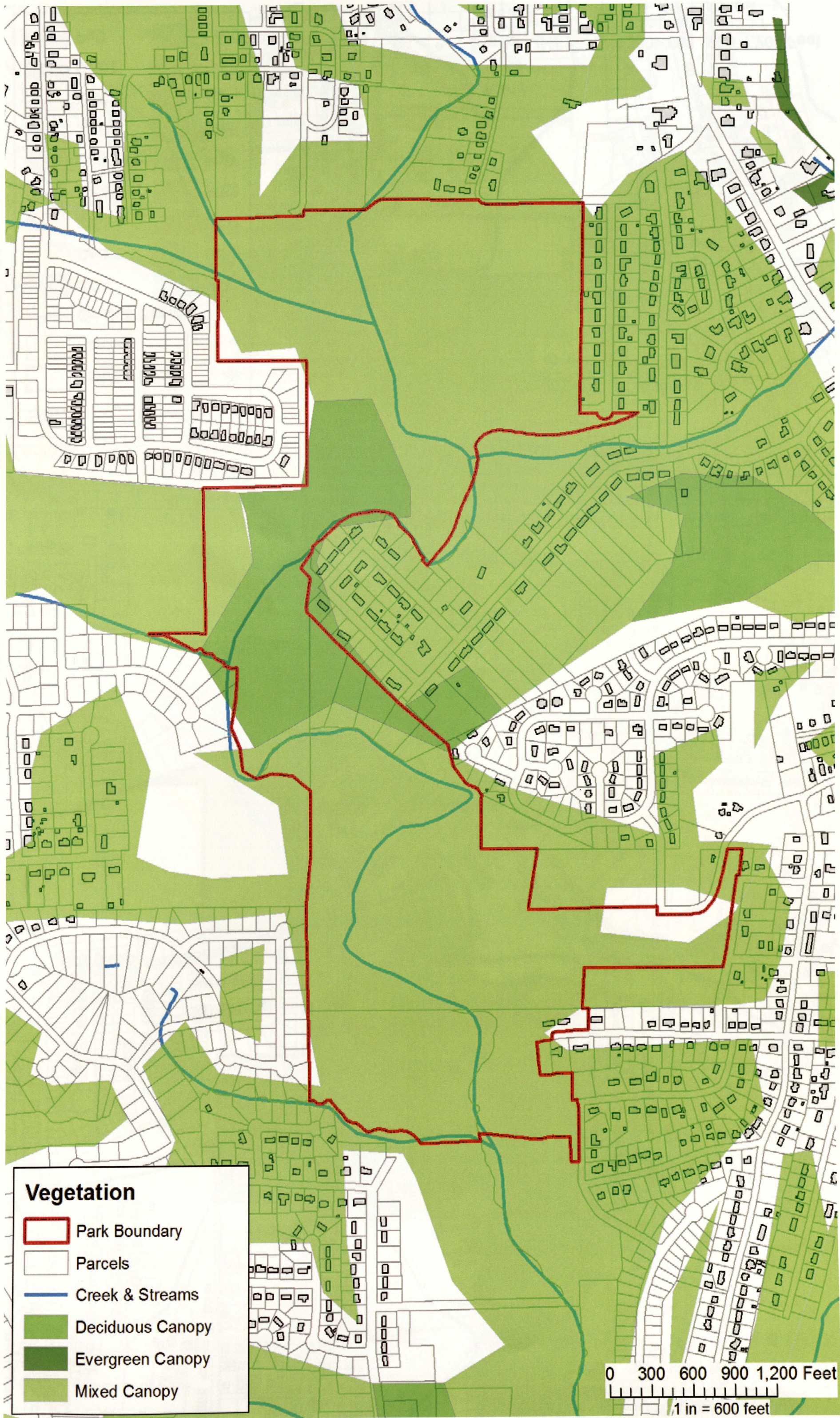
The Parker Pasture analysis plan evaluates the land as well as adjacent areas of interest within Covington. Kevin Lynch, an astute land planner of his time effectively illustrates his city mapping through his publication of Image Of The City published by MIT Press in 1960. The analysis was successfully able to overlay and manipulate these principles of urban planning into the Parker Pasture design phase. Parker Pasture composes a large segment of Covington's park network and it illustrates many of the elements that become a part of our ever-developing vernacular such as: landmarks, nodes districts, neighborhoods, gateways, pathways, and edges. This analysis separates the circulatory elements from everything else discussed.

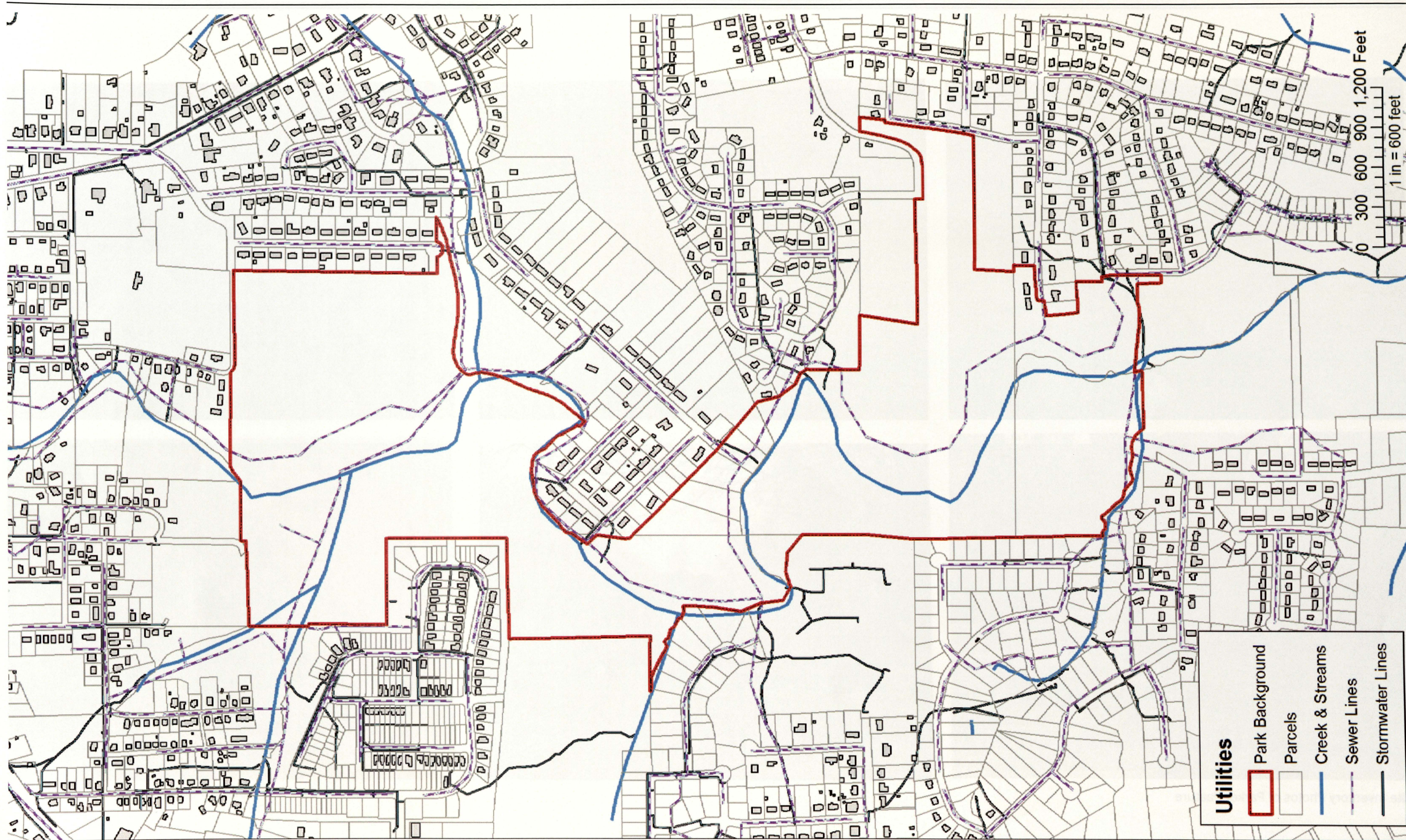














Site Inventory Photos of Parker Pasture



Site Inventory Photos of Parker Pasture

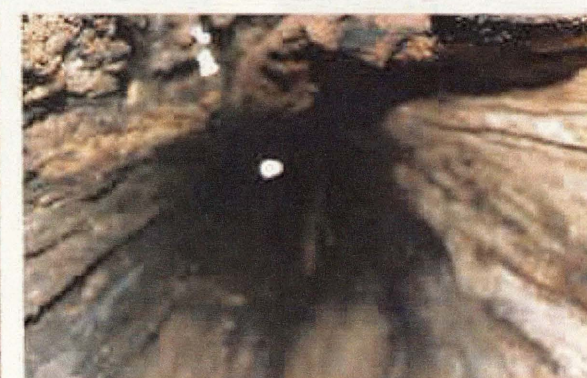
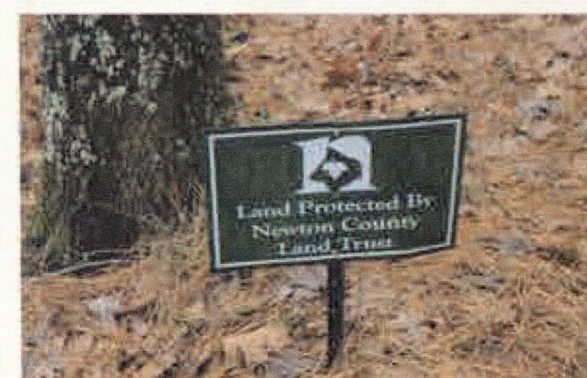
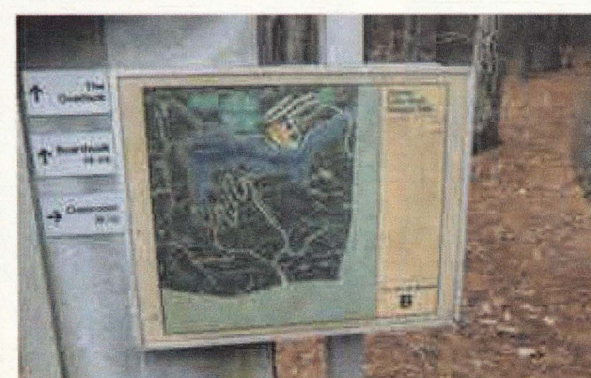
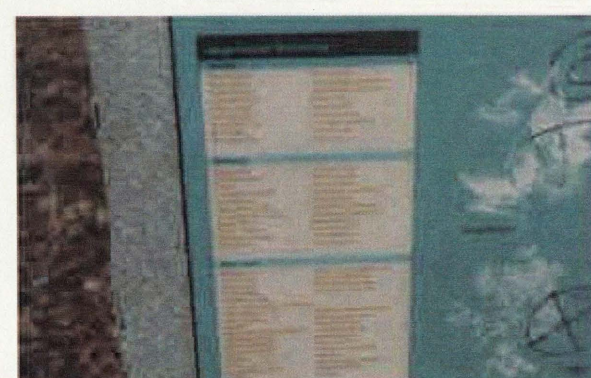
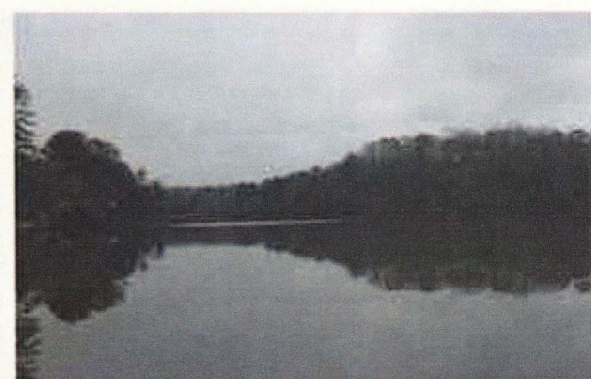
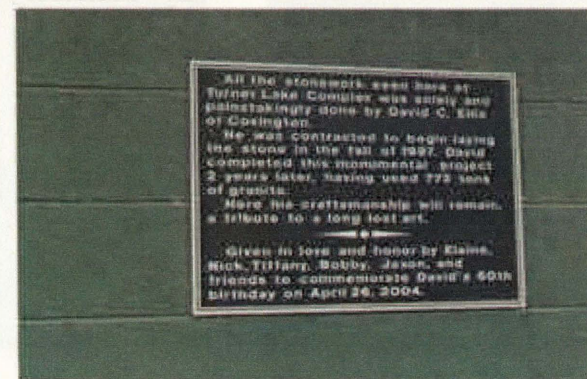
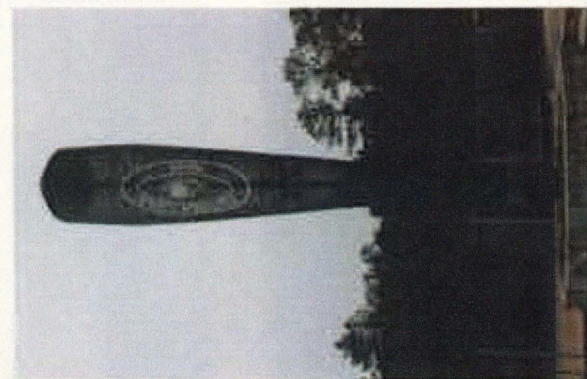
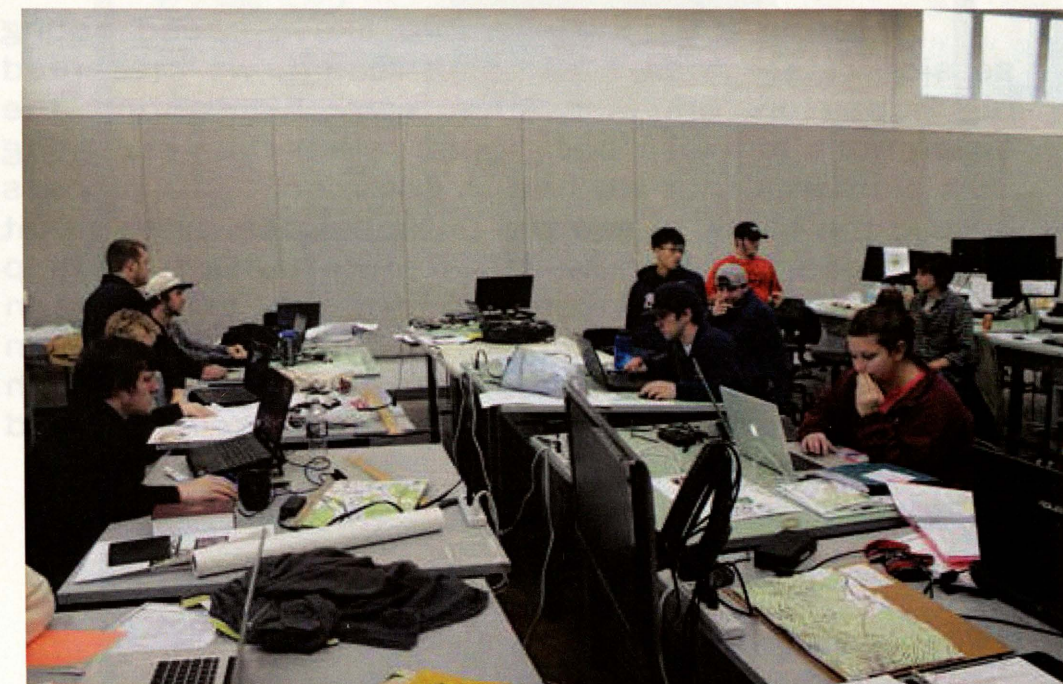
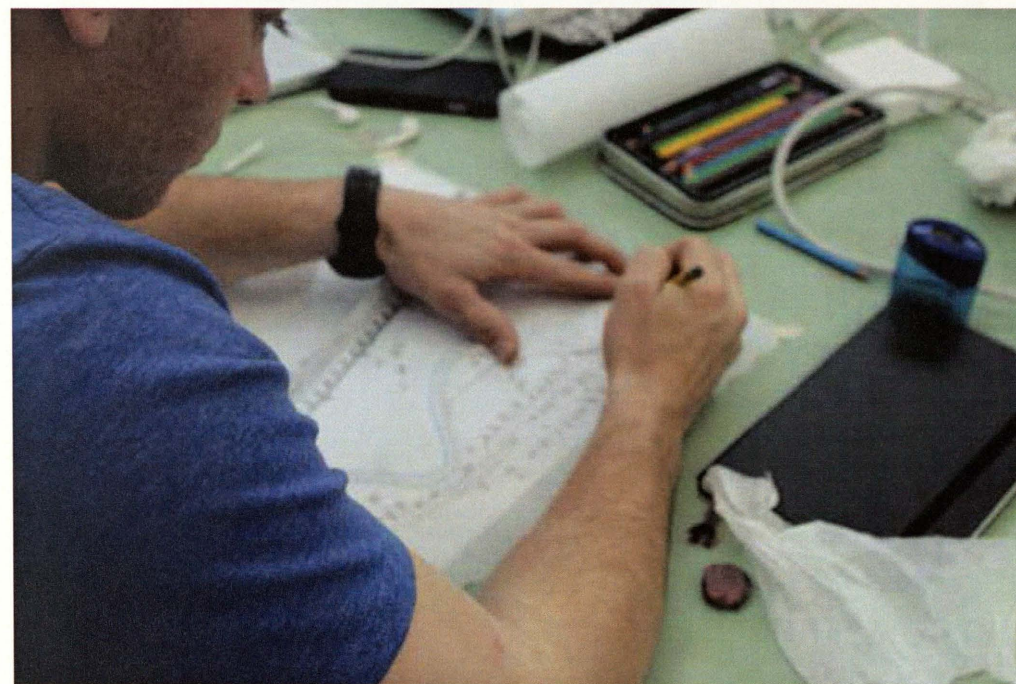


Photo Inventory from Turner Lake Park



Photo Inventory from Academy Springs Park

Concept Development



Photos from our three day charrette with the City of Covington and The Center

The charrette was a three day intensive design studio session that helped us come up with different collections of program items that could feasibly be implemented by the community yet allow us to still be able to put a stamp of individuality on the park. Broken into 5 teams, each group came up with a Parker Pasture park design, and a Greenway design.

Each group had a major contribution to the entire design process. From wild flower swaths, to wetland preservation methods, from access roads, to well-designed community connections and from mountain bike trails, Frisbee golf and community plazas...each design brought forth innovative ideas to attract both residents and visitors alike.

Treating the process more like a speed dating session rather than a skipping record, we presented our ideas in an innovative way, highlighting the differences between our groups rather than repeating that elements that we had in common. This process helped the client to see the potential possibilities that could generate a new infl ux of tourism to help generate increased income for the City of Covington and by the end of this process, we had a solid grip on the preferences for programmed elements and which graphic styles the customer preferred for going forward with fi nal design.

Parker Pasture Covington, Georgia



Parker Pasture will be a 150 acre park located Southwest of the City Square in Covington, Georgia. Parker Pasture will serve as the heart of the Covington Greenway where people will come to relax, exercise, and connect with nature. The concept behind Parker Pasture is a Conservation Park where we have developed on less than 30% of the land leaving majority of the existing forest untouched while implementing a new wetland planting plan, wildflower meadows, and maintained landscape areas.

Within the park we have three main nodes of development: a main entrance area, a skate park, and a passive recreation area. In the main entrance area, on the Northeast corner, you will find a Welcome Center, an Education Center, a Zone Course, a Ropes Course, and a Scattered Tree House Playhouse. This serves as our main development that will hold most activity in the park. The second node, located in the middle of the park, will serve as the area holding the skatepark and children's play. And the third node, located in the Southeast corner, will be our passive recreation area that will hold our dog park and open play space. Each node is connected by different trails and are accessible from all areas of the park or Greenway.

The trails in the park include hiking, biking, and golf cart accessibility on their own respected trails. Hiking trails flow fluently throughout the entire park. Golf cart paths are located along the Greenway and spur through the main entrance area, and the passive recreation area. The biking trails are along the hiking trails and break off into more adventurous and strenuous mountain bike trails in the middle west side of the park. These trails take you through the beautiful conserved forest and the newly developed wetland boardwalks, making your experience with nature one you will never forget.



Northern Section



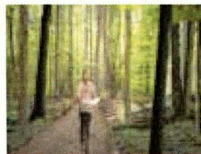
Southern Section



Entry to Parker Pasture



Greenway Path



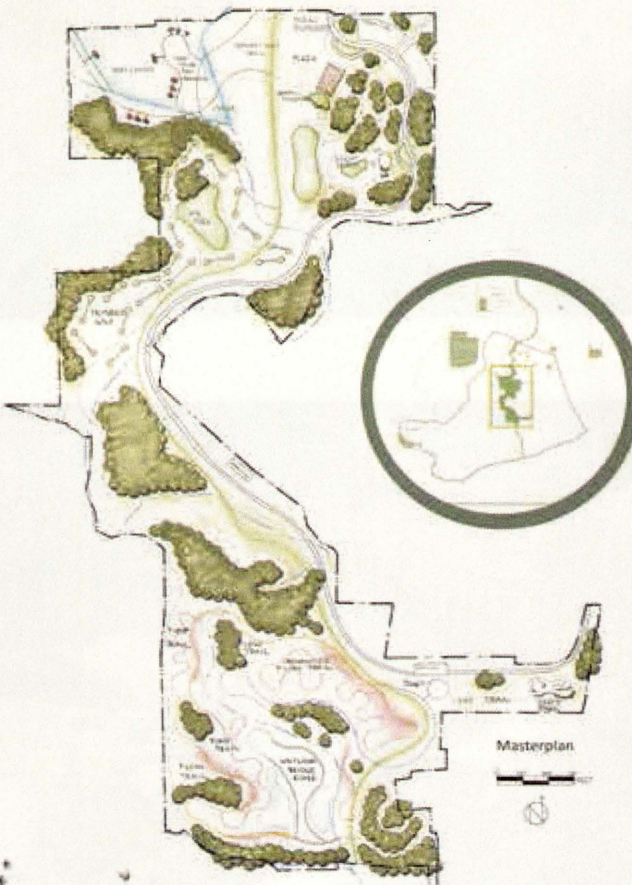
Plant Selections



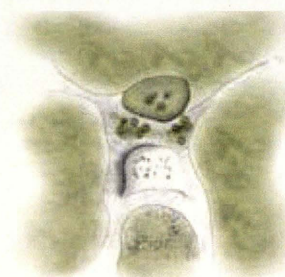
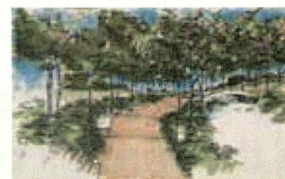
Parker Pasture Community Park Design

David Schuster, Kenneth Gregory, Shannon Hadden

Parker Pasture is a 150+ acre parcel of land that is nestled in the heart of Covington, GA. The design vision for Parker Pasture is to create increased community connectivity and future development through beautiful pastoral settings and an interconnected trail system that connects to the Three Rivers Greenway.



Parlier Forest is approximately a 150-acre park located just south of downtown Concho, Georgia. Parlier Forest is also located in the center of the Great Watson County. The gateway provides easy access to the park for all of the surrounding neighborhoods which encourage citizens to travel to the park without ever getting into a vehicle. The design focuses on the two main areas. The northern nature preserve includes a splash pad, a nature conservancy featuring a boardwalk that overlooks a wetland area, a dog park, and state park. The southern section includes an amphitheater, a sensory park, a nature conservancy featuring hiking trails, a duck enclosure area combined with a high speed water slide, and a playground. The park is divided into three main sections in order to promote high density development while preserving as much as the park as possible. The park trails have been designed according to different transportation modes used throughout the park including walking, jogging, and golf carts. The trails have been laid out according to the topography to minimize the disturbances.

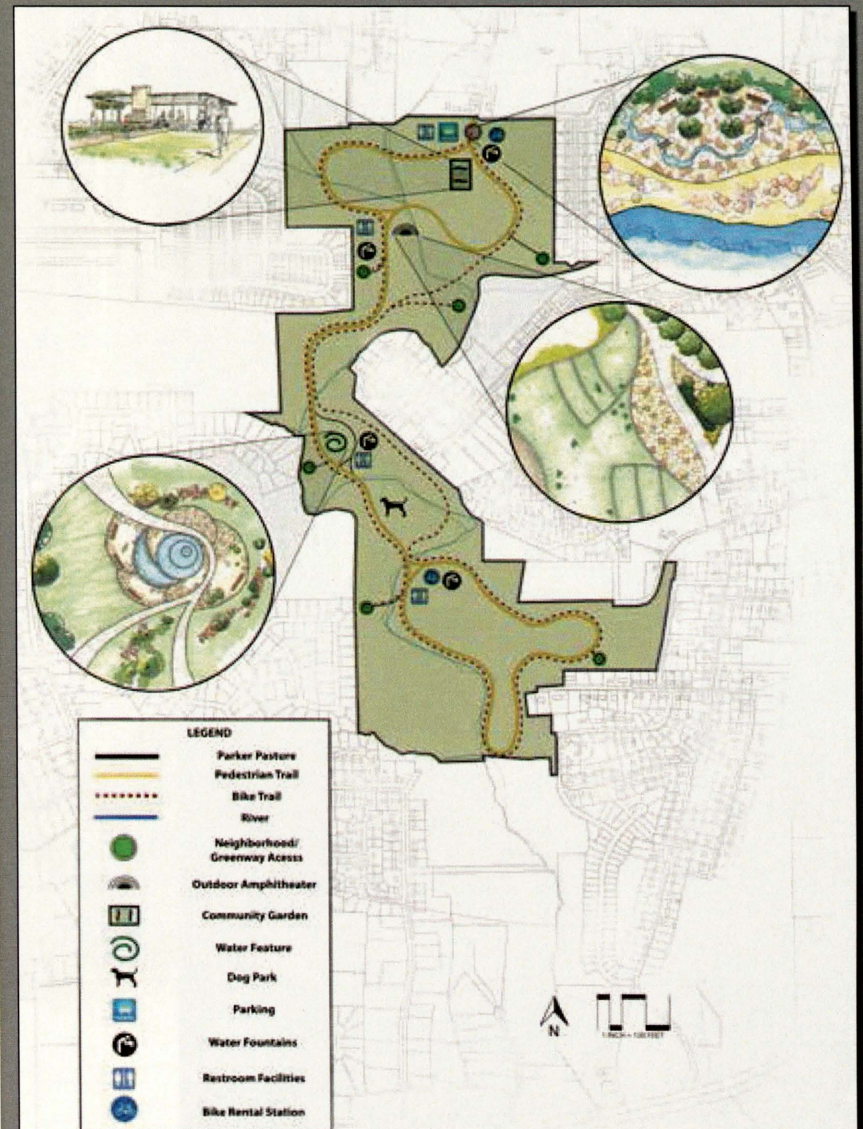


Covington, Georgia

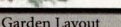
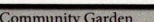
Parker Pasture is a 750 acre park located in the heart of Covington, Georgia. The mixed hardwood forests and varied topography have been preserved to highlight this park's natural beauty. An outdoor recreation center with a sloped green roof is the main feature on the North end of the park, drawing in visitors from the downtown area and nearby residential neighborhoods. Interactive play elements and earth mounds provide naturalistic play structures for children and adults alike. A low-impact cultural center with sweeping views of the river can be utilized for neighborhood meetings, local art exhibitions, or a rental venue for events. A network of trails for hikers and mountain biking is the focus of the southern half of the park, leaving the natural forest intact for energetic recreation.

Located directly south of downtown Covington, Pasture Park is roughly a 150-acre tract of land providing a unique design opportunity. Consisting of winding pedestrian and bike trails, one can travel through the site comfortably. Along the site, one would come across adequate signage and mile markers to clearly direct them through the site. Some unique amenities we have illustrated below include: entrance nodes, community garden/ event space, outdoor amphitheater, interactive water feature, a dog park, and plenty of open green spaces providing opportunities for anyone visiting the park. The park is surrounded by multiple neighborhoods, providing them easy access to a functional yet beautiful community asset right in their backyard. These neighborhood connections double as access points to come to or from the proposed Covington Circuit Greenway.

Pasture Park not only includes and extensive pedestrian pathway, but also a bike trail that encourages users to enjoy the park while they ride through it. We have envisioned both the proposed greenway as well as Pasture park to have an integrated bike rental system, providing users an opportunity to check out a bicycle and be able to drop them off at any of the designated bike rental stations throughout both the park and along the greenway.



We envision Pasture Park being geared towards community interaction and involvement. The park is conveniently located below downtown Covington and directly surrounded by over 10 neighborhoods. With the convenience to neighborhoods, and easy access into the park, we have focused the main part of our design around community interaction. For example, designing an event space groups can come and rent out periodically. To the right, we have illustrated a community garden/ pavilion space that encourages any and everyone to come and help tend to the garden and participate in events like a farmer's market, consisting of goods grown in this garden. This provides a learning experience for all ages including children, college students, and even adults to work together and learn from each other.

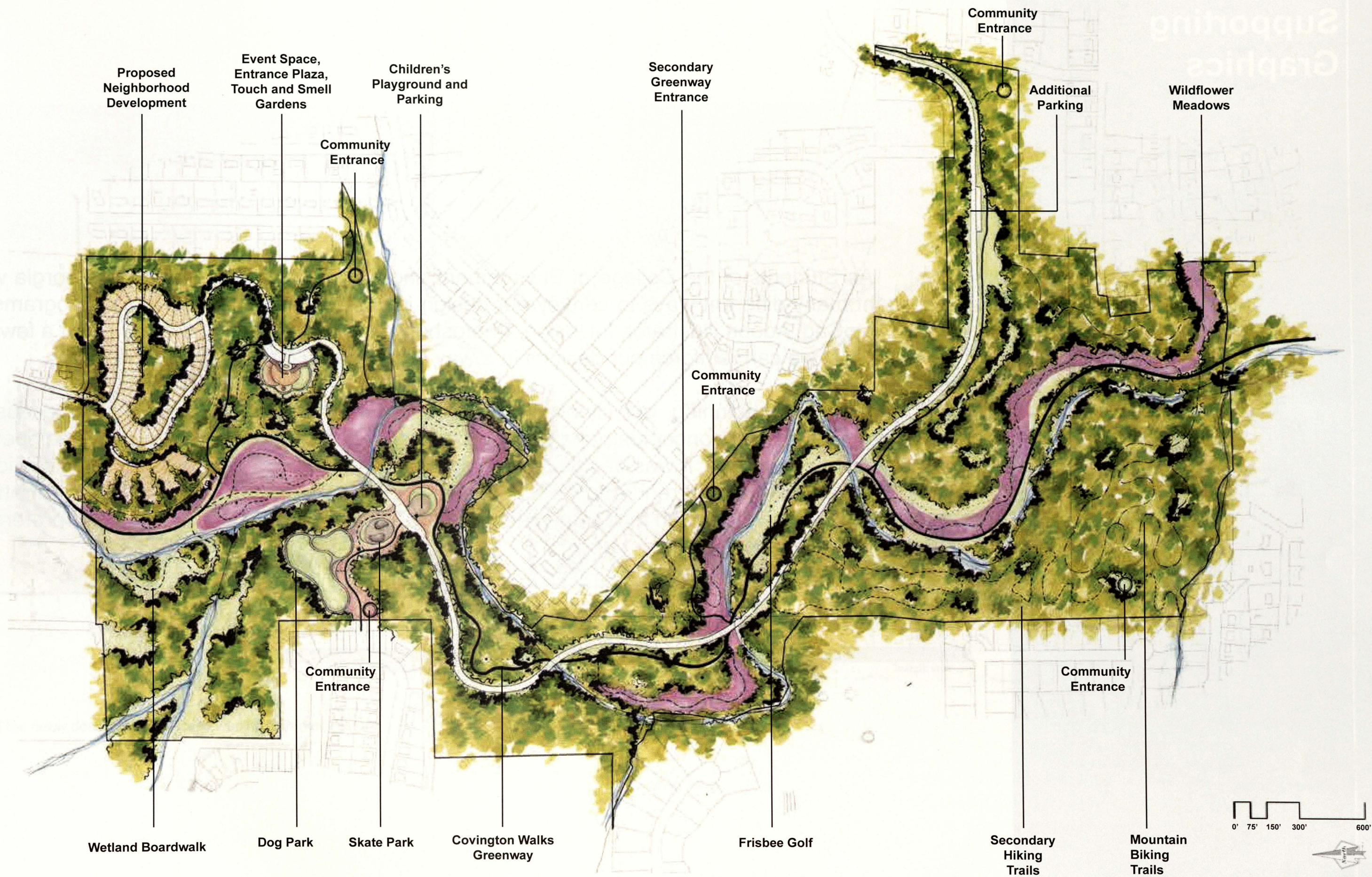


The introduction of a high density, low impact development located in the North East corner of the park will set the stage for additional program funding. These lots consist of 5 estate lots and 65 high density urban living lots that are all backed by wooded lands and views of the park. The dimensions of the estate lots are 200 x 75 and the high density single family lots are 80 x 36.

One can choose from two house plans that are just over 1800 square feet. Covenants and restrictions would prevent the deforestation of the estate lots conserving the land to support ecosystems and views. A private access road and alley system would be incorporated in the development so that garbage cans and cars can be kept off the main thoroughfare to add neighborhood aesthetic value.

Most of the paths, roads and trails of Parker Pasture were driven by topography to enhance the natural sweeps of the land and to conserve the landscape. By providing native wildflower swaths, we add scenic views, ecological corridors for wildlife, protect the stream banks from erosion or foot traffic and add to the food supply of hummingbirds that migrate through the area.

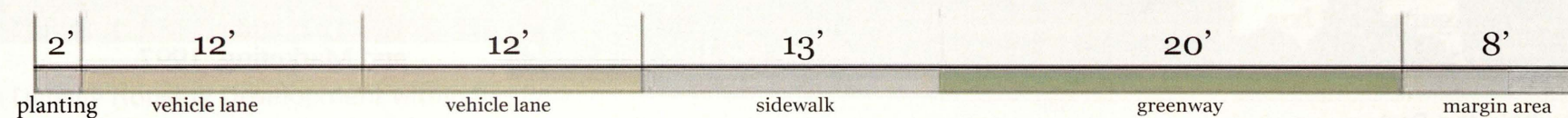
Frisbee golf, a dog park, mountain bike trails, and wetland boardwalk and overlook area, a community plaza, restrooms and skate park are just a few of the planned program events to attract community members. Parker Pasture will be the new "place to be" in Covington.



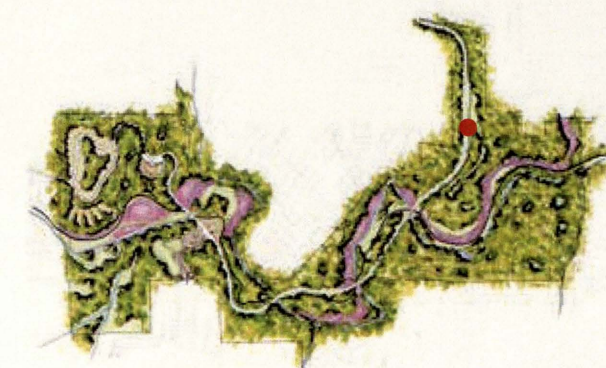
Supporting Graphics

As Students of the College of Environment and Design at the University of Georgia we are taught many different ways to convey our design ideas to our clients. Computer programs such as AutoCad, Adobe Illustrator, InDesign, Photoshop, SketchUp and GIS maps are just a few of the ways that we can reinforce our designs in a way that is easily interpreted by the client.

From the beginning, our client expressed an interest in hand rendering, and because this design was mainly conceptual, and because we wanted it to appeal to potential developers and community members, it was decided that Master Plans with supporting perspective, section and plan drawings in a hand rendered manner would be our method in this process. The charrette also helped narrow down which rendering methods were to be used, based upon customer preferences.

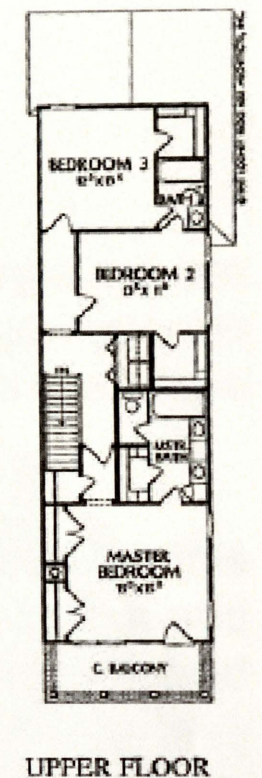
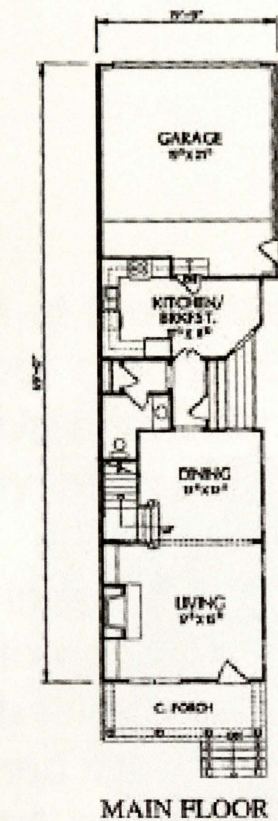


Section of the newly designed Streetscape leading to Parker Pasture

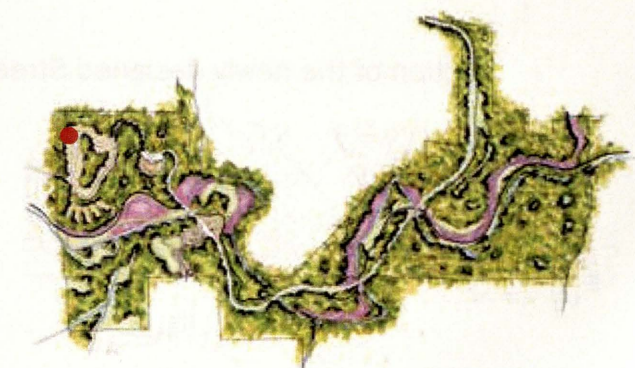




Typical Section of High Density Housing Development within the Park

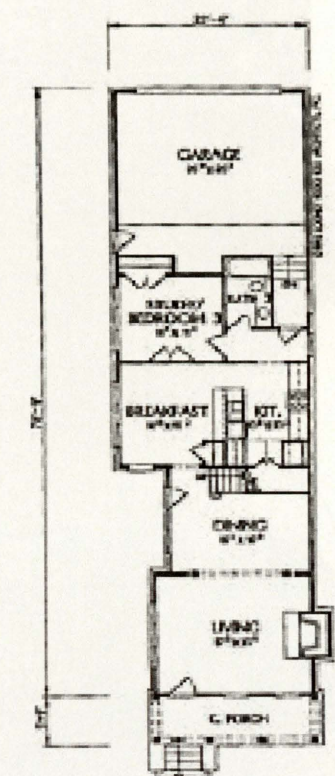


Miller, Jason, R. John Anderson, and Roger Heegaard.
 "TND Plans - The Collection." In *Traditional Neighborhood Design*,
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 and Marketing, 1997.

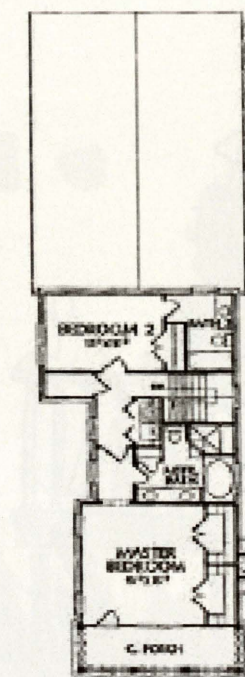




Typical Section of High Density Housing Development within the Park

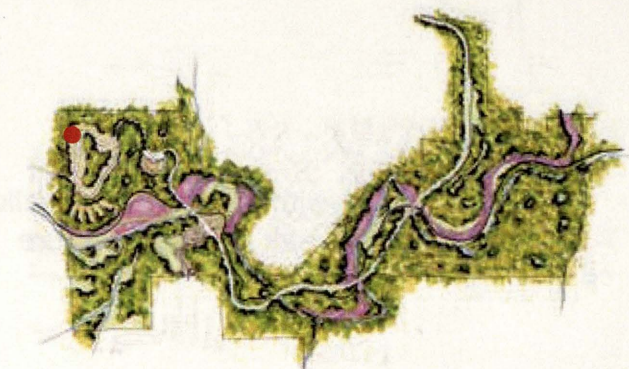


MAIN LEVEL



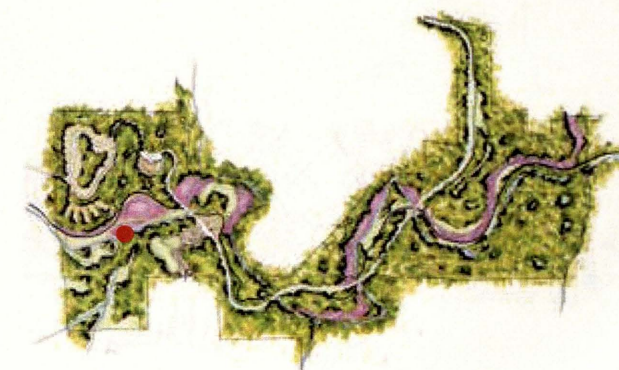
UPPER LEVEL

Miller, Jason, R. John Anderson, and Roger Heegaard.
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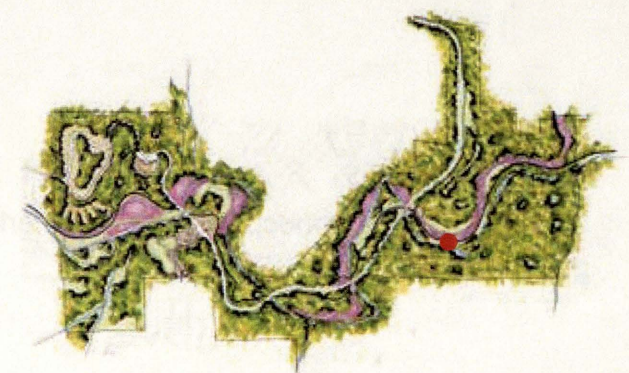


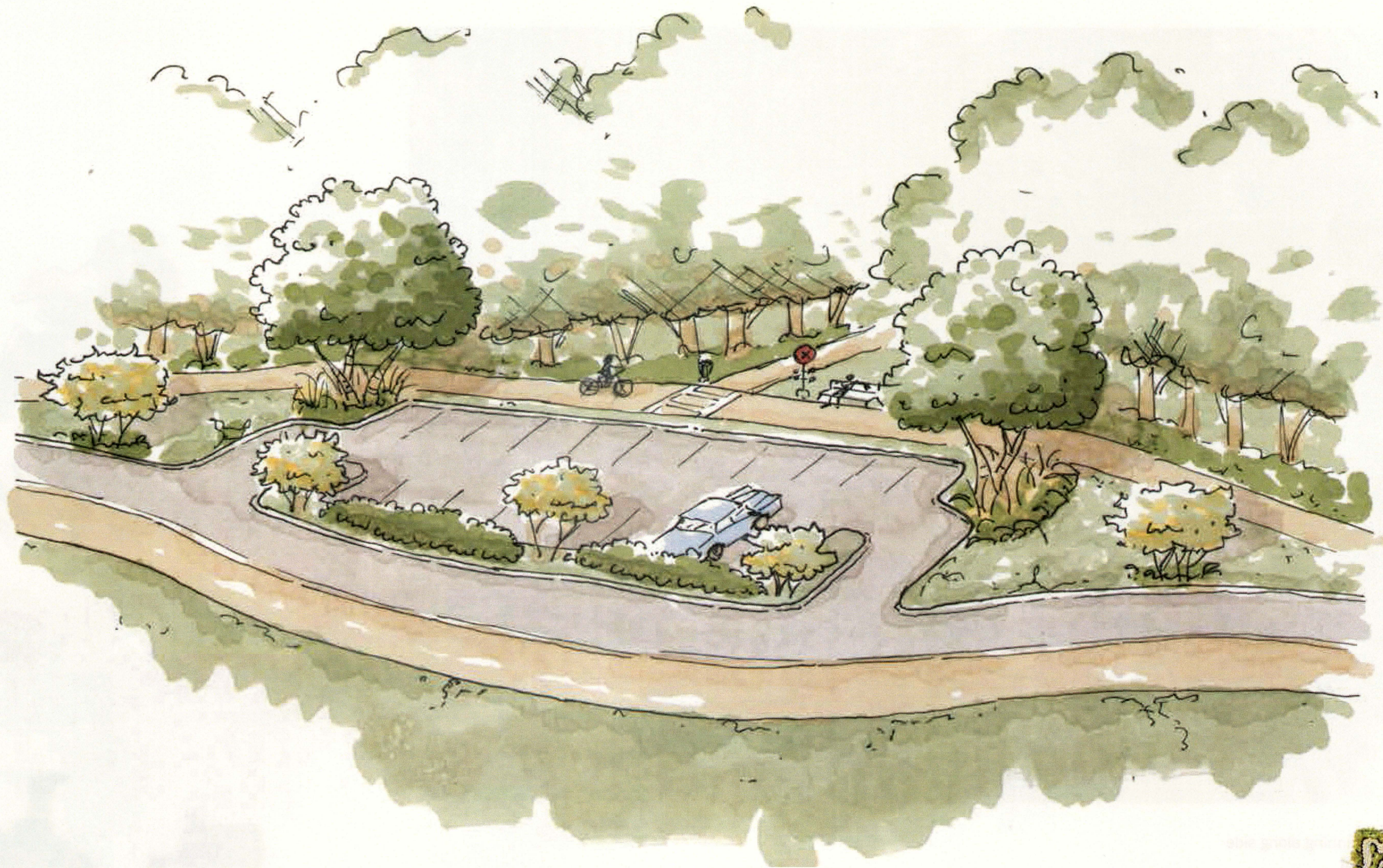
Wetland walk with the Covington Walk running along side
Dried Indian Creek in Parker Pasture



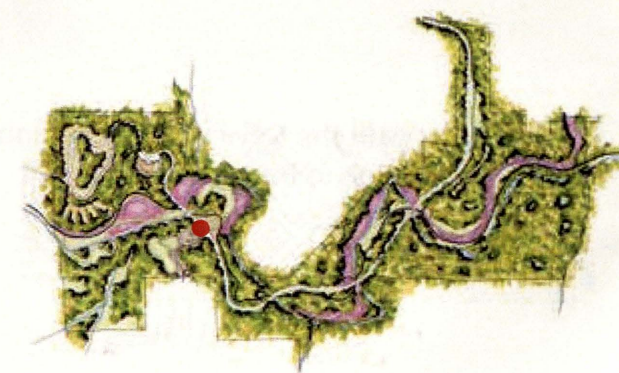


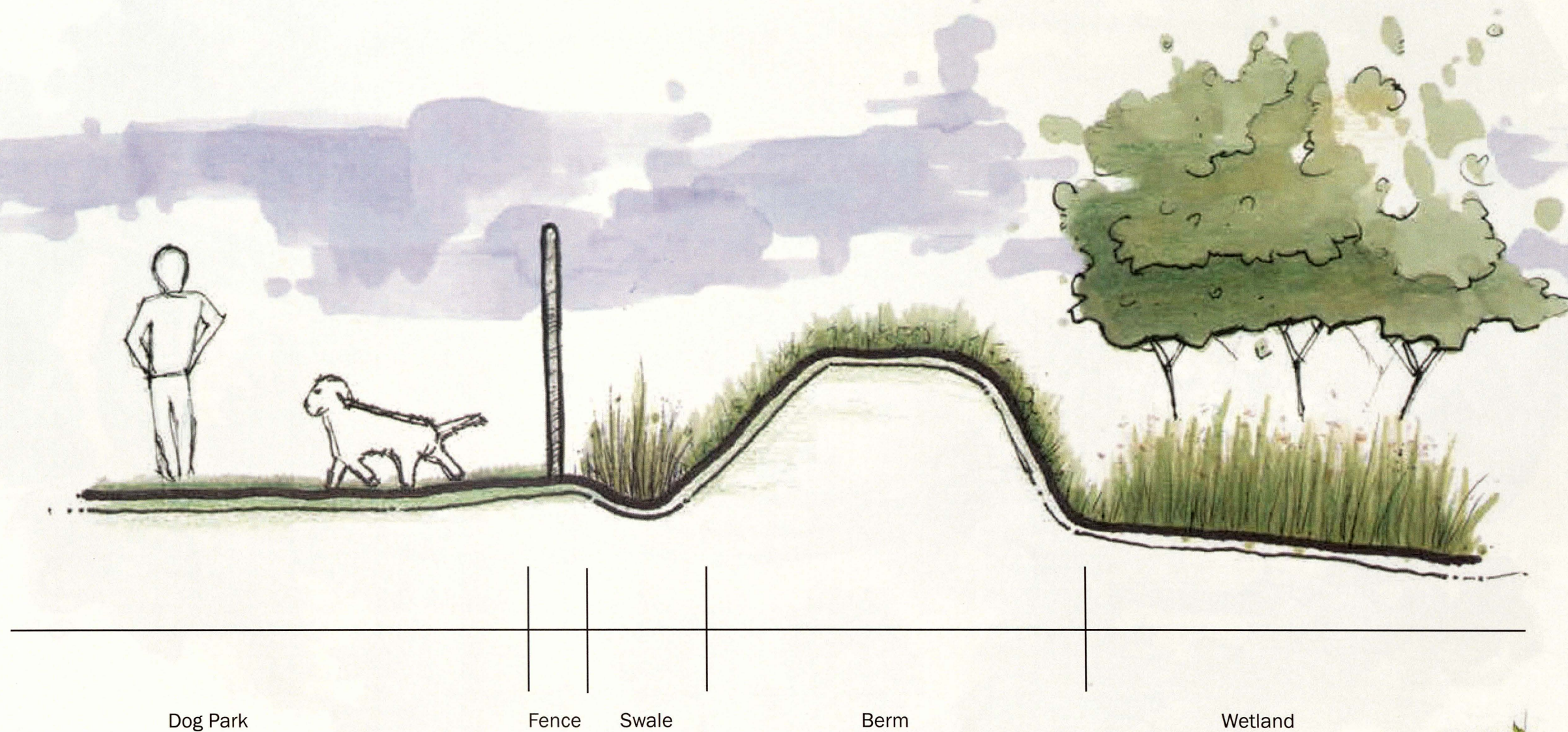
Wetland walk with the Covington Walk running along side
Dried Indian Creek in Parker Pasture



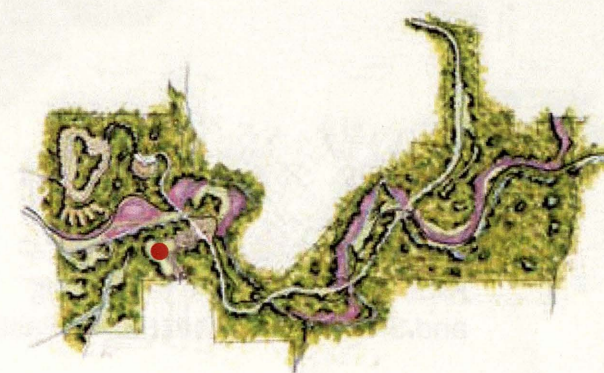


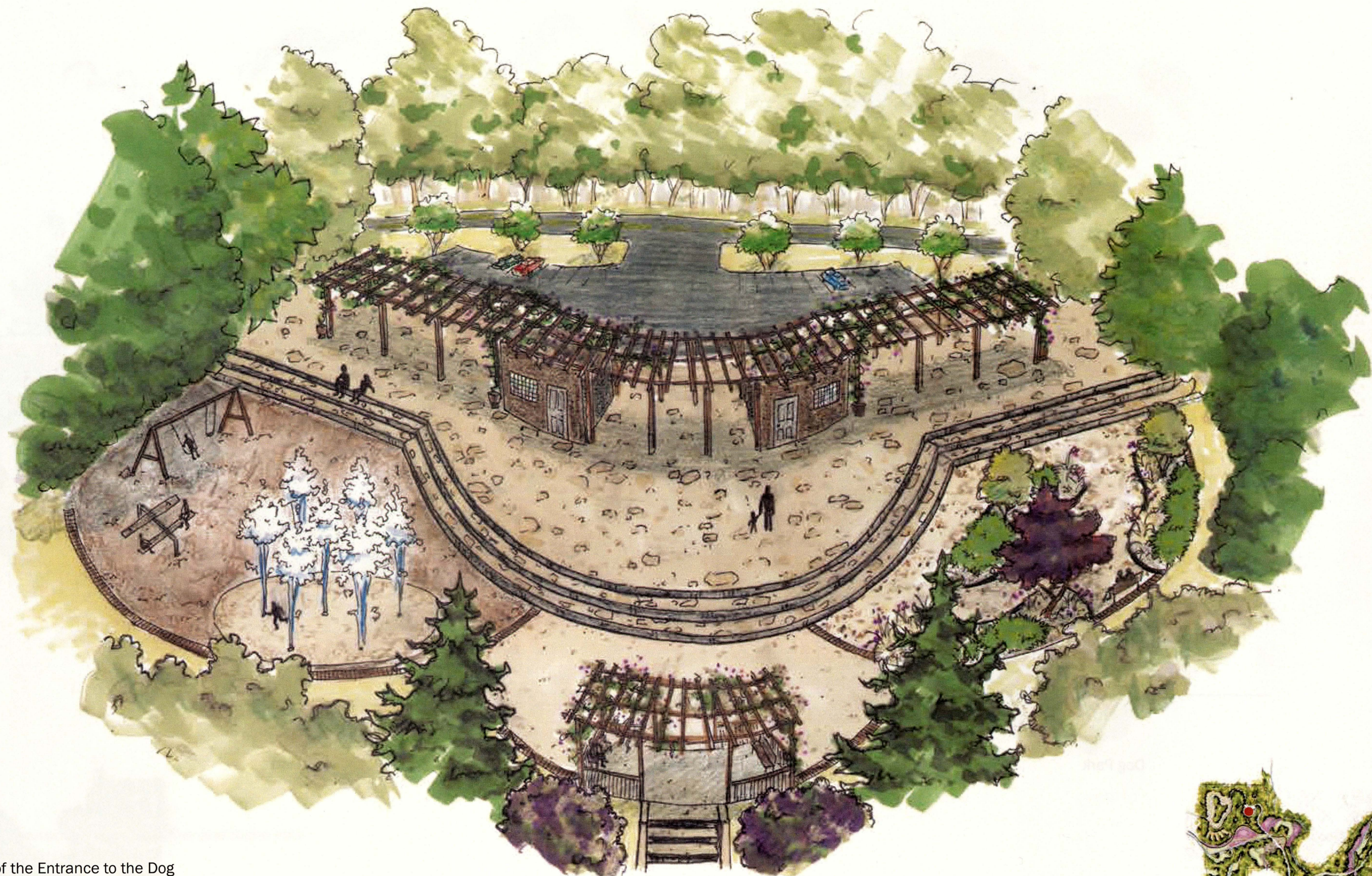
Parking connecting to the Dog Park and Skate Park
and the Children's Playground



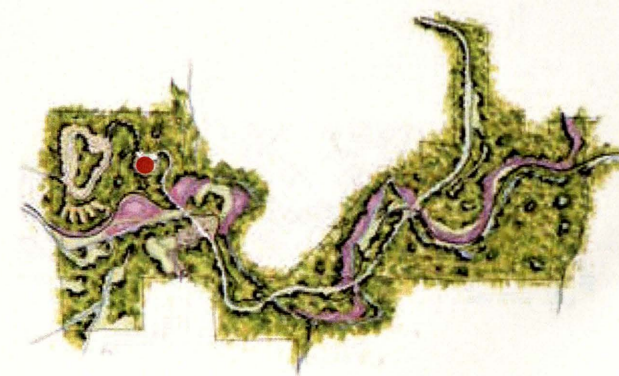


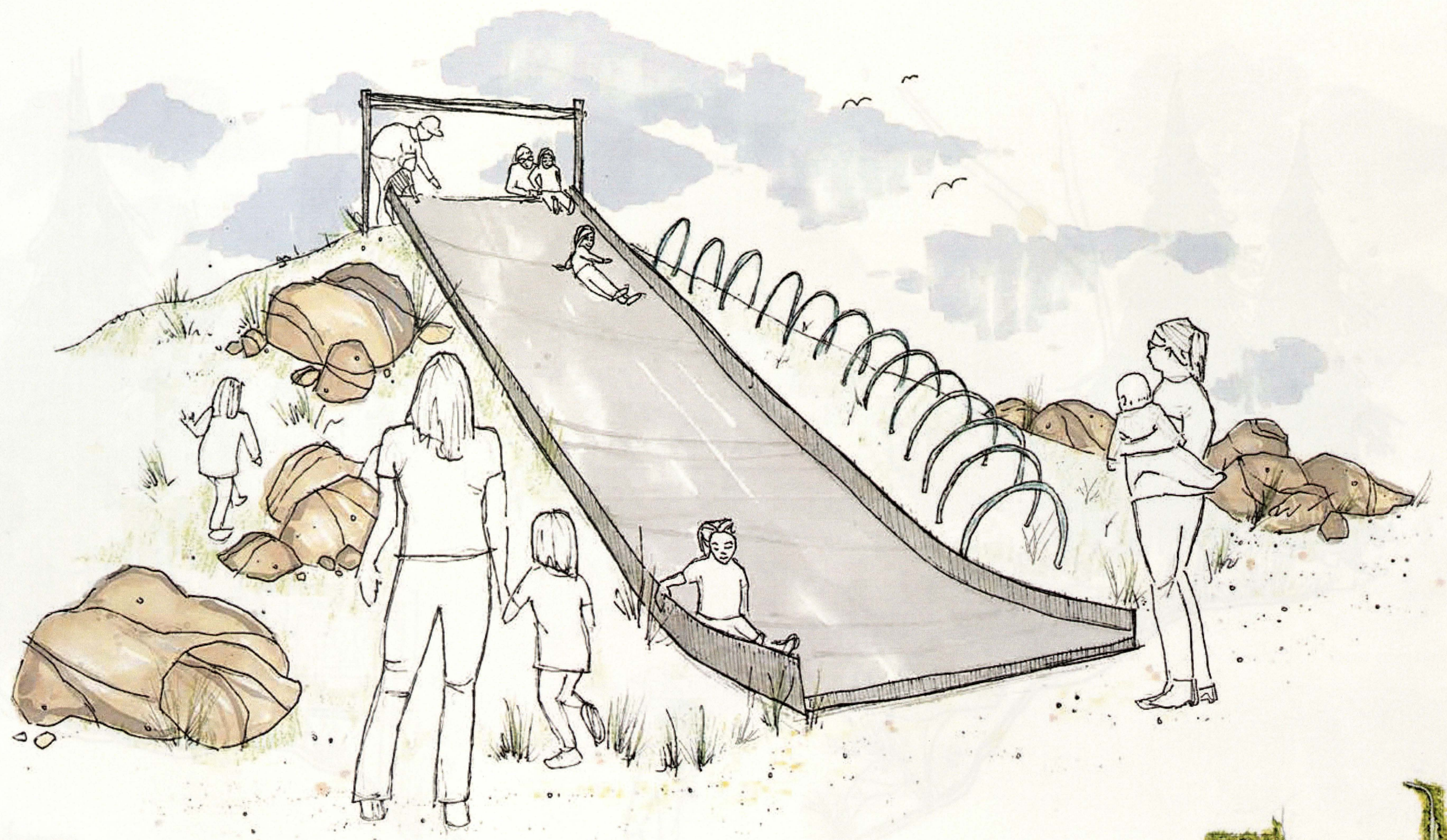
Section of the Dog Park



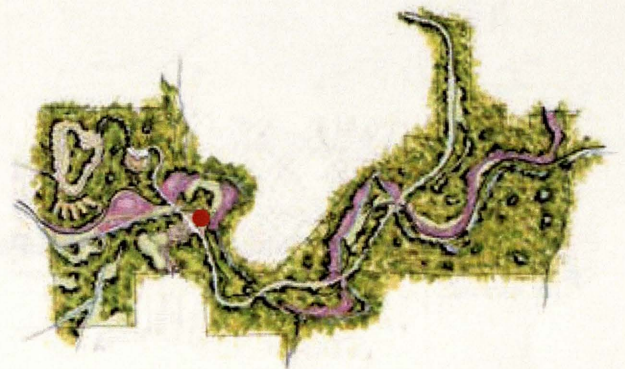


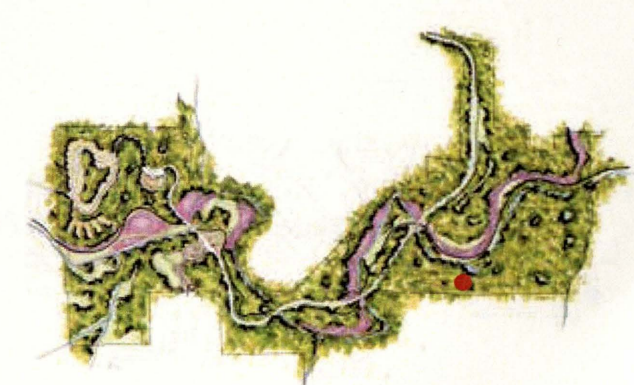
Axon of the Entrance to the Dog
and Skate Park within Parker Pasture





On Grade Slide and other Nature Play Amenities within Parker Pasture

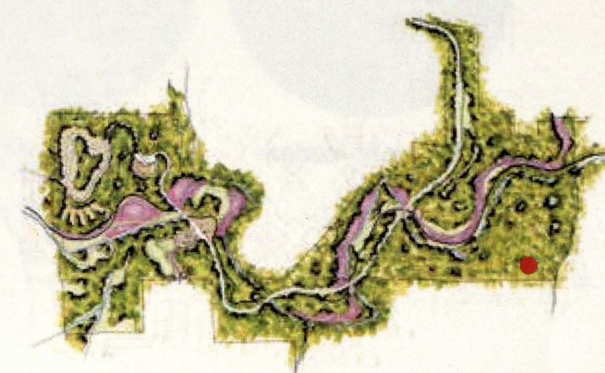




Section of Hiking Trails through Parker Pasture



Herb and Vegetable Gardens at multiple Community Entrances
throughout Parker Pasture



Plant Selection for Pasture Park



Mountain Laurel



American Holly



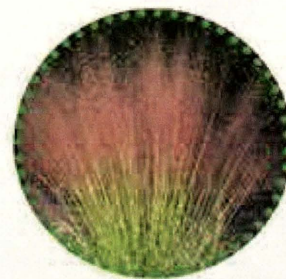
Yaupon Holly



Wiregrass



Bermuda Grass



Pink Muhly Grass



Broomsedge



Panic Grass



Sugar Maple



Ginkgo Tree



American Dogwood



Sweetgum



Sourwood



Southern Magnolia



Sweetbay Magnolia



Red Maple



Willow Oak



Sawtooth Oak



Black Eyed Susan



Inland Sea Oat



Muhly Grass



Lantana



Joe Pye Weed



Black Gum



Juncus



River Birch



Eastern Blue Star



Piedmont Azalea



Overcup Oak



Yellow Flag Iris



Goldenrod



Wood Anemone



Purple Coneflower



Milkweed

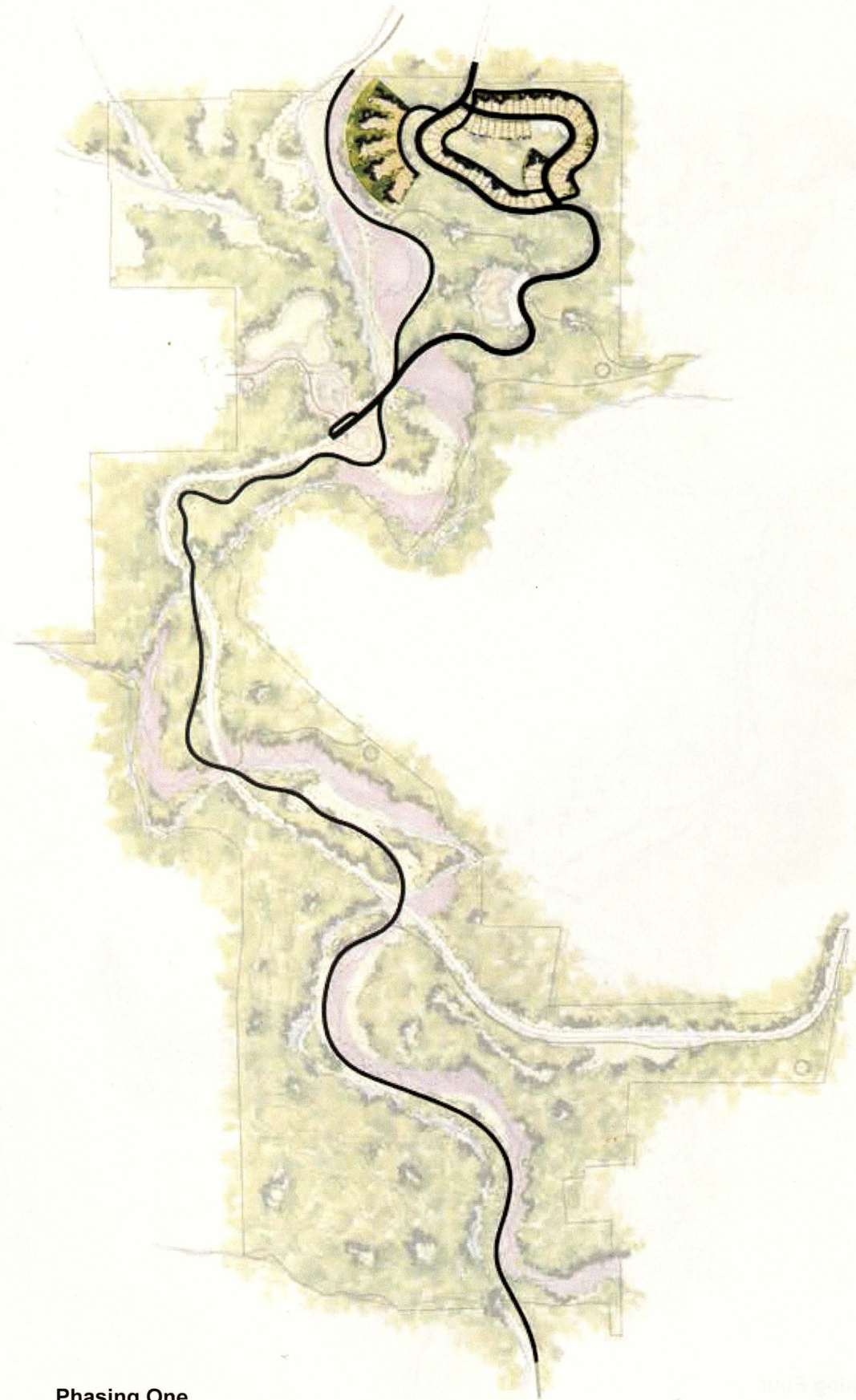


Butterfly Weed



Butterfly Bush

Phasing Plan



Phasing One



Phasing Two

Phasing Three

Phasing Four

The design for Parker Pasture has many large amenities. This creates an immense demand for immediate funding but by creating a phasing plan it will help break out the cost of the project over a greater period of time. This staged development process will make it easier for the community to obtain funding required to complete this design.

For Phase 1, designing a planned development community will help to offset costs for a good portion of the project. Additionally, the foundation will be laid for the Covington Walks Greenway that passes through the park. Funding will also become very important for building the northern part of a road that will eventually connect the northern section of the park to the southern section of the park. This road will be available to golf carts, service access vehicles and private vehicles.

Phase 2, will lay the foundation for the community amenities such as the dog park, skate-park, and children's playground. Secondary paths will be added along with the wild flowers that cradle the river banks and greenway trail to protect the wetlands and create protected ecosystems to promote wildlife.

Phase 3 is the completion of the access road that will connect the northern part of the park with the southern end. It is via this road that greater accessibility by the community, greater accessibility to park amenities, and the ability to connect to different parts of the city will help draw visitors and community members into the space.

Rounding out our phasing system is phase 4 where attention will be devoted to each community that is nestled next to the park. Various small playgrounds, raised vegetable beds and neighborhood gathering spots will be designed to encourage community socializing and a sense of pride and ownership for the park.

This plan will help the City of Covington to prepare for the funding and implementation of this park and be able to preserve the land by minimizing negative machinery impacts, and helping the land to accommodate the suggested programs.