



H o g a n s C r e e k M a s t e r P l a n

Creating a Program and a Master Plan Through Place Making

February 2010

Prepared for:
The Recreation and Community Services Department
The City of Jacksonville

Prepared by:



In Association with:



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Blue Cross Blue Shield of Florida
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Duval County Health Department
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Visit Jacksonville
Florida State College of Jacksonville
Jacksonville Chamber of Commerce
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Wachovia
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Nature Form Hatcheries
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Springfield Mommies Group
Springfield Animal Care & Rescue Club
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Introduction

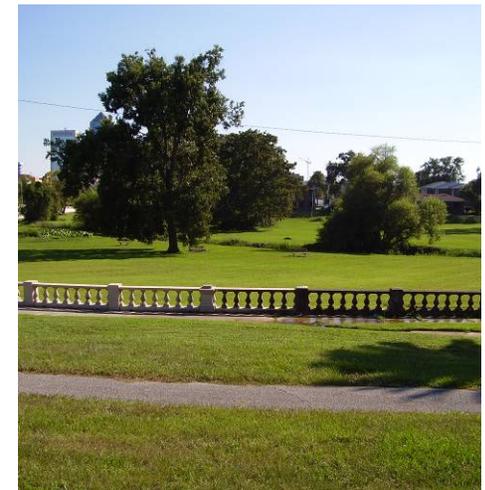
Background:

The City of Jacksonville Recreation and Community Services Department and the Army Corps of Engineers have embarked on an ambitious program to restore Hogans Creek to a more vibrant ecological and recreation system. This process has been ongoing for several years but has been stymied due to a committed lack of funding. The City's Environmental Compliance Department is engaged in the clean up of ash-contaminated areas for a significant portion of Springfield including the creek. In addition the City has been engaged in a countywide drainage study that has identified the Springfield and Hogans Creek drainage basin as a high priority area for remediation due to its contamination, flooding and direct drainage into the St Johns River.

Through the efforts of the Springfield Preservation and Revitalization Council (SPAR) and the City's Recreation and Community Services Department, HDR along with Project for Public Spaces (PPS) were engaged to develop a long-term program of uses and a Master Plan for the redevelopment of the park area taking into consideration the other redevelopment and clean up activities in the area.

PPS is a renowned planning firm, based in New York which helps communities identify, visualize and aspire for those activities in their community that make public spaces memorable and inspiring for the user. The creation of useful and usable urban open spaces that serve the residents and provide connectivity within a community can help provide stimulus for economic development and revitalization (see appendix).

The objective of this master plan will be to guide the long term activities of the City (Recreation, Environmental Compliance, Drainage and Economic Development) and the Army Corps of Engineers to provide increased storm water storage areas; increased water quality through the prevention of contaminants entering the stream at their source; the creation of eco-restoration areas that increase habitat and water quality benefits; and to provide "outdoor stages" on upland areas for neighborhood and community activities to include recreational and educational opportunities, art shows and exhibits, children's play areas ,concerts and farmers markets. A significant aspect of the plan will be to increase the connectivity and linkages between downtown, Springfield and the numerous public institutions that occupy the area.



History:

Hogans Creek, a tributary of the St. Johns River, which has been designated an American Heritage River and empties into the river southeast of the project area. The Hogans Creek drainage basin is rather small, historically beginning in the vicinity of the present I-95/Martin Luther King Jr. Expressway interchange and draining an area of about 1982 acres (England Thims & Miller 1994). Historic maps indicate that the bottomlands along the creek were wide and swampy. As late as the turn of the twentieth century, the creek's margins were swampy, although the city had greatly encroached on them. The entire stream valley has been significantly modified during the twentieth century when the stream was channelized and the swampland drained and/or filled.

The first documented title to the land in what is now the Springfield neighborhood was to John R. Hogans during the latter part of 1820, and is referred to as the Hogans' Donation. Hogans settled on 640 acres north of the creek now known as Hogans Creek and would hold title to the land for three years when it was then conveyed, in its entirety, to William G. Dawson. In 1829 the tract was conveyed to John Warren, and later the same year to I.D. Hart, who held the property until 1846 when it was sold to Thomas G. Saunders. Following several transactions the bulk of the original Hogans Donation was sold to the Springfield Company in 1882. The parcel was platted and given the name Springfield.

Springfield Park was the original name given to the long, narrow green space that forms the western boundary of this neighborhood. It traces its origin to 1898, when the Springfield Development Company deeded forty acres of land to the city. Running along Hogans Creek from Laura to Tenth Street, the low-lying land required extensive filling to make it suitable for public use. This work was completed shortly after the 1901 Fire. In 1907 the city purchased another twenty acres between Main and Liberty Streets, which was named Dignan Park. This linked Springfield Park and the Waterworks grounds (now JEA) to form a continuous park along Hogans Creek to the St. Johns River. In 1914 Jacksonville hosted the Confederate Veterans Reunion, which attracted over 48,000 former Confederate soldiers. Thousands of these elderly veterans camped in tents in Springfield Park and Dignan Park, and this event was later commemorated by changing the name from Dignan to Confederate Park (*Jacksonville Historic Landmarks Commission, 1996:204*).

Improvement of Hogans Creek for the development of Springfield Park (excluding Confederate Park) took place in two principal stages. The first stage began in 1899 while later improvements designed by Klutho and Imeson started in 1929.

Springfield Park's initial development began in the winter of 1899 and included undefined improvements to the creek and dumping of sanitary garbage in the low-lying areas, which was then covered with sand. The park eventually occupied a corridor along Hogans Creek between Boulevard and Laura Street and north to 10th Street.



Early aerial view of Hogans Creek and Downtown



By 1927 the unsanitary conditions and the voices of concerned residents caused the city to allocate \$500,000 in bonds for improvements to the creek. Developing a reasonable solution with the allocated funds

proved problematic for engineers until locally celebrated architect Henry J. Klutho became involved in the project. A resident of Springfield, and member of the Springfield Boosters Club, Klutho developed the idea of creating “an artistic open-air canal out of [Hogans Creek] with architectural embellishments” (quoted in Cormier 1989:14). The Springfield Improvement Association, a local women’s organization that had been advocating improvements to the creek for twenty-five years, successfully lobbied the city to approve Klutho’s design.

Klutho worked with C.V. Imeson to redesign the parks and make improvements to the creek. The Hogans Creek Improvement Project, as it was called, included changing the creek’s path and installing bulkheads. Water management facilities consisted of automatic tide locks, a pumping plant, and using the park’s three small lakes for holding surface runoff. Klutho’s design also called for the installation of six new bridges of reinforced concrete at road crossings and rebuilding four old bridges. Other features included approximately ten thousand square yards of sidewalk with decorative balustrades, three concrete footbridges, and electric lighting. (See Fig.)

Springfield Park was renamed Klutho Park in 1984 to honor the architect who created it. However, many of Klutho’s improvements would not withstand the test of time. The ponds have been filled in, the light fixtures removed, and much of the ten thousand square yards of sidewalks are overgrown with grass. At least one of the lakes was filled in the 1960s, again with garbage according to a parks department representative. The historic Broad, Pearl and 1st Street Bridges were replaced in 1974 with raised bridges to allow for flooding. Tennis and basketball courts have been installed, as well as playground equipment. Concrete block buildings, called old well houses, were installed over springs within the park sometime before 1962. Portions of the balustrade have been restored and portions have been relocated north of Broad Street, according to a 1976 article in the Jacksonville *Journal* (Bussard 1976:29). Surviving park features are discussed in later chapters of this report.

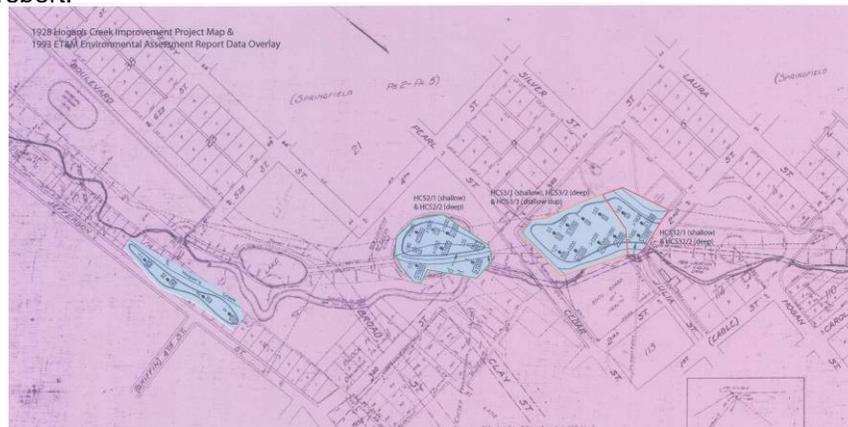


Figure 1: Klutho’s plan for Hogans Creek

Timeline

- **1898:** Springfield Development Company deeds 40 acres to the City
- **1914:** Confederate Veteran’s Reunion—Dignan Park renamed Confederate Park
- **1929:** Klutho and Imeson design park improvements
- **1974:** Historic bridges at Broad, Pearl and First Streets replaced to allow for flooding
- **1984:** Springfield Park was renamed Klutho Park

Inventory and Analysis

The scope of work for the Master Plan includes four phases: **Inventory and Analysis, Public Outreach and Stakeholder Meetings, Program Development and Schematic Design.**

Inventory and Analysis: This stage involved the review of existing site conditions pertaining to the park, preparation of base maps, identification of key stakeholders of the community and identification of opportunities and constraints. In addition this phase identified critical issues related to drainage and reduction of flooding; ash clean up and contamination and ACOE creek restoration efforts. A review of previous studies and on going design efforts for downtown and the area was conducted.

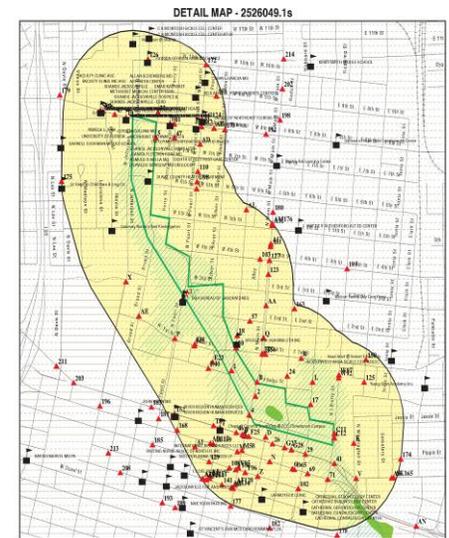
Ash and Contamination—As noted in the history section, the creek area has been under intense pressure since it was a swampy creek; first by filling, dumping of trash, sewage waste disposal, channelizing and finally disposal of incinerator ash and debris from fire and hazardous waste from a coal gasification plant.

The most recent of these and perhaps the most limiting is the ash and hazardous waste. The city is under consent order from Environmental Protection Agency (EPA) to clean up the ash sites that plague the northern portions of the park area and the surrounding areas of Springfield.

In order to determine the true extent of ash problems and to determine the most appropriate cleanup method the city has taken soil samples in various portions of the park. The area known as OU2 (Operational Unit) 5th and Cleveland includes the Henry J. Klutho Park was recently sampled and it was determined that ash in this area is not a problem to a depth of two feet. The area north of 5th street, including Schell Park is contaminated, but can be remediated with fill.

A more significant issue facing the redevelopment of the park is the contamination associated with the coal gasification plant site located on Orange Avenue at the site of the Park View Inn. This presents particular challenges to the restoration of Confederate Park since the source of contamination is off site on private property but migrates into the creek and park.

Drainage and Flooding—Since its earliest days the creek has performed its intended function as a natural drainage area delivering excess and normal surface water to the river. However, with the development of

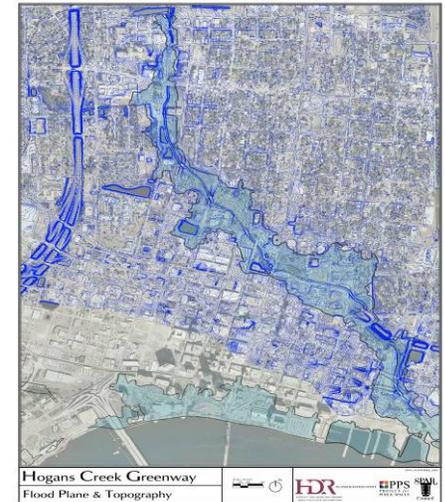


Springfield and increased impervious areas the, filling in of the creek, decreasing the floodway and restrictions on the flow - the flooding of adjacent property has become a long-term community issue.

Both the City and the ACOE recognize the threat and are working on plans to ease and minimize the threat of flooding. The city recently passed a dedicated stormwater fee on all property to be used exclusively for the identification of the greatest flood threat areas and more importantly for the capital costs to develop and maintain adequate stormwater facilities. The city is currently completing a master stormwater plan for the county as part of this effort and will make specific recommendations to alleviate flooding in the worst areas.

Land Use—The creek forms the western boundary of the Historic Springfield residential district and has long been the boundary and divide between the downtown commercial area and the historic residential area. Land uses along the west side of Hogans Creek and north of State Street historically have been low income- public housing and institutional uses. Today this area is dominated by state office complexes, Florida State College, the Jacksonville Housing Authority offices, Bethel Baptist Church, the State Health Department and Labs, and local Health Department clinics. In addition the area along 8th street at the northern terminus of the park is becoming a renowned medical complex attracting visitors and patients from around the country. These medical institutions including: Shands Hospital, University of Florida’s Proton Therapy Institute, Methodist Hospital and a soon to be new Veterans clinic .Only a small portion of the land area is devoted to assisted housing.

The Springfield Historic District, the largest historic district in... and located north and east of the creek has seen a major resurgence in the last 15 years and more recently in the past five years with hundreds of properties being rehabilitated, new homes constructed and business moving into the area. The city has invested increased police protection, new infrastructure and stronger land use regulations to ensure the contrived vitality of the area. What once was an area to avoid has become a vibrant residential neighborhood once again generating significant tax revenues.



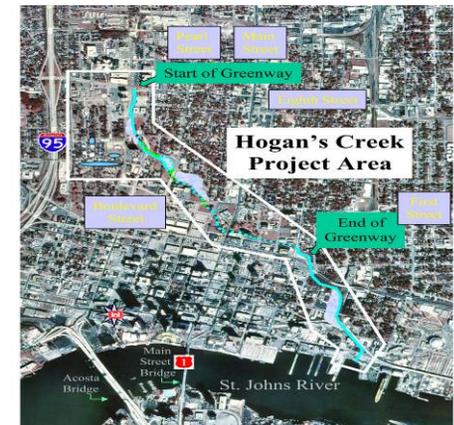
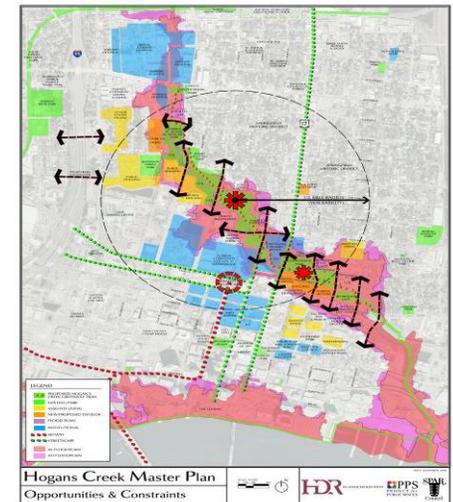
Flooding along Newnan Street

Between Main Street and Liberty the creek runs east and is bordered by abandoned vacant and underutilized commercial property along the south side. The Recreation Department occupies the old Armory building located between Market and Liberty Streets. Confederate Park, a new dog park and playground facility and the vacant Public Works site occupy the north side of the creek between Main and Liberty Streets.

Between Laura and Main Street the Jacksonville Electric Authority (JEA) has their main laboratory, several water storage facilities, a training center and an Energy/ Water conservation Demonstration area. This area represents a significant restriction on the flow of the creek and helps contribute to the extensive upstream flooding. The creek is tidally influenced as far north as 5th Street.

From the intersection of Laura Street and 1st Street, the creek proceeds northwest first to Pearl Street then to Broad Street with its largest expanse. To the northeast side, the creek is bordered by streets that provide acres for some of the best examples of restored Victorian housing in the district. At the 1st Street and the Karpeles Museum, Bethel Baptist Church and the State Health Department anchor the uses. It's also here along the creek, that remnants of the original balustrade exist.

Eco-Restoration—The ACOE began study efforts to correct specific drainage and flooding conditions in the late 90's but had been delayed and diverted due to more devastating flooding events in New Orleans and budget cuts. They have recently been re authorized to finish their study for corrective measures along the creek. Their authorization is under Section 206 of the Clean Water Act which authorizes Eco Restoration efforts, but not drainage or flood control projects. This process is anticipated to take an additional year of study before any approval and authorization of funds for implementation can be approved. Funds under this program are competitive with other Eco Restoration projects throughout the US. This would allow the ACOE to recommend design and remedial actions that treat the creek as an Eco-Restoration project only. This means restoring natural conditions as much as possible and re creation of wetlands vegetation and habitat for fish, invertebrates and wading birds. While these improvements, can and will have an impact on water quality and flood reduction their primary benefit must be in habitat creation credits. Removal of sediment from the creek (minor dredging) could be accomplished which will aid in stormwater flow and water quality but will not count toward scoring for eco–restoration.



Environmental Restoration
Duval County - Hogan's Creek
 1 inch is approximately 0.3 miles

- Historic balustrade and bridge restoration (to be performed by Sponsum)
- New balustrades (west of Pearl Street would be on only north side of creek)
- Creek would be widened, deepened and littoral marsh created
- Open marsh areas would be created
- Offline marsh area would be created

Plate 1

Historical and Archaeological Resources—The **Hogans Creek Beautification Project** was initiated in 1929 and entailed the conversion of the marshy bottomland along the creek into a city park. Development of the park involved construction of six reinforced concrete vehicular bridges, reconstruction of four older bridges, construction of three ornamental concrete foot bridges, laying of approximately 10,000 feet of sidewalk with decorative balustrades and electric lighting, as well as undefined beautification features. Installation of approximately 6,300 feet of bulkheads, a pumping plant, and three small lakes were additional features of the improvement project, which resulted in the creation of both Springfield and Confederate parks. Architectural features reflected the Beaux Arts and Classical styles.

Springfield Park (also called Klutho Park) and neighboring Confederate Park are registered jointly in the *Florida Master Site Files* as the **Hogans Creek Beautification Project Historic Site (8DU203)**. The park is adjacent to the **Springfield Historic District (8DU2606)**, which is listed on the National Register of Historic Places (NRHP). While not individually listed on the NRHP, the two parks comprises a contributing element to the historic district.

Review of the *Florida Master Site Files* indicated that no archaeological resources have been recorded inside the project area or within its immediate vicinity.

Insert photos of area; public meetings

Public Outreach and Stakeholder Meetings: A significant aspect of the scope has been the public outreach and stakeholder efforts led by HDR, PPS and SPAR to guide the community through the approach to Place Making and community visioning and to garner political and financial support for the long-term redevelopment of the park. Letters of invitation were sent to over xxx people representing residents of the Springfield area, business and community leaders, institutional representatives and public agencies. Two, three-day stakeholder workshops (July 13-16 and September 15-17) were conducted to obtain the input of a broad representation of community members and stakeholders. The workshops were divided amongst residents of Springfield, business leaders and owners, institutions from the area (Shands, UF Proton Therapy Institute, Florida State College, local and state Health Departments, Bethel Baptist Church, Karpeles Museum and SPAR) and governmental agencies (JEA, Public Works, JEDC, Planning, ACOE and DEP) to keep their perspectives and desires for the area.

See appendix for minutes of workshop sessions

The workshops included breaking into focus groups and interviews to further assess current conditions, issues and opportunities and to generate ideas and support. These activities helped to identify specific site issues and opportunities, linkages to area institutions, and neighborhood attitudes. Utilizing PPS's Power of Ten approach and presentation on attributes that make great public spaces the consultant team was able to secure active participation by the stakeholder groups.



A framework of destinations and uses along the creek was identified that was used to develop a program of activities and specific improvement projects for these activities to occur. This will include Klutho, Schell, Confederate, and McPherson Parks.

Program and Concept Development: Out of the efforts of the Public Outreach and Stakeholder meetings a program of Themes and Opportunities emerged along with specific activities that might be addressed in the development of the preliminary and final schematic design phase. This stage also involved preparation of conceptual site plans, circulation options and design recommendations. These were vetted through the community and through the key agencies that would have responsibility for funding and implementation of the plans.

For a complete description of the Themes and Opportunities see the appendix for the PPS report.

Major Themes and Opportunities

- Address access and circulation issues throughout Hogans Creek Park
- Create gateways to Hogans Creek Park, the creek and the proposed greenway.
- Confederate Park should be developed as a premier destination within Hogans Creek Park.
- Create an “active” water destination.
- Develop Ecological Restoration features in selected locations.
- Create a place for health and wellness.
- Create a youth focused nexus of activity.
- Develop an economic base to support the Park.
- Develop a well-defined management strategy for the Hogans Creek Park as a whole.

For a complete description and approach to creating a program and master plan thorough place making for Hogans Creek see the PPS document in the appendix.



Themes and Opportunities

Schematic Design

Schematic Design: The physical design of the plan is based on a number of factors including limitations of the site, with respect to ash sites, proposed eco-restoration areas and the program elements developed in the Themes and Opportunities from the community workshops. The vision document prepared by PPS (see Appendix A) forms the basis for the program elements and the guiding principals reflected in the plan. One of the key concerns in the development of the overall plan has been the preservation of the historical elements of the park, specifically the balustrades, as they relate to the status of the area as a Historic District and the use of Federal funding from the ACOE for eco-restoration.

One of the guiding principals in the development of the plan has been to improve the functionality of the creek and at the same time provide increase opportunities for enjoyment by the public. The original plans developed by Klutho reflect a more formal walkway system adjacent to the creek/balustrades. While this was a good approach at the time, the continual flooding of the area, along with poor soil conditions have caused considerable damage to the balustrades. With the ACOE's plan for creating eco-restoration areas principally adjacent to the creek the continued development of a walkway system at that location is inconsistent with that approach. With that in mind, the goal of the plan has been to acknowledge the flooding and eco-restoration efforts, while at the same time, providing "stages" for pedestrian and community activities that are identified in the themes and opportunities along the creek. Hence the plan honors the architectural/historical aspects by retaining those elements that currently exist as relics and upgrades and preserves others as part of the walkway system specifically in Confederate Park and through the JEA property.

The city received an FDOT grant several years ago to develop a walkway system along the creek. Construction drawings were prepared in response to that, but those plans did not respond to the ACOE's efforts, nor to the other community aspects identified in this current effort. This master plan recommends that the grant funds be applied to this revised master plan for the park.

Based on the Themes and Opportunities the consultant team developed conceptual site plans illustrating key areas of the system—including field locations, amenity areas, and stormwater and eco-restoration areas; circulation (pedestrian and vehicular)—including walking paths, access points, and potential redevelopment areas. The plan does include an upgrade of the pedestrian greenway system, but not always adjacent to the creek. The plan also includes cost estimates, with possible funding sources.

Guiding Principals

- To preserve historical features
- To improve the functionality of the creek
- To provide increased opportunities for enjoyment by the public
- Recognize the ACOE efforts regarding eco-restoration funding

Eco Restoration

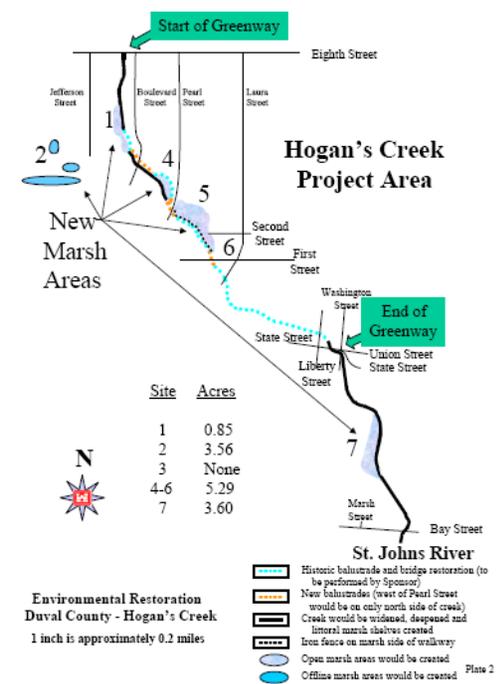
As mentioned earlier the ACOE had begun study of the creek and means to achieve eco restoration in the late 90's and prepared a preliminary plan in 2002. The ACOE's study included the creek area south of State Street to the river. In order to restore the creek to a less degraded, more natural state, channel improvements and several littoral marsh area sites were proposed. See Hogans Creek Project Area (map at right), for the proposed littoral marsh sites. The Master Plan incorporates the ACOE's proposed littoral areas. These littoral marsh sites would be excavated to restore hydrologic conditions necessary for shallow water habitat. These sites would provide filtration of overland flows to reduce the amount of sediments and pollutants, in addition to attenuation of the peak hydrograph by providing in-channel storage. According to the ACOE's report, using all sites, storm water solids could be reduced by about two-thirds (68 percent), total phosphorous discharge decreased by about one half (47 percent), total nitrogen decreased by about one third (36 percent), lead reduced by about two thirds (65 percent), and zinc decreased by about a third (34 percent).

This coupled with new technology for storm water inlets that captures runoff and sediments before it enters the storm system or creek will go a long way in improving water quality in the St Johns River.

The ACOE's preliminary plans proposed the following littoral marsh sites totaling 13.31 acres. However, only 6.15 acres occur along the creek within our study area. Site 2 occurs off-line west of Jefferson Street and site 7 occurs south of State Street and west of the Arena. These sites would have to be purchased by the Sponsoring Agent (City) since the ACOE is prohibited from acquiring land under this effort. The master plan proposes approximately 11.1 acres of littoral zones adjacent to the creek within the study area. With the addition of sites 2 and 7 (off-site) the total area of littoral zones is increased to approximately 18.26 acres

1. 0.85-Acre site on the west side of Hogans Creek between 6th Street West and 4th Street West.
2. 3.56 Acres offline site at (3 locations) – North side of 4th Street between Madison and Louisiana Streets; South side of Jefferson playground at 3rd Street West; and South of 3rd Street West between Davis and Jefferson Streets.
3. Site was omitted (from Storm Water Management Plan).
4. Approx. 1.2 Acres site on the east side of Hogans Creek on the west side of Pearl Street.
5. Approx. 3.2 Acres site on the east side of Hogans Creek between Pearl Street and 2nd Street West.
6. Approx. 0.9-Acre site on the east side of Hogans Creek south of 2nd Street West.
7. 3.60 Acres site on the west side of Hogans Creek north of Duval Street.

At this time the master plan accepts the amount of dredge/ excavation volumes with respect to the removal of muck, exotic plant species, debris and non-historic abandoned structures that the ACOE estimated in their 2002 study. These quantities should be verified and adjusted during final design efforts.



Hogan Creek Project Area

A total dredge/excavation volume of 326,000 cubic yards is anticipated. The majority of the dredged/excavated material may be suitable for daily cover at the Trail Ridge Landfill. It is estimated that disposal cost could be \$8-9 per cubic yard. Some material may be able to be used for other City of Jacksonville "Better Jacksonville" project(s). Dredged material dewatering sites would be at the future marsh areas to be located east of Pearl Street and east of Washington Street.

TABLE 1 – ESTIMATE OF DREDGE/EXCAVATION VOLUME	
LOCATION	VOLUME (CUBIC YARDS)
Sites 1-6	180,000
Site 7	100,000
Dredged Old Creek-South of Laura Street	20,000
Dredged Old Creek-North of Laura Street	10,000
Littoral Shelf Dredge along Non-Historic Old Creek	16,000

Proposed restoration features are shown in Plates 1 and 2 and are summarized as follows:

- Muck removal of about 8000 lineal feet of creek from the St. Johns River to Eight Street.
- Creation of littoral wetland shelves along one side of the natural creek north and south of the Historic District.
- Creation of approximately 8.0 acres total of open marsh area would provide for inline filtration and storage of surface waters.
- Creation of approximately 5.3 acres total of offline marsh area.
- Removal of exotic plant species, debris, abandoned pipes, and non-historic abandoned structures over the creek.
- Removal and disposal of about 326,000 cubic yards of dredged and excavated material.

Without the project, Hogans Creek will continue to degrade in the environmental quality and contribute to pollution and sediment loadings of the St. Johns River.

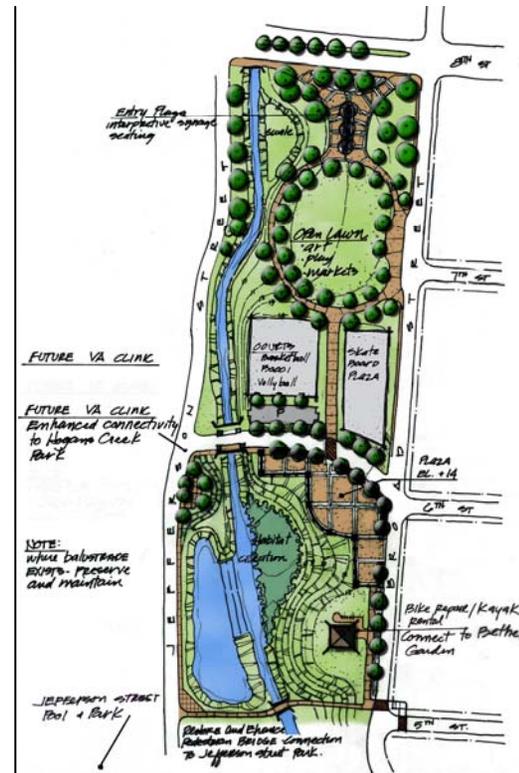
The following are descriptions of the key areas along the creek for community activities and enhancement.

McPhearson and Schell Park

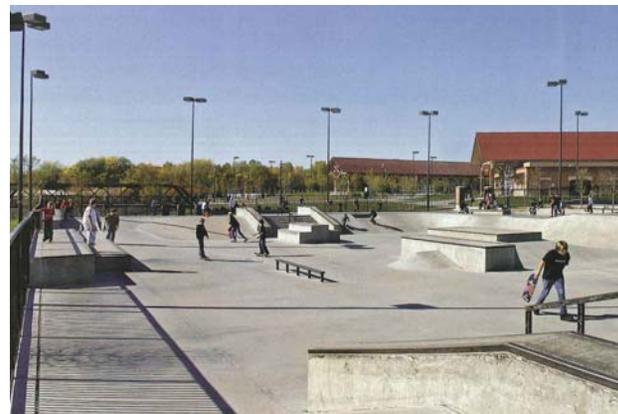
McPhearson Park, located at the northern terminus at 8th Street across from Shands Hospital and the UF Proton Therapy Center, has a tremendous opportunity to develop into an active, well-used space that is unique from any other park. While the park has been recently renovated and new seating added, in its current state it serves a very limited function, and fails to capitalize on the great potential offered by adjacent major institutions. Representatives from Shands Hospital and the Proton Therapy Center have been actively involved in the public visioning process, and stakeholder interviews were conducted with a representative of the County Health Office nearby. The ideas generated through this process call out McPhearson Park as a major destination for health and wellness to serve the neighborhood.

A significant feature recommended by the Visioning process was the development of a healing garden. With the numerous hospital and medical facilities nearby there is a renewed interest in the use of gardens as healing environments. It should be a place where people feel safe, less stressed, comfortable and visually stimulated.

McPhearson Park will become the main gateway to the proposed Hogans Creek Greenway from 8th Street. This creates an opportunity to capture employees and potential visitors from the various medical facilities and to introduce them to the various activities and opportunities in the park. The area would include interpretive signage depicting the history of the park and the various elements along the way. A major feature is the large, open lawn area to be used for a variety of events including farmers markets, art shows and open play. The long-term vision is the removal of the Duval County health department's clinic out of the park to be replaced by active recreation, including a skateboard plaza, basketball and other court activities.



McPhearson and Schell Park



Schell Park extends from 6th Street South to 5th Street along the west side of Broad with the creek adjacent to Jefferson street. The park is currently underused and its former uses shut down due to contamination. This area is envisioned to be an extension of some of the youth sport activities and to serve as a public “stage.” The plaza is slightly elevated and is bound by balustrades overlooking the creek and habitat restoration areas. The pedestrian path and bridge at 6th street should be improved to provide connection to the new VA clinic along Jefferson Street. The “greenway” walk system is incorporated along Broad Street, through the plaza and continues north into McPhearson Park and around the open lawn up to 8th Street. For a complete listing of potential programs and activities at McPhearson and Schell Park see the vision document prepared by PPS (Appendix A).

Connectivity of uses outside the park boundary is a theme to be capitalized on with development of the park. Thus increasing signage and making better access to adjacent uses is paramount. The new VA Clinic to be located on Jefferson Street across from the park is an example to be emphasized at 6th Street and the 5th Street pedestrian bridge location. This will also improve access to the Jefferson Street pool located south of 5th Street on Jefferson. Other facilities which should take advantage of the park and its facilities include the bridge, Darnell Cookman Middle School and the area hospitals as well as the Housing Authority residential properties along the creek.

The bike rental area located in Schell Park should also house the kayak rentals. These rentals would provide a recreational component not currently available and another means of connecting for day use.



Klutho Park

The area known as Klutho Park is generally that area south of 5th Street and east of Broad Street, south to 1st Street. The area currently includes two tennis courts and a large expanse with open lawn that was once a pond and partially surrounded by balustrade walk. The graphics for this are divided into two figures. The northern portion of the park remains rather simple, but includes two additional tennis courts and the closure of a drive that connects from Pearl Street to 4th Street. The closure of this drive allows for the continuation of the greenway walk system and provides for a small interpretive overlook of this former historical pond site. This area would become part of the eco-restoration area as well as flooded area during storm events, yet preserving the existing balustrades that are in place and adding new to complete the original form.

Because of its size and original pond location, this area has the ability to generate a relatively high value in terms of eco habitat restoration credits. The fringe areas can be used for picnic and children's playgrounds.

Karpeles and Bethel Gardens

The southern portion of Klutho Park east of Pearl Street from 3rd Street south to 1st Street also includes significant eco-restoration areas, including a partial restoring of the original creek and a potential for stormwater storage. The plan also includes a reorientation of athletic fields for youth and adults, preservation of the band shell and the addition of a public plaza. The plaza is located adjacent to Silver Street and across the street from the Karpeles Museum. The plaza is flush with the existing sidewalk along the street and elevated 4.5 feet above the creek. The plaza area provides new balustrades and opportunities for expanded art shows, weddings and concerts. At the end of 2nd Street an interactive fountain and terrace forms a terminus that allows for viewing and seating for athletic events. Again, the preservation of existing balustrades along the creek will serve as a reminder of the history of the original design. A significant portion of this area becomes part of the eco-restoration area, generating high value in terms of eco habitation restoration credits.

Kayak rentals would also occur at the Karpeles and Bethel Gardens site complementing those at Schell Park. These sites and activities provide connectivity to Florida State College (FSC) and greater interaction for students.



Klutho Park



One of the issues to be addressed in the ultimate design occurs along the boundary between the park and the state health department. Because this building routinely floods, it may be necessary to construct additional walls along that perimeter to protect the building assets during flood events. Again, the greenway walk system is incorporated into the plaza along Silver Street and 3rd Street.

Immediately south of 1st Street is a small block bounded by Caroline Street and Laura Street. A small portion of the creek with balustrades traverses the northeast corner of the block and is the site of a very pleasant open lawn with large oak trees. To the west of the creek, the site is under utilized and is most often used as a parking lot by Bethel Baptist Church. It is suggested that this area could become a more formal garden area, either related to the Karpeles Museum (that portion directly across the street) and a garden or formal setting for the Bethel Baptist Church located towards the west. No specific design is included at this time.



Karpeles and Bethel Gardens

JEA and Confederate Park

Between Laura and Main Streets and south of 1st Street, JEA's central and historic water pumping and storage facility occupies the land through which the creek flows. Access to this site is somewhat restricted to the general public because of its highly valuable infrastructure. Two structures along Main Street are intended for training and as energy demonstration for residential properties, which may be open to the public in the future. The creek system here is highly restricted for public use. FSC has identified a portion of the property fronting on Laura Street and bounded by the creek on the east for minor recreation development. The plan suggests a new crossing of Main Street in the vicinity of the JEA structures and enhanced entry into those buildings. It also begins to reorient the access to Confederate Park along the east side of Main Street.

The Vision report identifies and recommends a variety of educational, recreational and community activities in conjunction with the JEA site, FSC and Confederate Park. These include water conservation strategies for homes and gardens at JEA; evening movies, orchestral performances, playgrounds and active gardening in Confederate Park. Each of these activities is designed to increase activity and presence in the park and bring a sense of community to the area.

Both Klutho and Confederate Park are registered on the state master file list as the Hogans Creek Beautification Project (D8-U203) and while not listed individually on the National Register of Historic Place (NRHP) they are a part of the Springfield Historic District, which is on the National Register. Because of the funding opportunity from the ACOE for the eco-restoration it is important to maintain as much as possible the historic nature of Confederate Park. For this reason, the original pond shape, walk system and balustrade are retained. Because this area is influenced by flooding and tides, portions of the site south of the creek and around the pond are suggested for eco-restoration. This may require elevating some of the walks slightly to create some depression areas.



JEA and Confederate Park

A major source of pollution in this area has been the former site of a gasification plant located on or near the Parkview Inn (corner of Main and State Streets). This building has been condemned and is scheduled to be demolished and along with other properties along State Street, have the potential for significant redevelopment. To this end, plans suggest the closing of Orange Street, east of Ocean and turning it into a pedestrian plaza with balustrades to enhance the pedestrian experience and to offer a reopening of the historical entrance into the park. The closing of this portion of Orange Street will also enhance the usable area of the park and serve as a catalyst for future redevelopment of parcels along state street that front the plaza.

The Duval County Health Department has applied for a grant to encourage healthy communities by seeking funds for access to healthy foods and more active lifestyles through walking and recreation activities. The park currently houses the surveying office for the City of Jacksonville Public Works Department and is scheduled to be relocated. The plan anticipates the renovation of this facility for a micro grocery to serve the Springfield and downtown community.

The existing dog park will remain and the playground will be relocated to the northwest corner of that parcel. On the north side of the creek, between Market and Liberty Streets and south of Confederate Street sits a former public works yard that is being phased out. This area offers several opportunities for adding recreational uses into Springfield as well as helping to ameliorate flooding by excavating a portion of the site adjacent to the creek for more storm water storage. Further down stream, south of State Street (Site 7 from the ACOE preliminary study) and west of the Jacksonville Arena, there exists additional opportunities for creation of high value eco-restoration areas. However, this area is not owned by the city at this time and would have to be purchased by the sponsoring agency (City of Jacksonville) in order for the ACOE to include in their restoration plan.



Gateways and Bridges

The development of Springfield saw the construction of many beautiful homes and the work of Klutho with the design of the promenade along the creek and the design and construction of the numerous bridges linking downtown to Springfield gave the area a unique feel and identity. Today only a few opportunities exist to recapture that identity and linkage to downtown.

Street enhancements have occurred along Main Street north of State Street and south of Union Street. However the area between State and Union is awkward due to the traffic flow. It is recommended that with the redevelopment of the corner of State and Main that provisions be made to enhance the entrance into Springfield at that location with signage, more open space or traffic calming features. The plan suggests an enhanced feature at Ocean and Orange as it directs traffic to Main Street.

Laura Street provides one of the most direct and accessible linkages to downtown from Springfield. The City is undertaking enhancements to this corridor further south of Union Street but should consider the entire corridor up to 1st Street. This corridor links JEA, FSC, the Karpeles Museum and many institutions into downtown.

While it may be impractical to replace the bridges that replaced the bridges designed and built by Klutho, consideration should be given to either replacement or enhancement modifications that will restore a character in keeping with Springfield. These bridges include the modern day bridge designs at 1st Street, Pearl Street and Broad Street. The original Klutho designed pedestrian bridge at 5th Street and the auto bridges at Newnan and Market Streets should be rehabbed in keeping with the original style.



Modern day bridge at Broad Street



Bridge at Newnan Street



Pedestrian bridge at 5th Street

Cost Estimates

The ACOE anticipates the cost to complete the Ecosystem Restoration Report to take an additional 12 months at a cost of approximately \$388,000. Assuming approval of the plan and funding the development of construction plans and specifications would take an additional 6 months and \$288,000. The construction and any additional lands, easements, right of way or disposal are estimated at \$4,230,000. The local sponsoring agency (City of Jacksonville) would assume roughly 40% of that cost or \$1,717,000

For purpose of this effort it is anticipated that any drainage improvements in the area by the city will coordinated with the ACOE's restoration efforts. Only the costs associated with the upland improvements are outlined by development area.

McPhearson/Schell Park

OPINION OF PROBABLE COST							
Project:	Hogans Creek - McPhearson / Schell Park				Estimated by:		TWA
Client:	City of Jacksonville				Checked By:		SJS
Proj #:	113157				Date:		15-Jan-10
Phase	Item No.	Item	Quantity	Unit of Measure	Unit Cost	Sub-Total	Total
A	McPhearson /Schell Park						\$4,976,103
1.00	DEMOLITION, SITE PREPARATION & EARTHWORK						\$2,931,707
1.01	Demolish Buildings/Structures		1,216,000	CF	0.82	\$997,120	
1.02	Haul and Dump Building Debris		45,037	CY	35.00	\$1,576,295	
1.03	Demolish and Remove Paving / Foundations		10,112	SY	16.00	\$161,792	
1.04	Demolish and Remove Abandon Utilities		1	LS	75,000.00	\$75,000	
1.05	Clear and Grub		0.5	AC	16,000.00	\$8,000	
1.06	Silt Fence / Erosion Control		1	LS	12,000.00	\$12,000	
1.07	Grading, Cut and Fill		100.0	CY	15.00	\$1,500	
1.08	Allowance - Contaminated Soil Disposal		1.0	LS	100,000.00	\$100,000	
2.00	STORM DRAINAGE SYSTEM						\$0
2.01	ReGrading (ACOE)				Lump Sum		
3.00	WATER DISTRIBUTION SYSTEM						\$0
4.00	SANITARY SEWER SYSTEM						\$0
5.00	ELECTRICAL & LIGHTING						\$250,000
5.01	City Standard Lighting Pole		30	EA	8,000.00	\$240,000	
5.02	Receptacles		20	EA	500.00	\$10,000	
6.00	ROADS, PARKING & PAVING						\$103,313
6.01	12" Stabilized Sub-Base		315	SY	5.50	\$1,733	
6.02	Pavers		75	SF	15.00	\$1,125	
6.03	5" Concrete Sidewalk@10'		2,445	SY	34.00	\$83,130	
6.04	5" Concrete Plaza		315	SY	55.00	\$17,325	
6.05	Pavilion Concrete Pads			SY	45.00	\$0	
7.00	ARCHITECTUAL & STRUCTURAL						\$0
7.01	Reconstruction of Historical Balustrade			LF	511.00	\$0	
	(Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)						
7.02	Post with Pipe Rails			LF	130.00	\$0	
	(Rosettes, pipe, post)						
7.03	New Balustrade (new design)		470	LF	511.00	\$240,170	
	(Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)						
8.00	SITE AMENTITIES						\$364,993
8.01	Trash Receptacle		8	EA	1,000.00	\$8,000	
8.02	Bike Rack		3	EA	650.00	\$1,950	
8.03	Water Fountain		3	EA	1,800.00	\$5,400	
8.04	Flex Surface		400	SF	9.50	\$3,800	
8.05	4' Ornamental Fencing, Metal			LF	150.00	\$0	
8.06	Climbing Wall and Rocks			LS	65,000.00	\$0	
8.07	Toddler Swing, 2 seat		1	EA	1,343.00	\$1,343	
8.08	Adult Swing, 2 seat			EA	1,075.00	\$0	
8.09	Bollards		15	EA	800.00	\$12,000	
8.10	Splash Play Fountain, incl. mechanical			EA	275,000.00	\$0	
8.11	Small Fountain (Children's Area)		1	EA	10,000.00	\$10,000	
8.12	Play Sand			SY	12.00	\$0	
8.13	Play Structure		1	EA	35,000.00	\$35,000	
8.14	Tennis Court			EA	30,000.00	\$0	
8.15	Skate Plaza		1	LS	150,000.00	\$150,000	
	(Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)						
8.16	Courts area		2,500	SY	45.00	\$112,500	
8.15	Signage		1	EA	25,000.00	\$25,000	
9.00	LANDSCAPE & IRRIGATION						\$165,725
9.01	Specimen Trees or Relocate on-site		3	EA	2,500.00	\$7,500	
9.02	4" Shade Trees		30	EA	1,250.00	\$37,500	
9.03	3" Deciduous Trees			EA	700.00	\$0	
9.04	3" Flowing Trees		15	EA	700.00	\$10,500	
9.05	Palm Tree			EA	300.00	\$0	
9.06	Shrubs		15	EA	15.00	\$225	
9.07	Ground Cover			EA	7.50	\$0	
9.08	Sod		100,000	SF	0.35	\$35,000	
9.09	Irrigation System		1	LS	75,000.00	\$75,000	
9.10	Eco Restoration (ACOE)			AC	12,000.00	\$0	
	(Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)						
	(Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)						
10.00	MOBILIZATION						\$190,787
	(Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)						
11.00	CONTINGENCY						\$600,979
12.00	A & E FEES						\$368,600
13.00	TOTAL COST						\$4,976,103

Klutho Park

OPINION OF PROBABLE COST						
Projec	Hogans Creek - Klutho				Estimat	TWA
Client:	City of Jacksonville				Checke	SJS
Proj #:	113157				Date:	15,Jan
Phase	Item No.	Item	Quantity	Unit of Measure	Unit Cost	Sub-Total
Klutho Park						Total
1.00	DEMOLITION, SITE PREPARATION & EARTHWORK					\$211,60
1.01	Demolish Buildings/Structures					\$0
1.02	Haul and Dump Building Debris					\$1,855
1.03	Demolish and Remove Paving / Foundations					\$22,752
1.04	Demolish and Remove Abandon Utilities					\$75,000
1.05	Clear and Grub (ACOE)					\$0
1.06	Silt Fence / Erosion Control					\$12,000
1.07	Grading, Cut and Fill (ACOE)					\$0
1.08	Allowance - Contaminated Soil Disposal					\$100,000
2.00	STORM DRAINAGE SYSTEM					\$0
2.01	ReGrading (ACOE)					Lump Sum
3.00	WATER DISTRIBUTION SYSTEM					\$0
4.00	SANITARY SEWER SYSTEM					\$0
5.00	ELECTRICAL & LIGHTING					\$244,00
5.01	City Standard Lighting Pole					\$240,00
5.02	Receptacles					\$4,000
6.00	ROADS, PARKING & PAVING					\$234,25
6.01	12" Stabilized Sub-Base					\$13,750
6.02	Pavers					\$3,000
6.03	5" Concrete Sidewalk					\$68,000
6.04	Observation Plaza Area					\$49,500
6.05	Refurbish Bridge at Broad ST					\$100,000
7.00	ARCHITECTUAL & STRUCTURAL					\$511,00
7.01	Reconstruction of Historical Balustrade					\$153,30
7.02	(Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)					\$0
7.02	Post with Pipe Rails (Rosettes, pipe, post)					\$0
7.03	New Balustrade (new design) (Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)					\$357,70
8.00	SITE AMENTITIES					\$115,74
8.01	Trash Receptacle					\$4,000
8.02	Bike Rack					\$1,300
8.03	Water Fountain					\$3,600
8.04	Flex Surface					\$0
8.05	4' Ornamental Fencing, Metal					\$0
8.06	Climbing Wall and Rocks					\$0
8.07	Toddler Swing, 2 seat					\$1,343
8.08	Adult Swing, 2 seat					\$0
8.09	Bollards					\$0
8.10	Splash Play Fountain, incl. mechanical					\$0
8.11	Small Fountain (Children's Area)					\$0
8.12	Play Sand					\$1,500
8.13	Play Structure					\$20,000
8.14	Tennis Court					\$60,000
8.15	Signage					\$24,000
9.00	LANDSCAPE & IRRIGATION					\$88,450
9.01	Specimen Trees or Relocate on-site					\$0
9.02	4" Shade Trees					\$25,000
9.03	3" Deciduous Trees					\$0
9.04	3" Flowing Trees					\$14,000
9.05	Palm Tree					\$7,500
9.06	Shrubs					\$22,500
9.07	Ground Cover					\$18,750
9.08	Sod					\$700
9.09	Irrigation System					\$0
9.10	Eco Restoration(ACOE)					\$0
10.00	MOBILIZATION					\$70,253
11.00	CONTINGENCY					\$221,29
12.00	A & E FEES					\$135,72
13.00	TOTAL COST					\$1,832,3

Karpeles and Bethel Gardens

OPINION OF PROBABLE COST						
Project:	Hogans Creek - Karpeles & Bethel Garden				Estimat	TWA
Client:	City of Jacksonville				Checke	SJS
Proj #:	113157				Date:	15-Jan-10
Phase	Item	Item	Quantity	Unit of	Unit	Total
A	Karpeles and Bethel Garden					\$1,936,178
1.00	DEMOLITION, SITE PREPARATION & EARTHWORK					\$137,000
1.01	Demolish Buildings/Structures			CF	0.82	\$0
1.02	Haul and Dump Building Debris			CY	35.00	\$0
1.03	Demolish and Remove Paving / Foundations			SY	16.00	\$0
1.04	Demolish and Remove Abandon Utilities		1	LS	75,000.00	\$75,000
1.05	Clear and Grub			AC	16,000.00	\$0
1.06	Silt Fence / Erosion Control		1	LS	12,000.00	\$12,000
1.07	Grading, Cut and Fill (ACOE)			CY	15.00	\$0
1.08	Allowance - Contaminated Soil Disposal		1.0	LS	50,000.00	\$50,000
2.00	STORM DRAINAGE SYSTEM					\$0
2.01	ReGrading (ACOE)			Lump		
3.00	WATER DISTRIBUTION SYSTEM					\$0
4.00	SANITARY SEWER SYSTEM					\$0
5.00	ELECTRICAL & LIGHTING					\$227,000
5.01	City Standard Lighting Pole		28	EA	8,000.00	\$224,000
5.02	Receptacles		6	EA	500.00	\$3,000
6.00	ROADS, PARKING & PAVING					\$500,147
6.01	12" Stabilized Sub-Base		3,250	SY	5.50	\$17,875
6.02	Pavers		6,500	SF	15.00	\$97,500
6.03	5" Concrete Sidewalk @10'		1,133	SY	34.00	\$38,522
6.04	Plaza		3,250	SY	45.00	\$146,250
6.05	Refurbish bridge at Pearl St & 1st ST		2	LS	100,000.0	\$200,000
7.00	ARCHITECTUAL & STRUCTURAL					\$240,170
7.01	Combined Facility (includes restroom, marine fire			SF	325.00	\$0
7.01	Reconstruction of Historical Balustrade			LF	511.00	\$0
	(Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)					
7.02	Post with Pipe Rails			LF	130.00	\$0
	(Rosettes, pipe, post)					
7.03	New Balustrade (new design)		470	LF	511.00	\$240,170
	(Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)					
8.00	SITE AMENITIES					\$232,318
8.01	Trash Receptacle		6	EA	1,000.00	\$6,000
8.02	Bike Rack		2	EA	650.00	\$1,300
8.03	Water Fountain		2	EA	1,800.00	\$3,600
8.04	Flex Surface			SF	9.50	\$0
8.05	4' Ornamental Fencing, Metal			LF	150.00	\$0
8.06	Climbing Wall and Rocks			LS	65,000.00	\$0
8.07	Toddler Swing, 2 seat		1	EA	1,343.00	\$1,343
8.08	Adult Swing, 2 seat		1	EA	1,075.00	\$1,075
8.09	Bollards			EA	800.00	\$0
8.10	Splash Play Fountain, incl. mechanical		1	EA	150,000.0	\$150,000
8.11	Small Fountain (Children's Area)			EA	2,500.00	\$0
8.12	Play Sand			SY	12.00	\$0
8.13	Play Structure		1	EA	25,000.00	\$25,000
8.14	Tennis Court			EA		\$0
8.15	Signage		2	EA	12,000.00	\$24,000
8.16	Ball field upgrade		1	EA	20,000.00	\$20,000
9.00	LANDSCAPE & IRRIGATION					\$148,050
9.01	Specimen Trees or Relocate on-site			EA	2,500.00	\$0
9.02	4" Shade Trees		21	EA	1,250.00	\$26,250
9.03	3" Deciduous Trees			EA	700.00	\$0
9.04	3" Flowing Trees		10	EA	700.00	\$7,000
9.05	Palm Tree		20	EA	300.00	\$6,000
9.06	Shrubs		200	EA	15.00	\$3,000
9.07	Ground Cover			EA	7.50	\$0
9.08	Sod		88,000	SF	0.35	\$30,800
9.09	Irrigation System		1	LS	75,000.00	\$75,000
9.10	Eco Restoration (ACOE)			AC		
10.00	MOBILIZATION					\$74,234
11.00	CONTINGENCY					\$233,838
12.00	A & E FEES					\$143,421
13.00	TOTAL COSTS					\$1,936,178

JEA and Confederate Park

OPINION OF PROBABLE COST							
Project:	Hogans Creek - JEA and Confederate Park					Estimated	TWA
Client:	City of Jacksonville					Checked	SJS
Proj #:	113157					Date:	15-Jan-10
Phase	Item No.	Item	Quantity	Unit of Measure	Unit Cost	Sub-Total	Total
A	JEA and Confederate Park						\$2,678,48
1.00	DEMOLITION, SITE PREPARATION &						\$278,628
1.01	Demolish Buildings/Structures			CF	0.82	\$0	
1.02	Haul and Dump Building Debris		180	CY	35.00	\$6,300	
1.03	Demolish and Remove Paving /		4,833	SY	16.00	\$77,328	
1.04	Demolish and Remove Abandon Utilities		1	LS	75,000.00	\$75,000	
1.05	Clear and Grub		0.5	AC	16,000.00	\$8,000	
1.06	Silt Fence / Erosion Control		1	LS	12,000.00	\$12,000	
1.07	Grading, Cut and Fill (ACOE)			CY	15.00	\$0	
1.08	Allowance - Contaminated Soil Disposal		1.0	LS	100,000.00	\$100,000	
2.00	STORM DRAINAGE SYSTEM						\$0
2.01	ReGrading (ACOE)				Lump Sum		
3.00	WATER DISTRIBUTION SYSTEM						\$0
4.00	SANITARY SEWER SYSTEM						\$0
5.00	ELECTRICAL & LIGHTING						\$385,000
5.01	City Standard Lighting Pole		35	EA	8,000.00	\$280,000	
5.02	Receptacles		10	EA	500.00	\$5,000	
5.03	Up Grade site Lighting		1	LS	100,000.00	\$100,000	
6.00	ROADS, PARKING & PAVING						\$513,222
6.01	12" Stabilized Sub-Base		4,800	SY	5.50	\$26,400	
6.02	Pavers		10,800	SF	15.00	\$162,000	
6.03	5" Concrete Sidewalk @8'		333	SY	34.00	\$11,322	
6.04	Plaza along Orange St		4,800	SY	45.00	\$216,000	
6.05	Entry Plaza at Main St + crosswalk		500	SY	45.00	\$22,500	
6.06	Refurbish Ped Bridge at Ocean		1	LS	25,000.00	\$25,000	
6.07	Refurbish Bridge at Newnan		1	LS	50,000.00	\$50,000	
7.00	ARCHITECTUAL & STRUCTURAL						\$606,200
7.01	Reconstruction of Historical Balustrade		700	LF	511.00	\$357,700	
	(Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)						
7.02	Post with Pipe Rails		950	LF	130.00	\$123,500	
	(Rosettes, pipe, post)						
7.03	New Balustrade (new design)			LF	511.00	\$0	
	(Full and half balustrades, top rail, bottom rail, intermediate post, lamp post)						
7.04	Rehab Building for Micro Grocery		1,000	SF	125.00	\$125,000	
8.00	SITE AMENITIES						\$81,343
8.01	Trash Receptacle		6	EA	1,000.00	\$6,000	
8.02	Bike Rack		2	EA	650.00	\$1,300	
8.03	Water Fountain		4	EA	1,800.00	\$7,200	
8.04	Flex Surface			SF	9.50	\$0	
8.05	4' Ornamental Fencing, Metal			LF	150.00	\$0	
8.06	Climbing Wall and Rocks			LS	65,000.00	\$0	
8.07	Toddler Swing, 2 seat		1	EA	1,343.00	\$1,343	
8.08	Adult Swing, 2 seat			EA	1,075.00	\$0	
8.09	Bollards		20	EA	800.00	\$16,000	
8.10	Splash Play Fountain, incl. mechanical			EA	275,000.00	\$0	
8.11	Small Fountain (Children's Area)			EA	2,500.00	\$0	
8.12	Play Sand		125	SY	12.00	\$1,500	
8.13	Play Structure			EA	100,000.00	\$0	
8.14	Tennis Court			EA		\$0	
8.15	Signage		4	EA	12,000.00	\$48,000	
9.00	LANDSCAPE & IRRIGATION						\$189,500
9.01	Specimen Trees or Relocate on-site			EA	2,500.00	\$0	
9.02	4" Shade Trees		25	EA	1,250.00	\$31,250	
9.03	3" Deciduous Trees		10	EA	700.00	\$7,000	
9.04	3" Flowing Trees		15	EA	700.00	\$10,500	
9.05	Palm Tree		15	EA	300.00	\$4,500	
9.06	Shrubs		500	EA	15.00	\$7,500	
9.07	Ground Cover		2,500	EA	7.50	\$18,750	
9.08	Sod		100,000	SF	0.35	\$35,000	
9.09	Irrigation System		1	LS	75,000.00	\$75,000	
9.10	Eco Restoration (ACOE)			AC			
10.00	MOBILIZATION						\$102,695
			5%				
11.00	CONTINGENCY						\$323,488
			15%				
12.00	A & E FEES						\$198,406
			8%				
13.00	TOTAL COSTS						\$2,678,48

Appendix

Appendix A
PPS Document



DRAFT



PPS
PROJECT for
PUBLIC SPACES DECEMBER 2009

A Vision
FOR
HOGANS CREEK PARK
CREATING A PROGRAM AND A MASTER PLAN THROUGH PLACEMAKING

DRAFT REPORT
December 2009

This report prepared for:

City of Jacksonville Parks and Recreation Department
SPAR Council
HDR

This report prepared by:

Project for Public Spaces
Phil Myrick **Vice President**
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SECTION 1 INTRODUCTION AND APPROACH

The City of Jacksonville Parks Department and SPAR Council charged Project for Public Spaces (PPS) and HDR to develop a master plan and revitalization program for Jacksonville's Hogans Creek Park. Working in close cooperation with HDR and SPAR, PPS used its tested Placemaking methodology to develop and facilitate an inclusive public visioning process. The process focused on talking to and eliciting ideas from a wide range of community stakeholders including area residents, city staff, business and institutional representatives.

ABOUT PPS

Project for Public Spaces is a non-profit planning and design organization that is dedicated to advancing the comfort, attractiveness, social, cultural and economic vitality of public spaces through research, education and technical assistance. Since our founding, we have worked with over 2000 communities within the United States and abroad to help grow their public spaces into vital community places, with programs, uses and people-friendly settings that build local value and serve community needs.

In cities and towns around the world, people are crying out for lively gathering places where civic life flourishes and different cultures can mix, places that heal social isolation. Commu-

nity places such as parks are vital to community and economic development because they are the places where the people who live and work in a community connect with each other. PPS' Placemaking approach yields benefits far beyond just making better spaces for people:

- Economic and Community Development - Park improvements can easily be targeted to catalyze private investment and small scale entrepreneurial activities, like food strands, coffee shops or public markets.
- Community identity – Great parks nurture and define community identity through greater community organization, a better sense of dedication and volunteerism, perpetuation of integrity and values, and a common vision.
- Bridge-building – Great parks draw a diverse population, including more women, elderly, and children, as well as a greater ethnic and cultural mix and encourage people to get involved and take pride in the area. Great parks indeed are a “common ground” in all communities.

For 32 years, Project for Public Spaces has helped cities take that step, from our earliest work with Rockefeller Plaza in New York City, to the recent success of Discovery Green in Houston. Today, as more people come to

recognize the galvanizing power of parks and squares, we are working to transform underperforming spaces into great parks and central gathering places than ever before.

PPS's Placemaking process allowed diverse constituencies to identify how Hogans Creek Park could be reshaped to make it a welcoming, economically and environmentally sustainable, well functioning, and attractive place for people. This approach to Placemaking is based on our belief that it is not enough to simply develop design ideas and elements to improve a park. Improvements need to reflect community values and needs. We believe that a public involvement process that defines and responds to community conditions and needs from the outset is one of the most critical factors in achieving great, vibrant and viable urban parks.

Thus, Placemaking, as PPS practices it, begins with a thorough understanding of the dynamics, desires, and conditions within a community. It involves looking at, listening to, and asking questions of the people in the community about their problems, needs and aspirations. A variety of stakeholders help create a vision around the places they view as important to community life and to their daily experience.

SUMMARY OF PROCESS

The public process in Hogans Creek Park served to support several goals for its revitalization. It provided the basis for a program of uses and activities that area stakeholders were

interested in both participating in and helping to organize or produce. It also shaped the long-term vision and revitalization plan for Hogans Creek Park that aims to transform the park into an attraction and destination for years to come.

As part of the public process, on July 13-16, 2009, Project for Public Spaces (PPS) worked with HDR, SPAR Council, and the City of Jacksonville to begin the fact-finding portion of the Hogan's Creek master planning project. During this July site visit, PPS led focus groups, interviews, and a small workshop to discover the major issues and opportunities for Hogan's Creek Park and the surrounding neighborhood. This approach seeks to make sure that major concerns of various stakeholders can be addressed in the development of the vision and redesign, as well as in the management and programming of the park.

Over three days, the team toured the site and its surrounding streets and held a series of focus groups and stakeholder interview sessions. In these sessions, PPS introduced the qualities of successful parks and then led discussions to begin to understand how the Creek and adjacent park spaces function, how they are perceived, and what key opportunities might exist in and near the Creek and parks.

Focus groups meetings were held with Springfield residents; City staff representing the following departments: Park; JEDC; Planning; Engineering; and Solid Waste; and representatives of the business community. Individual

interviews were conducted with JEA Utility Company, the Jacksonville Transportation Authority, Cesery Development Companies, and Bethel Baptist Church.

In addition, a “Power of Ten” workshop was held with approximately 25 people attending, many of whom had been involved in the interviews. This workshop focused on the impact of parks on a community’s economic and social health, and on identifying opportunity areas within the Hogans Creek Park system, new activities for these opportunity areas, as well as best-performing and worst-performing places in the park. The Power of Ten workshop served to identify the sites to be evaluated and brainstormed about in further detail in the next round of public meetings and workshops, namely the Placemaking workshops.

On September 14 and 15, 2009 PPS held two Placemaking workshops in Hogans Creek Park, focusing on seven sites within the park that were selected based on the findings of the Power of Ten workshop. The first workshop was attended by over twenty residents and area stakeholders, the second by fifty stakeholders representing city agencies, major institutions, area businesses, and neighborhood organizations. In the public workshops, PPS used its trademark Place Performance Evaluation “Game”.

In the Place Evaluation or Placemaking workshops, small breakout groups were assigned a specific portion of the park to evaluate using a set of criteria. Ideas for short term and long term improvements were developed by

each group. This format allowed participants to observe on-site conditions for themselves and understand the dynamics and needs of specific areas in the park. Within this structured context, highly trained professionals and lay persons could equally contribute their ideas for the future of park, while learning about each otherss particular concerns and needs.

In order to provide an opportunity for the larger public to contribute their thoughts and ideas to the vision for Hogans Creek Park, PPS created an online survey which was distributed by SPAR, Bethel Baptist Church, and other organizational stakeholders to their members and constituents. As of the writing of this report over 50 online surveys have been completed by a cross-section of area stakeholders including residents, church ministers, and hospital staff. Finally, PPS and HDR reviewed a number of existing documents that comprise the history of planning and development related to Hogans Creek Park. These documents included reports, records, and plans developed about specific areas or components of the park, as well as plans developed by adjacent stakeholders such as FSCJ, JEA and the Army Corps of Engineers. HDR and SPAR conducted additional individual interviews with certain major stakeholders who needed extra attention, or who were unable to participate in the process from its onset.

Based on this extensive public outreach and the information, ideas and enthusiasm generated through it, the project team was able to formulate a vision for Hogans Creek Park.

SECTION 2 VISION

Neighborhood residents and stakeholders envisioned Hogans Creek Park as a vibrant urban destination that connects seamlessly downtown Jacksonville and Springfield, showcases the neighborhood, its history and current renaissance, as well as the activities of organizations and institutions nearby.

Hogans Creek Park will be the central park of Jacksonville and the jewel of Springfield. It will become once again a unified linear park connected by a healthy, pristine creek and an active greenway, offering various points of interest and interaction to its many users. The park will showcase a series of experiences through its distinct, inter-connected destinations ranging from a historical urban park and a European-style canal, to a contemporary pleasure garden and a sustainable natural water eco-system. It will become a major attractor and economic engine not only for Springfield and downtown, but for all of Jacksonville and beyond.

GENERAL PRINCIPLES

PPS has distilled some basic principles that contribute to creating active, welcoming, and attractive parks.

One of the most important of these principles is the notion that a great park needs an active edge as well as core activities to attract people and to reach into the surrounding neighborhood. When the park was originally designed and built, the streets near Hogans Creek Park, particularly Main Street, were full of commercial activities providing that active edge. While today a number of the surrounding streets are slowly coming back to life, and some excellent projects are generating a buzz in the area, they still don't have the critical mass needed for a truly active edge. Additionally, existing active edge uses along the park have declined in many other locations.

This means that the park's core places have to be really special to attract people with destinations, amenities, culture, history and programming to compensate for the lost vitality on some of the surrounding streets. It means also that intentional and committed partnerships with existing nearby institutions, organizations, and projects will be key to building the wonderful park of special places that Hogans Creek Park is poised to become.

These are exciting times for Springfield and downtown Jacksonville as a whole, and there is a great opportunity to use the investments that will be made in Hogans Creek Park as a catalyst for positive change in the area. The revitalization of the creek, the construction of the greenway, and the environmental cleanup of polluted sites in the area will all contribute to reaching the critical mass for revival on the neighborhood level adding to the ongoing efforts of many area groups and organizations. The pages that follow present an outline of the possible programs and potential destination that could be created within the Hogans Creek Park reflecting the many exciting ideas generated in the public process.

MAJOR THEMES AND OPPORTUNITIES

Several important themes emerged from the process that could inform discussions about transforming Hogans Creek Park into a major destination in Jacksonville and beyond. In conjunction with the specific management and design ideas that resulted from the workshops, focus group meetings, and individual interviews, they will also serve as the basis for the design program outlined in this report.

Address access and circulation issues throughout Hogans Creek Park

Currently, vehicular traffic passing through the area moves very fast, the streets are wide, and there are few crosswalks, all of which make it difficult for pedestrians to use the area and to cross into various sections of the park, particularly at Main Street, Laura Street, and 1st Ave. Existing streets have cut the park into isolated areas, and are creating a feeling of fragmentation and lack of connectedness. This also impacts people's perception of the Park as a unified whole and as a place they could go to. In the future, the design team, SPAR and the City should consider ways of reducing the barrier that the streets create between the Downtown, Springfield and the Park.

Create gateways to Hogans Creek Park, the creek and the proposed greenway.

Currently the Park is surrounded by streets and cut off from the neighborhood and downtown. If the streets were adjusted and the roadways minimized, adjacent parts of Hogans Creek Park could be reconnected. At several locations gateways should be created to enhance the entrances and importance of the park experience, and to mark the greenway such as at Liberty Street, Main Street, 1st Street and 8th Street.

Confederate Park should be developed as a premier destination within Hogans Creek Park.

Confederate Park is one of the most important places within Hogans Creek Park, with the best overall access from downtown. In the future, care should be taken that it maintains the essence of the Klutho design but is not just preserved as an artifact. Instead, it should evolve into a place that attracts people from all over for many reasons.

Create an “active” water destination.

Taken as a whole, the creek should have both active uses along it as well as places that are more passive. However, there are few destinations along the length of the creek now, and

poor flooding and drainage problems have transformed the creek into a liability instead of an asset. While it is unclear if and when the water quality in the creek will be good enough to allow human use, there is potential to develop several areas along the creek into busy, active places with appropriate water related uses. Some of these active uses could include dining and picnicking, model boat and bicycle rentals, education about water systems and natural filtration, and even possibly gondolas or paddle boats.

Develop Ecological Restoration features in selected locations.

The current work of the Army Corps of Engineers to control flooding and restore the creek to its original role, provides an excellent opportunity to use Hogans Creek as an ecological water restoration project. The proximity and involvement of the JEA, and its Conservation Center could be used not only to build a healthy water ecosystem, but to establish demonstration sites in appropriate locations along the creek for such eco-friendly flood and water control measures as biofiltration, rain gardens, and even living machine or aquaponics systems. Educational programs, classes, and hands-on workshops should also be considered around these features.

Create a place for health and wellness.

Hogans Creek Park can become a major focus for activities and events related to health, wellness and nutrition. The proximity of Shands Hospital and the County Health Department is a major asset that can help develop a health theme in a consistent way.

Create a youth focused nexus of activity.

Hogans Creek Park has limited offerings for young people and zones within the greenway could become the center of positive teen activity and education that is well-managed, yet offers autonomy and independence to youth, and youth-oriented events.

Develop an economic base to support the Park.

The current experience of visiting the Park and the lack of things to do there, along with its state of disrepair, suggest that a plan needs to be developed including centers of activity that can provide an economic base to support the programming and operations of the Park.

Develop a well defined management strategy for the Hogans Creek Park as a whole.

A complete management program needs to be developed for the Park that includes activities such as security, maintenance, programming, and opportunities for commercial development (e.g. cafes, rentals). In addition, the hydrology, environmental resources and history of the site provide many opportunities to develop tours, classes and events in conjunction with area partners.

SECTION 3 RECOMMENDATIONS



Getting to the Park

Hogans Creek Park needs to signal its presence in the area from several block away, through signage, greening, banners, lights and other elements. It also needs to create a true sense of arrival through its entrances and gateways, as well as historical features, information and cultural elements (such as monuments and commemorative plaques). Finally, consistent entrance and gateway features can also help weave the disjointed parts of the park back together into one unified linear park hosting a variety of special places and destinations.

ENTRANCES AND GATEWAYS

Hogans Creek Park needs to establish a consistent, possibly historic look (similar to the entrances to Confederate Park off Main Street) for some of its main entrances. Smaller secondary entrances and gateways into the certain parts of the park like Klutho Park and Schell Park should also be established with appropriate signage, landscaping, historic and art accents that truly convey the importance of the place.

The greenway should be given special attention by establishing trailheads in McPhearson Park and Dog Park at Liberty Street. In addition, the greenway could have special

entrance / exit treatment as it leaves one section of the park and enters another. This offers an opportunity to re-instate the name of Hogans Creek Park as a destination, as well as the names of the parks / destinations that compose it.

The main entrances to Hogans Creek Park should be located off of Main Street into historic Confederate Park and into the JEA section of the park. The two entrances could mirror they features and treatment as existing historic design has already implied. While both Confederate Park and the JEA complex each have multiple entrances off Main Street, they both need one entrance to be featured and clearly designated as the main entrance. One option is mirror the main entrances on both sides of Main Street in a similar treatment, restoring and enhancing the existing historic gates where the creek crosses Main Street.

This main entrance will also be the entrance to the Greenway. Another option is to offset the two entrances, moving the main entrance to Confederate Park to the middle of the block, where a less prominent entrance currently exists. This solution would allow to separate the greenway entrance from the main pedestrian entrance and to create a formal allée lined with plantings, seating, and a focal point leading to the pond and keeping the existing pathway and geometry of the Confederate park.

Another main entrance to Hogans Creek Park should be established into McPhearson Park off of 8th Street. This entrance could echo the historic character of the park, or could have its own style that relates to the health theme and the hospital. It is crucial that this main entrance be clear and easy to reach for anyone coming from Shands Hospital and the proposed BRT stop on 8th Street.

Additional entrances complete with wayfinding and historic signage, plantings, some seating and possible historic features are proposed throughout the park as one park spills into the next, at street corners, and near bridges.

MAJOR GATEWAYS

In order to establish the Park's presence on the streets that cut through and surround it, it is necessary to devise a street gateway treatment that would consistently establish the priority of the park, and its users over vehicles on these streets. The goal of this gateway treatment should be to give the impression that the street is part of the park as it goes through it, as opposed to a street that just happens to go by two separate park spaces (which is the case today).

This can be achieved by developing a traffic calming treatment at each of the major gateways which should include:

- Signage and banners before vehicles actually reach the park gateways;
- Road narrowing through richly planted sidewalk extensions – this feature will make drivers reduce their speed, and provides an opportunity to “spill the park” onto the street with greenery. The planted extensions could also be designed as bioretention basins and planted with plants to slow and naturally treat on-site storm water runoff.;

- Major park signs and possibly gateway feature as the road crossed the park. Traditionally gateway features include vertical elements, art components, or in some instances arches that span the roadway. Alternatively banners, lights, plants in baskets, and other “softer” elements could be used to indicate the gateway.

While all streets that cross the park should ideally be treated in this way, major gateways are proposed at several key locations:

- At Market (or Liberty) Street
- At Main Street
- On the bridge at First Street near Bethel Baptist Church
- At Pearl Street
- On the Bridge at Boulevard (this gateway should stress the green features, especially the plantings, bio-retention, or rain gardens, as it is located in a proposed Eco-Park along Hogans Creek;
- At 8th Street – this gateway will be particularly important in providing access to hospital staff, patients and visitors to McPhearson Park, and the rest of Hogans Creek Park. ADA access, and pedestrian safety will be particularly important at this location.

WAYFINDING, HISTORY AND ENVIRONMENTAL INFORMATION

Making it easy for people to find their way in the park is an essential part of providing better access. Wayfinding signage provides an opportunity to connect the present focal points, destinations, and activities in the park to its history and significance in Springfield and Jacksonville in general, as well as to the significance of the creek as an environmental feature.

In addition to signage, markers, banners, and art pieces, plantings and displays could be used fulfill these important functions. All of these artifacts could be designed and installed by local artists who could have a much stronger presence in the park.



The Special Places Of Hogans Creek Park

MCPHEARSON PARK

A Place of Health and Wellness

McPhearson Park has a tremendous opportunity to develop into an active, well used space that is not just like any other park. While the park has been recently renovated and new seating added, in its current state it serve very limited function, and fails to capitalize on the great potential offered by adjacent major institutions. Representatives from Shands Hospital and the Proton Therapy Center have been actively involved in the public visioning process, and a stakeholder interview was conducted with a representative of the County Health Office nearby. The ideas generated through this process call out McPhearson Park as a major destination for health and wellness.

- A variety of health- related events could be accommodated in the park tomorrow without major physical changes such as health fairs, specific health events, health education classes, etc. Many health events are best presented as hands-on or experiential activities which promote both social interaction and learning. Some of the

typical health activities include: diabetes screening, blood pressure measuring, obesity and nutritional information, calorie counter/burner information, arthritis education, back health information, CPR and First Aid, disability awareness, occupant protection, mental health, poison prevention and so on.

- Related sports and wellness activities that can take place here including programs currently offered by the YMCA at Shands Hospital and other area groups. These activities could be taken outside in the park when the weather is appropriate like:
 - o Yoga in the park
 - o Tai Chi
 - o Martial Arts demonstrations
 - o And other small scale exercise.
- McPhearson Park will become the main gateway to the proposed Hogans Creek Greenway. This creates an opportunity to triangulate several amenities creating a trailhead feature:
 - o Maps and information, with seating and shade near the trailhead;
 - o A kiosk or cart offering snacks and drinks;

- o Clear signage and visual connection to bicycle rental and repair center to be located at the County Health Department building or parking lot.
- Healing garden starting near Shands Hospital: Many hospitals today are showing a renewed interest in the use of gardens as healing environments. The goal of a healing garden is to make people feel safe, less stressed, more comfortable and even invigorated. For this reason access to the garden has to be easy, safe, and accommodating people of different abilities. While McPhearson Park is a relatively small part of Hogans Creek Park, a healing garden here needn't be large. In fact some of the best traditional healing gardens, such as the Japanese Zen Garden, require very little space. Alternatively the garden could be created in the reclaimed County Health Department parking lot, provided that direct, easy, ADA access is available through McPhearson Park to the garden. The garden can also be a linear walkway extending past the Health Department.
- The proximity of McPhearson Park to the under-utilized County Health Department parking lot actually creates an opportunity to spill some of the events out of the park and into the parking lot. In addition to health fair tents, the parking lot could be, in the short-term, an ideal location for a small farmers' market offering healthy, locally grown, and organic foods in relation with health events. While Jacksonville already has a few such markets, the hospital and the adjacent residential communities make this a major opportunity for this location.
- Shands Hospital has a great chance to take the lead on organizing a farmers' market and encouraging staff, patients and visitors to shop at the market. Some of the best hospitals in the US have recently developed their own farmers' market programs recognizing the tremendous impact nutrition and access to healthy food has on people. For example Kaiser Permanente has opened markets outside of their medical clinics in five states including Georgia and Colorado.
- The County Health Department building itself, could, in the short-term become less of an obstacle in the park by providing a facility for park-related activities. To achieve this it will be crucial to green and improve its parking lot, so even when no spill-over events are taking place here, it is still a pleasant green and clear connection to the rest of Hogans Creek Park.

The Health Department could also use the improved, green parking lot to take outdoors some of its regular activities, and combine them with nearby ongoing events like the market, health fair, or exercise classes.

The building, which apparently has some extra space, could offer some of its facilities for storage of equipment such as tents and picnic tables. Ideally, it would provide accessible ground-floor space to a bicycle rental and repair shop, which would be an essential feature connected to the new greenway. The bicycle center could generate a variety of activities that would take place on the greenway, and in the parking lot like bicycle safety classes, a bike learning track for both kids and adults, as well as a variety of bicycle repair and making classes. In other parks, such centers operated by volunteers teach kids and teens to ride, and run programs like make-your-own-bike where participants assemble bicycles from donated spare parts with help from trained mechanics, and then get to keep the bicycle for free.

In the long term, if the County Health Department does relocate its operations to another facility in the area, the entire site could be reconfigured with a portion of it becoming a park along the creek, providing an uninterrupted park connection from McPhearson to Schell Park, while the area next to the street could become a mixed-use development with shopping and a restaurant on the ground floor.



SCHELL PARK

A Teen Zone & Youth-Friendly Neighborhood

Currently underused and in poor condition, Schell Park could be re-invented as an area specifically geared to youth and teens, with a range of activities building on existing facilities as well as the planned greenway and the proposed skate plaza.

- The skate plaza should be connected to the greenway path with spurs that are designed for skaters as well as pedestrians, so that the plaza is integrated and welcoming to spectators and does not become an isolated activity. The skate plaza itself should offer ample spectator seating and space for socializing.
- The nearby existing basketball courts should be renovated/replaced, and possibly extended and fitted with a roof or tent structure with lights to provide shade, and to extend the hours for play into the evening. The courts should also feature a spectator area for teams to gather, and for viewers to sit and enjoy the games.
- A teen mini-club house could be located between the skate plaza and the expanded basketball court. This could be a small structure, or a light pavilion that would host a variety of youth and teen events. The supervision and maintenance for the basketball courts and skate plaza would be provided out of the teen club house, and teens could take the lead in running the spaces, organizing events, and teaching classes through skill-shares and other informal learning formats.
- The program could include, for example, basketball and skating clinics, bicycle and skateboard safety and repair workshops, rental of game equipment etc.
- Creating a physical structure to anchor youth activity is an important step in making youth feel both comfortable and responsible for the facilities in the Youth Zone and the entire park. Active teen participation will be key in making the youth area an exciting focus of activity, and in establishing an attitude of pride, ownership and respect.
- A safe pedestrian / bike connection should be established between the proposed Teen Zone and the Julius Guinyard Pool on the west side of Hogans Creek. This connection should not only be a safe route for kids into the park, but could incorporate teen art



elements such as banners, signs, benches or sculptures, with a special focus on the bridge over the creek.

- The Teen Zone Bridge should also include art elements, signage, banners etc. designed by and geared to youth to foster a creative, teen-friendly atmosphere. The bridge will also serve as an important gateway into the teen zone of the park.

ECO-PARK

A passive, restive place to learn about and enjoy nature

The area to the south of the proposed teen zone could remain a more passive place with a special focus on ecosystem restoration, bioremediation and natural flood control measures. The eco-park is an appropriate place to restore and add to the original water-retention ponds. The restored natural features of the eco-park can become the focus of an environmental education programs for kids, youth and adults. The programs could include:

- Hands-on environmental learning for kids and youth;
- Education about green technologies, flood control and prevention geared to homeowners;
- Demonstration bio-filtration eco-systems such as Living Machine, aquaponics systems, etc.;
- Classes about local plant and fish species;
- Fish catch and release activities.

Broad Street, as it crosses the Eco-Park, should be transformed into a green street, featuring a green gateway at the bridge over Hogans Creek, as well as range of green street features such as:

- An alternative street design with narrower traffic lanes;

- Permeable or porous pavement; and
- Bioretention curb-extensions and sidewalk planters.

The Eco-Park could have several water-retention ponds: one across the creek from the existing pond by the Broad Street public housing development, another restoring the original pond by the remaining balustrade Broad and Pearl Streets north of the creek, and potentially a third one at the same location on the south side of the creek.

The existing road configuration at Broad and 4th Street should be reconsidered to allow the section of the park cut-off by the road to become part of the park again. The simplest way to achieve this is by eliminating the road leg that is in the park, thus making drivers take a turn at the intersection of Broad and 4th proper. The existing mini-traffic circle at this location could be improved with additional plantings and a possible gateway feature for the park.

The reconnected section of the park could then use its slightly elevated topography and become a flexible event space. That means that the area would be equipped with:

- necessary connections for sound and lights;
- area for a temporary stage to be installed for small events;
- an additional stage location for larger, multi-venue events that were discussed for Hogans Creek Park;
- seating and information and could become the starting point for environmental activities in the Eco-Park.



KLUTHO PARK

A Place for Family Fun and Neighborhood Events

Klutho Park is currently the most successful and well-used part of Hogans Creek Park. Proposed minor improvements are aimed at making it even more welcoming and comfortable for families and visitors alike. The City Parks Department has already renovated the existing bandstand and restrooms seeking to provide better support for community groups organizing events in the park.

The public process showed that stakeholders appreciate and support current efforts in Klutho Park and want to see them go a step further, so that Klutho can reach its full potential as a catalyst space in Springfield and in Hogans Creek Park. Building on the current success of this space, Klutho Park should offer more and better family-friendly amenities and activities.

Play Environment

The Klutho Park could be much more welcoming to families with children, with play equipment for different ages, as well as a variety of play opportunities. One trend of worldwide significance is the idea of providing natural areas for children to explore. Abundant new research indicates that there is an urgent need

for this type of play space, as children have suffered significantly over the past two or three decades from an increasing distance from nature—a combination of more time on computers, video games and T.V., the number of families in which both parents are working, and the increasing fear of parents over letting the kids roam unsupervised.

In Jacksonville this may be exacerbated by the tendency of many people to stay indoors because of hot weather and an urban environment that is not seen as pedestrian-friendly. The fact that many schools have eliminated recess and unstructured time for kids compounds this situation.

Worldwide, children are spending less and less time outdoors, and for the first time the majority of their playtime is inside. The resulting “nature deficit” has been linked to many current and potential problems. For example, free and unstructured play in natural areas encourages far more creativity and imagination than a structured play environment. This deep immersion into a world of their own creation, which until recently has been a normal part of growing up, enables children to imagine alternative possible worlds and develop a problem-solving capacity that are essential skills for tackling larger problems later in life. Recent studies show how unstructured free time to play in the outdoors improves school performance, reduces stress and aggression, and makes for

happier children. From this emerging trend, there is also a new breed of playgrounds trying to create complex integrated environments.

These playgrounds may include:

- Play and climbing equipment that looks and feels natural –not the bright colored plastics, but realistic looking boulders to climb, oversized acorns, rope courses, etc. Many of these concepts also address concerns about obesity and to challenge the child through climbing, balance, obstacles etc.
- Imaginative play –by providing “loose parts”and private hiding places for kids to engage either by themselves or with other small groups in fantasy play. Loose parts simply means bits and pieces they can manipulate and create their own games with, like sand, sticks, leaves, balls, a garden hose, even tools to put things together with. Such play areas would require a play supervisor who can put away the parts at night and ensure a safe play environment.
- Custom designed structures and equipment that does not look like everywhere else –including free-standing structures (like the old days) instead of the modular connected equipment.

Fountain Terrace

The new play area could be triangulated with several other elements in order to achieve maximum use and comfort. These elements include a seating area for parents / accompanying adults; a kiosk or cart vending ice-cream, snacks, and simple drinks; a nice seating area with movable chairs and tables or picnic tables near the snack cart where people can enjoy some food in the shade.

This nexus of simple activities and amenities could be developed around the existing fountain, creating a fountain terrace setting. In addition, the fountain itself could be extended to include a wading pool, a splash pad, or a water hose for simple water play.

Alternatively the water play element – sprinkler, splash pad, or water hose could be located within the new play area/playground. Shade will be an essential consideration in making both the terrace and the play area usable in the summer. It could be provided through a shade structure, a tensile structure, umbrellas, or appropriate vegetation such as vines on trellises, or trees.

Adult and youth games

In addition to softball and baseball games, which already take place in Klutho, the open area of the park could be used for other formal or informal games such as soccer, disc-golf, volleyball, quidditch, as well as lawn games like lawn bowling or bocce.

Space for Temporary Events

The existing parking lot at the extension of 2nd Street could be re-purposed as an additional area for events, market and fair tents, and a possible location for a movable stage. This would require the area to be properly lit, and outfitted with the necessary power outlets. The poor quality asphalt at this location could be replaced with a permeable surface such as compacted sand or gravel, or permeable paving block.

Flexible Multi-Use Lawn

The open lawn area south of 2nd Street near the Karpeles museum is rarely used today because of severe flood problems, and also because it lacks purpose. Once flooding throughout the entire creek system has been addressed, this location could become a flexible multi-use lawn where events of various sizes could take place. Some of the events discussed in public meetings and stakeholder interviews include:

- Markets and fairs, particularly art, antique or flea-style markets;
- Tent events for private or corporate parties, weddings, festivals, etc. Simple catering facilities could be provided inside the Karpeles.
- Outdoor spinoff of events hosted by nearby institutions such as the Karpeles, or Bethel Baptist Church like baptisms, celebrations, graduations, book release parties, etc.
- Small concerts or performances. While Hogans Creek Park doesn't feature one large performance stage, it is envisioned as a park that could accommodate larger events through a series of small venues or stages. As it was noted above, areas where small stages, or performance areas could be set-up include Schell Park (proposed Teen Zone); Eco-Park; and the parking lot at 2nd Street. This layout would allow for small, area and user specific events to easily take place, and could fit larger festivals such as a Jazz Festival.



THE KARPELES AND BETHEL GARDENS

Formal gardens for all occasions

Hogans Creek Park is particularly fragmented and underperforming in the area around Laura and 1st Street which is also the site of two large neighboring institutions – Bethel Baptist Church and the Karpeles Museum.

The areas of the park near these institutions were envisioned by stakeholder representatives and the public as spaces that are directly connected to the buildings in character and function and serve to provide a setting for them. The two spaces south of the creek adjacent to Bethel Baptist Church are currently not perceived as park spaces, and are used by the church for informal parking. The area bounded by Caroline Street, 1st Street, and Laura Street has been already identified as a potential shared recreation space in the FSCJ proposed Master Plan.

- This site and the area across 1st Street could be transformed into a luscious garden setting for various church-related activities and events such as weddings, baptisms, graduations, holiday celebrations, etc.
- The space closer to the college was considered as a good location for a multi-use meditation / reading garden that can serve

both students and the church community. The gardens should provide comfortable amenities – places to sit, views, water, shade – and places to work, store simple gardening tools, learn about gardening or specific plants. There are many possible garden designs and styles to choose from, and the specifics will be determined by the community of users, but some of the ideas discussed in meetings and workshops include:

- o Zen or traditional meditation garden;
- o Rain garden;
- o Plant labyrinth;
- o Medieval-style kitchen and herb garden;
- o Water garden, etc.

The gardens could become a wonderful opportunity to involve volunteers and local master gardeners into their design, planting and ongoing maintenance. They can become a focal point where the Springfield residents, Bethel Church members and FSCJ students come together to both enjoy and work in the gardens. They are also a great way to engage youth from the area and beyond into volunteer and stewardship work. Local youth participation is especially important to ensure that the gardens are respected and protected from vandalism.

The gardens at the Karpeles could span both sides of 1st Street and have a different character.

- The space directly in front of the museum should become a more formal European-style garden with parterres of flowers, boxwood or other appropriate, lower-maintenance plants that establish setting and enhance the historic structure of the museum. Paths should be created leading up to the steps of the museum and connecting to the rest of the garden across 1st Street. This formal setting should also offer some seating – like a few stone benches – and some shade like small shade and flowering trees in planters typical for European urban gardens and pedestrian streets. The paths should be covered with a permeable paving material like decomposed granite or crushed stone both for stylistic consistency, and for water run-off management. The area across 1st Street near the creek could be less formal, and the existing large trees should be preserved here. There is an opportunity to create a small focal point in the shade of the tree with some seating, and possibly picnic tables, provided that the space would be managed and properly maintained.

All garden areas close to the creek should feature appropriate, native, water-tolerant plants that support bio-filtration and remediation.



JEA WATER CONSERVATION CENTER

Bringing Learning about Sustainability to Hogans Creek Park

JEA has already developed concepts for transforming much of its yard into a more green and environmentally sustainable campus for its new conservation center. With these plans in mind, and with the input of JEA staff, residents, and other stakeholders, some complementary concepts emerged from the public process that will enhance and build upon existing and proposed improvements in this area.

While the conservation campus is an excellent concept, it is important that it become connected to Hogans Creek Park as a special destination, and not as a fortress behind locked gates and fencing. With the development of the new greenway, JEA will have to provide public access along the creek and on the greenway which doesn't exist right now. This is a great opportunity to re-think the connection of the campus to the rest of the park, minimize gates and fences, and assure safe, pleasant continuous access not only for the greenway but for Hogans Creek Park as a whole.

Programs and activities within the conservation center should be taken outside, on the creek and in the park, and could build on and host environmental education efforts throughout the Hogans Creek. In addition to classes given

inside the conservation center, these programs could include outdoor activities like:

- Water education – water sampling, testing, water preservation, prevention of non-source pollution, storm water runoff management, best practices, etc.;
- Physical and practical demonstrations of various sustainable green technologies related to improving water quality, organic gardening practices, green building materials and technologies, and other similar practices related to the classes offered by the center;
- Water entertainment that shows how sustainable environmental practices are not only necessary but fun. Water entertainment could feature interactive learning and play, musical fountains or sprinklers, light and water shows, or even larger art performances like for example Providence Water Fire.

Alternatively, the water entertainment component could be focused more on the creek, and connected to the activities proposed for the area south of the creek along Laura Street next to the JEA reservoir. JEA is considering a gazebo and improved bridges over the creek at this location. The gazebo may not be needed at this location, if JEA, FSCJ and other partner to provide some high quality temporary amenities to build a program around. The concept here is simple, with the proximity of FSCJ and

its many students, and a desire by SPAR to encourage student uses outside of FSCJ campus walls, this would be a perfect location for:

- a European-style urban beach complete with some sand, a tiki bar, beach chairs, tables and umbrellas, hammocks;
- a simple boardwalk near the creek, portable splash fountain and water drinking station, etc.

Such temporary beaches have become now ubiquitous in most European capitals, and are appearing in New York. The amenities and activities that make these places a true “event” are simple, and portable. In Hogans Creek Park a month-long event could be launched when students are in school in order to attract them and to encourage FSCJ to share the costs. The beach would be a place to have a drink, socialize by the water (even if the water of the creek is not yet suitable for human use), play beach volleyball, badminton, or Frisbee, or simply sunbathe and relax.



CONFEDERATE PARK AND DOG PARK

The Luxembourg Gardens of Springfield

Confederate Park has great potential to become an outstanding urban park, and a great destination. The design intent of the park, and its historic features give it the “good bones” that can make it a truly special place.

One of the major issues facing the park today is that the pond has flooding and drainage problems, and is overrun with water fowl which is causing bacterial contamination in the area, in addition to unsightly soiled walkways. Entrances to Confederate Park from Main Street lack importance and attractiveness. Overgrown vegetation blocks views from the street. Finally, there are several underutilized structures in Confederate Park that can become true focal points of activity.

The pond can become the spectacular feature it was designed to be after flood control measures are implemented at this location and along all of Hogans Creek.

- A proper promenade should be created along the pond, with good seating options (nice benches and movable chairs) and access to the water for simple water uses like model boating as in Center Park or the Tuileries.

- The area near the northwest entrance to the park could become the main access point for families, and should have a snack cart, or kiosk, offering ice cream, soda, churros, cotton candy, Italian ice, etc. This should be a multi-use vending opportunity selling also balloons, toys, and renting toy boats and other games for kids and adults to play in the park. Existing area merchants, like the owners of Hola Mexican Restaurant could, if interested, operate the cart as a park satellite to their business.
- An inviting piece of interactive child-friendly art, or small play sculpture could both serve as a focal point on the central path from Main Street and provide a play opportunity for children.
- The park should add color and interest at strategic locations by using flowers and more intensive landscaping near entrances, as a setting for existing monuments, and near seating area so people can sit and look at the flowers.
- The two existing structures in the park can easily be re-purposed to support the new concept for Confederate Park. We have learned that the Parks Department Maintenance building will be vacant soon, and this offers a great opportunity to transform the building into a Hi-Lo price point garden restaurant, with indoor and outdoor terrace dining overlooking the park and the lake.

The concept of a Hi-Lo price point restaurant consists of offering low-price options like simple soups, sandwiches and salads at lunch time for the area office workers and students, and a more expensive al-fresco dining menu in the evening. Of course the character and feasibility of a garden restaurant will have to be studied further, but it does appear that there is a pent-up demand for good dining destinations in the area. Space in the building unused by the restaurant could become a community room where public meetings, art and gardening classes are hosted.

- The small historic brick building next to the Parks building, can develop as a facility centered around the rose garden planted by a local volunteer gardening group. This area of Confederate park could be transformed into a larger rose garden, with the building serving as a Garden House with a small gift shop, rose and plant center, gardening classes, and storage for gardening materials and tools.
- With these simple improvements Confederate park still has the flexibility to accommodate small to medium size neighborhood events like:
- Small performances, especially for kids;
 - Marionette theater;
 - Movies in the park;
 - Small concerts – kid-friendly music during

the day, and small jazz or classical performances on the promenade in the evening;

- Building on the restaurant and food theme, the park could host a taste of Jacksonville, or a taste of Springfield food related events, etc.

A new dog park with a basketball court, and planned playground was recently completed next to Confederate Park across from Hubbard Street. The dog park is an amenity built with community input, well used by area dog owners. We believe that the dog park can become even better if it becomes part of Confederate Park as opposed to a fenced in, separate space across the street.

- Confederate Park could be expanded over Hubbard Street, which would be closed to traffic for one block and de-mapped, reuniting the dog park with the rest of Confederate Park.
- During the placemaking workshops, participants expressed a desire to minimize the fences in and around the dog park, and possibly adding more uses to the space. While we recognize that some portion of the dog park should remain fenced for the safety of people and dogs, there are ways to modify, replace and remove the fencing in some areas in order to reduce the cage-like effect they create today. The perimeter fence of the dog park could be lowered

and possibly replaced by plantings and berming, while a smaller area within the dog park remains fenced off.

- The rest of the area could have more seating, a splash pad – doggy beach – and more interesting topographic and planting elements. One option would be for this area to become a multi-use park area that is also an off-leash dog park, like Socrates Sculpture park in Queens, NY which is a working outdoor sculpture studio, a display area, and an off-leash dog park all at the same time.
- The area next to the new basketball courts could be developed for other games, and transformed into a multi-sport / game area. In addition to basketball, this area could host some games geared for adults, as well as for youth like bocce, lawn bowling or badminton. The game area could also have chess tables. This would allow for a variety of users, including responsible adults to be in the area, and thus provide some adult supervision to the basketball courts.
- The cage currently allocated for a playground should be eliminated, and a large exciting play area installed in this location, see earlier discussion on various play area options.
- The reclaimed section of Hubbard Street should become parkland with some hard

surfaces for play activities like electric car racing, bike riding for small kids, and electric cart rides for kids. The main focal point in this area could be a carousel or a simpler merry-go-round. Such a feature, paired with an exciting, unique play area could transform this part of Confederate Park into a major attraction for families with kids not just in Jacksonville but in the region.

Expanding Confederate Park to include the new dog park provides an opportunity to conceive of the park as a contemporary interpretation of the historic pleasure garden. A place that is not only pleasant, green, and beautiful, but an inclusive vibrant place offering a variety of urban park experiences to users of all ages, families with children, teens, people with pets, and the elderly.

Appendix B—Merged Map





Hogans Creek Master Plan

Creating a Program and a Master Plan Through Place Making

Prepared for
**The Recreation and Community
Services Department**
The City of Jacksonville

Prepared by:
HDR
In Association with:
PPS **SPAR**
PROJECT for PUBLIC SPACES
Council