



SYCAMORE HILL GATEWAY PLAZA

Basis of Design Report: Design Development (30%)

November 17, 2017

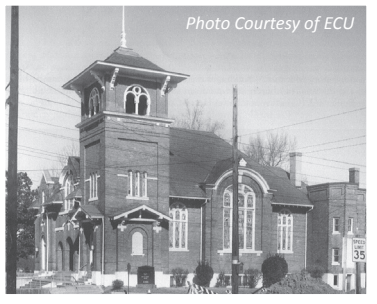
PROJECT BACKGROUND

A modest granite monument is the only visual reminder of Sycamore Hill Baptist Church and 'Downtown' community once located at Town Common. Although there are a limited number of physical elements to remember 'Downtown', residents can still recall the spirit and vitality of this lost community. During the development of the 2016 Town Common Master Plan Update, former 'Downtown' residents recalled their memories of the predominately African American neighborhood which was eradicated as a result of the City's Urban Renewal project in the 1960's.

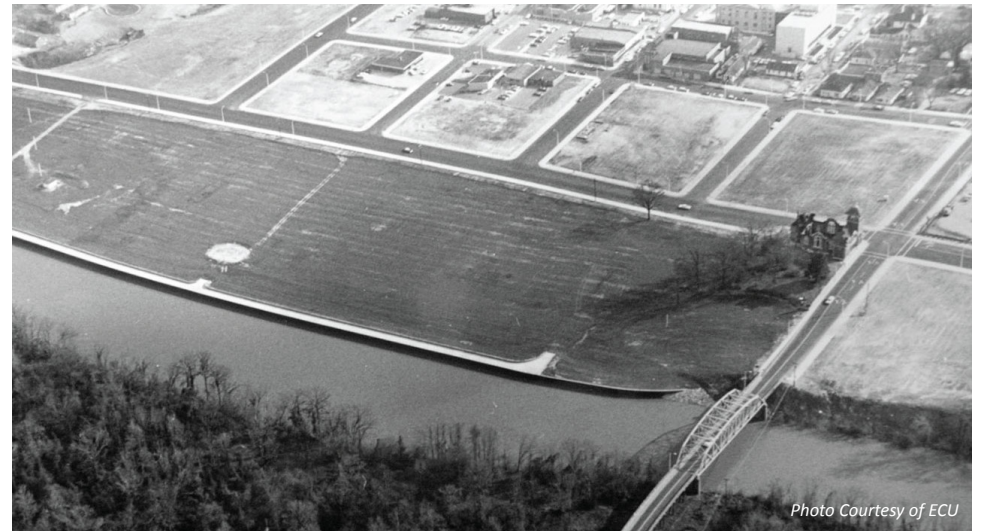
The development of a commemorative tower, plaza, and gardens at Town Common will serve as a place for healing and celebratory remembrance, to reflect on the past while creating an acclaimed regional and national attraction at Town Common. This project serves as an opportunity to celebrate Town Common, Greenville's "Central Park," by creating special places and activities that will attract and retain residents and visitors while creating a prominent western gateway into the park. Improvements to Town Common will serve as a foundation upon which to continue the City's growth and make it a more exciting place to live, work, and play.



Project study area and context



Downtown & Sycamore Hill Baptist Church pre Urban Renewal



Town Common circa 1968

DESIGN NARRATIVE

As a result of a five-month design process, the design team worked with community residents and stakeholders to define a vision for the Sycamore Hill Gateway. As a result, the design contained as part of this 30% Design Development submission will provide opportunities to:

- **Establish** an iconic western gateway at Town Common
- **Enhance** park programming at Town Common to draw visitors to the park and to Uptown which will support city-wide economic health
- **Celebrate** the rich heritage of Sycamore Hill, an authentic and thriving downtown African-American neighborhood
- **Commemorate** the Sycamore Hill Baptist Church, a keystone of the community
- **Discover** the rich “cross-pollination” that took place in Sycamore Hill—between the church, its families, businesses, schools, and culture—and the impact that the relationships created here continue to have among former residents
- **Preserve** the legacy and traditions of Sycamore Hill through first-person narratives of former residents
- **Encourage** visitors to seek out additional information related to Sycamore Hill, its history and significance, by directing them to East Carolina University and its archives

- **Create** an environment of healing, reflection, and reconciliation

AUDIENCES

This project will provide opportunities to attract and engage the following visitor types:

- Existing Greenville residents who want to explore their evolving city, its background, and their connections to it
- New residents to Greenville who want to know the full history of their city
- The broader region of Pitt County and beyond
- The original Sycamore Hill community members. Many former residents are spread throughout the city and are still in communication with one another.

MAJOR SITE ELEMENTS

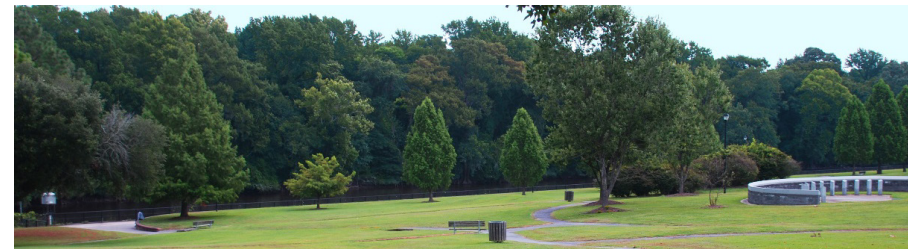
- **Gateway Tower**- an iconic tower will create a dynamic beacon at the corner of First & Greene Street. As a beacon to the park, the Tower will stand at the former location of the Sycamore Hill Baptist Church site, which is the highest elevation of the park. At a height of 48 feet, the Tower will become a significant landmark of both the



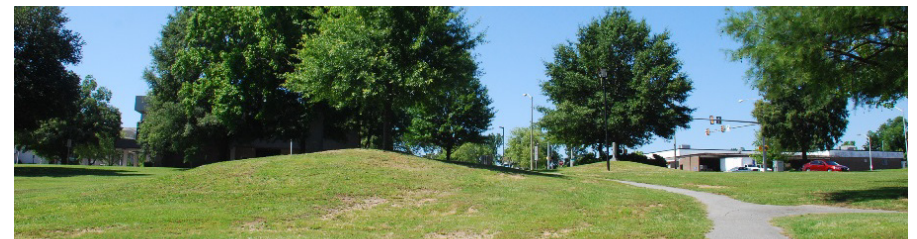
Existing commemorative monument



Existing trees near 1st St.



View of Tar River and riverfront from the site



The site lies at the highest point at Town Common and is surrounded by undulating topography

DESIGN NARRATIVE

park and the Uptown district.

- **Commemorative Plaza**- at the center of the site will be a paved plaza. The plaza will become a flexible outdoor community space that can be used for special events such as weddings, small performances, outdoor dining and other community gatherings.
- **Interpretive Walls & Pavers**- Sycamore Hill Gateway Plaza will be a place of storytelling and learning. A series of precast concrete walls with glass interpretive panels will tell the dynamic history of the Sycamore Hill community and the Sycamore Hill Baptist Church which once occupied the site.
- **First Street Promenade**- this project will include streetscape improvements along First Street. Recommended streetscape improvements will enhance the Town Common's urban edge to Uptown, provide ADA parking accommodations (5 spaces), and enhance the visual character of the commemorative along First Street.
- **Sycamore Tree Grove**- to honor the namesake of the Sycamore Hill community, a grove of sycamore trees will embrace the commemorative plaza while providing shade and sense of spatial enclosure, where people can congregate in nature.
- **Planting**- a swath of low-maintenance ornamental shrubs, perennials, and groundcover plantings will provide an attractive edge along 1st Street and at the gateway of the commemorative plaza. Plant selections maximize native vegetation options. Irrigation will help ensure the long-term health and sustainability of the site landscape.
- **Terraced Steps & Seating**- a terrace, with amphitheater-like seating, steps down from the commemorative plaza gradually towards the Tar River and provides connections to existing park walkways.
- **River Overlook / Meditative Lawn**- at the terminus of the terraced steps is an open lawn which provides a place to meditate, reflect and enjoy the scenery of the Tar River.
- **On-Street ADA Parking**- five accessible parking spaces are included to accommodate those with disabilities who wish to visit the site. The five parking spaces are angled to provide greater ease of parking as well as fulfill the 2016 Town Common Master Plan goal to minimize parking within the park while maximizing parking around the park's periphery.

INTERPRETIVE EXPERIENCE

Interpretation and narratives will be divided into three categories: History, Spirituality, and Community, with a focus on the community that thrived in Sycamore Hill. The church, its founders, and its role in the community will be highlighted within the "footprint" of the walled church space. Sycamore Hill's history will be concentrated on the southwest corner of the site. The interpretive program also makes connections to the larger regional and national stories of African-American communities in urban areas, but most of the narratives will emphasize the community that once lived at Town Common.

Interpretation will be conveyed through a combination of images, quotes, and short narratives, and will be distributed throughout the site. Visitors will be encouraged to connect to East Carolina University (ECU) for deeper dives into Sycamore Hill's history. Documenting and remembering this community is ongoing and important to the residents here. ECU is committed to collecting stories of this once thriving and self-sustaining African-American development.

Sycamore Hill Baptist Church originally had bells in its tower, as well as a memorable choir. Sound may be included in the Gateway interpretation to recall a spiritual atmosphere, but does not emulate it. We suggest chimes or similar device or instrument that would be activated by nature—wind or rain—and add to the contemplative themes of remembrance and healing. These musical sounds could be positioned outside of the church "footprint," in close proximity to the tower.

Sound may also be incorporated in the form of programming. The amphitheater-style area directly to the north of the church provides a gathering space in which to experience small choirs or performances of gospel music. Other types of music could include what was played and heard at the time the neighborhood was thriving, and marching band music, a memorable part of high school life in the community.

Interpretive components and content suggestions are listed within each thematic section in the Content Plan (see 30% Design Development technical plans). References to and quotes from former residents of the community are selected carefully to represent the authentic history of the site and its greater regions.

DESIGN NARRATIVE

INTERPRETATIVE PROGRAM

The following are three thematic concepts expressed through the interpretive program:

I. Remembrance – Commemorating a Downtown Community (History)

Sycamore Hill was a thriving African-American neighborhood in downtown Greenville, North Carolina that began in the mid-nineteenth century. During a period of urban renewal in the late 1960s, the Sycamore Hill community was torn down, its residents displaced, and the Town Common Park was created. Although the footprint of the community changed, many individuals and families have remained in Greenville, active and connected to one another. Memories of their old neighborhood and church are strong and people come to the site from all over the city.

II. Faith & Remembrance - Sycamore Hill Baptist Church (Spirituality)

In 1860, twenty-two African Americans gathered in the home of Sister Ruth Armond on North Greene Street in 1860 and founded the African Baptist Church. Located on the corner of First and Green Streets, the Church was renamed Sycamore Hill Missionary Baptist Church in the late 1880s. The large brick building, most often seen in photographs, dates from 1917. The church remained as a landmark for half a century. Many former worshippers and residents of the Sycamore Hill community now attend Sycamore Hill Missionary Baptist Church on Hooker Road.

Although the church was destroyed in 1969, the site is still considered sacred and much more than a worship space. It was a center of social, political, and economic activity, a place to nurture souls, guide younger congregants, listen to a gifted choir, and help others in need. Baptism in the Tar River was a rebirth for many and reinforced the connection to both place and to nature. As the symbolic arms of the Sycamore Hill community, the church reached out and held onto its “children.” Former congregants want to pass this support and spiritual nourishment down to younger generations.

III. Displaced, But Never Forgotten (Community)

Churches, schools, businesses flourished in the vibrant neighborhood of Sycamore Hill and many people owned their own homes. Former

residents remember walking to their high school. Some participated in its well-known marching band. The “Downtown” was considered a place of culture. Prominent individuals in Sycamore Hill included educational leaders, businessmen and women, doctors of medicine and attorneys. As a self-built African American community, pride runs deep in its roots.

Despite years of displacement, the ties that bind this community together are still strong. Honoring the Sycamore Hill neighborhood is an integral part of healing and remembrance in downtown Greenville.



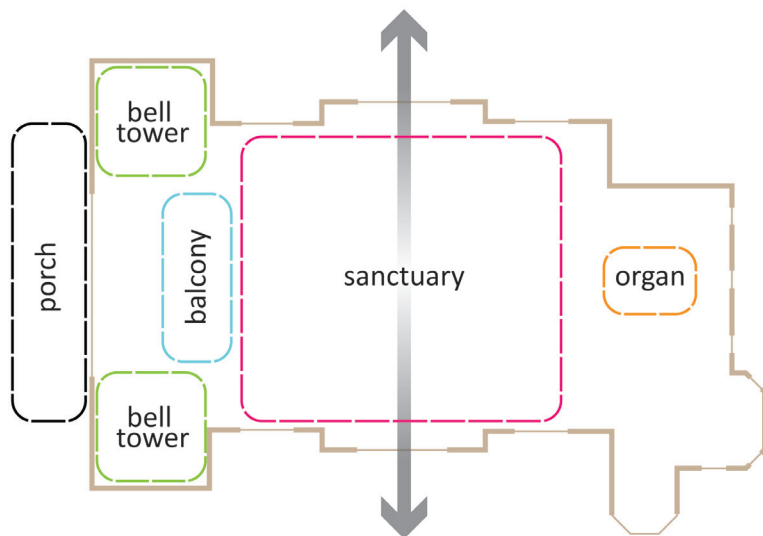
- 1. Gateway Tower
- 2. First Street Promenade
- 3. Commemorative Plaza
- 4. Interpretive Walls
- 5. Interpretive Pavers
- 6. Sycamore Tree Grove
- 7. Terraced Steps & Seating
- 8. Seating
- 9. River Overlook / Meditative Lawn
- 10. Sidewalks
- 11. Planting Area
- 12. On-Street ADA Parking

SITE PLAN

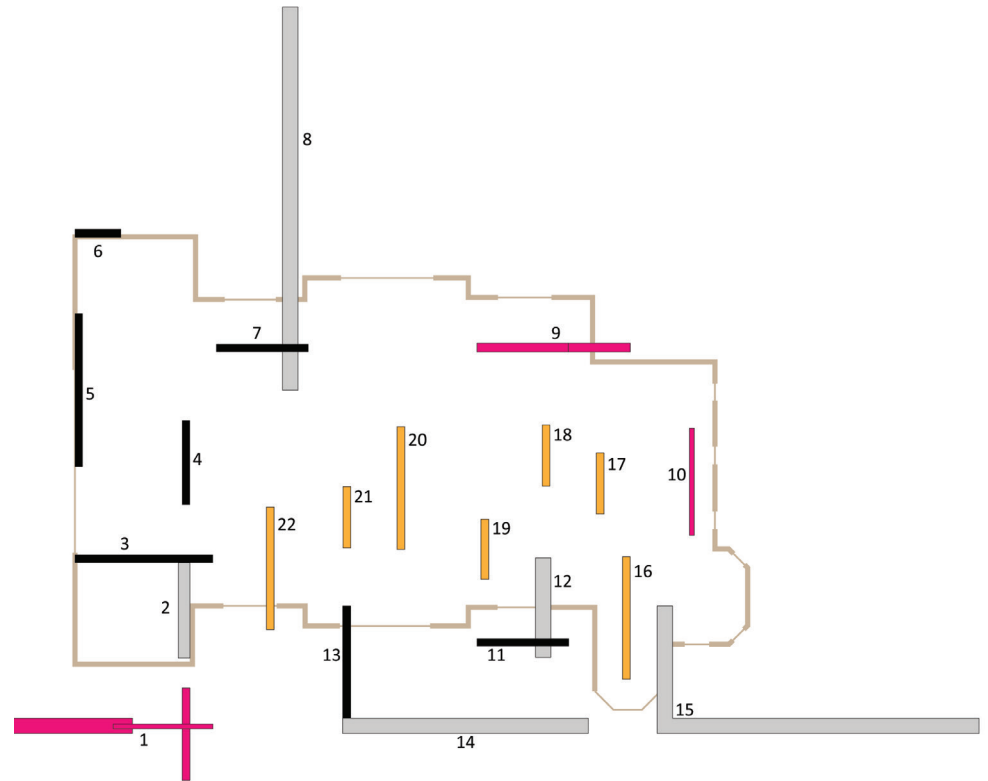
First St.
(east-west bike lanes to be integrated)

0' 30' ↑ N





ORIGINAL CHURCH PROGRAM



22 INTERPRETIVE ELEMENTS

■ FEATURE INTERPRETIVE CONTENT ELEMENTS

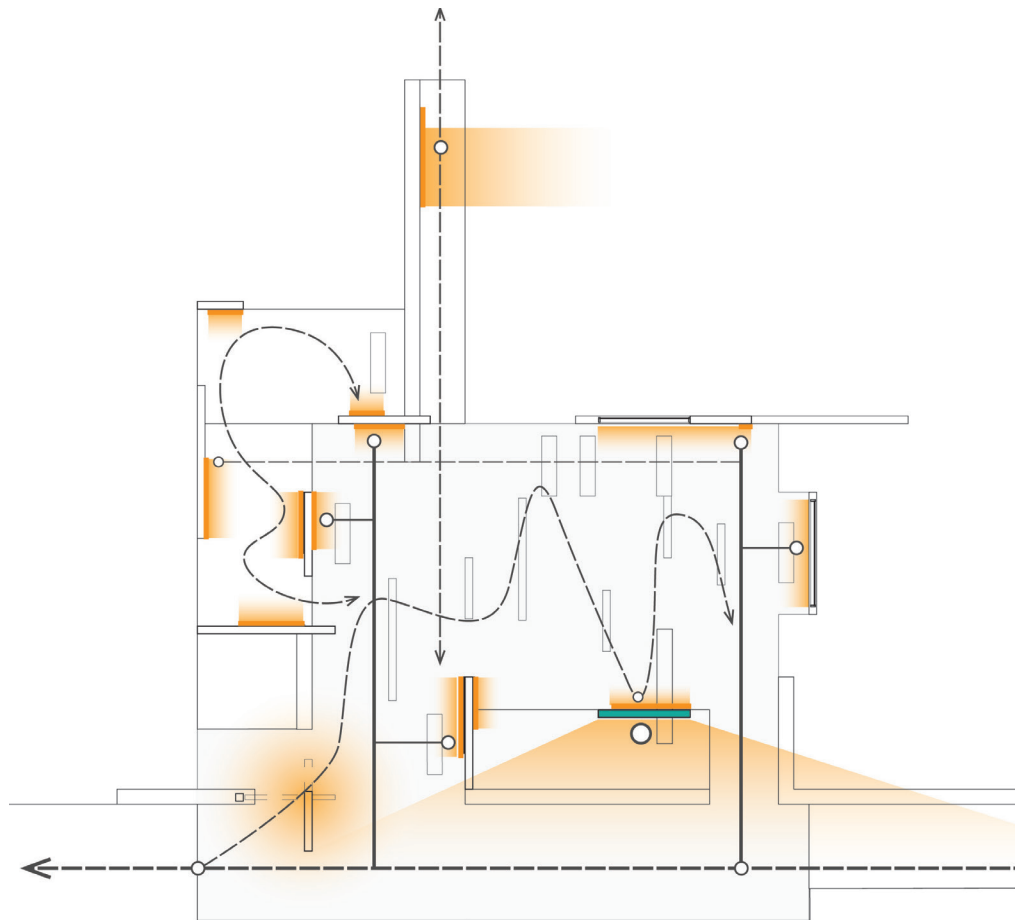
■ PRIMARY CONTENT WALLS

■ SECONDARY CONTENT (PAVERS)

■ TERTIARY SITE ELEMENTS (PRECAST CONCRETE SEAT WALLS)

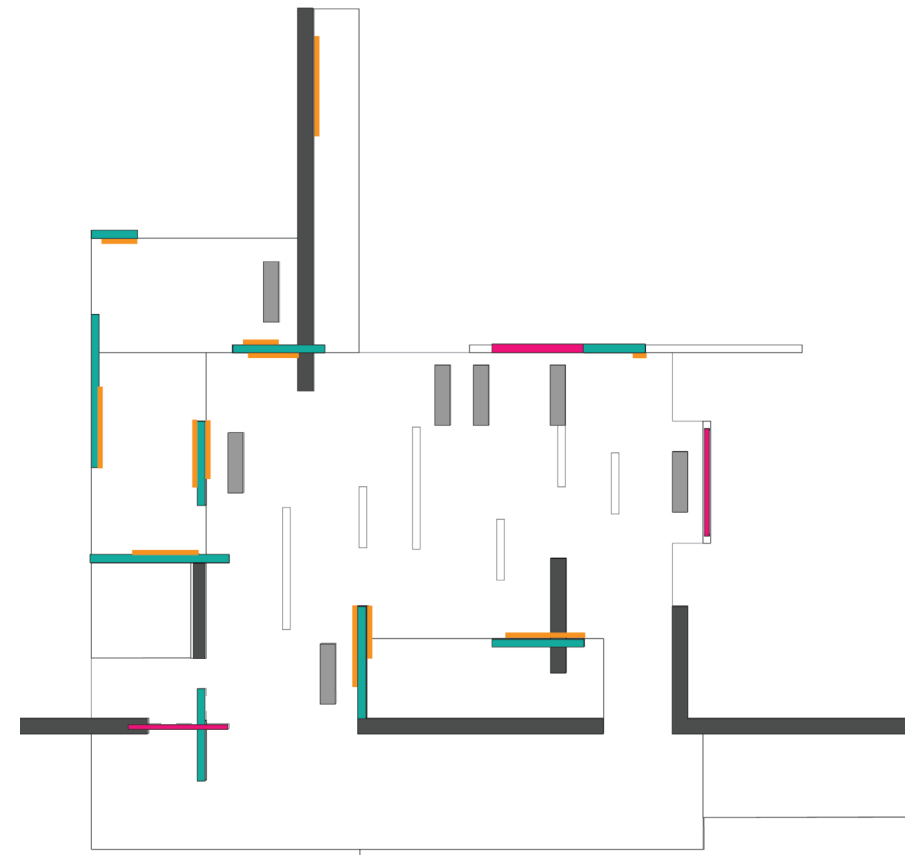
*site plan diagrammatically references historic church floor plan and 22 founding members

SITE PLAN FRAMEWORK



INTERPRETIVE EXPERIENCE

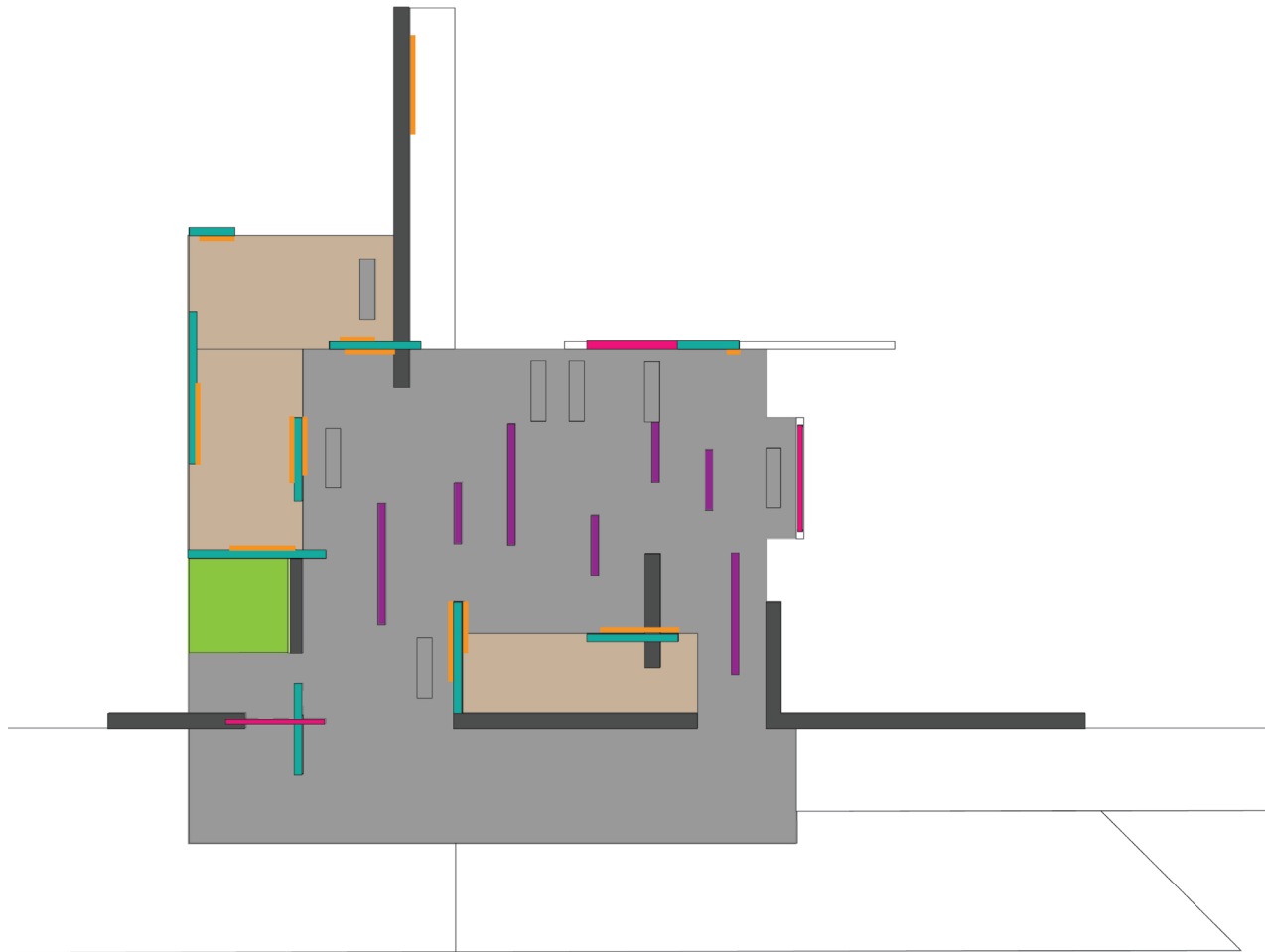
- COMMEMORATIVE SIGN + GATEWAY BRANDING
- INTERPRETIVE ZONES
- INTERPRETIVE CONTENT PANELS
- PRIMARY AXES
- CIRCULATION



ARCHITECTURAL TYPOLOGIES

- LAMINATED GLASS WALLS
- PRIMARY CONTENT WALLS
- LAMINATED GLASS CONTENT PANELS
- SEAT WALLS
- BENCHES

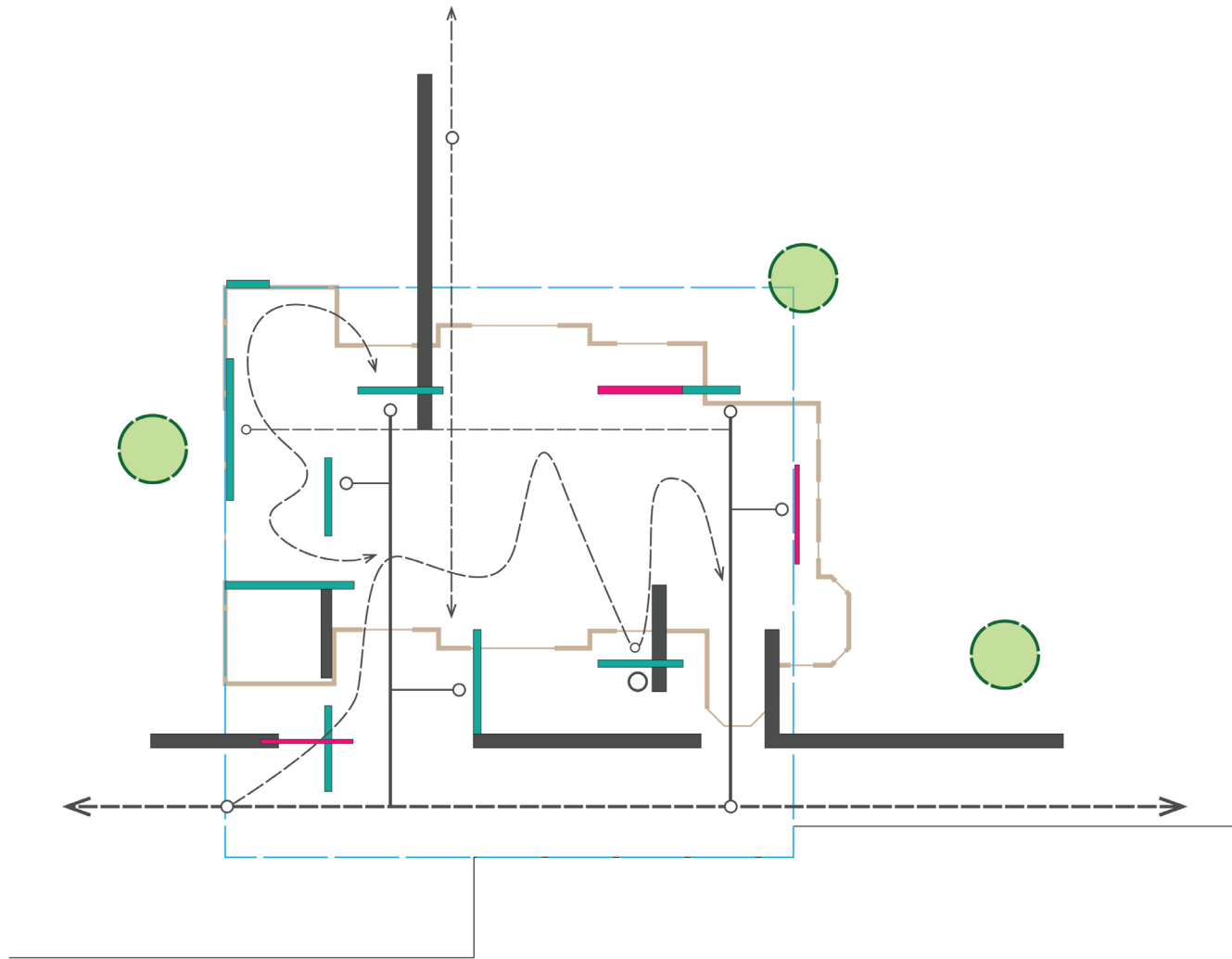
SITE PLAN FRAMEWORK



MATERIALITY + MEANING

- MULTI-COLORED LAMINATED GLASS PANEL WALLS (reference historic church stained glass windows)
- MONOLITHIC PRECAST WHITE CONCRETE WALLS (reference historic church spaces; display interpretive content)
- COLORED LAMINATED GLASS PANELS (display interpretive content)
- PRECAST WHITE CONCRETE SEAT WALLS (reference historic church perimeter walls)
- GRANITE BENCHES AND PAVERS (non-interpretive elements)
- CRUSHED STONE (references historic landscape typology of swept yards/gardens)
- GRANITE INTERPRETIVE PAVERS - see landscape architecture dwgs.
- PLANTING AREA - (references footprint of southern bell tower) - see landscape architecture dwgs.

SITE PLAN FRAMEWORK



COMPOSITE SYNTAX

- 1) Primary axes end on interpretive elements
- 2) 4 typologies define 22 elements and pedestrian orientation
- 3) Open plan provides flexibility and transparency
- 4) Plan organization references and engages the site physically + temporally (historic church footprint and future park)
- 5) Design maintains existing trees and site elements where possible
- 6) The composite design geometry implies a square, representing equality

SITE PLAN FRAMEWORK

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COST ESTIMATE



OPINION OF PROBABLE COST - SD LEVEL DESIGN DOCUMENTS
PROJECT: GREENVILLE TOWN COMMON - Sycamore Hill Gateway

SUMMARY

ITEM #	SCOPE DESCRIPTION	BASE BID BUDGET \$
1	Demolition	\$ 34,556
2	Erosion Control	\$ 27,397
3	Site Paving	\$ 354,044
4	Site Walls/Benches	\$ 471,563
5	Glazing & Framing	\$ 174,185
6	Landscaping	\$ 70,076
7	Site Utilities	\$ 116,595
8	Miscellaneous	\$ 85,000
9	Gateway Tower	\$ 177,776
SUBTOTAL #1 =		\$ 1,511,191
GC/CMAR Fee, General Conditions & Bonds- 15% =		\$ 226,679
SUBTOTAL #2 =		\$ 1,737,870
Contingency - 15% =		\$ 260,680
TOTAL ESTIMATED COSTS (November 2017 \$) =		\$ 1,998,550



OPINION OF PROBABLE COST - SD LEVEL DESIGN DOCUMENTS

PROJECT: GREENVILLE TOWN COMMON - Sycamore Hill Gateway Plaza

Scope: Gateway Plaza

BASE BID - DETAILED COST ESTIMATE

Item #	Site Plan Item	Floor(s) #	Item Description	Quantity	Unit	Unit \$	Total \$
			Demolition				
	C0.1		Remove Tree, incl. stump	4	EA	\$ 600.00	\$ 2,400.00
	C0.1		Remove Site Lighting, turn over to owner	3	EA	\$ 750.00	\$ 2,250.00
	C0.1		Relocate Existing Electrical Box	1	EA	\$ 500.00	\$ 500.00
	C0.1		Remove Existing Signs, Store & Re-install	1	LS	\$ 600.00	\$ 600.00
	C0.1		Demo Concrete Sidewalk	4,227	SF	\$ 2.00	\$ 8,454.00
	C0.1		Demo Asphalt Paving	4,103	SF	\$ 1.50	\$ 6,154.50
	C0.1		Sawcut Asphalt Paving	358	LF	\$ 4.00	\$ 1,432.00
	C0.1		Demo Asphalt Sidewalk	2,545	SF	\$ 1.25	\$ 3,181.25
	C0.1		Demo Curb & Gutter	358	LF	\$ 12.50	\$ 4,475.00
	C0.1		Remove Site Furnishings, turn over to owner	1	LS	\$ 750.00	\$ 750.00
			Load, Haul & Dump Debris	1	LS	\$ 4,359.26	\$ 4,359.26
			Erosion Control				
	C0.1		Temp. Gravel Construction Entrance	1,250	SF	\$ 4.00	\$ 5,000.00
	C0.1		Temp Chainlink Fencing	916	LF	\$ 11.00	\$ 10,076.00
	C0.1		Tree Protection Fence	663	LF	\$ 3.50	\$ 2,320.50
	C0.1		Allowance for Erosion Control	1	LS	\$ 10,000.00	\$ 10,000.00
			Site Paving				
		Hardscape material plan	Grading	1,108.22	SY	\$ 2.00	\$ 2,216.44
	Note 5	Hardscape material plan	Concrete Pavers	9,974	SF	\$ 28.00	\$ 279,272.00
	Note 5	Assumed	4" Aggregate Base	9,974	SF	\$ 1.50	\$ 14,961.00
			Interpretive Paver Elements, Engraved Granite	79	LF	\$ 160.00	\$ 12,640.00
		Hardscape material plan	Grading	229.67	SY	\$ 2.00	\$ 459.33
	Note 3	Hardscape material plan	Concrete Sidewalk	2,067	SF	\$ 4.00	\$ 8,268.00
	Note 3	Assumed	4" Aggregate Base	2,067	SF	\$ 1.50	\$ 3,100.50
		Hardscape material plan	H/C Curb Cut	2	EA	\$ 1,500.00	\$ 3,000.00



OPINION OF PROBABLE COST - SD LEVEL DESIGN DOCUMENTS

PROJECT: GREENVILLE TOWN COMMON - Sycamore Hill Gateway Plaza

Scope: Gateway Plaza

BASE BID - DETAILED COST ESTIMATE

Item #	Site Plan Item	Floor(s) #	Item Description	Quantity	Unit	Unit \$	Total \$
		Hardscape material plan	Grading	67.78	SY	\$ 2.00	\$ 135.56
	Note 2	Hardscape material plan	Bind Porous Gravel	610	SF	\$ 5.00	\$ 3,050.00
		Hardscape material plan	Grading	203	SY	\$ 2.00	\$ 406.00
	Note 10	Hardscape material plan	Asphalt Paving incl. stone base	203	SY	\$ 31.60	\$ 6,414.80
		Hardscape material plan	Parking Space Striping	1	LS	\$ 500.00	\$ 500.00
		Hardscape material plan	Curb & Gutter	478	LF	\$ 40.00	\$ 19,120.00
		Hardscape material plan	Parking Space Striping	1	LS	\$ 500.00	\$ 500.00
			Site Walls/Benches				
			Precast Concrete Wall Panels	1,797	SF	\$ 155.00	\$ 278,541.20
			Footings	37	CY	\$ 380.00	\$ 13,996.67
			Load, Haul & Dump Excavated Material	37	CY	\$ 40.00	\$ 1,473.33
			Precast Concrete Benches, 1'-6" W. x 1'-6" T x 8' L.	116	LF	\$ 350.00	\$ 40,425.00
			Footings	15	CY	\$ 380.00	\$ 5,657.78
			Load, Haul & Dump Excavated Material	15	CY	\$ 40.00	\$ 595.56
			Granite Benches/Landscape Walls, 1'-6" W. x 1'-6" T x 8' L.	293	LF	\$ 400.00	\$ 117,200.00
			Footings	32.56	CY	\$ 380.00	\$ 12,371.11
			Load, Haul & Dump Excavated Material	33	CY	\$ 40.00	\$ 1,302.22
			Glazing & Framing				
			Surface Mounted Lamin. Glass on Precast Concrete	968	SF	\$ 140.00	\$ 135,485.00
			Inset Laminated Glass w/ Interp. Content @ Wall (Stainless Steel Frame & Mullion), 2 Each	180	SF	\$ 125.00	\$ 22,500.00
			Stainless Steel Frame & Mullions	180	SF	\$ 90.00	\$ 16,200.00
			Landscaping				
		Planting concept plan	Trees, 6" Cal.	7	EA	\$ 1,000.00	\$ 7,000.00



OPINION OF PROBABLE COST - SD LEVEL DESIGN DOCUMENTS

PROJECT: GREENVILLE TOWN COMMON - Sycamore Hill Gateway Plaza

Scope: Gateway Plaza

BASE BID - DETAILED COST ESTIMATE

Item #	Site Plan Item	Floor(s) #	Item Description	Quantity	Unit	Unit \$	Total \$
		Planting concept plan	Trees, 3" Cal.	16	EA	\$ 500.00	\$ 8,000.00
	PA	Planting concept plan	Interpretive Garden	5,443	SF	\$ 6.00	\$ 32,658.00
		Planting concept plan	Plaza Garden	2,732	SF	\$ 4.00	\$ 10,928.00
			New Turf Areas	14	MSF	\$ 800.00	\$ 11,490.40
			Site Utilities				
	C3.1	Utility Plan	3/4" Domestic Water Meter	1	EA	\$ 500.00	\$ 500.00
	C3.1	Utility Plan	3/4" Domestic PVC Water Line	52	LF	\$ 20.00	\$ 1,040.00
	C3.1	Utility Plan	6"x12" Tapping Sleeve	1	EA	\$ 1,400.00	\$ 1,400.00
	C3.1	Utility Plan	6" Gate Valve	1	EA	\$ 1,050.00	\$ 1,050.00
	C3.1	Utility Plan	6" PVC Water Main	40	LF	\$ 60.00	\$ 2,400.00
	C3.1	Utility Plan	Fire Hydrant Assembly	1	EA	\$ 4,000.00	\$ 4,000.00
	C3.1	Utility Plan	1" Irrigation Water Meter	1	EA	\$ 575.00	\$ 575.00
	C3.1	Utility Plan	1" Irrigation PVC Water Line	52	LF	\$ 20.00	\$ 1,040.00
	C3.1	Utility Plan	1" RPZ	1	EA	\$ 1,090.00	\$ 1,090.00
	C0.1		Relocate Storm Drainage Manhole	1	EA	\$ 3,500.00	\$ 3,500.00
		Hardscape material plan	Pedestrian Lighting Allowance	11	EA	\$ 9,090.91	\$ 100,000.00
			Miscellaneous				
			Allowance for Interactive Musical Elements	1	EA	\$ 85,000.00	\$ 85,000.00
			Gateway Tower				
			Precast Concrete Wall Panels	444	SF	\$ 155.00	\$ 68,820.00
			Footings	3	CY	\$ 1,000.00	\$ 3,000.00
			Load, Haul & Dump Excavated Material	3	CY	\$ 40.00	\$ 115.56
			Precast Concrete Benches, 1'-6" W. x 1'-6" T x 8' L.	18	LF	\$ 350.00	\$ 6,300.00
			Footings	2	CY	\$ 380.00	\$ 760.00



OPINION OF PROBABLE COST - SD LEVEL DESIGN DOCUMENTS

PROJECT: GREENVILLE TOWN COMMON - Sycamore Hill Gateway Plaza

Scope: Gateway Plaza

BASE BID - DETAILED COST ESTIMATE

Item #	Site Plan Item	Floor(s) #	Item Description	Quantity	Unit	Unit \$	Total \$
			Load, Haul & Dump Excavated Material	2	CY	\$ 40.00	\$ 80.00
			Inset Laminated Glass w/ Interp. Content @ Gateway Tower (Stainless Steel Frame & Mullion), 1 Each	420	SF	\$ 125.00	\$ 52,500.00
			Stainless Steel Frame & Mullions	420	SF	\$ 110.00	\$ 46,200.00

A) Surface Mounted Lamin. Glass on Precast Concrete					B) Precast Concrete Wall Panels				
Elevation #	Length	Height	Total Area		Width	Length	Height		
Wall A	1	10	2	20 SF	2	14.67	12	176.04	SF
Wall A	2	6.25	3	18.75 SF					
Wall B	3	8	3	24 SF	1	18	8	144	SF
Wall B	4	0	0	0 SF					
Wall C	5	8	3	24 SF	1	11	16	176	SF
Wall C	6	7	5	35 SF					
Wall D	7	0	0	0 SF	1	20	2	40	SF
Wall D	8	10	1	10 SF					
Wall E	9	0	0	0 SF	1	6	8	48	SF
Wall E	10	4	2	8 SF					
Wall F	11	4	2	8 SF	1	12	8	96	SF
Wall F	12	8	3	24 SF					
Wall G	13	12	3	36 SF	2	50	5.75	287.5	SF
Wall G	14	0	0	0 SF					
Wall H	15	12	15.5	186 SF	1	20	15.5	310	SF
Wall H	16	12	15.5	186 SF		43.5	5	217.5	SF
Wall H	16	1	4	4 SF					
Wall I	17	14	13	182 SF	1	14	13	182	SF
Wall I	18	14	13	182 SF					
Wall J	19	10	2	20 SF	1	12	10	120	SF
Wall J	20	0	0	0 SF					
TOTAL SF = 967.75 SF					TOTAL SF = 1797.04 SF				

Allowance for steel anchors, assume inset in precast and footing, welded?

C) Inset Laminated Glass w/ Interp. Content @ Gateway Tower (Stainless Steel Frame & Mullion), 1 Each

Elevation #	Length	Height	Total Area	
1	12	30	360	SF
2	6	10	60	SF
TOTAL SF = 420 SF				

Stained glass per plan

Location	Number	Length	Total	Unit
Southeast site	1	58	58	LF
Tower	1	18	18	LF
Feature Wall	1	32	32	LF
Wall B	1	12.5	12.5	LF
Wall J	1	13	13	LF

TOTAL = 133.5 LF

F) Granite Benches/Landscape Walls, 1'-6" W. x 1'-6" T x 8' Per 11/9 Update

Location	Number	Length	Total	Unit
Various	7	8	56	LF
North end of s	1	30	30	LF
North end of s	1	33	33	LF
North end of s	1	28	28	LF
North end of s	1	26	26	LF
North end of s	1	24	24	LF
North end of s	1	26	26	LF
North end of s	1	30	30	LF
North end of s	1	40	40	LF
TOTAL =			293 LF	

Add for integrated skate guards

Add for tamper proof connections at base (? Welded)

G) Interpretive Paver Elements, Engraved Granite

Per 11/9 Update

Location	Number	Length	Total	Unit
Various	1	16	16	LF
Various	1	8	8	LF
Various	1	16	16	LF
Various	1	7	7	LF
Various	1	8	8	LF
Various	1	8	8	LF
Various	1	16	16	LF
TOTAL =			79 LF	