C-03-0354

Summary Report

Caswell Park
A Knoxville Community Initiative

Master Plan

Prepared for

City of Knoxville Parks and Recreation Department
Knoxville, Tennessee

Prepared by

LDR International, Inc.
with
Urban Research & Development Corporation
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1.0 Introduction

Caswell Park, known today as Winona Park, is an integral part of the rich history and tradition in Knoxville. Not only does it have significance for the recreational history of the region, it is has long been the center of sporting and leisure time activity. From Babe Ruth to, more recently, the Smokies are just a few of the players to grace the fields of Caswell Park.

The Park is also significant to the community because of its historical context. Largely constructed as part of WPA-funded projects in the 1930's, many of the structures and fields at Caswell Park are considered to be local historic features. However, the age of the facilities and extensive use over time have resulted in considerable deterioration of the Park. Over the years, the City of Knoxville has made investments and improvements but the existing conditions are beyond minor repair and rehabilitation to have a prolonged positive effect.

Aerial view of Winona Fields – Caswell Park today.

The City has also recognized the importance of linking the adjacent neighborhoods to the historic recreational amenity, creating economic development opportunities, improving the image of the area, and enhancing the overall quality of life for area residents. Given the need for enhancement of the Park, these opportunities can be explored in a comprehensive fashion to create the greatest benefits for the entire community.

In the planning of the City's parks, recreation and open space system, the City has identified Caswell Park as an integral component. The City, recognizing the historic, social, and aesthetic importance of green space and active and passive recreational amenities, has initiated a revitalization program for Caswell Park. The first step in the "renewal" of Caswell Park is the preparation of a Master Plan Study to determine a long-range plan for the improvement of the park.

This Master Plan is a compilation of efforts by the community stakeholders, public officials, and consultant team over the past six months. The Plan is subdivided into

six sections, following the process that was undertaken. After this Introduction and a discussion of the Background and Process is an overview of the Existing Conditions. Existing Conditions includes the historic, neighborhood, and park context, park facilities, topography, and utilities. The next section is a Site Analysis that includes the opportunities and constraints, park expansion, structural analysis, current and potential users, and the preliminary program. The next section discusses Concept Plan Alternatives for the Park. Nine alternative concepts are explored, along with the refinement process for two Draft Master Plans. The final section is the Final Caswell Park Master Plan, including phasing, cost estimates, marketing, and next steps.

2.0 *Background & Process*

2.1 Background

The Caswell Park Task Force, appointed by the Mayor, led the Master Planning process by drafting a Request for Qualifications in Summer of 1999. The Task Force short-listed three firms and proposals were submitted. The LDR International, Inc. Team was selected to prepare this Master Plan Study.

The LDR International, Inc. Team is comprised of: LDR as the prime contractor responsible for overall urban design, master planning, and public facilitation; Urban Research & Development Corporation responsible for park program, park master planning and facilities layout; Wilbur Smith Associates, Inc. completing transportation and circulation analysis; and D'Huy Engineering, Inc. structural evaluation of stadium(s) and maintenance facilities.

The purpose of the Master Plan study for the currently referred to Winona Fields is to provide an overall guide for its renewal. The study promotes renaming the Winona Fields/Bill Meyer Stadium to Caswell Park and recognizes that the revitalization of Caswell Park is dependent upon construction of new facilities and the restoration of historic resources. It also recognizes that the Park's revitalization can and will serve as a catalyst for economic development and revitalization of the surrounding area. A renewed Caswell Park will also provide an amenity for the entire region, improving the quality of life for residents and visitors.

The master planning process for historic Caswell Park and the final design study have been comprehensive in nature and illustrate a vision for an urban and recreational "central park." The plan also identifies new and revitalized uses and linkages with the First Creek Greenway, surrounding neighborhoods and adjacent uses. Finally, recommendations are made for strategic interface with adjacent sites, land uses and future development.

2.2 Vision

The Caswell Park Task Force held a workshop in June 1999 to establish the goals and vision for the Caswell Park Master Plan (see Appendix A for details). The Vision, established during this process, provides guiding principles for the Plan.

The Vision is to create an urban, recreational "Central Park" for Knoxville on one of the largest open spaces in the central zone. It is also a Vision to create a publicly funded catalyst for revitalization of this park facility and adjacent neighborhoods, including Fourth and Gill and Park Ridge. Guiding principles, formulated during the initial workshop and refined during follow-up sessions, charted the direction for the following months and have been incorporated into every aspect of the final program and site design. The Task Force outlined the following goals to guide the Master Plan:

- Define specific athletic and passive/open space family recreational uses appropriately suited for the Park.
- Determine specific uses for the Park, including possible removal or redirection for those park facilities that are in poor condition or beyond reasonable costs of renovation and repair.
- Determine uses that would assist the Park in reaching its full potential as both an athletic complex and a passive recreational and open space area.
- Define the Park's underutilization and make recommendations for more optimal utilization.
- Design an urban park that relates to the neighborhoods and provides a natural link to the area surrounding Caswell Park, with inviting entrances and easy access points from several directions.
- Consider facilities and amenities that encourage use of the Park by neighborhood and regional residents and visitors.
- Develop a four-field softball complex within the park that would have the necessary associated facilities including restrooms, parking, concessions and seating.

- Provide a system of loop trails within the Park that would connect to the neighborhoods and link with the City's greenway system.
- Provide recommendations for the Jessamine Dance Center and maintenance center, including possible relocation.
- Provide recommendations as to how the John T. O'Conner Center might expand, including the provision for outdoor recreational activities for seniors.
- Review and make recommendations on the viability of the Bill Meyer Stadium as part of the overall parkland.
- Investigate the potential of a private or quasi-public indoor recreation and athletic facility on or nearby that would emphasize health/wellness and might hold a gymnasium, indoor or outdoor swimming facilities, and related amenities.
- Identify potential parkland expansion areas as well as a strategy for expansion and land acquisition.
- Provide a phasing plan for the long-range improvement and renewal of the Park.
- Recommend overall strategies for: the improvement of the edges of the Park and along First Creek; reuse of vacant land adjacent to the existing park; economic development between Magnolia Avenue and the park; and park expansion on the Standard Knitting Mill property.

The consultant team used the Task Force's goals to create overarching themes for the Master Planning process. The following are the themes that were established and carried throughout the Plan:

- **Revitalize** existing park and surrounding area
- **Enhance** indoor recreational element
- **Diversify** jobs, housing, recreational opportunities
- **Establish** linkages and accessibility with surrounding neighborhoods, greenway and downtown
- **Expand** diversity of park/open space (active/regional recreation versus passive neighborhood recreation)

- **Optimize** resources and flexibility for different age groups (youth, children, adults, seniors)
- **Maintain and improve** softball complex for regional use
- **Create** an identity/theme for the area

These "guiding principles" were revisited and reaffirmed at subsequent workshops with the Task Force in October and December 1999. (See Workshop Comments in Appendix B and C.)

2.3 Process

The design process and approach to public involvement was extremely effective and results-oriented. A summary of the five-month process is listed below:

- Background/Data Gathering, Field Reconnaissance, and Project Kick-Off Workshop – October, 1999
- Strategic Needs Assessment - October/November, 1999
- Site Analysis, Design Concepts Workshop, Community Open House – November/December, 1999
- Preferred Concept Alternatives, Cost and Phasing Analysis – December, 1999
- Final Revised Master Plan, Refined Phasing and Cost Analysis – January/February, 2000
- Final Products/Report – March, 2000

Each of the three workshops was well attended, resulting in consensus for the final plan concepts. The Committee grew as more of the community became aware and interested and as more stakeholders and resources were called upon to verify and guide the direction of the Master Plan. The Committee/Task Force, which started with approximately 20 members, had over 40 in attendance at the third workshop in January 2000. Task Force Committee members are listed in Appendix A.

3.0 Existing Conditions

A key component of the Master Plan was an evaluation of existing conditions including the historic context, neighborhood context, park system, and active recreation facilities. The functionality and aesthetic value of these systems and facilities were closely evaluated to assess strengths, weaknesses, and potential new users and facilities.

3.1 Historic Context

Bill Meyer Stadium

In the 1920's and 1930's, Winona Park, then known as Caswell Park, was the largest park within the City of Knoxville's park system. The park was at its peak during this era and included playgrounds, baseball and softball fields and related facilities that served as multi-use resources for the community and surrounding neighborhoods. The existing park is located on both the east and west side of Winona Street. The west side of the park, approximately 18 acres, was acquired in four phases, twice in 1916 and twice in 1954. The east side, approximately 14 acres, was acquired in 1925.

In addition to neighborhood recreation, the park has a long history of use for organized softball/baseball events at the Winona complex and football/soccer/track at the Evans Collins Stadium. The adjacent site of the Bill Meyer Stadium has been used for high school baseball and/or minor league baseball events for over 60 years. Over the years, the park became known as a multi-field complex serving teams from the greater Knoxville area.

3.2 Neighborhood Context

Park entrance corridor, looking north from Fifth Avenue

The Park's proximity to downtown and Knoxville's main transportation nexus make it 'centrally' located within the region. Easy to reach by foot, bike, automobile, and Knoxville Area Transit, Caswell Park is both regionally and locally accessible. The Regional Context exhibit, Exhibit 1, depicts the park's orientation to the Fourth and Gill and Park Ridge neighborhoods, I-40, I-275, downtown and the Tennessee River. Downtown is a short two-minute drive or a 15-25 minute walk.

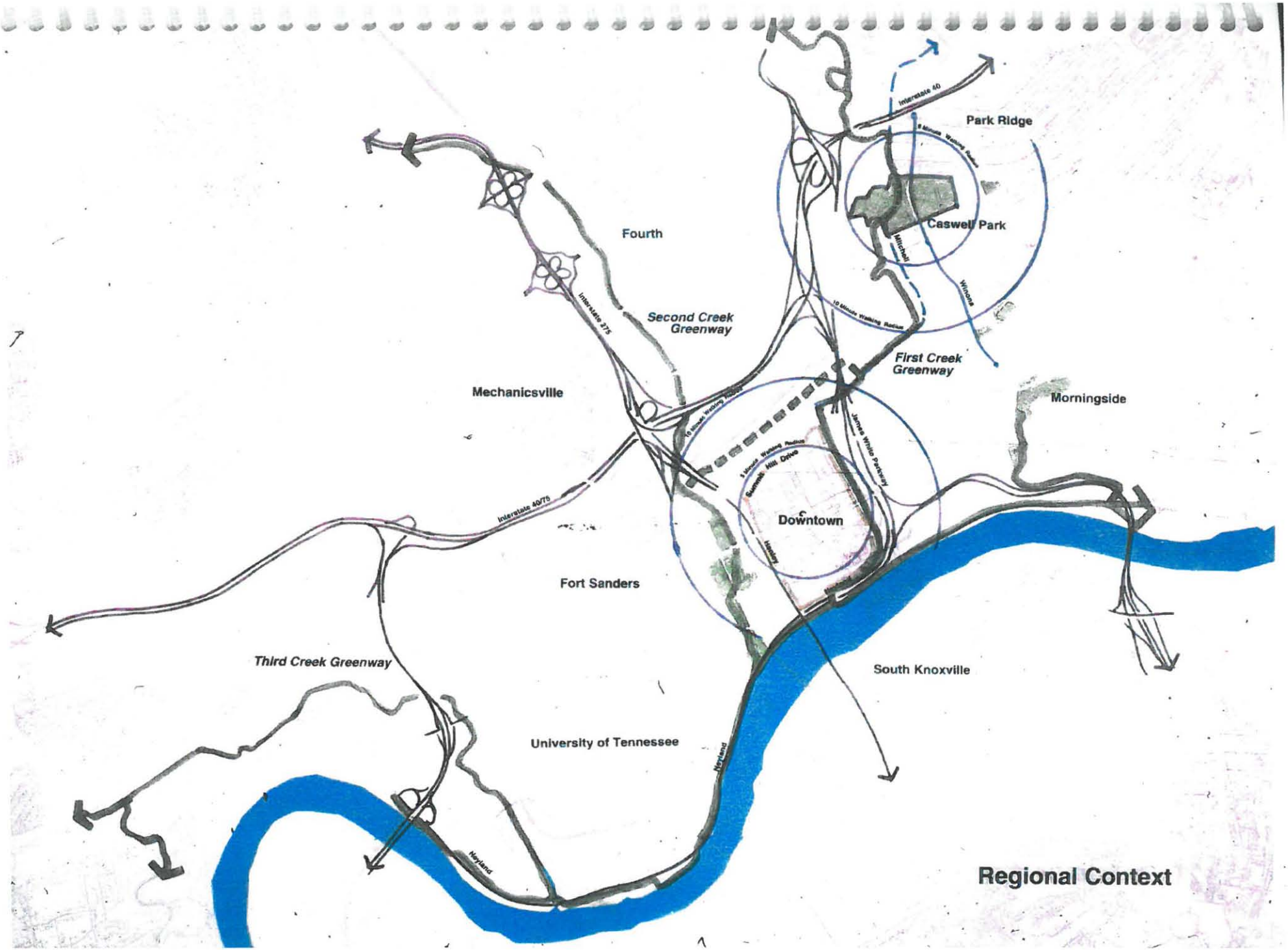


Exhibit 1: Regional Context

Caswell Park has historically been surrounded by residential, industrial, and community uses. The surrounding residential areas were part of Knoxville's earliest suburbs, developed along streetcar lines. Industrial uses are located to the west along the railroad with the primary industrial user, the Standard Knitting Mills, located to the northwest of the park area. Along with the O'Conner Senior Center, a number of social service agencies that serve both the neighborhood and surrounding regional area have located in this area. The southwest of the park has become a focal point for the both the Knoxville Utilities Board and Knoxville Area Transit facilities.

There have been significant changes in land uses in the original adjacent residential neighborhoods. A major portion of the original residential neighborhood, known as Parkridge, remains in single-family residential use and has been designated as an Historic District. The former Park Ridge Junior High School has been rehabbed and converted into the Parkridge Condominiums. However, road construction, such as Interstate 40 to the north and west, has divided other residential neighborhoods, facilitating the development of non-residential uses. Yet other portions of the original residential areas have become mixed use areas with commercial, industrial, institutional and public/quasi-public uses. East Fifth and East Magnolia Avenues have been converted to predominantly commercial, mixed-use corridors.

3.3 Park Context

Caswell Park is part of the broader Knoxville parks system. As a community park, Caswell Park is linked to smaller neighborhood parks and larger regional parks. There is potential for it to become a premier open space attraction and destination along the First Creek Greenway. There is an opportunity for enhancing these linkages with other parks and the Greenway system, ingraining a hierarchy system, as established in the Caswell Park Master Plan.

Magnolia and Jessamine, secondary entrance to the south.

Alex Haley statue at Morningside Park.

Two streets, Winona and Jessamine, provide local access to the park. These streets connect to major thoroughfares, East Fifth and Magnolia Avenues to the south and Woodbine and Washington Avenues to the north, providing links to the neighborhoods and major arteries. Winona Street has served as the primary entrance to the Winona Fields and football stadium. Jessamine Street is the primary entrance to the Bill Meyer Stadium area. Over the years, Gibbons Street has become a primary entrance to a main parking area between Winona and Jessamine Streets. This entrance has become more important with the construction of the O'Conner Center.

Regional Parks. The largest nearby recreational area is the complex made up of Chilhowee Park, Knoxville Zoo and Zoological Gardens and the Knox County Fairgrounds. This complex is located 1.5 miles northeast of Caswell Park and is accessed by East Magnolia Avenue. This complex, also bordered by I-40, is a major recreational attraction within the Greater Knoxville Region. Major streetscape and gateway improvements have been completed, setting the precedent for the rest of the Magnolia Avenue environment.

Community Parks. Community parks serve a larger population and focus on meeting community needs, preserving open space, and providing athletic facilities. Morningside Park, south of Winona Park, contains over 20 acres of mostly passive open space and greenways with paved walking paths, picnic facilities and playground facilities. This is also the site of the Alex Haley Statue and Memorial Park - Playground area that is a regional and tourism attraction.

Greenway Parks. Greenways link parks and other resources to create a continuous park system. They provide an alternative means of transportation while also protecting the environment by preventing development on stream banks. A major greenway is proposed for selected areas along the First Creek corridor and on nearby streets and walkways. The City has been actively pursuing land acquisitions, particularly to the north of Caswell Park to begin implementing the First Creek Greenway Corridor. Caswell Park is ideally situated on the First Creek Greenway. The Park becomes an integral part of the Knoxville Greenway Commission's vision of a community-accessible greenway

First Creek is hidden and totally inaccessible.

Park amenities at Parkridge Park.

Proposed fields will be state-of-the-art and offer multi-use flexibility.

network that follows the First, Second, Third Creeks, and the Tennessee River. This Greenway amenity also serves as an alternative transportation route for Knoxville, providing recreational and direct paths for bikers, joggers, and pedestrians. Furthermore, Caswell Park may be viewed as the short-term eastside terminus of the greenway prior to the purchase of other land, or, as the south side access point for trails.

Neighborhood Parks. These parks serve the basic recreational and social needs of a broad user group within a neighborhood. A number of neighborhood parks surround the Caswell Park area. They are classified by their location within a 5-minute walks of neighborhoods. These parks typically including small recreational facilities (fields, courts, playgrounds, etc.) and picnic areas. Neighborhood parks include Parkridge Park, Linden Park, Dr. Walter Hardy Park, Harriet Tubman Park, and Fourth & Gill Park.

3.4 Existing Caswell Park Facilities

Caswell Park has served as the active and passive recreation hub for the local community and region. While the facilities have evolved, and to some degree deteriorated over time, they continue to serve the community. A variety of amenities and facilities are available at Caswell Park that is otherwise not provided to the surrounding neighborhoods. The following is a brief outline of the general site characteristics followed by a description of the existing facilities at Caswell Park and illustrated on the following page.

Winona Fields. The Winona softball field complex is used predominantly for organized competitive softball activities. The existing park contains three lighted and fenced softball fields, with some seating, one concession, one restroom building and one small pavilion. The fields are used by summer and fall adult men's, women's and co-ed softball, for both competitive and recreational games. The softball fields continue to be regionally recognized and comprise the largest concentration of adequate softball fields in the City's park system. Despite their heavy usage, the Winona Fields are of inadequate size, have poor support facilities, and are disconnected from one another.

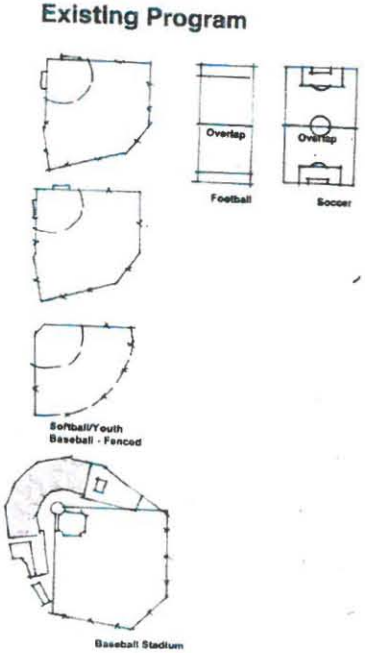
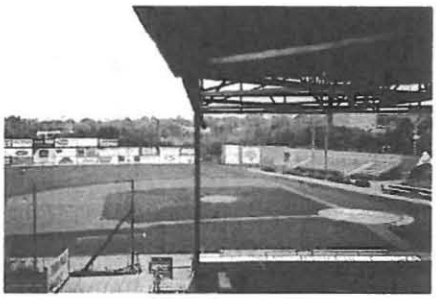


Exhibit 2: Existing Conditions

Additional park entrances should be provided.

Evans Collins Field bleachers.



Stadium infrastructure is beyond a financially feasible rehabilitation.

John T. O'Conner Senior Center

Evans Collins Field and Stadium. The Evans Collins football stadium was originally built in the 1940's for Knoxville High School. The stadium includes a press box, locker rooms and restrooms, and maintenance storage areas. The entire exterior and interior stadium structure is in extremely poor conditions and does not meet current standards. The outdoor facilities include a lighted football field and track. The football field continues to be actively used by the organized youth football leagues but is no longer used for high school football.

Bill Meyer Stadium. The Bill Meyer baseball stadium facility, constructed in the 1950's, was historically used by the minor league baseball club, the Knoxville Smokies. A new stadium is being constructed for the Smokies in Sevier County outside of the City. The Smokies plan on moving into their new facility during 2000. In the past, the baseball field and stadium were used for occasional amateur baseball games by high school and local recreational baseball leagues. It has been the one constant element that has tremendous historical and sentimental value for the local community.

The Bill Meyer Stadium does not meet the stringent standards required for professional baseball. The field is in good condition with the exception of some outfield grading issues that need correcting. However, the actual stadium and its related infrastructure including plumbing, electrical, roofing, seating and related facilities, are in need of major repair. Settlement of the stadium structure has also compounded the problems of old age and obsolete facilities. In 1995, an adjacent building containing offices, dressing and restrooms was constructed that is in excellent condition and has the potential to be adapted and reused.

John T. O'Conner Senior Center. The development of the John T. O'Conner Senior Center, including its major renovations and expansion in 1997, has created a new niche for Caswell Park. The O'Conner Center, oriented to adults 55 years of age or older, contains multi-purpose meeting and recreation rooms, a card room, billiards room, greenhouse, adult day care facilities, a gift shop, an auditorium/gymnasium, small library/reading area, cafeteria

Jessamine Square Dance Center

and offices. The O'Conner Center is extremely popular, actively used and the largest facility of its kind in the Knoxville region. Its normal service hours are primarily during the daylight hours.

Jessamine Square Dance Center. The Jessamine Square Dance Center is an old quonset building constructed in the 1950's and is beyond its useful life. The City continues to lease the facility to the Knoxville Square Dance Association that holds regular evening dances.

Maintenance Center. An existing maintenance center exists on the west side of the park near the northern boundary. This complex is made up of mixed assortment of one story storage sheds open on one side and a building with two floors that is used for storage of recreational equipment. These buildings are in very poor condition and the area has become a depository for seldom used or worn out equipment and miscellaneous items.

3.5 Site Topography and Drainage

The entire park is in a small valley, varying from 10 to 20 feet below the surrounding areas to the north, east and south. First Creek is at an elevation of 10 feet below the surrounding park and divides the original park area from the Bill Meyer Stadium. As a part of flood control measures, First Creek has been channeled by concrete walls at the extreme northern and southern portions within and beyond the Park boundaries. Between the walled areas, First Creek is bordered by steep sloping banks that have dense tree and brush cover. Viewing First Creek is difficult and only possible at the Jessamine bridge crossing into the Bill Meyer Stadium area or if immediately adjacent to the flood control walls. The flood control measures have restricted the flood-prone area to the immediate First Creek watercourse within the Park.

3.6 Site Utilities

The site is relatively free from utilities other than those serving the recreational facilities. Winona and Jessamine Streets contain the standard utilities of overhead electric lines, and underground water, gas, sanitary sewer and storm sewer lines. Because the park is at a relatively low elevation, there are two major sanitary sewer lines bordering both sides of First Creek. Two major storm lines coming from the Parkridge neighborhood and the Parkridge Condominium neighborhood area also pass partially through the site transporting storm water flows to the First Creek Waterway.

Gill Avenue, western link to Fourth and Gill.

Existing alley to be improved to provide better pedestrian link to east and Park Ridge Neighborhood.

4.0 Site Analysis

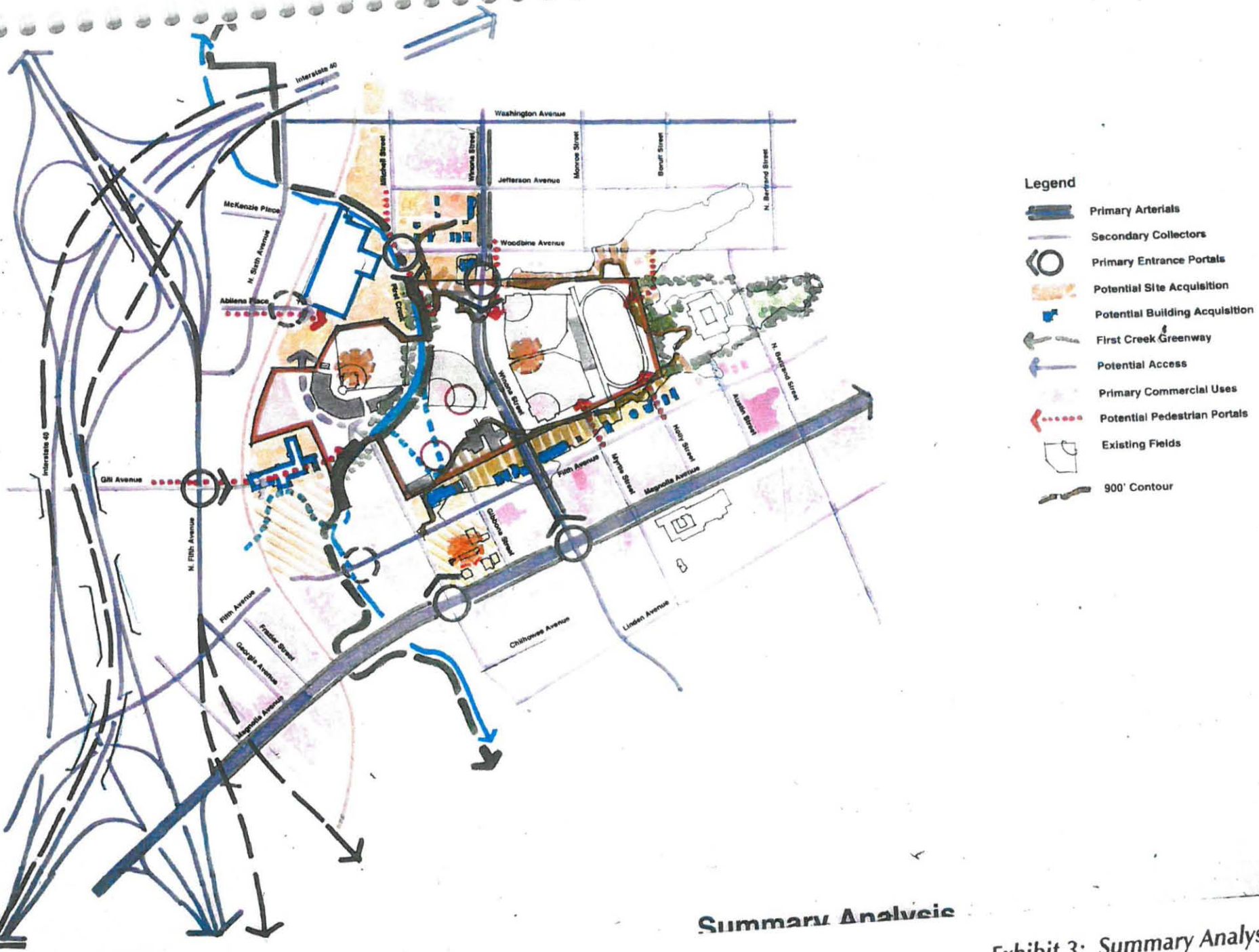
The site analysis is a compilation of site reconnaissance by the LDR team, review and evaluation of previous studies, and evaluation of existing conditions, as described in previous sections. Findings and conclusions of the site analysis are an important part of the master planning process and feed directly into the concept plans and master plan alternatives.

Reconnaissance, assessment and analysis of the site were completed early in the process to determine the site's compatibility and suitability for proposed new recreation areas and new and/or expanded facilities. The site's physical limitations and opportunities were assessed, are outlined below and illustrated in Exhibit 3.

4.1 Opportunities and Constraints

Based on the overarching goals and vision established by the Task Force and the analysis of the physical characteristics, key issues were identified. Initial goals were reconfirmed and supported by additional information. Key issues included:

- ***No cohesive park identity*** – Caswell Park, Winona Fields, Bill Meyer Stadium
- ***Antiquated facilities*** and infrastructure
- ***Inward/introverted orientation*** with little or no presence on north or south corridors (Washington/Magnolia)
- Softball ***fields not up to standards*** for a competitive softball tournament level activities
- ***Limited visual access*** and ***linkages***
- ***Lack of up-to-date recreational amenities*** for all age groups
- ***Poor edges and negative adjacent uses***, buildings and properties
- Unkempt, unfinished perception



Summary Analysis

Exhibit 3: Summary Analysis

- ***Constrained land area*** for adequate growth
- Existing facilities (Bill Meyer Stadium, Evans Collins Field and Jessamine Square Dance facility) physically obsolete and should be demolished. (See Appendix G, H, and I.)

An intense inventory and analysis document was prepared by the Municipal Planning Commission and completed in September 1998 and documented everything from existing/proposed land uses to building conditions, utilities and development constraints. This exhaustive analysis was instrumental in documenting a true baseline of existing conditions and impacts.

The Summary Analysis Exhibit is a graphic illustration of the physical issues impacting the site. It summarizes some of the following elements:

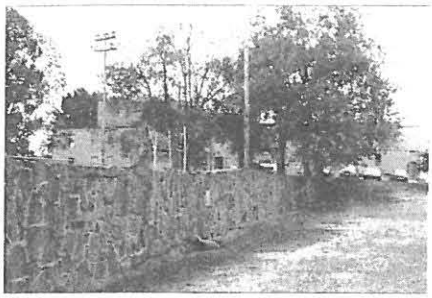
- ***Limited visual access and linkages*** – Primary arterials and secondary corridors are adjacent to the site but existing uses forbid visual connection.

- ***Primary vehicular and pedestrian portals*** and gateways are needed to reconnect and visible-link the park to the accessible edges.

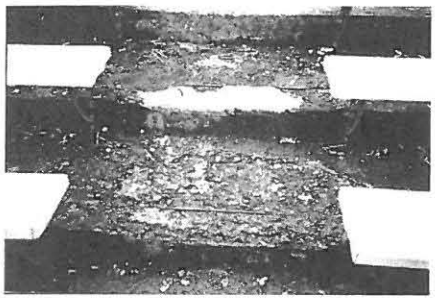
- ***Park expansion*** will be critical to rehabilitating and accommodating new programs, parking and access. Areas of potential site and building acquisition have been highlighted.

- ***The First Creek Greenway*** enhances the regional accessibility to the park and the Knoxville Greenway system. Environmental enhancements and creek accessibility will be challenged to realize the benefits the park and greenway can gain.

- Surrounded by a variety of land uses, improvements to the park will eventually catalyze, reinvent and contribute to economic development to adjacent areas. ***Primary commercial*** uses are highlighted to show their prominence.



Stone wall to be disassembled and used thematically throughout the park



Much of the concrete superstructure is crumbling and beyond repair.

Exposed storage of maintenance equipment under bleacher seats.

4.2 Structural Analysis

Structural engineering assessments of the Evans Collins Field bleachers and Bill Meyer Stadium were conducted by D'Huy Engineering, Inc. The findings of these assessments were critical to the opportunities and constraints analysis and the final recommendations of the Master Plan. Detailed findings are in Appendices G, H, and I.

It was determined that the reinforced concrete seating areas and support structures at ***Evans Collins Field*** are in poor to very poor condition. There are significant safety concerns and the current conditions are aesthetically unpleasing. Extensive structural repairs would be required to restore the concrete, if such repairs were deemed feasible for a structure of this age.

Based on the age and condition of the structure, D'Huy recommends that demolition be considered. The cost of demolition is estimated to be $220,000.

A limited field survey was conducted of the existing structure of ***Bill Meyer Stadium*** and walkthroughs were performed at the Clubhouse Building and the Storage/Concession Building. Findings concluded that the stadium structure and reserved seating slab are in relatively good condition. The infill areas are in poorer condition and require repair or replacement. The barrier wall and the roof structure have the greatest degree of damage and show significant deterioration.

The Bill Meyers Stadium structure appears to be in good overall condition. However, structural repairs to both extend its useful life and remedy deteriorated conditions are required. Extensive repairs are required and general improvements and upgrades to the facility should be considered, including mechanical, electrical, plumbing, and exterior and interior finish improvements. If demolition is deemed necessary, the cost is estimated at $440,000.

Clubhouse facilities to be retained.

The Clubhouse Building and Storage/Concession Building are relatively new and did not have any significant signs of deterioration or distress. The buildings appear to be in good condition.

4.3 Use Assessment

It is critical that the Master Plan for Caswell Park accommodates the needs of the current users as well as new users. Park facilities and programs can expand, be retrofitted, or be reorganized based on user surveys.

A survey of park facilities identified the following categories of existing users:

- Senior Center Visitors
- Stadium Visitors
- Adult Softball Leagues
- Youth Softball Leagues
- Women's Softball Leagues
- Seniors Softball Leagues
- Youth Football Leagues
- Youth Baseball Leagues
- Adult Baseball Leagues
- Youth Soccer Leagues
- Youth Residents
- Nearby Adult Residents – Passive and Active Uses
- Nearby Employees/Employers
- Community College Students – Passive Activity
- Knoxville College Users – Passive Activity
- Visiting Tournament Teams – Baseball, Softball, Soccer, Football
- Joggers
- Walkers
- Square Dancers
- Overall Sports Enthusiasts

The following were identified as potential or future park users. Identifying these users or areas of pent up demand aids the future programming and development of concepts for the park.

- Additional soccer teams
- High school sporting events and activities
- Neighborhoods/Outlying neighborhood groups
- Tournament sponsors and teams
- Sports Corporation of America users/Pay to play users
- Seniors – more outdoor activities
- Bicyclists
- Eco-Tourists
- Tennis Players
- Volleyball
- Picnickers
- Outdoor parking/events
- Basketball
- YWCA-YMCA Members

By assessing and serving the needs of the existing and future user population, plans can be made for the appropriate expansion of the park.

4.4 Park Expansion Analysis

An analysis of adjacent properties was undertaken to determine the need for additional land and prioritize appropriate park expansion. The following expansion ideas were considered and are illustrated in Exhibit 4:

- Increase access and linkages
- Expand land area to accommodate additional uses
- Create a land back of properties for parking, gateway facilities/easements, and community facilities (YMCA/YWCA)

Strategic land acquisition will facilitate park expansion.

- Create an enhanced image and "front door" to the north and south park boundaries
- Strategic "land" swaps between City, KUB Credit Union site and KAT to bundle larger parcels and create contiguous patterns of land ownership

Using a database of tax map information, which was included in the 1998 MPC Inventory and Analysis document, was prepared for the Caswell Park Inventory (see Appendix L), various scenarios were analyzed throughout the concept development phase.

A conceptual acquisition strategy was completed to illustrate priority parcels and complement future phasing sequences. As shown in Exhibit 5, different priority rankings were assigned to parcels, with 1 being the highest priority and 3 being the lowest priority. Thirteen alternatives were tested and final recommendations for the prioritization of acquisition were made as part of the final Master Plan, Cost Estimate, and Phasing Strategy.

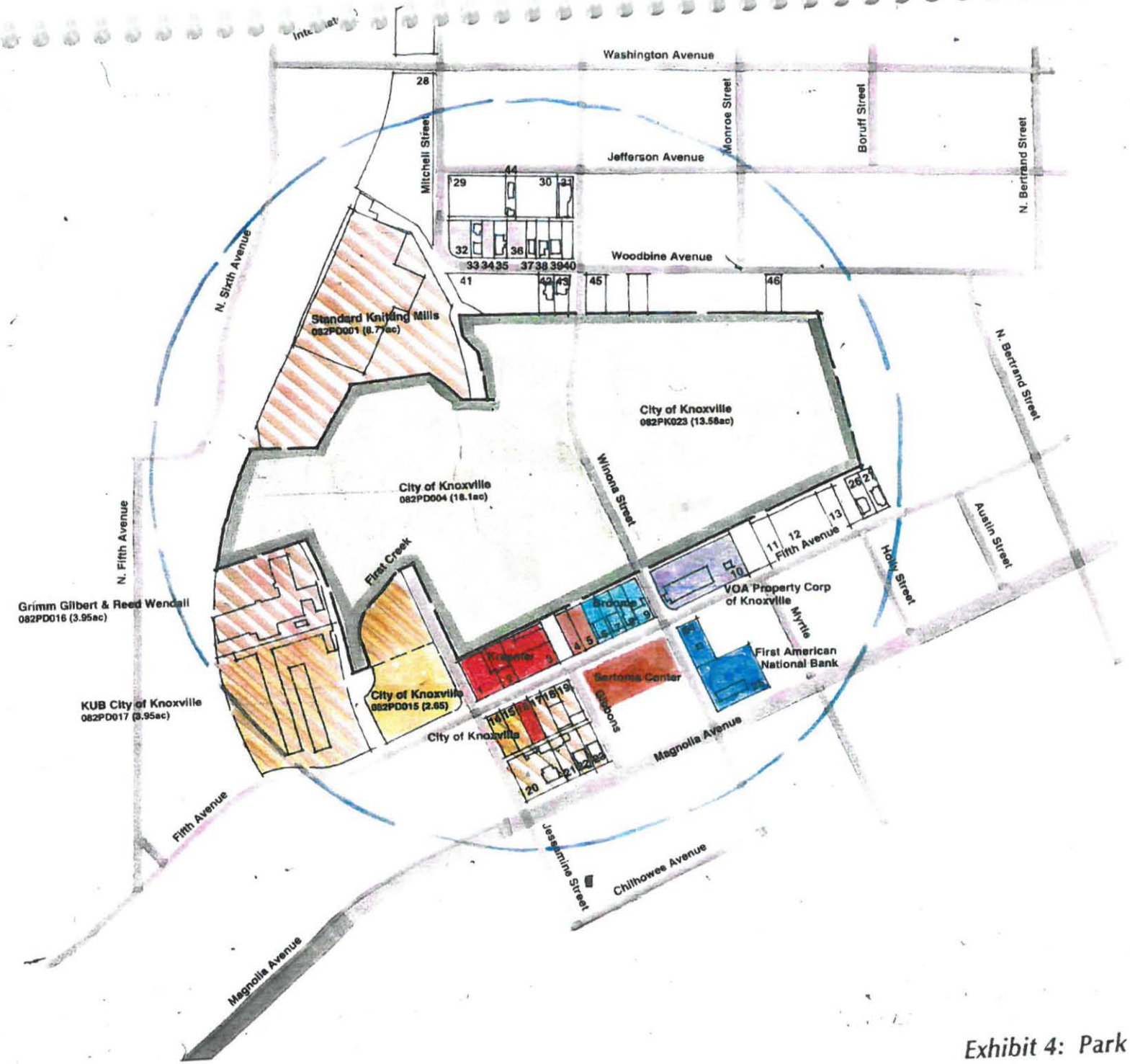


Exhibit 4: Park Expansion Analysis

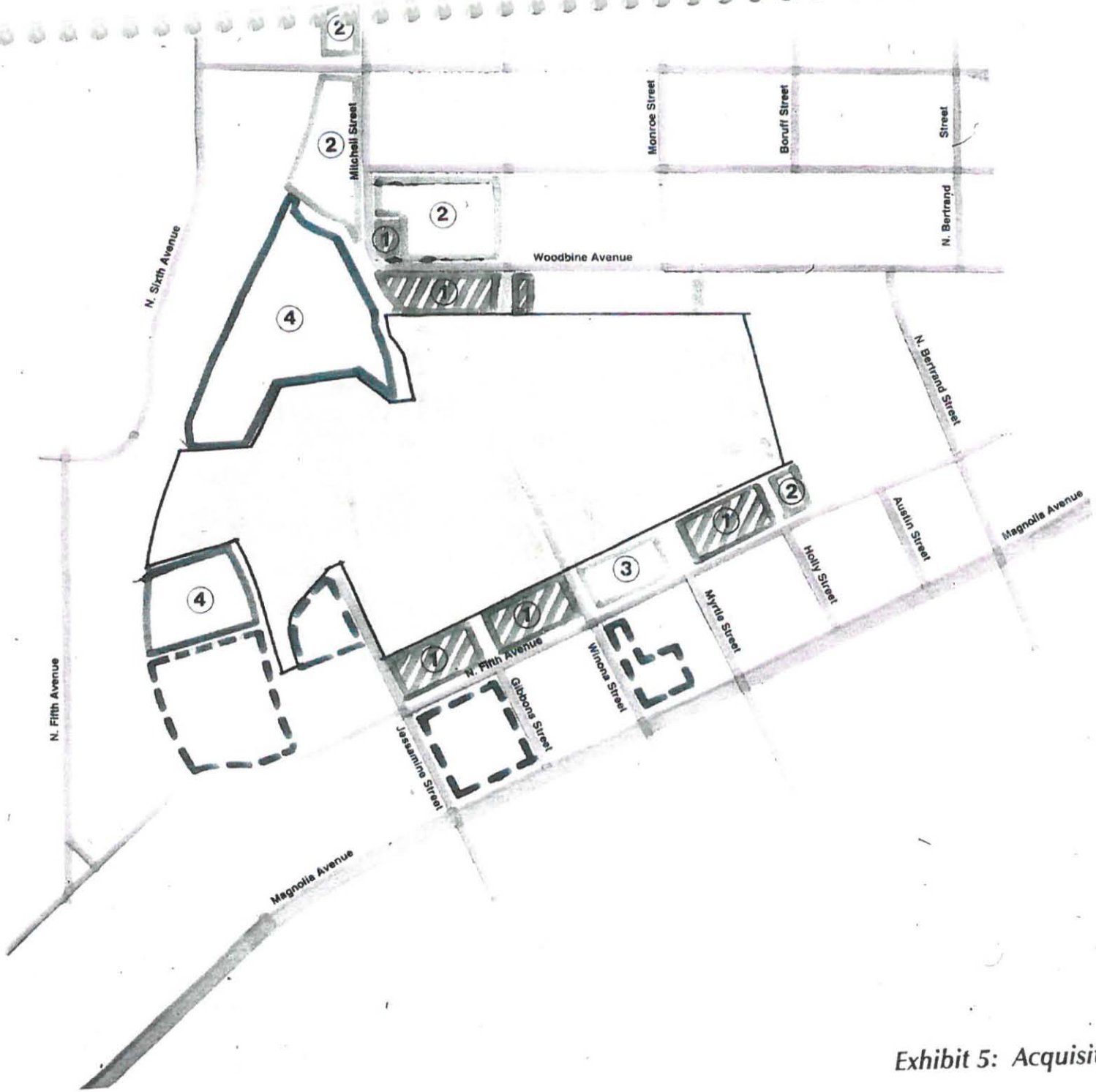


Exhibit 5: Acquisition Analysis

Proposed First Creek Greenway treatment.

A tournament-standard softball complex at Centennial Park in Columbia, Maryland.

4.5 Preliminary Program

An initial program, developed in June 1999 by the Task Force, was used as the baseline for this study.
The initial program recommended the following:

1. Potential removal of specific structures including Bill Meyer Stadium infrastructure, Evans Collins Fields bleachers and running track, and the Jessamine Square Dance quonset building.
2. Improved services and activities to provide for both active and passive recreational uses and regional and neighborhood uses.
3. Improved linkages and connections to First Creek Greenway, Magnolia Avenue corridor, including: a potential link west to Fifth Avenue and Fourth and Gill Neighborhood; Washington Avenue corridor; and residential neighborhoods surrounding the park.
4. Improved creek/stream environment along First Creek, incorporation of First Creek greenway infrastructure, internal walkways and extended greenway loop trail system throughout the park.
5. Construction of tournament standard softball (4 fields) complex including parking, restrooms, concessions, and bleachers.
6. Development of private or quasi-public develop indoor recreation and athletic complex with gymnasium, swimming facilities, weight room, community rooms, and indoor/outdoor amenities.
7. Expansion of John T. O'Conner Senior Center, building and outdoor recreational amenities.
8. Enhancement of entrances/gateways at peripheral park boundaries, including:
   - West ide – Fifth Avenue and Gill Avenue
   - South – Jessamine and Winona Streets at Magnolia Avenue
   - East – improved alley at southern park edge
   - North – Mitchell and Winona Streets at Washington Avenue.

9. Expand parking resources and improve vehicular/ pedestrian circulation in and around the park.
10. Create Greenway loop around the park as an extension to the planned First Creek Greenway trail

With the guiding principles established and the physical inventory and analysis complete, these baseline ideas were expanded and incorporated in the preliminary park concept plans that were reviewed by the Task Force.

5.0 Preliminary Concept Plan Alternatives

The Caswell Park of the future will be more than recreation; it will truly be a community park.

The conceptual planning process combines the results of the existing conditions and site analysis and creates alternative concept plans from the Task Force Committee's desires. Based on these elements, **nine** alternative concept plans were prepared to illustrate the potential of the site. The alternatives ranged from no acquisition of land to the acquisition of up to 61 acres.

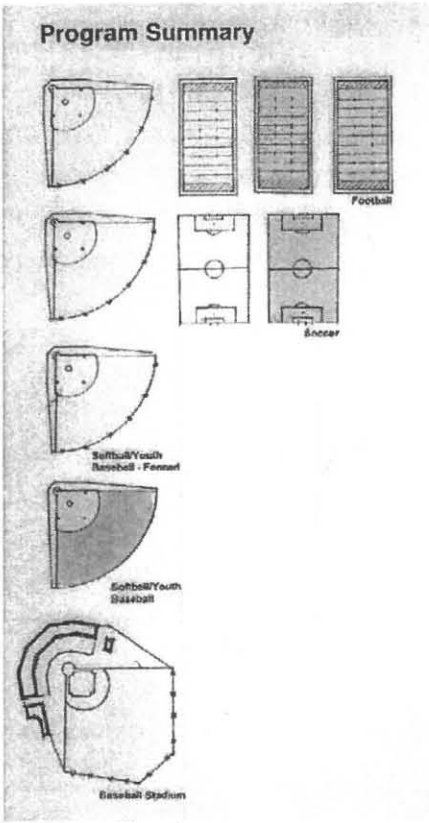
The first three concept Plans, A, A-1 and B, depict alternatives using the existing Caswell Park land area without any additional land acquisitions. Plans C through H have varying degrees of land acquisition and facility expansion.

Based on the results of the analysis, all concept plans envisioned that the Evans Collins Stadium and portions or all of the Bill Meyers Stadium would be removed. A summary table of the concept plans' characteristics and all nine concept plans are detailed in the Appendices. Elements of each concept plan are outlined below and are compared later in Table 1.

Picnic pavilions and volley ball are consistent uses recommended on all concepts.

Concepts A, A-1, and B share the following characteristics:

- Winona Street is retained as it presently exists
- The old maintenance area west of Winona Street is removed
- A new maintenance area is proposed in the southwest corner of the Bill Meyer Stadium site area
- The O'Conner Center is retained
- The Evans Collins Stadium and track are removed
- A greenway trail is proposed along First Creek
- Some parking areas are retained at their existing location and rehabilitated
- New parking areas around the O'Conner Center and the Bill Meyer Stadium site



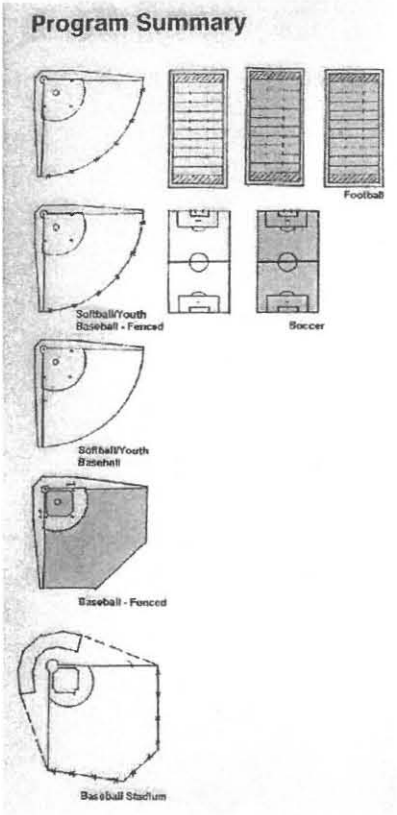
Concept Plan A

5.1 Concept Plan A

Along with the elements described above, Concept A depicts the following recreational facilities and parking areas:

- Four (4) flexible softball / youth baseball fields
- One (1) baseball stadium and field. Assumes retaining for a period of time the Bill Meyer Stadium structure
- Two (2) separate football/soccer fields
- One (1) overlay football/soccer field
- Three (3) playground areas
- Four (4) picnic pavilions
- Potential retaining of existing pavilion, restroom building and concession building at Winona Softball Complex
- A system of looping trails, including the First Creek Pathway system
- Parking areas containing 477 spaces

Exhibit 6: Concept Plan A



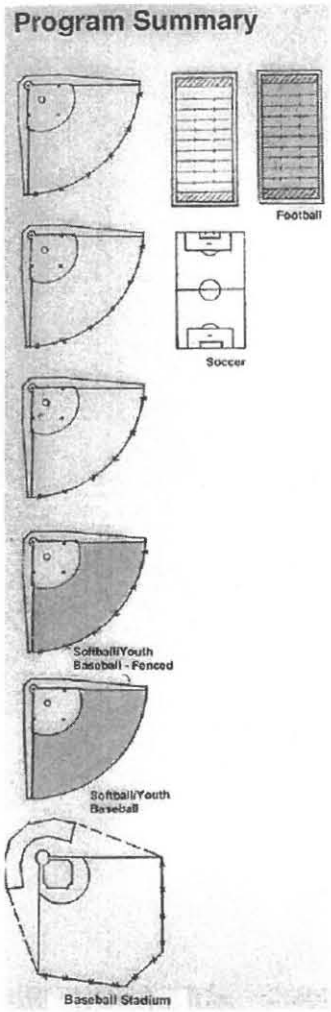
Concept Plan A-1

5.2 Concept Plan A-1

Concept A-1 depicts the following recreational facilities and parking areas:

- Four (4) softball / youth baseball fields
- One (1) baseball stadium and field. Assumes removal of the Stadium, but only retaining the box seat area
- One (1) separate football/soccer field
- Two (2) overlay football/soccer fields
- Three (3) playground areas
- Five (5) picnic pavilions
- Maintain existing pavilion, restroom building and concession building at Winona Softball Complex
- A system of looping trails, including the First Creek Pathway system
- Parking areas containing 477 spaces

Exhibit 7: Concept Plan A-1



Concept Plan B

5.3 Concept Plan B

Concept B depicts the following recreational facilities and parking areas:

- Five (5) softball / youth baseball fields
- One (1) baseball stadium and field. Assumes removal of the Stadium, but only retaining the box seat area
- One (1) separate football/soccer field
- One (1) overlay football/soccer field
- Three (3) playground areas
- Seven (7) picnic pavilions
- Maintain the existing pavilion, restroom building and concession building at Winona Softball Complex
- A system of looping trails, including the First Creek Pathway system
- Parking areas containing 478 spaces

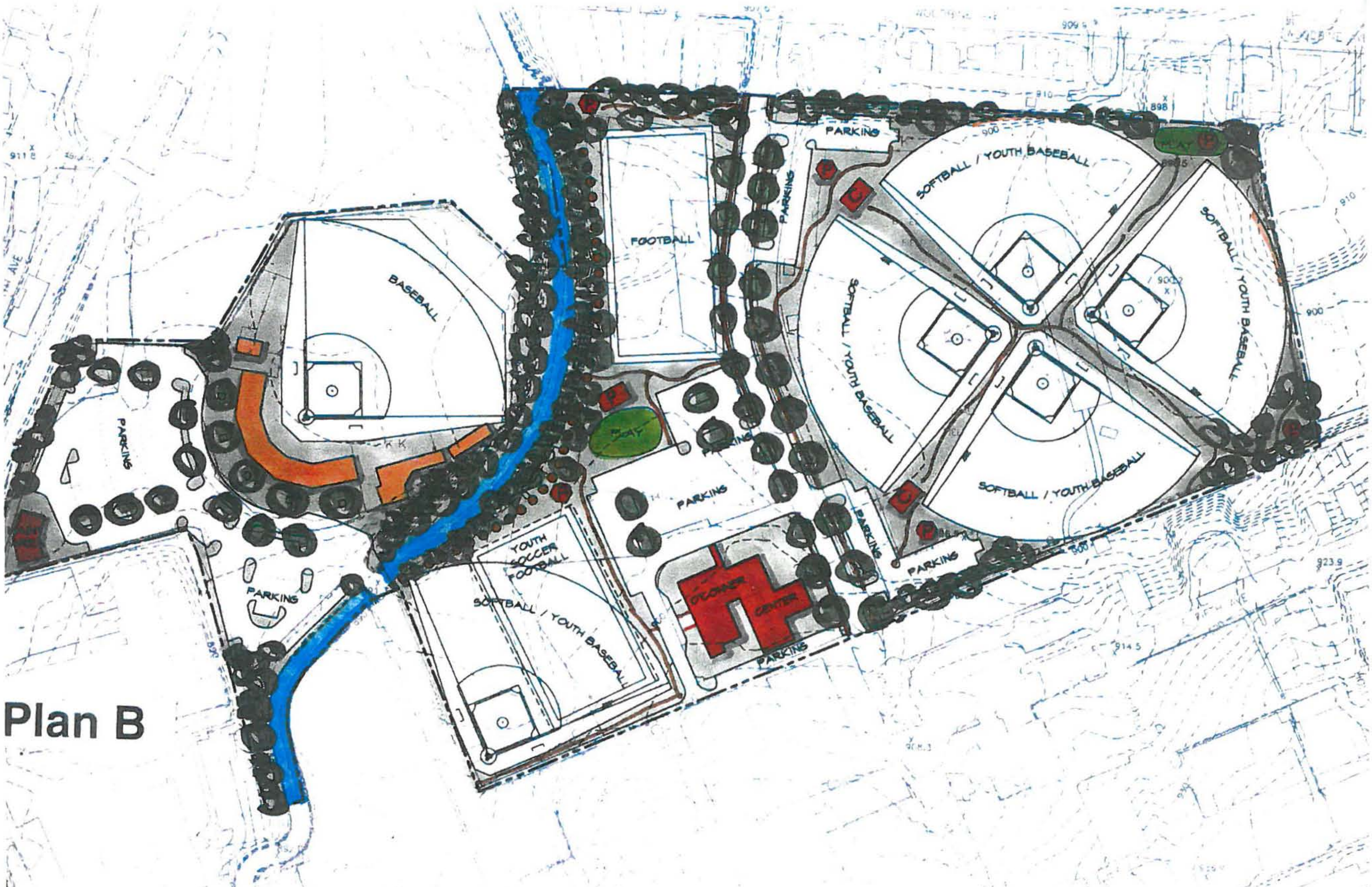
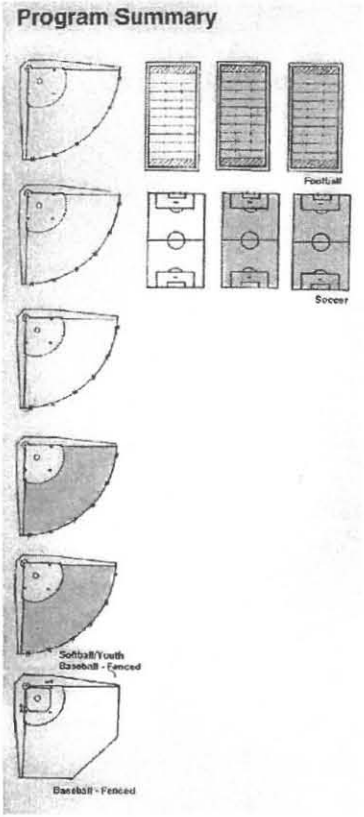


Exhibit 8: Concept Plan B



Concept Plan C

5.4 Concept Plan C

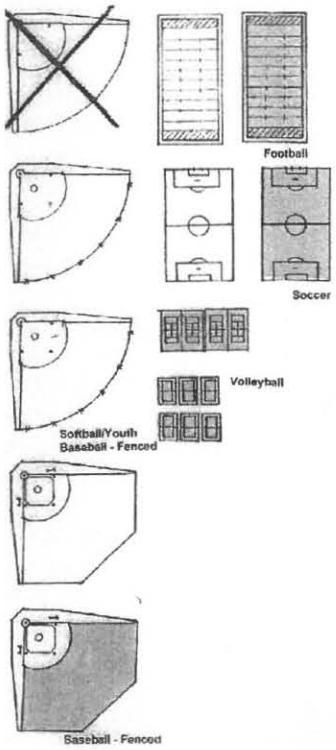
Concept C proposes that Winona Street would be closed and converted to park use. An additional 3.6-acre acquisition is proposed of currently vacant and underutilized land to the northwest of the park along First Creek in the areas of Woodbine Avenue and Mitchell Street.

The concept depicts the following recreational facilities and parking areas:

- Five (5) softball / youth baseball fields
- One (1) baseball stadium and field. Assumes removal of the Stadium and installation of new bleachers.
- Two (2) separate football/soccer fields
- One (1) overlay football/soccer field
- Two (2) tennis courts
- Three (3) volleyball courts
- Four (4) playground areas
- Three (3) picnic pavilions
- New restroom and concession buildings
- One (1) new community center
- A system of looping trails, including the First Creek Pathway system
- Parking areas containing 428 spaces

Exhibit 9: Concept Plan C

Program Summary



Concept Plan D

5.5 Concept Plan D

Concept D proposes the acquisition of an additional 3.8 acres of currently vacant land and two residential structures to the northwest of the park along First Creek in the areas of Woodbine Avenue and Mitchell Street.

The concept depicts the following recreational facilities and parking areas:

- Two (2) softball / youth baseball fields
- Two (2) baseball fields. Assumes removal of the Stadium and installation of new bleachers.
- Two (2) overlay football/soccer fields
- Four (4) tennis courts
- Six (6) volleyball courts
- Three (3) playground areas
- Five (5) picnic pavilions
- New restroom and concession buildings
- One (1) new community center
- A system of looping trails, including the First Creek Pathway system
- Parking areas containing 454 spaces

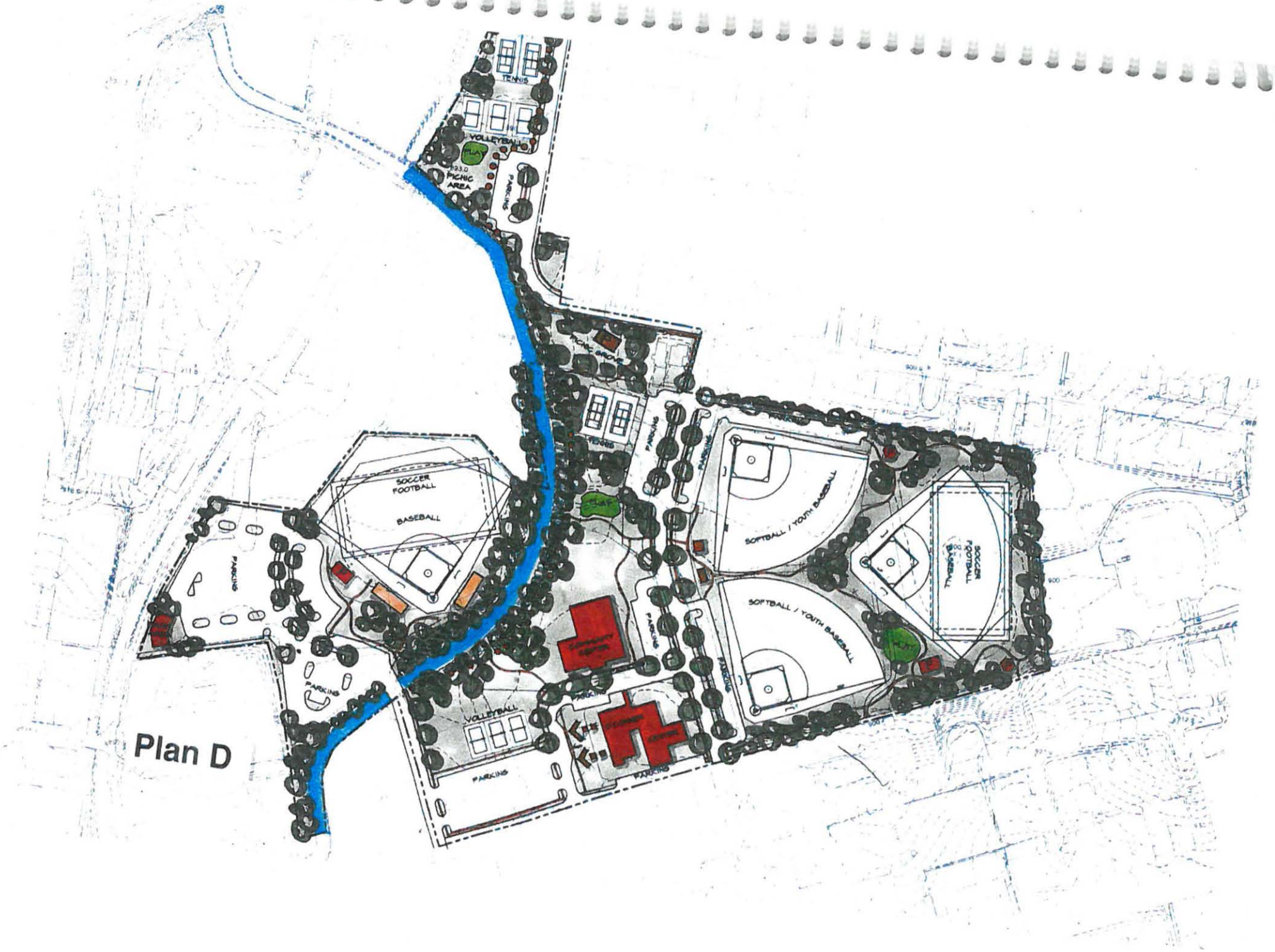
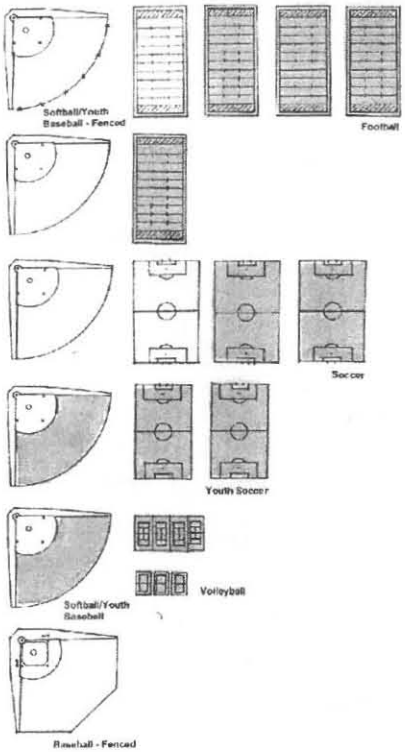


Exhibit 10: Concept Plan D

Program Summary



Concept Plan E

5.6 Concept Plan E

Concept E proposes the acquisition of an additional 8.3 acres of vacant land and land with nine structures. A portion of the acquisition area is located to the northwest of the park along First Creek in the areas of Woodbine Avenue and Mitchell Street. Additional land to be acquired is located between the park and East Fifth Avenue.

The concept depicts the following recreational facilities and parking areas:

- Three (3) softball / youth baseball fields
- Three (3) baseball fields.
- Three (3) overlay football/soccer fields
- Two (2) separate football/soccer fields
- Four (4) tennis courts
- Three (3) volleyball courts
- Three (3) playground areas
- Three (3) picnic pavilions
- New restroom and concession buildings
- A system of looping trails, including the First Creek Pathway system
- Parking areas containing 531 spaces

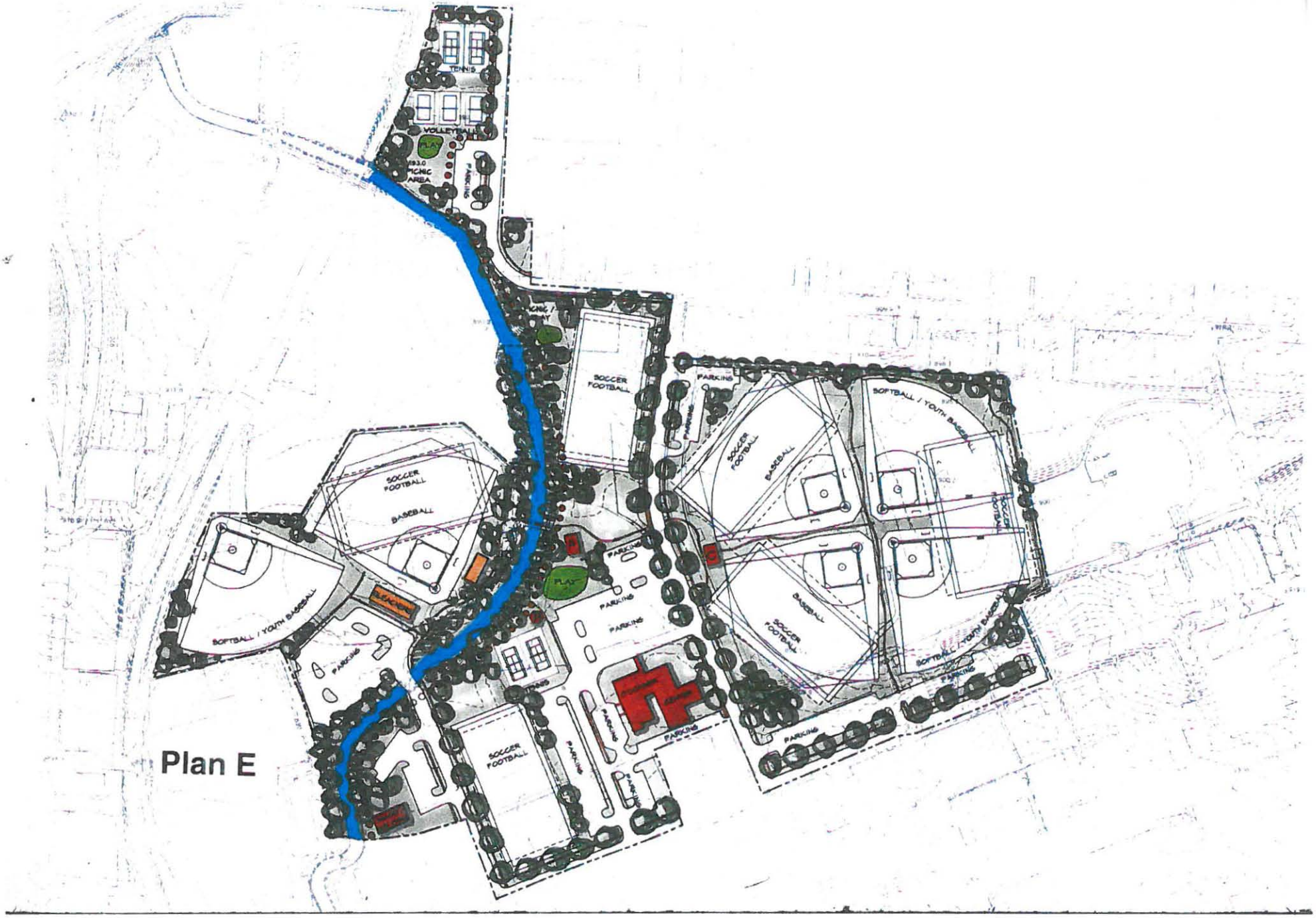
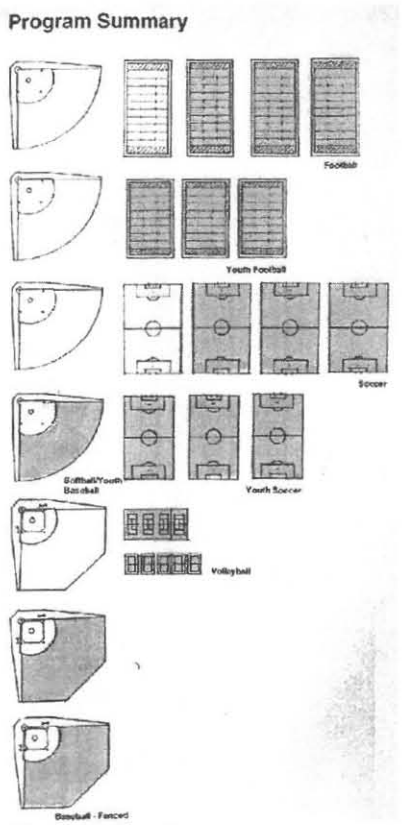


Exhibit 11: Concept Plan E



Concept Plan F

5.7 Concept Plan F

Concept F proposes major street changes including the closing of Winona Street and the construction of a new street paralleling First Creek. The new Street would connect Jessamine Street to Mitchell Street. This concept proposes the acquisition of an additional 12.0 acres of vacant land and land with seventeen structures. A portion of the land to be acquired is located to the northwest of the park along First Creek in the areas of Woodbine and Jefferson Avenues and Mitchell and Winona Streets. Additional acquisitions are located between the park and East Fifth Avenue.

The concept depicts the following recreational facilities and parking areas:

- Three (3) softball / youth baseball fields
- Three (3) baseball fields.
- Four (4) overlay football/soccer fields
- Three (3) separate football/soccer fields
- Four (4) tennis courts
- Five (5) volleyball courts
- Four (4) playground areas
- Six (6) picnic pavilions
- New restroom and concession buildings
- A system of looping trails, including the First Creek Pathway system
- Parking areas containing 512 spaces

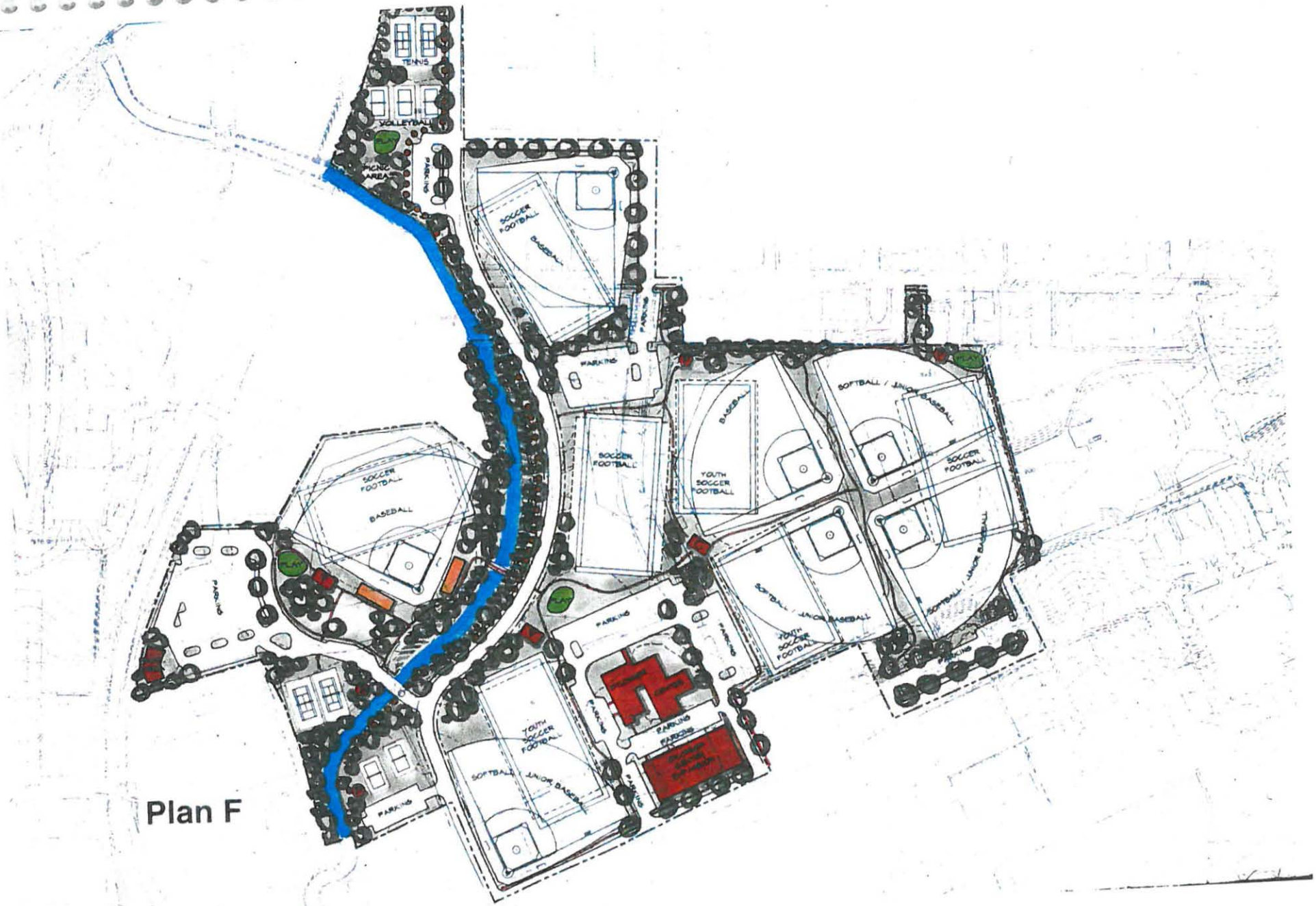


Exhibit 12: Concept Plan F

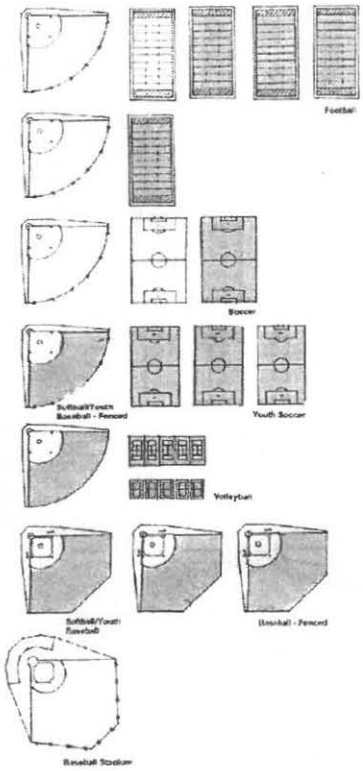
5.8 Concept Plan G

Concept G proposes a connecting street between Jessamine Street and Abilene Place through the Bill Meyer baseball field site. This concept proposes the acquisition of an additional 26.5 acres of vacant land and sixteen structures. The additional areas include two major complexes including the former Standard Knitting Mill structures and the Fabric industrial buildings between the stadium and KUB sites west of First Creek. Land to be acquired is located to the northwest of the park along First Creek in the areas of Woodbine and Jefferson Avenues and Mitchell and Winona Streets. Additional acquisitions are located between the park and East Fifth Avenue.

The concept depicts the following recreational facilities and parking areas:

- Five (5) softball/youth baseball fields
- Four (4) baseball fields.
- Five (5) overlay football/soccer fields
- Five (5) tennis courts
- Five (5) volleyball courts
- Three (3) playground areas
- Eight (8) picnic pavilions
- New restroom and concession buildings
- A system of looping trails, including the First Creek Pathway system
- Parking areas containing 544 spaces

Program Summary



Concept Plan G

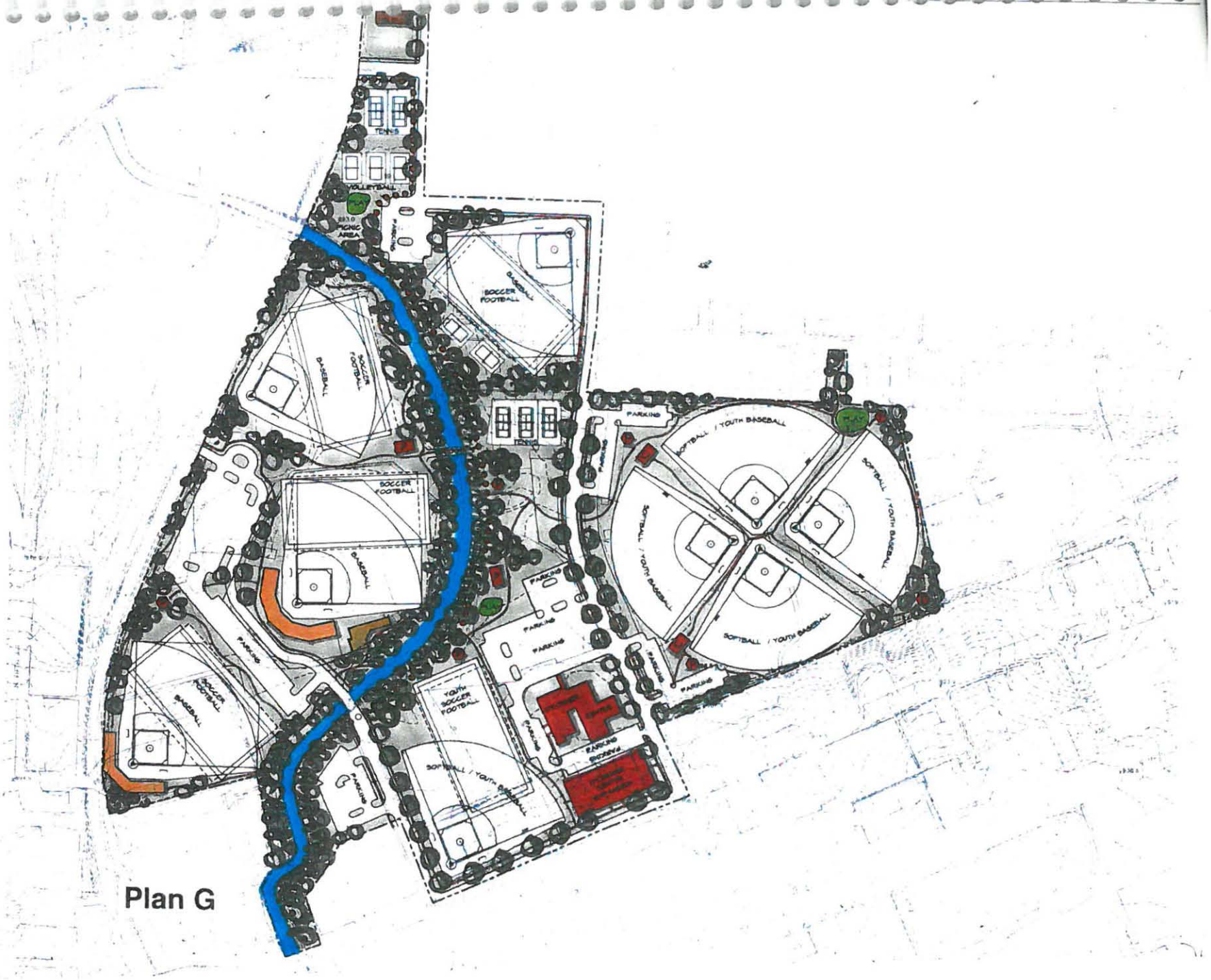
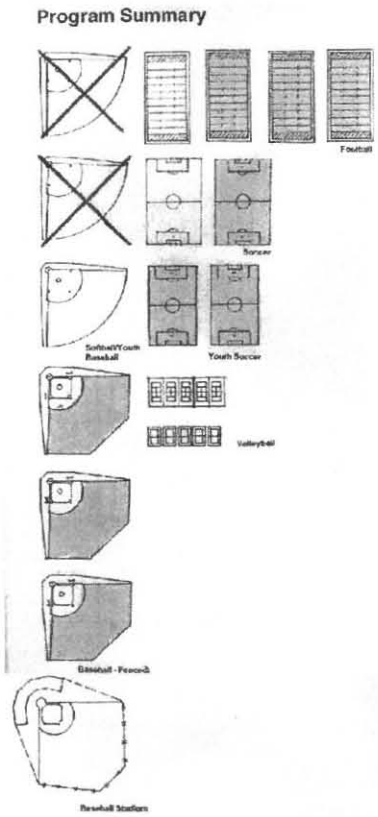


Exhibit 13: Concept Plan G



Concept Plan H

5.9 Concept Plan H

Concept H is similar to Concept G, however the active recreational element (4-field softball facility) is replaced with residential uses and a YMCA. The Plan proposes a connecting street between Jessamine Street and Abilene Place through the Bill Meyer baseball field site. This concept proposes the acquisition of an additional 26.5 acres of vacant land and sixteen structures. The additional large land areas include two major structure complexes including the former Standard Knitting Mill structures and the industrial buildings between the stadium and KUB sites west of First Creek. A portion of the land to be acquired is located to the northwest of the park along First Creek in the areas of Woodbine and Jefferson Avenues and Mitchell and Winona Streets. Additional acquisitions are located between the park and East Fifth Avenue.

A major feature of this concept, and the element that differentiates it from Plan G, is the use of approximately 13.7 acres of park area east of Winona Street for an YWCA/YMCA or major community center complex and residential uses.

The concept depicts the following recreational facilities and parking areas:

- One (1) softball / youth baseball field
- Four (4) baseball fields.
- Five (5) overlay football/soccer fields
- Five (5) tennis courts
- Seven (7) volleyball courts
- One (1) basketball court
- Two (2) playground areas
- Seven (7) picnic pavilions
- New restroom and concession buildings
- One (1) major YWCA/YMCA or community center
- A system of looping trails, including the First Creek Pathway system
- Parking areas containing 560 spaces

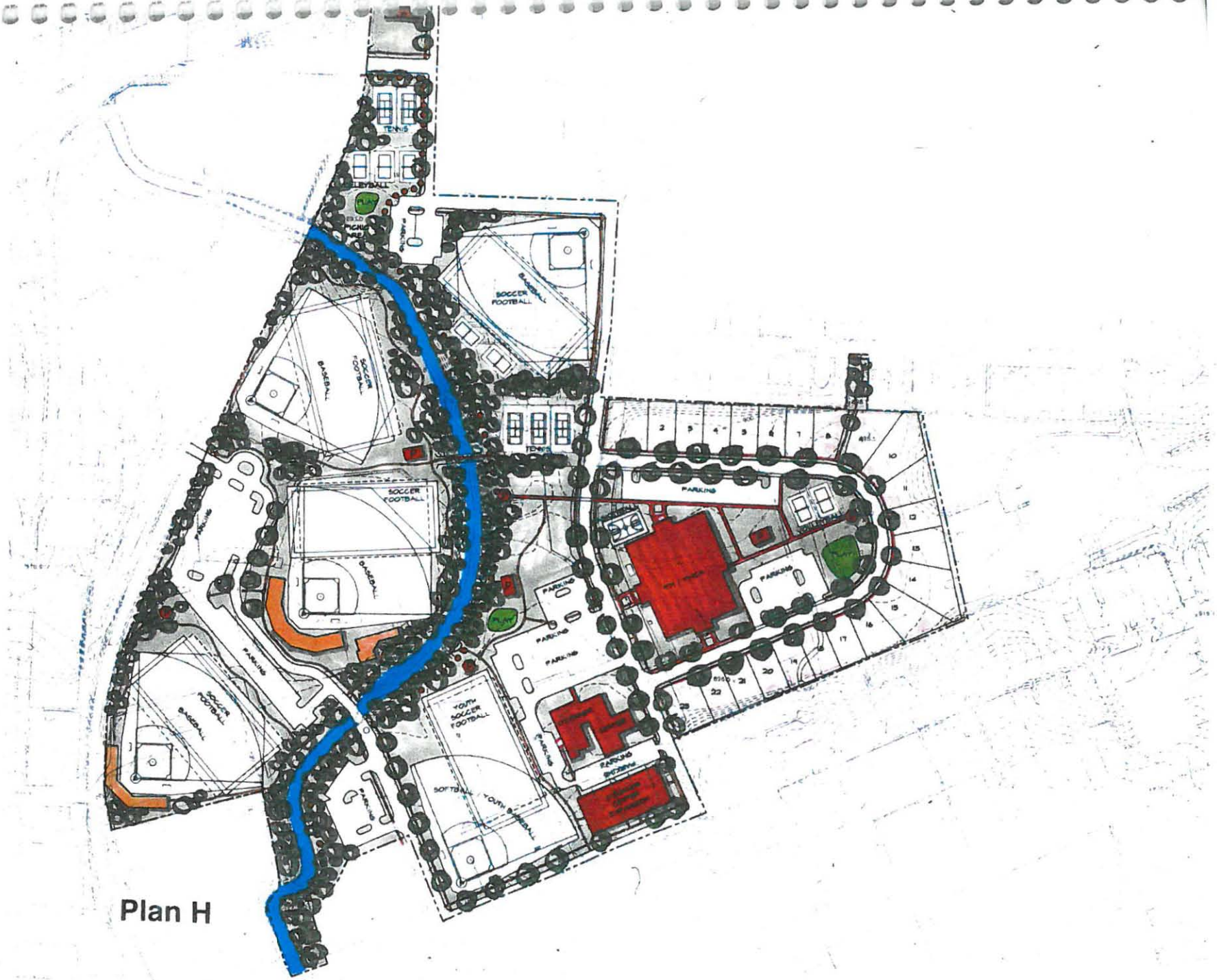


Exhibit 14: Concept Plan H

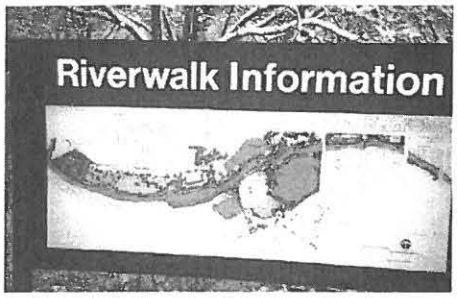
Table 1: Caswell Park -- Summary of Alternatives & Master Plan

Concept Plan	Site Area (acres)	Net Total Softball/ Baseball Fields	Baseball Stadium	Softball/ Youth Baseball (fenced)	Softball / Youth Baseball	Baseball	Football	Youth Football	Soccer	Youth Soccer	Tennis	Volleyball	Playgrounds	Pavilions	Additional Community Ctr.	Parking (# of spaces)
Existing Site	34.5	4	1	3	-	1	1	-	1	-	-	-	-	1	-	621
A	34.5	5	1	3	1	-	2	1	2	1	-	-	3	4	-	477
A1	34.5	5	-	2	1	2	2	1	2	1	-	-	3	5	-	477
B	34.5	6	-	4	1	1	1	1	1	1	-	-	2	7	-	478
C	38.1	6	-	5	-	1	3	-	3	-	2	3	4	3	1	428
D	38.3	4	-	2	-	2	2	-	2	-	4	6	3	5	1	454
E	42.8	6	-	3	2	1	5	-	5	-	4	3	3	3	-	531
F	46.5	7	-	4	-	3	4	3	4	3	4	5	4	6	-	512
G	61.0	9	-	4	1	4	4	1	4	1	5	5	3	8	-	544
H	61.0	5	-	-	1	4	4	1	4	1	5	7	2	7	1	560

5.10 Refinement of Concept Plan Elements

The Task Force Committee reviewed and evaluated the nine concepts and determined the most desirable elements to incorporate into the master plan. Although concept plan F appeared to be the most desirable overall concept, there were features in other concept plans that merited further discussion. It was determined that a Draft Master Plan, a composite of the best features of the nine concept plans, would be created with the following elements and items for consideration:

- Evaluate whether Winona Street should be retained as a through street
- Construct four softball fields east of Winona Street
- Create a large, green, passive open space area west of Winona Street along the First Creek Area
- Remove the old stone WPA wall to provide visual and green open area linkages and reuse stone in new park features
- Extend the First Creek Greenway through the park to create a Greenway destination
- Incorporate family and neighborhood recreation facilities/use areas
- Include the O'Conner Center expansion area
- Provide outdoor activity areas for the O'Conner Center users
- Acquire land northwest of the site along Mitchell Street and Woodbine Avenue for park expansion areas
- Acquire selected land areas between the park and East Fifth Avenue for both park expansion and related quasi-public uses and to provide gateway entrance potential from East Fifth and East Magnolia Avenues
- Use the site, bounded by East Fifth/ Magnolia Avenues and Jessamine / Gibbons Streets, as a potential YWCA/YMCA center site
- Create a pedestrian connection to Gill Avenue



A wayfinding sign system should be developed within Caswell Park and the First Creek Greenway

Creative play areas should be provided in Caswell Park for young children.

- Use the rear of the KAT site along First Creek for parking

5.11 Draft Master Plan A and B

The desired features of the Concept Plans were incorporated into two Draft Master Plans: A and B. Both alternatives envision the acquisition of approximately 13.5 acres to be incorporated into Caswell Park. These areas are located primarily to the north along the Woodbine Avenue and Mitchell Street areas and between the south boundary of the park and East Fifth Avenue.

The major difference between Master Development Plan A and B is that Plan A retains Winona Street as a main through-street while Plan B removes Winona Street within the Park boundaries. Plan B replaces Winona Street with a street paralleling the First Creek Greenway, establishing a connection between Jessamine and Mitchell Street.

Apart from the street circulation pattern, Plan A and B depict nearly identical types and numbers of facilities, including the following:

	Master Plan Alternatives	
	A	***B***
Includes:		
Softball / youth baseball fields 300' outfield	4	4
Baseball field	1	1
Overlay football/soccer field	1	1
Open Space for football/soccer field	1	1
Open Space for your football/soccer field	1	1
Tennis courts	1	2
Volleyball courts	2	3
Basketball court	1	1
Playground areas	2	2
Large picnic pavilions	8	7
Small picnic pavilions / gazebos	2	-
New restroom and concession buildings	1	1
One major YWCA/YMCA or community center	1	1
A system of looping trails	Yes	Yes
First Creek Greenway & Pathway system	Yes	Yes
O'Conner Center expansion area	Yes	Yes
Senior outdoor recreation facilities	Yes	Yes
Parking area spaces	625	662

Master Plan Alternative Summary

Concept Plan	Site Area (acres)	Net Total Softball/ Baseball Fields	Baseball Stadium	Softball/Youth Baseball fenced)	Softball / Youth Baseball	Baseball	Football	Youth Football	Soccer	Youth Soccer	Tennis	Volleyball	Playgrounds	Pavilions	Additional Community Center	Parking
Existing Site	34.5	4	1	3	-	1	1	-	1	-	-	-	-	1	-	621
Alternative Master Plans																
A	48.0	5	-	4	-	1	1	2[A]	1	2[A]	1	2	2	10	1	662
B	48.0	4	-	4	-	1	1	2	1	2	2	3	2	7	1	625

Central open space for community activities.

Flexible fields for a variety of recreational activities.

6.0 The Final Master Plan

The final master plan was achieved through a collaborative process and by reaching consensus in the Task Force. The plan will be implemented over various phases and will be a catalyst for the revitalization of surrounding areas. The Master Plan was selected at the end of the Alternatives Analysis and represents the best, and agreed upon, option for fulfilling the initial goals of the Task Force.

The City of Knoxville's Park and Recreation Department, along with Community and Economic Development Department and other public agencies, should support this redevelopment effort to encourage, guide and stimulate additional development in the area. This Master Plan serves as just one element in the broader scope of revitalizing the area. Other strategies might include:

- Longer term redevelopment of the Standard Knitting Mill property
- Land acquisition of the block for development of the Eastside YMCA
- Revitalization/stabilization of residential to the north between Washington and Woodbine Streets
- Consolidation of social service uses along Fifth Avenue between Jessamine and Myrtle
- Land swap or consolidation of Knoxville Utility Board's Credit Union site with KAT, Department of Parks and Recreation Maintenance
- Continued revitalization and stabilization of commercial frontage along East Magnolia Avenue

6.1 The Master Site Development Plan

Master Plan Alternative A was selected based on an evaluation and comparison of A and B because of the cost of removing Winona Street and all of the major utilities located within the street rights-of-way. An additional cost of Master Plan Alternative B was the cost of constructing a major street along First Creek to connect Jessamine to Mitchell Street. It was determined that the money saved

Caswell Park southern gateway – Magnolia and Winona.

could be devoted to the purchase of approximately 13.5 acres of land and the proposed improvements within the new Caswell Park.

Highlights of the plan include:

- Magnolia Street Entrance Gateways
- Streetscape Enhancements
- Westside Recreation Area
- Central Park Area
- First Creek Greenway
- East Side Amenities
- Senior Center Expansion
- Senior Recreation Area
- Centralized Parking
- KUB/Maintenance Facility
- Economic Development Opportunities
- Neighborhood Conservation
- New Housing Development
- New Office Development

The final Master Site Development Plan program and number of facilities, including the following:

Concept Plan	Site Area (acres)	Net Total Softball/ Baseball Fields	Baseball Stadium	Softball/Youth Baseball fenced)	Softball / Youth Baseball	Baseball	Football	Youth Football	Soccer	Youth Soccer	Tennis	Volleyball	Playgrounds	Pavilions	Additional Community Center	Parking
Existing Site	34.5	4	1	3	-	1	1	-	1	-	-	-	-	1	-	621
Master Development Plan																
	48.0	5	-	4	-	1	1	2[A]	1	2[A]	3	2	2	10	1	700*

Facilities	*Master Plan*
Softball / youth baseball fields - 300' outfields	4
Baseball field	1
Overlay football/soccer field	1
Open Space for football/soccer field	1
Open Space for your football/soccer field	1
Tennis courts	3
Volleyball courts	2
Basketball court	1
Playground areas	2
Large picnic pavilions	8
Small picnic pavilions / gazebos	2
New restroom and concession buildings	1
One (1) major YWCA/YMCA or community center	1
A system of looping trails	Yes
First Creek Greenway & Pathway system	Yes
O'Conner Center expansion area	Yes
Senior outdoor recreation facilities	Yes
Parking area spaces	700

A In Open Space Areas

* Includes 55 leased on VOA facility, + 99 @ YM/YWCA, +120 to 140 overflow in open space at B. Meyer

6.2 Phasing

The Caswell Park improvements outlined by the Master Site Development Plan are divided into nine (9) phases. The magnitude of each phase is determined by a number of factors including:

- Capability of being implemented without disrupting other on-going park activities
- A size and magnitude that could expected to be funded on an annual basis
- Prioritized to address immediate needs and potential early land acquisitions
- A recognition that some of the improvements would be undertaken by other quasi-public entities affecting the timing
- A recognition that, if funding is available, multiple phases could be undertaken simultaneously

6.3 Cost Estimate

The overall cost projected by the phasing plan is approximately $9,400,000 for land acquisitions and recreational facilities construction. Detailed information on each phase is outlined in Appendices J and K. The following is a summary of the approximate overall phase costs:

	Phase	*Cost*	
1.	Eastern one half of area East of Winona Street	$2,760,000	
2.	Western one half of area East of Winona Street	1,310,000	
3.	Northwestern area West of Winona Street	720,000	
4.	Central area West of Winona Street	1,400,000	
5.	Northwest area - Mitchell St. & Washington Ave.	910,000	
6.	O'Conner Center expansion (not including building)	450,000	
7.	Bill Meyer Stadium area	1,660,000	
8.	KAT area parking facility	190,000	
	Total Park Master Plan Improvements	$9,400,000	rounded
9.	YWCA/YMCA Center area (not including building)	$1,030,000	

It is important to note that costs may vary considerably and depend on many factors including types of materials, method of construction, utilization of contract or city workforce for construction, and other factors. The availability of grant funds will also be an important factor in the completion of the park improvements.

6.4 Master Plan Strategies and Achievements

The community-based Master Plan design process, presented herein, has produced a very strong approach for redeveloping Winona Park into a rediscovered Caswell Park. The Team has outlined several of the unique components of Caswell Park that differentiate it from other recreational amenities in the area and that create a special environment for its users. Additionally, the social and psychological benefits of this unparalleled open space create an enhanced quality of life for the City of Knoxville. The Master Plan embraces the themes established early in the process and addresses the goals held by the community. The result is a visionary, yet realistic, enhancement plan for Caswell Park that promotes ten key development strategies for the park to be successful.

"Providing Something for Everyone"

As an East Side community park, Caswell Park must be designed to serve as many user groups as possible within its expanded boundaries. The Master Plan accomplishes this strategy by providing play areas for young children, picnic pavilions and volleyball for families, expanded indoor and outdoor activities for seniors, large open spaces and trails for passive park users and a variety of organized athletic fields for active sports enthusiasts.

"Building On Our Heritage"

Knoxville residents hold many fond memories of Caswell Park's history. Many residents feel it is important to preserve some of the history so that it can be shared with today's youth. The Master Plan seeks to preserve the parks history by retaining and enhancing the Bill Meyers baseball field and making it the focus of championship play and community

events. It also suggests that the history of settlement along First Creek be communicated through interpretive graphics along the first Creek Greenway Trail and the WPA stone wall materials be reused in new park structures and described throughout the trail.

"Making A Lasting First Impression"

This Caswell Park enhancement plan is one of a number of initiatives that are necessary to improve the perception of Knoxville's Central-East neighborhoods and commercial corridors. In its current condition and somewhat isolated location, Winona Park is not being optimized as a positive feature and influence for the area. This plan seeks to change people's perceptions by creating an expanded, high quality recreation amenity that is more visible for surrounding residents and visitors to the area. New park entrance features and signage on East Magnolia Avenue and Washington Street (like Chilhowie Park) coupled with new streetscape enhancements on Jessamine, Winona Avenue and Mitchell Street will present a welcome image for park visitors. The name change from Winona Park to Caswell Park will also help to set a new tone for the park.

"Setting The Stage For Neighborhood Development"

Caswell Park has tremendous inherent potential to become much more than a great open space amenity for the Knoxville Parks System. Perhaps most importantly, the park can become the catalyst for new economic development in East-Central Knoxville. There is potential for residential rehabilitation and new in-fill development as well as commercial rehabilitation, adaptive re-use and expansion. To the north, the new park enhancements will create added value for the surrounding Park Ridge neighborhood with the creation of new frontage roads allowing for homes to be built overlooking the park. To the west and south, there are opportunities for long term, mixed-use redevelopment of existing industrial and institutional sites to capitalize upon the value that will be created in Caswell Park. For this park to be regarded as successful by the surrounding community it must be more than a functional recreation space, it must also be a

high quality, marketable public project that will attract more private investment into the area.

"Building A Network Of Neighborhood Linkages"

Caswell Park is one of a number of East Knoxville open spaces that serve the surrounding neighborhoods. However, these parks are not well linked with one another and Winona Park is predominantly an auto oriented destination. Given Caswell Park's central location to other neighborhood parks and surrounding residential communities, it is crucial to reestablish a strong network of highly visible, easily accessible, safe pedestrian connections in all directions from the park. This is accomplished in the Master Plan by providing clear, designated linkages including: new improved sidewalks along all major street; a new pedestrian trail linkage to the Fourth and Gill Neighborhood to the west; mid-block park entrances through currently vacant or underutilized residential lots; and upgrades currently impassable alleyways for both auto and pedestrian movement. These initiatives will make the park less of a barrier to surrounding development and increase safety for park visitors.

"Blending Passive And Active Recreation"

It became very clear, through the public process, that many residents surrounding Winona Park had higher expectations for creating a passive "central park" environment for the neighborhoods, rather than solely an active recreation complex. The Master Plan addresses the community's desires by shifting the emphasis to provide more passive open space amenities than exist today, including: picnic pavilions, play areas for children and youth, creek front trails and bridges, looping jogging/walking paths and open fields for impromptu play i.e. kite flying. This is accomplished by clustering active recreation fields and courts to the west of First Creek and to the East of Winona Street, allowing for a large central open space with trails radiating out to the neighborhoods. This approach will allow Caswell Park to retain its identity as a major active recreation resource for the City, while also guaranteeing local residents, businesses and colleges a beautiful space for casual enjoyment.

"Enhancing Natural Systems"

In its current condition, the First Creek waterway passing through Winona Park is more of a liability, than an asset, for the park and the surrounding community. A key component of any enhancement plan for Caswell Park must include, at a minimum, a mitigation strategy for streamside restoration and planting to make first Creek an attractive, safe feature in the park. The Master Plan illustrates the need for east bank streamside enhancements from the north edge of the KAT bus repair facility to the channeled section at Woodbine Avenue and Mitchell Street and west bank enhancements from the KUB facility to the right field wall of Bill Meyer Field. Interpretive graphics should also be developed and installed to communicate the role that First Creek played in Knoxville's settlement and industry, and to educate visitors about natural systems management. The result should similar to the Second Creek environment as it traverses the University of Tennessee campus on the west side of the city. These improvements are a necessary step toward creating a safer, more attractive, seamless environment between the First Creek Greenway and its east end anchor, Caswell Park.

"Optimizing Park Amenities And Activities"

In today's urban development environment, large park spaces are becoming more and more precious to the quality of life of local residents. They are also becoming more difficult to create because of land costs, overcapitalized lands, small isolated parcels and absent landowners. For these reasons, Caswell Park is a very valuable resource for the city and the community that must be redeveloped and expanded carefully to guarantee its optimal utilization by all. The Master Plan has been developed with this in mind, calling for a new mix of spaces and facilities that will offer park visitors the setting for participating in a variety of activities. Existing assets such as the O'Connor Senior Center, Bill Meyer Field, First Creek Greenway and surrounding neighborhood streets have been preserved to serve as the base upon which the new park vision has been built. There is truly something here for everyone to enjoy!

"Separating Pedestrian And Vehicular Movements"

In urban parks, the focus must be placed on providing an enjoyable pedestrian experience, free from vehicular conflicts wherever possible. Currently, visitors to Winona Park are confronted with through traffic, maintenance vehicles, bus parking, service areas and shuttle arrival courts, all of which tend to break the "park" up into small areas which are difficult to traverse. Although some access such as Winona Street and Jessamine Street, must be maintained through the park area, the Master Plan provides an approach that will reduce the number of pedestrian and vehicular conflicts. Every effort was made to incorporate parking and service access into the edges of the park, so that visitors could park, walk in and enjoy the central portions of the park freely, without concern for safety. The result is a setting that will entice people to walk and explore what the new Caswell Park has to offer.

"Providing A Local And Regional Attraction"

Considering Caswell Park's size, central location, connection with First Creek Greenway, and soon to be enhanced highway accessibility, it has potential to be both a local park resource and a regional athletic venue, without jeopardizing either role. This park Master Plan has been first and foremost designed to address the needs of Knoxville's citizenry; however, the planned facilities will also accommodate sporting venues drawn in from outside of Knoxville. The four flexible use softball/youth baseball fields will accommodate tournament league play, while Bill Meyer Field will be reserved for title games and special sporting events. Under its current use schedule, the new softball/baseball complex could be marketed for regional, "pay to play" tournaments on the weekends and local league play through the week. This would serve as a partial revenue stream to provide funds for passive park improvements and future park expansion.

These strategies should be incorporated into the marketing and promotion of this Master Plan Concept and the new Caswell Park. For the Master Plan to be successful, these strategies must be embraced and implemented.

6.5 Next Steps

The Master Site Development Plan for Caswell Park creates a catalytic stimulus for revitalization, as well providing a state-of-the-art urban, recreation park. Phased over a number of years, this is a consensus plan that will be a guide for its ultimate redevelopment.

The initial first phase should be strategized to incorporate input from Community and Economic Development, creatively capture multiple sources of funding (CIP, grants, greenways, TEA21, etc.) to maximize acquisition and the initial phases of development. Phases one and two with some gateway and linkage improvements could create enough of an initial impact of improvement for the first two-three years.

The following were identified as critical next-step actions:

1. Presentation of Master Site Development Plan to select MPC/City Departments
2. Inclusion of costs into CIP
3. Identify name, theme, identity for overall plan
4. Prioritize acquisition with Community and Economic Development and acquire strategic properties in a timely fashion
5. Identification of initial phase of implementation
6. Prepare refined phase one schematic plans
7. Prepare design development/construction drawings for phase one.

Appendices

Appendix A: Caswell Park Task Force Committee

Appendix B: Caswell Park Workshop Summary (June 10, 1999)

Appendix C: Task Force Meeting #1 Summary Notes (October 12, 1999)

Appendix D: Memo – Caswell Park/Next Steps (December 15, 1999)

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Appendix F: Caswell Park Area – Transportation and Accessibility Analysis

Appendix G: Evans Collins Field – Structural Engineering Assessment

Appendix H: Bill Meyer Stadium - Structural Engineering Assessment

Appendix I: Structural Demolition Costs
- Bill Meyer Stadium
- Evans Collins Field

Appendix J: Master Plan Summary of Probable Costs
- Primary Phases 1-9
- YMCA/O'Conner Expansion
- Transportation Alternatives

Appendix K: Detailed Opinion of Probable Costs (Phases 1-9)
- Demolition
- Acquisition
- Construction
- Design Engineering

Appendix L: Tax Map and Property Assessors Maps

Appendix A: Task Force Committee Members

Mr. Sam Anderson
Chair/Caswell Park Task Force
Director, Parks and Recreation

Mr. Bob Whetsel
Vice Chair/Caswell Park Task Force
Director, Service Department

Mr. Doug Slifka, Director of Operations
Knoxville Sports Corporation

The Honorable Diane Jordan
Knox County Commission

Mr. Doug Bataille, Director
Knox County Recreation

Mr. Curtis E. Tate, YMCA Representative
Curtis Tate Real Estate Company

Mr. Charles Thomas
Greenways Representative

Mr. Mark Webber
Softball Representative

Ms. Becky Massey, Executive Director
Sertoma Learning Center

Mr. Hardy Liston, Jr.
John T. O'Conner Advisory Board

Mr. Tim Lett, General Manager
KAT

Mr. Dwight Guinn
Park Ridge Representative

Mr. Jeff Talman
4th & Gill Representative

Ms. Donna Hill
Morningside Heights Representative

Mr. Sam McKenzie, Jr.
East Knoxville Representative

Ms. Nina McPherson,
Assistant Dean/Division Street
Pellissippi State Community College

The Honorable Larry Cox
City Council Representative

Mr. John Seagraves
KUB Representative

Mr. Doug Berry, Director
Development Services

Mr. Michael Dunthorn
Development Services Representative

Mr. Joe Walsh, Staff Representative
Parks and Recreation Department

Ms. Patricia Krass, Staff Representative
Finance Department

Mr. Dave Collins
City Architect

Mr. Mike Carberry, Technical Support
Metropolitan Planning Commission

Mr. Sam Parnell, Technical Support
Director, Dept. of Engineering

Ms. Ashley Capps

Appendix B: Caswell Park Workshop Summary

The following is a summary of the workshop with the Caswell Park Task Force on June 10, 1999.

Problem Identification (in response to the question, "what do you feel are the problems that need to be addressed in and around the park?")

- There is no edge to the park (no defined perimeter); many edges are marked by piecemeal development
- Mixed land uses at the edge of the park, hodgepodge along many of the park's boundaries
- Decaying industrial properties, particularly to the west
- Neglected buildings and structures including Bill Meyer Stadium, Evans Collins Stadium and the antiquated dance facility. Facilities are often run down, including lighting, plumbing, etc.
- Lack of coherent development around the site
- Disjointed park development, in other words, no easy way to go back and forth
- First Creek, the water quality is not good, and its appearance is less than desirable
- Lack of modern recreation facilities
- Poor image of the area. Safety is a concern, particularly to those from outside the neighborhood.
- Inflexibility of existing facilities for multiple uses
- KAT buses parked next to the park are an eye sore
- Standard Knitting Mill in poor repair
- Lack of a main entrance to the park
- "Caswell Park is not what I think of as a park, also, it is not a community park"
- No playgrounds or uses for young kids
- The park is split by Winona Street
- The railroad creates an image problem and is a barrier
- There is no overall plan for this park, and the current layout is poorly designed
- Difficult access by automobile, especially from the west and north

- Football and baseball stadiums take up a lot of land and are in poor condition
- Lack of pedestrian access and connections from virtually all sides of the park
- The strength of the business community and the surroundings vary considerably
- Utilities can be an impediment to redevelopment given their location and could limit redevelopment options
- There are historic barriers to redevelopment (for example, the stone wall and Evans Collins Field). Should they be redeveloped or preserved?
- The park is a backdoor amenity to most of the surrounding properties (as opposed to a front door amenity as Sequoyah Park in Sequoyah Hills
- The surrounding zoning (for example 1-3), could result in impacts which could be substantial to the park
- Lack of outdoor facilities at O'Conner Senior Center
- Facilities lacking for some ages and interest groups, for example, walking trails
- The park is "underlinked" to the CBD and neighborhoods in (physical, social, and economic terms)

Strengths (in response to the question, "what do you feel are the strengths, in other words, the positive things that are opportunities to build upon?")

- Central location, serving many communities within Knoxville
- It can be potentially linked by First Creek Greenway and other greenways
- The fact that the Task Force is together is recognition that the city needs to do something with Caswell Park
- The creek and railroad can be used as assets (for instance, the railroad corridor and abandoned railroad could be used as a connection to Old City)
- Public transportation serves the area
- The park could be a catalyst for surrounding neighborhood development
- Pellissippi State Community College's reuse of Knoxville Catholic High School
- Large amount of open space in an urban area
- Abandoned and undeveloped property near the park is available for expansion/redevelopment
- It is located near the interstate, particularly in consideration of future highway improvements
- Located in the Empowerment Zone

- There is ethnic diversity in the surrounding neighborhoods
- It is in the middle of active neighborhoods, including Park Ridge, 4' and Gill, Morningside and Old North Knoxville
- The park has substantial identity for the sports community and special interests, providing affordable, organized sports and other activities, for example, square dancing
- Rich history in the area
- Terrain is relatively flat
- New or renovated facilities around the park can foster development in the surrounding area
- It is close to downtown
- Park can accommodate a variety of recreation needs (if some existing uses are not considered givens)
- Park should be model for urban redevelopment (a place where people can live nearby, work in the area and play within the park)
- Time and budget are not constraints, improvements can be phased
- Relatively large size (over 20 acres)
- Opportunity to design and develop a comprehensive, premier park and improve the surrounding area at the same time
- O'Conner Center is an anchor
- Upgrading an asset that is already owned by the City of Knoxville
- Already serves many age groups, including children, teenagers, young adults who are involved in sports and seniors at the O'Conner Center

Potential improvements listed in order of the most votes (votes are noted in parentheses: suggestions are in response to the question, "if you returned to this area in 5-10 years, what would you like to see as the improvements that would have been made to the park and its surroundings? ")

- Business park and clean industrial facility development/redevelopment are possible, including job creation in the surrounding area (opportunities to create thriving small businesses at the edge of the park (12)
- Indoor recreation facility fully equipped for year-round use with swimming pool (indoor/outdoor), day care and teen center (11)

- Opportunity to create a place to live, work and play in and around this resource (11)
- Pedestrian access and greenway linkage to the rest of the community (9)
- Softball complex for hosting tournaments with flexibility for use by different ages and groups (7)
- Uses should be designed for both organized activities (e.g., sports competition) and local neighborhoods (5)
- Walking trail (5)
- Large, open, green space for diverse uses (5)
- Park with something for everyone (multi-use park) (4)
- Multiple use athletic fields (3)
- Safe, secure environment and image (2)
- Less concrete and less paved areas (2)
- Flexibility for use by different age groups (2)
- Public access to creek (2)
- Athletic fields should be capable of serving nearby community and region play (e.g., tournaments (1)
- Well-maintained facilities (1)
- Smooth transitions from park to neighborhood (1)
- Visible, identifiable entrance to the park (1)
- Playground (1)
- Croquet courts (1)

Other ideas which were identified but did not receive votes included:

Good lighting, picnic areas, entertainment facilities (for example, baseball stadium concerts), enough uses so there will always be people around, water quality improvement to a level which is safe for contact, formal edge to the park, complete proposed roads, improved access to park and neighborhoods, Frisbee golf, knitting mill modified for residential use and the development of thriving facilities.

Appendix C:
Task Force Meeting #1 – Summary Notes

October 12, 1999

- Current City-owned lands are to be studied for park and rec uses
- Current park users
- Where will growth of park and O'Conner Center be accommodated?
- O'Conner Center busiest in winter.
- Social services cluster working well but limits exposure to other res. Areas located here because of real estate not a "plan."
- Adult softball league; adult baseball league; youth football league (*have to turn people away)*
- High school baseball, as well
- Rugby getting more popular
- Only three other softball fields in the city
- Basketball is only limited by schools not using the facility
- Issues: is mainly with adult softball
- Youth football played on softball fields now
- Prefer to have flexible open space for multiple use activities
- How does Bill Meyer Field fit into program? Need to look at greatest and best use of this space and/or facility.
- Has Meyer Stadium been measured against AA Baseball needs or community rec needs (use).
- Some sentiment for Meyer Stadium – would hate to see it go. Fans would like to see field kept and baseball continue in some fashion (adult leagues)
- Roots of Caswell Park. Was built as baseball park.
- Fans would also like name to be kept with field
- Possibly keep 1100 structural/box seats
- Two other sensitive issues: Stonewall – WPA project (history); Collins Stadium (sentiment)
- Current park usage is limited now. What will give park maximum amount of usage?
- Need "year-round" uses – indoor facilities

- Expectations (of use):
  - Softball complex
  - Neighborhood association (ParkRidge)
  - Redevelopment and potential jobs
  - Use park as business incentive
  - Indoor facility and outdoor pool
  - "Incorporated" park area that promotes development (more jobs/SF of buildings)
  - Empowerment zone = impoverishment zone? Money, jobs, redefined identity.
  - O'Conner Center is a given and will see increasing catalyst for residential
  - Three major elements: baseball, senior center, other uses
  - Need multiple age group users
  - "Destination" link in the greenway system – create this
  - Senior Center Board must discuss expansion needs

  (Note Concern: "East Knoxville" and "off Magnolia Avenue" casts a negative perception. Must deal with being invisible in Knoxville and not accessible.)

  - What sport activities would overlap well?
  - Metropolitan YMCA – focus is on all family members. Need a location for a facility currently under design (8-10 acres). Year-round pool, teen centers, seniors would be good daytime users.
  - Don't forget surrounding neighborhood needs
  - Catalyst for a good residential base
  - Wall and Stadium, although WPA built, are unattractive. Want aesthetic pleasing area
  - Sports corporation – need to be able to attract softball, baseball, soccer, regional sporting events
  - Need to know use potential (number of events per year) for Bill Meyer Stadium, for outside events
  - Community college will be moving into Catholic school. Currently seeing request for indoor space use, but primary focus is on education (all about job development)
  - Will be parking problem

- Community college would like a community resource, not a regional resource
- Need multiple entrances into park
- Round 2 Empowerment Zone will be $7 million
- Links with First Creek Greenway and surrounding neighborhoods
- *Idea: Gill Avenue extension to Winona Street*
- Closure of Winona would have to go through Metropolitan Planning Commission
- Need ranges of maintenance costs
- Show trends – comparables from other communities, spray grounds, draw all day long
- Need eastside entryway/park identity
- 8-month activity calendar now in park
- Knoxville limits age groups in Meyer
- 132 softball teams – spring; 72 fall softball teams; 40-54 team – football league, 5 leagues
- senior softball league starting (50-60 and 60 and over)
- Phase 1 must include acquisition costs for Phases 2 and 3 to accomplish these phases (speculation will come into play)

Other Interviews

- Pursue more discussion on I-40 project
- Need greenway underpass in highway project
- KUB interview

Appendix D: Memo – Next Steps

Memorandum

Date: 15 December 1999

To: Mr. Joe Walsh and Mr. Sam Anderson

From: Craig Watson

Subject: Caswell Park -- Next Steps

Thank you for your coordination and contributions last week. Tuesday was a long day, but I feel we were extremely successful and made considerable progress. The debriefing work session with the team, Norman and Dave, also resulted in us coming to a consensus plan. (Notes from the meeting are attached.)

Next steps are suggested as follows:

- Incorporate "Debriefing Committee's" comments into a revised (one) preferred consensus plan. (After team discussion, the benefits of abandoning Winona and reconstructing a new street to the west did not support the additional costs. We will prepare an overlay to illustrate that we evaluated it and prepare a cost estimate to show its impact.)
- Develop a narrative summary to accompany the preferred plan and forward to Joe and Sam by January 7, 2000.
- We suggest that the Task Force reconvene and have an abbreviated work session to discuss the revised plan and narrative summary, come to a majority consensus, and direct the LDR team to incorporate subsequent modifications to the plan.
- Revise plan and develop a phasing strategy and cost estimates. Marty and Craig to return to Knoxville the week of January 31 to present the revised plan, phasing strategy, edge development strategies, and costs.
- Incorporate final modifications and prepare summary report (mid-February).

The following list is the consensus issues agreed to by the "Debriefing Committee."

Land Acquisition

- **North** – All identified properties fronting onto Woodbine from the south, northern Standard Knitting Mill site opposite substation
- **East** – none
- **South** – all identified properties fronting onto Fifth Avenue along the southern property boundary except the VOA property.
- **West** – None. Access via Gill Avenue will be illustrated as pedestrian access easement.

Sam and Joe to meet with Doug Berry/Community Development to apprise him of plan specifics and suggested strategic acquisition ideas (i.e., strategic sites, KAT/KUB/Dept. of Parks/Rec, benefits of the KUB site, and strategic nature of the northeast corner of Magnolia/Jessamine Streets as a potential YMCA site.)

Revised Concept Plan

Overall

- Expand park boundaries to incorporate above acquisitions
- Leave Winona in existing location (show overlay of western street alignment)

West

- Demolish all of Bill Meyer, except existing clubhouse
- Illustrate a "graded" grass area where the existing gravel lot is today as an informal "green" for multi-purpose and practice uses.
- Maximize parking on the rest of the site.
- Indicate pedestrian easement and linkage through fabric industry site to Gill Avenue

Central Area (First Creek to Winona)

- This area is to become the new identity for the Park. "Central Park to East Knoxville" as illustrated previously on Concept Plan D.
- Amenities to include:
  - Parking for John T. O'Conner Area
  - Parking for passive and active recreation uses
  - Play area(s)
  - Picnic pavilions
  - Basketball courts
  - First Creek Greenway and pedestrian/bikeway pathway network

- Splash pool
- Two tennis courts
- Two volleyball areas

East

- This eastern park area will accommodate the four-field softball complex – a refinement to Concept Plan F.

CW:dlm

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Enclosure

cc: Martin Gilchrist, URDC
Hollis Loveday, WSA
James Cardillo, D'Huy

Appendix E:
Debrief & Revised Concepts Work Session

December 8, 1999

In attendance: Sam, Joe, David, Norman, Marty, Keith, Craig

Craig to do two revised concepts (and maybe a third).

- In short term, fabric industry and Standard Knitting Mill sites aren't bank acquisitions.
- Scheme D is supported by Park Ridge
- Need to consider north half of KAT
- North Standard Knitting Mill site should be pursued
- Expand park to Woodbine is a high priority – for sale
- Corner property of Mitchell & Woodbine should be pursued and acquired
- North frontage along 5th Avenue (social services should be acquired except VOA site)
- Pursue Park Ridge vacant lot connection from north
- Mayor would like greenway loop off of Main Creek Greenway, around park complex
- Some problems with VOA resident – vandalism
- Educational TV – parking lot could be leased to VOA and park concept could build on VOA parking lot to make larger parking area for the fields
- Greenways Group may also fund a portion of the acquisition. Greenways Commission must begin to look at this area. It must become their priority for greenway implementation. City will fold all greenway money into this area until the project is done.

Concepts

- Leaving Winona in place would allow us to just put utilities underground
- Cost to moving street – could increase truck and auto traffic, through traffic
- Need to look at Jessamine curving into "T" connection with Winona Street
- Marty likes three-field system shown in Scheme "D." to revitalize two fields and overlap baseball on Scheme "C" and Scheme "F" – four-field

- Sam doesn't like trying to save the fields.
- Sam would like to see a dedicated softball complex here
- Pursue football at an alternative location – Tyson Annex
- Need to put soccer, football – flexible
- Don't do a plan that saves box seats
  - Field is the emotional saving point
  - Need a plaque to tell a story
- Need to keep the existing baseball stadium field only
- Need to provide open space area in gravel lot area
- Need to use 300' softball fields to host state tournament
- Sports corporation, US Cellular, eight-field complex takes care of their needs
- Need to clean up alley
- Need to acquire to Fifth for ball fields in first phase
- Maybe put community center out on Fifth Avenue and put parallel parking along Winona on both sides – one side of activities, one side for
- Need to show linkages and connections with arrows so that it represents neighborhood concerns
- Need city to inquire whether public crossing over railway at Gill Avenue will be allowed. WSA to research.
- Incorporate walkway from Gill to west side of Park, maybe access easement
- Can we strengthen park up to Magnolia (Dave)
- Need gateway at Magnolia like Chilhowee Park
- Need YMCA/Community Center on Magnolia on 5th At Jessamine
- Carousel (David)
- Splash Pool – water feature
- No basketball close to the road – drive-bys
- Maybe put basketball courts across Creek and secure at night
- Maybe police substation
- Maintenance could be at KUB facility. Recreation maintenance and office and Vehicle storage (Sam)

Appendix F: Caswell Park Area – Transportation and Accessibility Analysis

WSA
WILBUR SMITH ASSOCIATES

MEMORANDUM

Knoxville Office
Traffic Engineering/Transportation Planning

TO: Mr. Craig Watson
LDR International

FROM: Hollis Loveday

DATE: February 21, 2000

SUBJECT: Caswell Park, Knoxville Access

Caswell Park is located just south of I-40 and is accessible via both Jessamine and Winona Streets. Today regional access is adequate but it will significantly improve when the I-40/James White Parkway/Fifth Avenue project is completed.

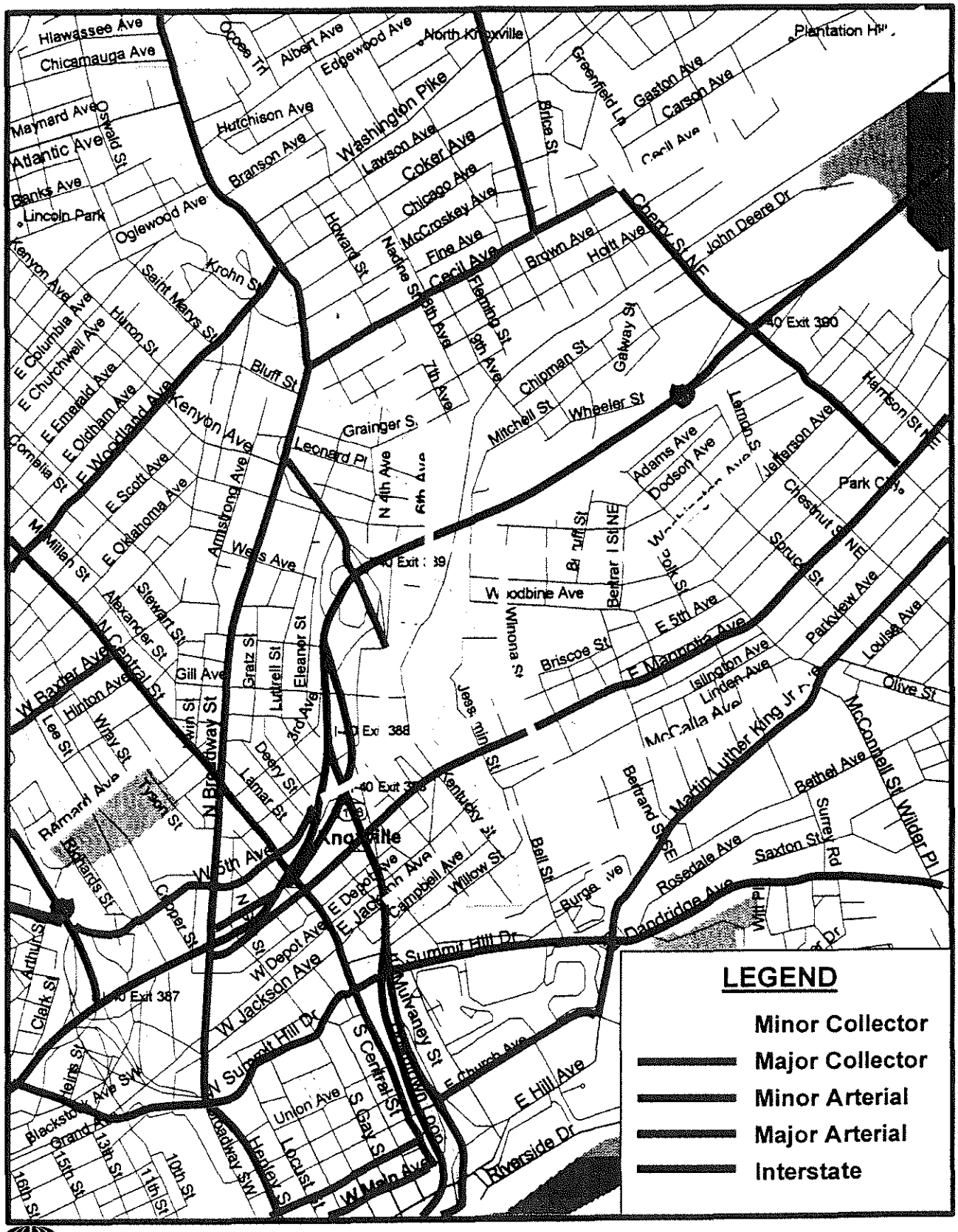
Existing Conditions

As many as 3,800 vehicles per day (vpd) travel on Winona Street near East Magnolia Avenue as shown in Figure 1. Near Washington Avenue, Winona Avenue accommodates 2,330 vpd. Just over 2,100 vpd use Jessamine Street near Magnolia Avenue with much of that traffic being KAT buses and other vehicles related to KAT operations.

Both Winona and Jessamine Streets have traffic signals at their intersections with Magnolia Avenue (See Figure 2). Winona and Harriet Tubman Streets both have left turn lanes at their approaches to Magnolia Avenue. By contrast, Jessamine and Ball Streets do not have separate left turn lanes at Magnolia Avenue.

Winona Street is a north-south Minor Collector connecting Washington Avenue with Magnolia Avenue. By using Winona Street along with Mitchell Street or Sixth Avenue, motorists can travel between Magnolia Avenue and points north of I-40. As such, both Winona Street and North Fifth Avenue, another north-south Minor Collector, are key roads in the Caswell Park area transportation network. Figure 3 depicts the roadway classification system in the Caswell Park environs.

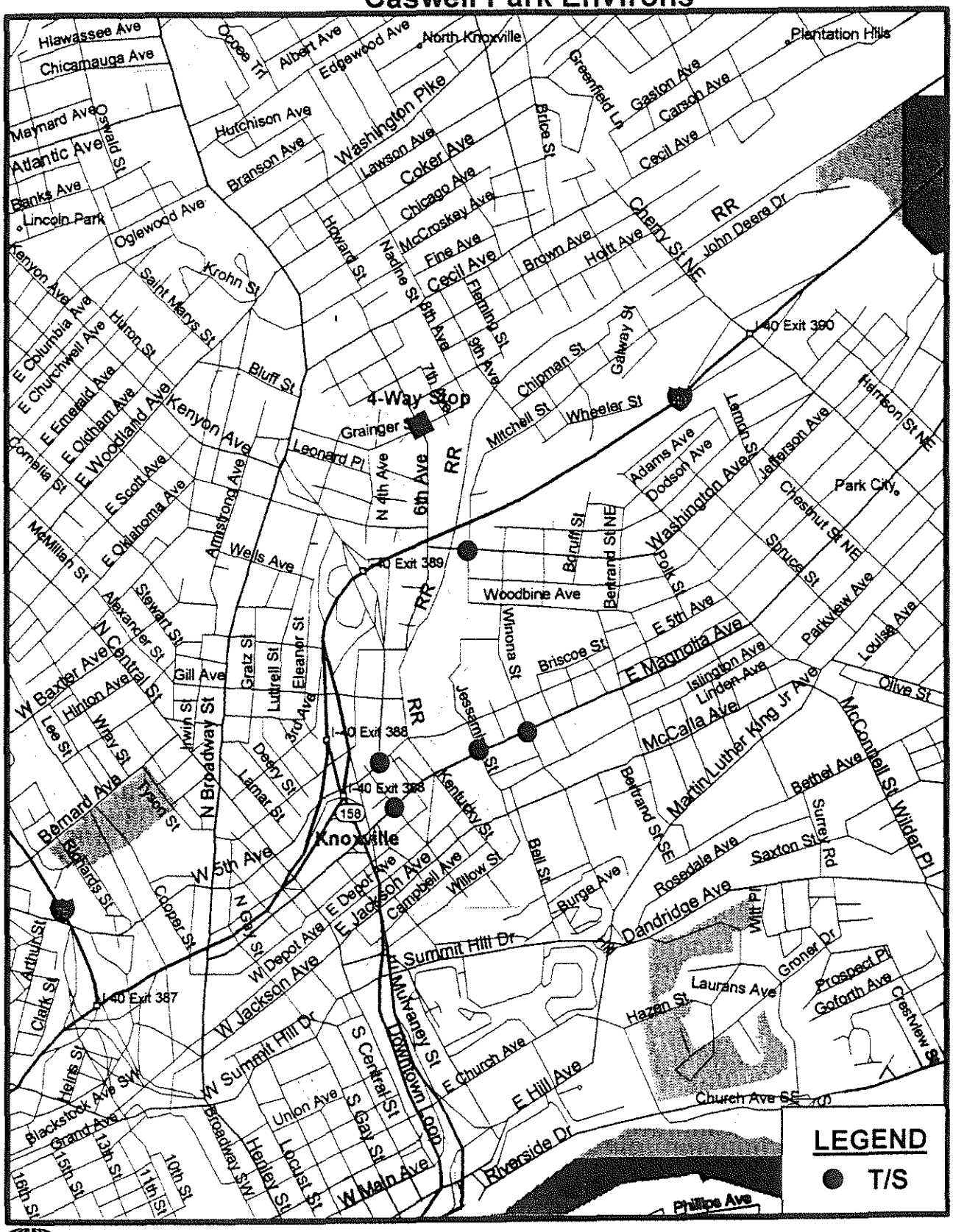
ROADWAY CLASSIFICATION SYSTEM
Caswell Park Environs



WSA Wilbur Smith Associates

Figure 1

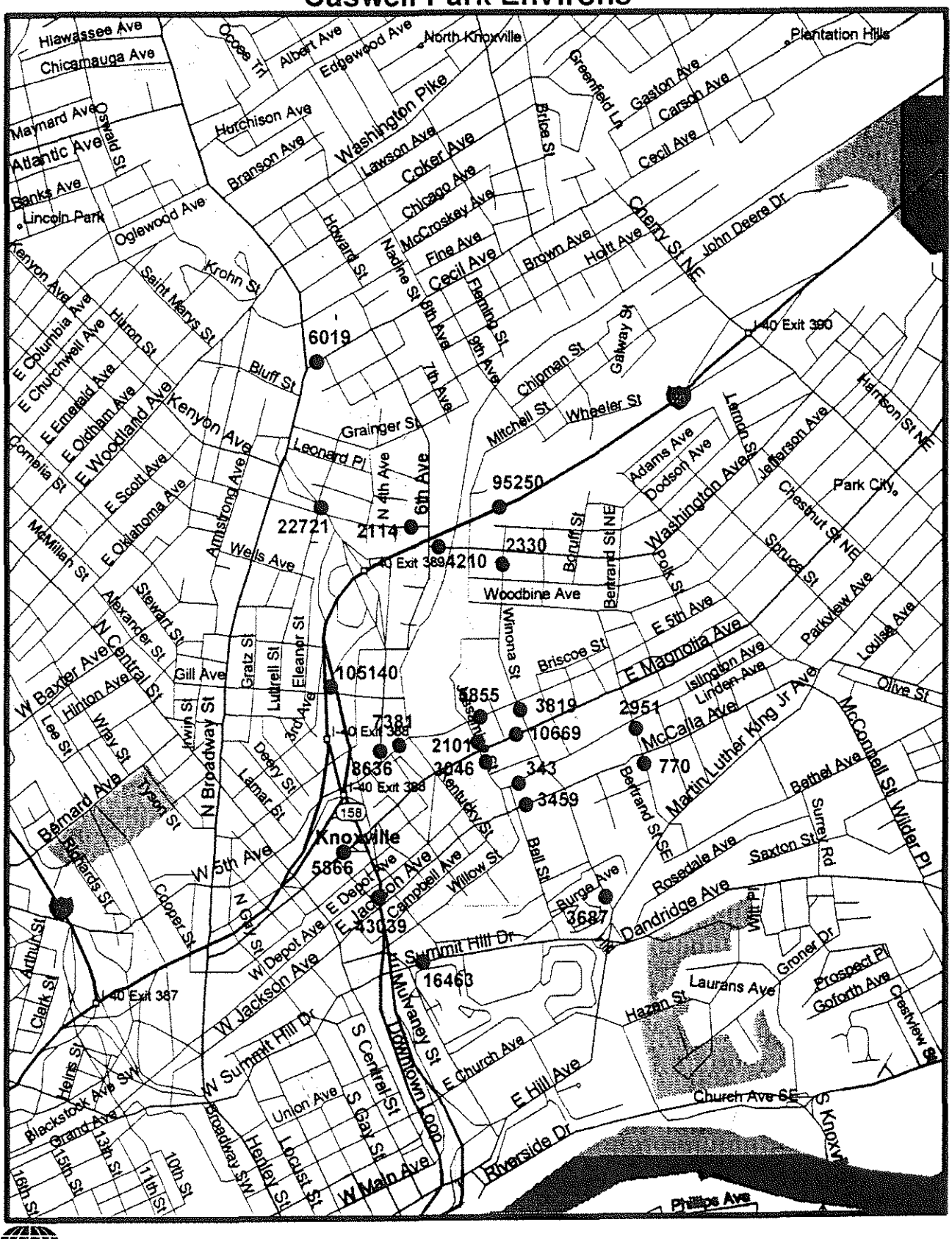
TRAFFIC SIGNALS AND 4-WAY STOP
Caswell Park Environs



WSA Wilbur Smith Associates

Figure 2

1997 DAILY TRAFFIC
Caswell Park Environs



WSA Wilbur Smith Associates

Figure 3

Proposed I-40 at Fifth Avenue Improvements

A draft Environmental Impact Statement (EIS) was recently completed by the Tennessee Department of Transportation (TDOT) on the I-40/James White Parkway/Fifth Avenue interchange. There are two concepts remaining for consideration and both contain a full movement interchange at Fifth Avenue. Currently, access to/from the west is limited. A full movement interchange should substantially improve access to Caswell Park.

Caswell Park Access Via Gill Avenue

An ideal vehicular access to Caswell Park would be via Gill Avenue, however, two side-by-side railroad tracks would have to be crossed. Currently, a private crossing to access the Volunteer Knit Apparel building is provided at the end of Gill Avenue. Besides the difficulty of asking for new public railroad crossings, safety is also an issue. Crossing railroad tracks increases the potential for accidents even with the latest gate and signal equipment. Though slightly less convenient to access Caswell Park, using East Fifth Avenue, which is under the railroad tracks, is judged a superior alternative to developing a new Gill Avenue access. The underpass is adequate, East Fifth Avenue has a significant amount of reserve capacity, and the additional travel distance is not excessive.

Winona Street

One of the master plan concepts called for closing Winona Street and replacing it with the extension of Jessamine Street along the creek. A connection between Washington and Magnolia Avenues is necessary but either Winona or Jessamine Street would work. The advantage of using Jessamine Street is that it offers a direct connection to Mitchell Street which crosses under I-40. The advantage of retaining Winona Street as the Minor Collector is that left turn lanes are provided at Magnolia Avenue. In the final analysis, extending Jessamine Street along the creek was determined to be unfeasible.

Summary and Conclusion

Access to Caswell Park should be vastly improved with the proposed I-40 and Fifth Avenue interchange improvements and the proposed improvements to Fifth Avenue itself. Extending Gill Avenue for improved vehicular access, however, is not recommended. Creating a Gill Avenue pedestrian corridor is desirable.

Maintaining a Minor Collector connection between Washington and Magnolia Avenue with either Winona or Jessamine Streets is a necessity.

Appendix G: Structural Demolition Costs

- Bill Meyer Stadium
- Evans Collins Field

MEMORANDUM

TO: CRAIG WATSON
LDR INTERNATIONAL, INC.

FROM: JAMES J. CARDILLO, P.E.

PROJECT: CASWELL PARK MASTER PLAN – KNOXVILLE, TENNESSEE
DEI PROJECT NO. 04096

DATE: MARCH 13, 2000

RE: EVANS COLLINS FIELD BLEACHERS

VIA: FACSIMILE

The following is a summary of our review of the Evans Collins Field bleacher structure. The purpose of this review was to preliminarily assess the condition of the structure to determine whether it should be demolished or repaired.

On December 6, 1999 we performed a limited field survey of the existing bleacher structure at Evan's Collins Field. As part of this survey, we made visual observations of the exterior and interior of the structure, verified dimensions, and took photographs of the structure. Mr. Phil Hatcher of the Department of Parks and Recreation provided us with access to the bleachers.

The bleacher structure was reportedly constructed circa 1940. It is constructed of cast-in-place reinforced concrete. There are four self-supporting sections of bleachers. Each bleacher section contains (28) rows of seating. The seating areas consist of a stepped concrete slab. Steel brackets attach wood plank seats to the steps. Plastic covers are installed over the wood plank seats.

The seating area slab is supported by reinforced concrete frame made up of beams and columns. The columns extend from the underside of the slab to grade level where they rest on concrete foundation piers. The foundation system below grade is not visible. The two end sections of bleachers also have concrete sidewalls that are located on the exterior ends. There are two arched openings in each sidewall. The center two sections of bleacher have a press box that is constructed directly on the seating slab at the top of the bleacher. We were not able to access the inside of the press box.

The rear portion of the underside of each bleacher section is exposed to the weather. The remaining portions of the underside are enclosed with masonry block walls. These enclosed portions contain locker rooms, rest rooms, concessions, showers, a batting

cage, and storage areas. The block enclosure walls extend from grade level to the underside of the seating area slab. The enclosed areas typically have concrete slab floors that were cast directly on grade. There is no heating or air conditioning in the enclosed areas. The Department of Parks and Recreation currently uses the enclosed area under one of the end bleacher sections for storage of maintenance equipment.

Based on our observations of the structure, it is our opinion that the reinforced concrete seating areas and their support structure are in poor to very poor condition. There are a number of areas along the underside of the bleachers where the concrete appears loose and ready to spall. This creates a safety concern, as does the deterioration of the top surface of the concrete seating slab that poses a significant tripping hazard.

Large portions of the concrete seating area slabs are deteriorated from exposure to the weather. In many locations, the concrete surface is worn and/or spalled and steel reinforcing bars are exposed. The edges of the concrete steps are completely deteriorated in many locations. The top surface of the seating slab also shows signs of moisture infiltration. In a number of areas moss is growing from the slab surface, ponded rainwater is visible, and the surface of the concrete appears dark and stained.

The concrete sidewalls at the two end bleacher sections show signs of deterioration and water intrusion. A number of cracks and spalls in the concrete are visible and there are several areas where the steel reinforcing bars are exposed. The barrier walls located along the top and bottom of the bleacher sections are cracked and spalled in areas, and show similar signs of moisture infiltration.

Similar conditions can be found along the underside of the bleachers. The concrete beams and columns in the exposed portions of the underside of the seating slab are cracked and spalled at a number of locations. In a number of these locations the reinforcing bars are exposed and rusted. The underside of the concrete seating slab is similarly deteriorated. The steel reinforcing bars can be seen through the concrete surface and appear to be rusted, even where the concrete is not spalled away. Many areas are stained from water infiltration. Pieces of concrete appeared to be loose and ready to spall off in a number of areas. Although the condition of the underside of the concrete seating slab in the enclosed areas appears to be better than in the exposed areas, similar conditions could still be found. In some locations, loose pieces of concrete could be removed by hand from the underside of the slab.

In our opinion, extensive structural repairs to the deteriorated concrete would be required to restore the structure to a serviceable condition. The entire top surface of the concrete seating slab would need to be removed down to sound concrete and replaced with new concrete or an appropriate repair material. The deteriorated portions of the concrete beams and columns, the two sidewalls, and the bleacher barrier walls also require repair. Before such repairs are undertaken, additional investigation including material sampling and testing is necessary to determine if it is feasible to repair this sixty year old structure, and the nature and extent of such repairs.

Based on the age and condition of the structure, it is our opinion that demolition should strongly be considered. We estimate the probable cost of demolishing the bleacher structure to be approximately $220,000.00. This estimate is based on our professional judgment and experience. Contractor bids may vary from our estimate due to fluctuations in labor, equipment and material costs, and the contractor's method of pricing.

If you have any questions, do not hesitate to call our office.

JJC/dak
G:Debbie/Jim/MEMOCASevans.doc

Appendix H: Evans Collins Field – Structural Engineering Assessment

MEMORANDUM

TO: CRAIG WATSON
LDR INTERNATIONAL, INC.

FROM: JAMES J. CARDILLO, P.E.

PROJECT: CASWELL PARK MASTER PLAN – KNOXVILLE, TENNESSEE
DEI PROJECT NO. 04096

DATE: MARCH 17, 2000

RE: BILL MEYER STADIUM

VIA: FACSIMILE

The following is a summary of our review of the Bill Meyer Stadium structure. The purpose of this review is to preliminarily assess the condition of the structure to determine whether the structure should be demolished or repaired.

On December 6, 7, and 8th, 1999, we performed a limited field survey of the existing structure of Bill Meyer Stadium. As part of this survey, we made visual observations of the exterior and interior of the structure, verified dimensions, and took photographs. We also performed a walkthrough of the adjacent Clubhouse Building and Storage/Concession Building. A representative of the Knoxville Smokies Baseball Team provided access to the structures.

The exact age of the stadium structure is not known; however, a plaque dedicated to William (Bill) Meyer is dated September 2, 1957. The structure was reportedly constructed a number of years before this plaque was installed. In 1989 Barge, Waggoner, Sumner and Cannon (Barge) performed a review of the facility and prepared a report that included recommendations for repairs and improvements to the stadium structure. This report included recommendations for immediate repairs to the structure, as well as recommendations to upgrade the facility and extend its useful life.

The stadium structure includes elevated stands protected by a roof, below stand facilities, reserved seating, dugouts, and ancillary structures. The below stand facilities include concession stands, public rest rooms, the visiting team locker room, storage areas, ticket sales, offices, an umpire's lounge, and a breezeway. The main entrance to the stadium is located beneath the elevated stands. Light towers and a press box are located on the roof above the elevated stands. Access to the elevated stands and reserved seating is provided via a system of exterior and interior ramps, which connect to the breezeway below the elevated stands. The reserved seating is located between the elevated stands and the field. The home and visitor dugouts are located in

front of the reserved seats at field level and extend partially below grade. The ancillary structures are located on either side of the stadium and appear to include storage areas, rest rooms, and access ways. Although we were not able to access these areas during our visit, it appears that the access ways may lead to underground areas below the stands.

The elevated stands are constructed with a series of reinforced concrete beams and columns that support a stepped seating slab. The columns extend up from grade level to the underside of the stepped seating slab. The reserved seat portion of the stands, closest to the field, is also constructed with a stepped slab of reinforced concrete. However, the slab appears to be supported on grade. The seats in the reserved seating portion are plastic with steel legs. The bottoms of the steel legs are bolted to the top of the concrete slab. The seats in the elevated stand portion are of wood construction and are supported on steel brackets. The steel brackets are bolted to the edge of the steps in the elevated concrete slab.

The underside of the elevated stands is enclosed on three sides by concrete walls that extend between the exterior concrete support columns. The below stand facilities and breezeway have masonry block in-fill walls. The floors in these areas are concrete slabs that were poured directly on grade. The ramps, dugouts, and the ancillary structures are all constructed with reinforced concrete.

The stadium roof structure consists of a wood plank deck that is supported on steel purlins. The steel purlins are supported on steel roof trusses. The wood plank deck is covered with an EPDM roof membrane. Steel columns that extend up from the top of the elevated seating slab support the steel roof trusses. The press box that is located on top of the roof is constructed with wood framing. The light towers that are also located above the roof are constructed with steel framing.

Based on our observations, the stadium structure appears to be in relatively good overall condition. The top surface of the concrete deck in the elevated portion of the stands contains isolated areas where the concrete surface is cracked and/or spalled. In a few limited areas the reinforcing steel is exposed. The underside of the concrete deck is in similar condition, except that the paint is peeling in a number of areas. The support beams and columns, and the exterior concrete walls appear to be in good condition. The concrete curb, located at the top of the elevated stands, is cracked and spalled in a number of locations along its length. The wooden seats are weathered, but in fair condition. The worst weathering occurs in the seats along the perimeter of the stands. The wooden slats in some of the seats are cracked, loose or missing, and in a few areas the seats are missing. The anchors that attach the support brackets to the edge of the concrete steps are loose and/or dislodged in a number of locations. As a minimum, all the seats should be re-painted and missing or damaged slats should be replaced or repaired. The bracket anchors should also be repaired or replaced.

The in-fill areas beneath the elevated stands are in poor condition compared to the main stadium structure. Many of masonry block in-fill walls are cracked and displaced. In some locations the cracks are opened very wide and gaps are visible through the walls. The block in-fill walls rest directly on the concrete slab-on-grade floors. The floor itself appears to have settled significantly and is cracked and pitched in a number of areas. Gaps are visible between the bottom of the block in-fill walls and the top of the concrete floor in a number of locations. Previous attempts to fill the gaps with grout are visible.

Based on our observations, the block in-fill walls require repair and/or replacement, as will the concrete slab-on-grade. Concrete footings should be added beneath the block in-fill walls to provide proper support. Before any repairs are implemented, the cause of the settlement of the slab-on-grade should be investigated to determine the nature and extent of the required repairs.

The reserved seating slab also appears to be in relatively good overall condition. However, the top surface of the concrete slab is deteriorating. The worst deterioration is present in the lower rows, which are not covered by the stadium roof. Water was observed to be ponded in several areas and the surface of the concrete is scaled and spalled. Mold is also present. The plastic seats in the reserved seating area appear to be in good condition; however, some of the anchors that attach the legs of the seats to the concrete slab are deteriorated or loose and will need to be repaired or replaced.

The barrier wall that separates the lowest row of reserved seating from the field exhibits signs of deterioration from exposure to the weather. There are cracks and spalls in the concrete surface in a number of areas, and the paint is peeling. The concrete surface in these areas require repair.

The roof structure also shows signs of deterioration. The steel trusses and purlins all appear to be intact, but many of the members and connection bolts are rusted. A more detailed inspection is required to determine the extent of the rust and whether any members or bolts need to be replaced. As a minimum, the steel members and connections will need to be cleaned and painted. The underside of the wood roof deck appears stained from moisture in a number of locations. This is a concern. Additional investigation and testing is required to determine the extent of the damage and the required repairs. The EPDM membrane roofing is approximately 10 years old. As such, it is probably no longer under warranty and is approaching the end of its useful life. Although we did not observe any failed seams or flashing, our observations were limited. In any event, it may need to be removed to facilitate inspection and repair of the wood decking.

In summary, the stadium structure appears to be in good overall condition; however, structural repairs to both extend its useful life and remedy deteriorated conditions are required. Extensive repairs to the block in-fill walls and floor slab in the areas beneath the elevated seating appear to be required. The wood roof decking may also need to

be repaired or replaced. In addition to the structural repairs, general improvements and upgrades to the facility should also be considered. These include mechanical, electrical, plumbing, and drainage improvements, as well as, improvements to the exterior and interior finish of the stadium, below stand facilities, and the press box.

If the stadium is to be demolished, we estimate the probable cost of demolition to be approximately $440,000.00. This estimate is based on our professional judgment and experience. Contractor bids may vary from our estimate due to fluctuations in labor, equipment and material costs, and the contractor's method of pricing.

The Clubhouse Building is located on the home side of the field adjacent to the main stadium structure. It is a relatively new building. The original project design drawings, which were available during our review, indicate that the building was probably constructed in 1993 or 1994. It is one story high and is constructed with masonry block walls, a steel framed roof, and a concrete slab on grade floor. The roof framing consists of metal roof deck that is supported on steel joists. The joists are supported on interior and exterior masonry block bearing walls that rest on concrete strip footing foundations. During our walkthrough of the interior of the building, we did not observe any significant signs of deterioration or distress. The building appears to be in very good overall condition.

The Storage/Concession Building is located on the visitor side of the field adjacent to the main stadium structure. It also appears to be a relatively new building. No design drawings were available for our review. The structure is a one story high pre-engineered metal building system. The exterior walls and roof are constructed with light gage metal panels and the interior has a concrete slab on grade floor. The foundations were not visible. We did not observe any significant signs of deterioration or distress on the outside or inside of the building. The building appears to be in very good overall condition.

If you have any questions on this report, please do not hesitate to call our office.

Appendix I: Bill Meyer Stadium – Structural Engineering Assessment

CASWELL PARK

Demolition Cost Estimate

By: BAC
DEI Project No. 04096
Date: 3/16/00

Building Demolition

Section	Description	Unit	Cost
020 600 604 0050	Concrete - Includes 20 mile haul - excludes dump fee	Cubic Foot	$0.31
020 600 604 0512	Steel - Includes 20 mile haul - excludes dump fee	Cubic Foot	$0.22
020 600 604 0080	Masonry - Includes 20 mile haul - excludes dump fee	Cubic Foot	$0.23
020 600 604 0100	Mixture - Includes 20 mile haul - excludes dump fee	Cubic Foot	$0.23
020 600 612 0010	Dump Charges	Ton	$50.00

Selective Demolition

Section	Description	Unit	Cost
020 750 754 230	Slab on Grade 4" thick, reinforced wire mesh	Square Foot	$3.23
020 750 754 420	Slab on Grade 6" thick, reinforced wire mesh	Square Foot	$4.46
020 750 754 2030	Concrete Block Walls	Square Foot	$1.85
020 700 726 1200	Roofing - Wood Boards, Tongue and Groove, 2"x6"	Square Foot	$0.54
020 700 726 2000	Gutters - Aluminum or Wood	Linear Foot	$1.08
020 700 726 3000	Roofing, Built-Up, 5-ply Roof, No Gravel	Square Foot	$0.83
020 700 726 3001	Roofing, Built-Up, 5-ply Roof, Including Gravel	Square Foot	$1.49
020 700 714 3080	Roof Framing, Beams, 6"x12"	Linear Foot	$7.15
02 700 714 2000	Steel Framing Beams (Purlins)	Linear Foot	$5.65
02 700 714 2060	Steel Roof Joists	Linear Foot	$11.30
	Elevated Slabs (10" thick average)	Square Foot	$5.30

Reconstruction

Section	Description	Unit	Cost
028 700 708 0950	Permenant Grandstands, wood seat, steel frame	Seat	$91.00

CASWELL PARK
DEMOLITION ESTIMATES

BY: BAC
DATE: 3/16/00
DEI PROJECT No. 04096

BUILDING DEMOLITION

EVANS COLLINS FOOTBALL FIELD

BASED UPON BUILDING DEMOLITION AND TOTAL VOLUME OF STANDING BUILDING

Description	Unit	No. of Units	Unit Cost	City Cost Index	Total Cost
Concrete - Includes 20 mile haul - excludes dump fee	Cubic Foot	319000	$0.31	81.3	$80,397.57
Dump Fee	Ton	1575	$50.00	81.3	$64,023.75
General Contractor Overhead and Profit					$14,442.13
15% Contingency					$23,829.52
					$0.00
TOTAL COST FOR DEMOLITION					$182,692.97

BASED UPON SELECTIVE DEMOLITION

Description	Unit	No. of Units	Unit Cost	City Cost Index	Total Cost
Removal of Elevated Slab	Square Foot	20300	$5.30	81.3	$87,470.67
Removal of Infill Block Walls	Square Foot	14000	$1.85	81.3	$21,056.70
Removal of 4" Thick Slab on Grade	Square Foot	8550	$3.23	81.3	$22,452.21
Dump Fee	Ton	1575	$50.00	81.3	$64,023.75
General Contractor Overhead and Profit					$19,500.33
15% Contingency					$32,175.55
					$0.00
TOTAL COST FOR DEMOLITION					$246,679.22

City Cost Index for Knoxville, Tennessee: (Weighted Average) = 81.3

SUMMARY OF COST ESTIMATES

	Building Demolition	Selective Demolition	Average	Original Estimate	Revised Estimate
Evans Collins Field	$182,692.97	$246,679.22	**$214,686.09**	$200,000.00	**$220,000.00**

CASWELL PARK
DEMOLITION ESTIMATES

BY: BAC
DATE: 3/16/00
DEI PROJECT No. 04096

BILL MEYER STADIUM

BASED UPON BUILDING DEMOLITION AND TOTAL VOLUME OF STANDING BUILDING

Description	Unit	No. of Units	Unit Cost	City Cost Index	Total Cost
Mixture - Includes 20 mile haul - excludes dump fee	Cubic Foot	510000	$0.23	81.3	$95,364.90
Dump Fee	Ton	3800	$50.00	81.3	$154,470.00
Assume Sub-Contractors					$24,983.49
15% Contingency					$41,222.76
					$0.00
TOTAL COST FOR DEMOLITION					$316,041.15

BASED UPON SELECTIVE DEMOLITION

Description	Unit	No. of Units	Unit Cost	City Cost Index	Total Cost
Removal of wood roofing	Square Foot	35100	$0.54	81.3	$15,409.60
Removal of Steel Roof Purlins	Linear foot	6000	$5.65	81.3	$27,560.70
Removal of Steel Roof Joists	Linear foot	2150	$11.30	81.3	$19,751.84
Removal of Elevated Slab	Square Foot	25500	$5.30	81.3	$109,876.95
Removal of Gutters	Linear foot	436	$1.08	81.3	$382.83
Removal of Infill Block Walls	Square Foot	33900	$1.85	81.3	$50,987.30
Removal of 4" Thick Slab on Grade	Square Foot	23700	$3.23	81.3	$62,235.96
Dump Fee	Ton	3800	$50.00	81.3	$154,470.00
General Contractor Overhead and Profit					$44,067.52
15% Contingency					$72,711.40
					$0.00
TOTAL COST FOR DEMOLITION					$557,454.09

City Cost Index for Knoxville, Tennessee: (Weighted Average) = 81.3

SUMMARY OF COST ESTIMATES

	Building Demolition	Selective Demolition	Average	Original Estimate	Revised Estimate
Bill Meyer Stadium	$316,041.15	$557,454.09	$436,747.62	$440,000.00	$440,000.00

Appendix J: Master Plan Summary of Probable Costs

- Primary Phases 1-9
- YMCA/O'Conner Expansion
- Transportation Alternatives

CASWELL PARK MASTER PLAN

Phasing - Opinion of Probable Cost

Phase 1 - Eastern One Half of Area East of Winona Street Includes area of former Evans Collins Stadium and acquisition area along E. Fifth Avenue and access lot on Woodbine Avenue.	$ 2,759,463
Phase 2 - Western One Half of Area East of Winona Street Includes area of existing two softball fields and acquisition of vacant lot at southeast corner of Woodbine Avenue & Winona Street.	$ 1,312,049
Phase 3 - Northwestern Area West of Winona Street Includes area of former maintenance area and acquisition of lots and structures on southside of Woodbine Avenue west of Winona Street.	$ 724,364
Phase 4 - Central Area West of Winona Street Includes existing softball field and area between O'Conner Center and Jessamine Street and First Creek and acquisition of area between Ruth Peterson Place and E. Fifth Street.	$ 1,399,785
Phase 5 - Northwest Area adjacent to Mitchell St. & Washington Ave. Includes acquisition of this area and the area bounded by E. Fifth, Jessamine Street and Gibbons Street.	$ 913,596
Phase 6 - O'Conner Expansion and VOA Parking Area Includes acquisition of this area and construction of parking behind VOA Building. (Actual O'Conner Building expansion costs not included).	$ 447,549
Phase 7 - Bill Meyer Stadium Area Includes demolition of Bill Meyer Stadium, retaining baseball field and added facilities. Also includes pedestrian access to Gill Avenue.	$ 1,659,303
Phase 8 - KAT Parking Area Facility Includes land exchange and construction of new parking facility.	$ 188,464
Park Master Plan Sub-Total	$ 9,404.571
Phase 9 - YM/YWCA Center Area Includes acquisition, demolition and site improvements, but does not include cost of new YM/YWCA Building.	$ 1,031,925

CASWELL PARK MASTER PLAN

Opinion of Probable Cost
Added Cost to Master Plan Site Improvements

Phase 6 - O'Conner Expansion Building	$ 3,960,600
Phase 9 - YM/YWCA Center Area Building	$ 9,731,760

CASWELL PARK MASTER PLAN

Opinion of Probable Cost
Added Cost for Implementation of Master Plan "B"

First Creek Parkway - new street paralleling First Creek and connecting Jessamine Street to Mitchell Street	$ 432,000
Demolition of Winona Street and relocation (if possible) of the overhead utilities and related utilities.	$ 120,000
Gill Street Extension across railroad and through private property to connect to Jessamine Street (does not include land acquisition) Note: Unknown if railroad will allow a public crossing at this location.	$ 840,000
Minimum Master Plan B added Costs	$ 1,284,000

Appendix K: Detailed Opinion of Probable Costs (Phases 1-9)

- Demolition
- Acquisition
- Construction
- Design Engineering

CASWELL PARK MASTER PLAN - Opinion of Probable Cost

1/26/00

PHASE 1 - Eastern One Half of Area East of Winona Street

Demolition Items	Unit	Quantity	Unit Amt.	Amount
Demolition and removal of Evans Collins Stadium	Lump sum	1	$220,000	$220,000
Demolition of football field / track, fences & related facilities	Lump sum	1	$20,000	$20,000
Demolition of structures and related in acquisition area	Lump sum	1	$20,000	$20,000
		Sub-Total		$260,000

Acquisition				
Land / vacant lot between Woodbine Avenue & Park +/- 0.17 ac. and Lots inside Peterson Pl., Holly & Myrtle Sts & E.Fifth Avenue +/-1.45ac.	Lump sum	1	$247,000	$247,000
		Sub-Total		$247,000

Construction Items				
Softball field including grading, dugouts, topsoil, lawn	Each	2	$60,000	$120,000
Sofball field backstop, fencing, gates and outfield fence	Each	2	$31,000	$62,000
Softball field lighting	Each	2	$95,000	$190,000
Bleachers	Each	4	$8,000	$32,000
Pavilions	Each	2	$40,000	$80,000
Concession, scorekeeper, restroom & storage building 2-story, 6,000 sq.ft.	Square ft.	6,000	$50	$300,000
Concession area paving	Square ft.	8,000	$20	$160,000
Maintenance Building & fencing constructed west of B. Meyer Stadium	Square ft.	4,000	$50	$200,000
Sidewalk / pathways - 6' wide	Lineal ft.	2,700	$20	$54,000
Benches - 6' long	Each	20	$500	$10,000
Concession area lighting	Fixture	6	$1,000	$6,000
Storm drainage improvements	Lump sum	1	$30,000	$30,000
Trees - deciduous	Each	50	$250	$12,500
Trees - evergreen	Each	25	$250	$6,250
Shrubs	Each	50	$60	$3,000
Lawn area - fine grading and lawns outside softball fields	Acre	2	$3,400	$6,800
Erosion and sedimentation control	Acre	7	$2,000	$14,000
		Sub-Total		$1,286,550

PHASE 1 - Eastern One Half of Area East of Winona Street

Parking Area along E. Fifth Avenue				
Grading	Lump sum	1	$20,000	$20,000
Curb and gutter	Lineal ft.	780	$12	$9,360
Parking paving & line painting	Square yd.	2,460	$15	$36,900
Parking area lighting	Lump sum	1	$20,000	$20,000
Rebuild Holly Street curbing	Lineal ft.	360	$12	$4,320
Repave Holly Street	Square yd.	600	$15	$9,000
Rebuild part of Myrtle Street curbing	Lineal ft.	200	$12	$2,400
Repave part of Myrtle Street	Square yd.	340	$15	$5,100
Sidewalk one side Myrtle, Holly and E. Fifth	Lineal ft.	600	$20	$12,000
Street trees	Each	12	$250	$3,000
		Sub-Total		$122,080

Phase 1 - Summary and Total Acquisition, Demolition & Construction Costs

1. Demolition		$260,000
2. Acquisition		$247,000
3. Construction Costs		$1,408,630
Final Design/Engineering, legal and related = 12% of 1 and 3		$200,236
Construction Bond (1%) and inspections (9%)= 10% of 1 and 3		$166,863
Contractors overhead and profit 7% of 1 and 3		$116,804
	Sub-Total	$2,399,533
Contingency 15% of Sub-Total		$359,930
	PHASE 1 TOTAL	**$2,759,463**

CASWELL PARK MASTER PLAN - Opinion of Probable Cost

1/26/00

PHASE 2 - Western One Half of Area East of Winona Street

Demolition Items	Unit	Quantity	Unit Amt.	Amount
Demolition and removal of old stone wall and storage of selected stone	Lump sum	1	$25,000	$25,000
Demolition of two softball fields,lighting & fencing with selected storage	Lump sum	1	$20,000	$20,000
Demolition of old concession, pavilion and restroom building	Lump sum	1	$5,000	$5,000
		Sub-Total		$50,000
Acquisition				
Land / vacant lot at corner of Winnoa Street and Woodbine Avenue +/- 0.24 ac.	Lump sum	1	$15,000	$15,000
		Sub-Total		$15,000
Construction Items				
Softball field including grading, dugouts, topsoil, lawn	Each	2	$60,000	$120,000
Sofball field backstop, fencing, gates and outfield fence	Each	2	$31,000	$62,000
Softball field lighting	Each	2	$95,000	$190,000
Bleachers	Each	4	$8,000	$32,000
Pavilions	Each	2	$40,000	$80,000
Main entrance feature plaza, gate, stone walls, memorial wall and lighting	Lump sum	1	$60,000	$60,000
Sidewalk / pathways - 6' wide	Lineal ft.	2,100	$20	$42,000
Sidewalk / pathways - 6' wide along Winona and Woodbine	Lineal ft.	1,050	$20	$21,000
Benches - 6' long	Each	20	$500	$10,000
Storm drainage improvements	Lump sum	1	$30,000	$30,000
Trees - deciduous	Each	50	$250	$12,500
Trees - evergreen	Each	25	$250	$6,250
Shrubs	Each	50	$60	$3,000
Lawn area - fine grading and lawns outside softball fields	Acre	4	$3,400	$13,600
Erosion and sedimentation control	Acre	8	$2,000	$16,000
		Sub-Total		$698,350

PHASE 2 - Western One Half of Area East of Winona Street

Parking Areas along Winona Avenue				
Demolition of old parking areas	Lump sum	1	$10,000	$10,000
Grading	Lump sum	1	$10,000	$10,000
Curb and gutter	Lineal ft.	1,700	$12	$20,400
Parking paving & line painting	Square yd.	3,000	$15	$45,000
Parking area lighting	Lump sum	1	$24,000	$24,000
Rebuild one half Winona Street curb and gutter	Lineal ft.	900	$12	$10,800
Street trees	Each	17	$250	$4,250
		Sub-Total		$124,450

Phase 2 - Summary and Total Acquisition, Demolition & Construction Costs

1. Demolition		$50,000
2. Acquisition		$15,000
3. Construction Costs		$822,800
Final Design/Engineering, legal and related = 12% of 1 and 3		$104,736
Construction Bond (1%) and inspections (9%)= 10% of 1 and 3		$87,280
Contractors overhead and profit 7% of 1 and 3		$61,096
	Sub-Total	$1,140,912
Contingency 15% of Sub-Total		$171,137
	PHASE 2 TOTAL	**$1,312,049**

CASWELL PARK MASTER PLAN - Opinion of Probable Cost

1/26/00

PHASE 3 - Northwestern Area West of Winona Street

Demolition Items	Unit	Quantity	Unit Amt.	Amount
Demolition and removal of former maintenance facility	Lump sum	1	$30,000	$30,000
Demolition of structures on acquisition area	Lump sum	1	$8,300	$8,300
		Sub-Total		$38,300

Acquisition				
Land / vacant lot between Park and Woodbine Avenue +/- 1.0 ac. and Land / lots and two structures - Woodbine Avenue +/- 0.41 ac.	Lump sum	1	$104,000	$104,000
		Sub-Total		$104,000

Construction Items				
Grading	Lump sum	1	$20,000	$20,000
Pavilions	Each	1	$40,000	$40,000
Playground	Lump sum	1	$60,000	$60,000
Benches - 6' long	Each	4	$500	$2,000
Sidewalk / pathways - 6' wide	Lineal ft.	1,050	$20	$21,000
Sidewalk / pathways - 6' wide along Woodbine and Winona	Lineal ft.	900	$20	$18,000
Bikeway / pathways - 10' wide along First Creek	Lineal ft.	500	$30	$15,000
Storm drainage improvements	Lump sum	1	$10,000	$10,000
Trees - deciduous	Each	24	$250	$6,000
Trees - evergreen	Each	12	$250	$3,000
Shrubs	Each	20	$60	$1,200
Lawn area - fine grading and lawns	Acre	3	$3,400	$10,200
Erosion and sedimentation control	Acre	4	$2,000	$8,000
		Sub-Total		$214,400

PHASE 3 - Northwestern Area West of Winona Street

Parking Area along Woodbine Avenue				
Grading	Lump sum	1	$5,000	$5,000
Curb and gutter	Lineal ft.	900	$12	$10,800
Parking paving & line painting	Square yd.	4,500	$15	$67,500
Parking area lighting	Lump sum	1	$36,000	$36,000
Rebuild Woodbine Avenue curb and gutter	Lineal ft.	350	$12	$4,200
Patch Pavement along Woodbine Avenue	Lineal ft.	350	$15	$5,250
Rebuild Winona Street curbing	Lineal ft.	580	$12	$6,960
Repave one half of Winona Street	Square yd.	1,000	$15	$15,000
Street trees	Each	17	$250	$4,250
		Sub-Total		$154,960

Phase 3 - Summary and Total Acquisition, Demolition & Construction Costs

1. Demolition		$38,300
2. Acquisition		$104,000
3. Construction Costs		$369,360
Final Design/Engineering, legal and related = 12% of 1 and 3		$48,919
Construction Bond (1%) and inspections (9%)= 10% of 1 and 3		$40,766
Contractors overhead and profit 7% of 1 and 3		$28,536
	Sub-Total	$629,881
Contingency 15% of Sub-Total		$94,482
	PHASE 3 TOTAL	**$724,364**

CASWELL PARK MASTER PLAN - Opinion of Probable Cost

1/26/00

PHASE 4 - Central Area West of Winona Street

Demolition Items	Unit	Quantity	Unit Amt.	Amount
Removal of softball field, lighting and related fencing	Lump sum	1	$15,000	$15,000
Removal of existing paving areas and drives	Lump sum	1	$20,000	$20,000
Demolition of existing quonset building	Lump sum	1	$10,000	$10,000
Demolition of structures between Ruth Peterson Place & E. Fifth Avenue	Lump sum	1	$8,000	$8,000
		Sub-Total		$53,000
Acquisition				
Acquisition of lots between Ruth Peterson Place & E. Fifth Avenue	Lump sum	1	$98,000	$98,000
		Sub-Total		$98,000
Construction Items				
Grading	Lump sum	1	$30,000	$30,000
Pavilions	Each	1	$40,000	$40,000
Feature Pavilion, walls and lighting	Each	1	$60,000	$60,000
Main entrance feature plaza, gate, stone walls, memorial wall and lighting	Lump sum	1	$60,000	$60,000
Cross walk area at main entrance feature plaza	Lump sum	1	$30,000	$30,000
Shuffleboard, horseshoe and lawn bowling courts	Lump sum	1	$80,000	$80,000
Benches - 6' long	Each	20	$500	$10,000
Sidewalk / pathways - 6' wide	Lineal ft.	2,000	$20	$40,000
Sidewalk / pathways - 6' wide along Winona	Lineal ft.	500	$20	$10,000
Sidewalk / pathways - 6' wide ent. road, Jessamine, Gibbons & E. Fifth Ave	Lineal ft.	2,000	$20	$40,000
Bikeway / pathways - 10' wide along First Creek	Lineal ft.	850	$30	$25,500
Storm drainage improvements	Lump sum	1	$40,000	$40,000
Trees - deciduous	Each	50	$250	$12,500
Trees - evergreen	Each	25	$250	$6,250
Shrubs	Each	100	$60	$6,000
Lawn area - fine grading and lawns	Acre	9	$3,400	$30,600
Erosion and sedimentation control	Acre	9	$2,000	$18,000
		Sub-Total		$538,850

PHASE 4 - Central Area West of Winona Street

Parking areas and entrance road along Ruth Peterson Place

Grading	Lump sum	1	$15,000	$15,000
Curbing of new entrance road & Jessamine & Gibbons from E. Fifth Avenue	Lineal ft.	2,400	$12	$28,800
Parking of new entrance road, Jessamine & Gibbons	Square yd.	4,000	$15	$60,000
Curb & gutter - parking area over former quonset building area	Lineal ft.	650	$12	$7,800
Parking area paving & line painting former quonset area	Square yd.	2,350	$15	$35,250
Parking area lighting	Lump sum	1	$19,000	$19,000
Curb & gutter of parking area over acquistion parcel south of Peterson Pl.	Lineal ft.	1,200	$12	$14,400
Parking area paving & line painting acquistion parcel south of Peterson Pl.	Square yd.	3,500	$15	$52,500
Parking area lighting	Lump sum	1	$28,000	$28,000
Street trees and parking area trees	Each	60	$250	$15,000
		Sub-Total		$275,750

Phase 4 - Summary and Total Acquisition, Demolition & Construction Costs

1. Demolition		$53,000
2. Acquisition		$98,000
3. Construction Costs		$814,600
Final Design/Engineering, legal and related = 12% of 1 and 3		$104,112
Construction Bond (1%) and inspections (9%)= 10% of 1 and 3		$86,760
Contractors overhead and profit 7% of 1 and 3		$60,732
	Sub-Total	$1,217,204
Contingency 15% of Sub-Total		$182,581
	PHASE 4 TOTAL	**$1,399,785**

CASWELL PARK MASTER PLAN - Opinion of Probable Cost

1/26/00

PHASE 5 - Northwest Area adjacent to Mitchell St. & Washington Ave.

Demolition Items	Unit	Quantity	Unit Amt.	Amount
Demolition of structures on 3 lots corner of Mitchell and Woodbine	Lump sum	1	$12,000	$12,000
Minor removal of items on site	Lump sum	1	$4,000	$4,000
Demolition of existing street at corner area of Mittchell & Woodbine	Lump sum	1	$10,000	$10,000
Demolition of structures on 3 lots corner of Mitchell and Woodbine	Lump sum	1	$16,000	$16,000
		Sub-Total		$42,000
Acquisition				
Acquisition of 3 lots corner of Mitchell Street & Woodbine Avenue	Lump sum	1	$196,000	$196,000
		Sub-Total		$196,000
Construction Items				
Grading	Lump sum	1	$12,000	$12,000
Pavilions	Each	1	$40,000	$40,000
Tennis court	Lump sum	1	$30,000	$30,000
Volleyball court	Lump sum	1	$5,000	$5,000
Benches - 6' long	Each	6	$500	$3,000
Sidewalk / pathways - 6' wide	Lineal ft.	450	$20	$9,000
Sidewalk / pathways - 6' wide along one side Washington & Mitchell	Lineal ft.	1,050	$20	$21,000
Bikeway / pathways - 10' wide along First Creek	Lineal ft.	800	$30	$24,000
Storm drainage improvements	Lump sum	1	$15,000	$15,000
Trees - deciduous	Each	30	$250	$7,500
Trees - evergreen	Each	15	$250	$3,750
Shrubs	Each	50	$60	$3,000
Lawn area - fine grading and lawns	Acre	3	$3,400	$10,200
Erosion and sedimentation control	Acre	3	$2,000	$6,000
		Sub-Total		$189,450

PHASE 5 - Northwest Area adjacent to Mitchell St. & Washington Ave.

Parking area at Washington & Mitchell				
Grading	Lump sum	1	$5,000	$5,000
Curb & gutter of parking area at Washington & Mitchell	Lineal ft.	800	$12	$9,600
Parking area paving at Washington & Mitchell	Square yd.	2,700	$15	$40,500
Parking area lighting at Washington & Mitchell	Lump sum	1	$22,000	$22,000
Reconstruction of new curve section of Mitchell to Woodbine area curbing	Lineal ft.	500	$12	$6,000
Paving of new curve section of Mitchell to Woodbine area	Square yd.	900	$15	$13,500
Street trees and parking area trees	Each	26	$250	$6,500
Curb & gutter of parking area at Jessamine, Gibbons and E. Fifth Ave.	Lineal ft.	1,050	$12	$12,600
Parking area paving at Jessamine, Gibbons and E. Fifth Ave.	Square yd.	4,500	$15	$67,500
Parking area lighting at Jessamine, Gibbons and E. Fifth Ave.	Lump sum	1	$36,000	$36,000
Street trees and parking area trees	Each	17	$250	$4,250
Sidewalk / pathways - 6' wide along one side E. Fifth Ave.	Lineal ft.	450	$20	$9,000
		Sub-Total		$232,450

Phase 5 - Summary and Total Acquisition, Demolition & Construction Costs

1. Demolition		$42,000
2. Acquisition		$196,000
3. Construction Costs		$421,900
Final Design/Engineering, legal and related = 12% of 1 and 3		$55,668
Construction Bond (1%) and inspections (9%)= 10% of 1 and 3		$46,390
Contractors overhead and profit 7% of 1 and 3		$32,473
	Sub-Total	$794,431
Contingency 15% of Sub-Total		$119,165
	PHASE 5 TOTAL	**$913,596**

CASWELL PARK MASTER PLAN - Opinion of Probable Cost

1/26/00

PHASE 6 - O'Conner Center Expansion & VOA area*

Demolition Items	Unit	Quantity	Unit Amt.	Amount
Demolition of structures on O'Conner Center expansion area and demolition of existing alley and parking on VOA center	Lump sum	1	$14,000	$14,000
		Sub-Total		$14,000
Acquisition				
Acquisition of lots & structures for O'Conner Center expansion and VOA parking area improvements	Lump sum	1	$178,000	$178,000
		Sub-Total		$178,000
Construction Items				
Grading	Lump sum	1	$12,000	$12,000
Benches - 6' long	Each	6	$500	$3,000
Sidewalk / pathways - 6' wide along west side Winona to E. Magnolia &E.5th	Lineal ft.	650	$20	$13,000
Storm drainage improvements	Lump sum	1	$10,000	$10,000
Trees - deciduous, including street trees	Each	14	$250	$3,500
Trees - evergreen	Each	8	$250	$2,000
Shrubs	Each	25	$60	$1,500
Lawn area - fine grading and lawns	Acre	1	$3,400	$3,400
Erosion and sedimentation control	Acre	1	$2,000	$2,000
		Sub-Total		$50,400

PHASE 6 - O'Conner Center Expansion & VOA area*

Parking area at VOA Center				
Grading	Lump sum	1	$5,000	$5,000
Curb & gutter of parking area	Lineal ft.	900	$12	$10,800
Parking area paving	Square yd.	2,200	$15	$33,000
Parking area lighting	Lump sum	1	$18,000	$18,000
Sidewalk / pathways - 6' wide along east side Winona to E. Magnolia &E.5th	Lineal ft.	900	$20	$18,000
Storm drainage improvements	Lump sum	1	$10,000	$10,000
Trees - deciduous, including street trees	Each	18	$250	$4,500
		Sub-Total		$99,300

Phase 6 - Summary and Total Acquisition, Demolition & Construction Costs*

1. Demolition		$14,000
2. Acquisition		$178,000
3. Construction Costs		$149,700
Final Design/Engineering, legal and related = 12% of 1 and 3		$19,644
Construction Bond (1%) and inspections (9%)= 10% of 1 and 3		$16,370
Contractors overhead and profit 7% of 1 and 3		$11,459
	Sub-Total	$389,173
Contingency 15% of Sub-Total		$58,376
	PHASE 6 TOTAL	**$447,549**

Note *
*Summary does not include building construction cost of O'Conner Center Building expansion as follows
O'Conner Building Expansion 14,000s.f. x 2 floors = $28,000 x $100/s.f. = $2,800,000 + other related costs (see final summary page)

CASWELL PARK MASTER PLAN - Opinion of Probable Cost

1/26/00

PHASE 7 - Bill Meyer Stadium Area

	Unit	Quantity	Unit Amt.	Amount
Demolition Items				
Demolition of Bill Meyer Stadium structures and related structures	Lump sum	1	$450,000	$450,000
		Sub-Total		$450,000
Acquisition				
Acquistion of pedestrian easement to Gill Avenue	Lump sum	1	$30,000	$30,000
		Sub-Total		$30,000
Construction Items				
Topsoil hauled to baseball field to raise outfield and graded	Cubic yds.	7,000	$12	$84,000
Sodding of raised outfield	Square yds.	5,000	$5	$25,000
Replacement field lighting for lighting formerly on stadium	Lump sum	1	$50,000	$50,000
Bleachers / seating	Lump sum	2	$20,000	$40,000
Grading and shaping of remainder of site	Lump sum	1	$40,000	$40,000
Basketball Court	Lump sum	1	$25,000	$25,000
Benches - 6' long	Each	12	$500	$6,000
Sidewalk / pathways - 6' wide	Lineal ft.	2,400	$20	$48,000
Pedestrian bridge over First Creek	Lump sum	1	$36,000	$36,000
Fencing to isolate walkway from site to Gill Avenue -chain link 8' high	Lineal ft.	440	$20	$8,800
Storm drainage improvements	Lump sum	1	$36,000	$36,000
Access drive to maintenance area	Square yds.	600	$15	$9,000
Maintenance area paving	Square yds.	1,300	$15	$19,500
Demolition of a portion and widening First Creek vehicle bridge	Lump sum	1	$50,000	$50,000
Curb & gutter of parking area and entrance road	Lineal ft.	1,400	$12	$16,800
Parking area paving	Square yds.	3,400	$15	$51,000
Parking area lighting	Lump sum	1	$28,000	$28,000
Entrance road paving	Square yds.	750	$15	$11,250
Trees - deciduous, including street trees	Each	60	$250	$15,000
Trees - evergreen	Each	30	$250	$7,500
Shrubs	Each	100	$60	$6,000
Lawn area - fine grading and lawns	Acre	6	$3,400	$20,400
Erosion and sedimentation control	Acre	6	$2,000	$12,000
		Sub-Total		$645,250

PHASE 7 - Bill Meyer Stadium Area

Phase 7 - Summary and Total Acquisition, Demolition & Construction Costs

1. Demolition		$450,000
2. Acquistion		$30,000
3. Construction Costs		$645,250
Final Design/Engineering, legal and related = 12% of 1 and 3		$131,430
Construction Bond (1%) and inspections (9%)= 10% of 1 and 3		$109,525
Contractors overhead and profit 7% of 1 and 3		$76,668
	Sub-Total	$1,442,873
Contingency 15% of Sub-Total		$216,431
	PHASE 7 TOTAL	**$1,659,303**

CASWELL PARK MASTER PLAN - Opinion of Probable Cost

1/26/00

PHASE 8 - KAT Area Parking Facility

Demolition Items	Unit	Quantity	Unit Amt.	Amount
Demolition of selected existing paving and fencing on site	Lump sum	1	$9,000	$9,000
		Sub-Total		$9,000
Acquisition Items				
Acquisition of parking area portion of KAT facility - land exchange	Lump sum			$0
		Sub-Total		$0
Construction Items				
Grading	Lump sum	1	$2,000	$2,000
Parking area curb and gutter	Lineal ft.	1,100	$12	$13,200
Parking area paving	Square yd.	3,400	$15	$51,000
Parking area lighting	Lump sum	1	$28,000	$28,000
Storm drainage improvements	Lump sum	1	$10,000	$10,000
Trees - deciduous, including street trees	Each	18	$250	$4,500
Trees - evergreen	Each	10	$250	$2,500
Shrubs	Each	24	$60	$1,440
Lawn area - fine grading and lawns	Acre	1	$3,400	$3,400
Erosion and sedimentation control	Acre	1	$2,000	$2,000
		Sub-Total		$118,040

PHASE 8 - KAT Area Parking Facility

Phase 8 - Summary and Total Acquisition, Demolition & Construction Costs

1. Demolition		$9,000
2. Acquisition		$0
3. Construction Costs		$118,040
Final Design/Engineering, legal and related = 12% of 1 and 3		$15,245
Construction Bond (1%) and inspections (9%)= 10% of 1 and 3		$12,704
Contractors overhead and profit 7% of 1 and 3		$8,893
	Sub-Total	$163,882
Contingency 15% of Sub-Total		$24,582
	PHASE 8 TOTAL	**$188,464**

CASWELL PARK MASTER PLAN - Opinion of Probable Cost

1/26/00

PHASE 9 - YM/YWCA Center Area*

Demolition Items	Unit	Quantity	Unit Amt.	Amount
Demolition of structures on YM/YWCA expansion area	Lump sum	1	$42,000	$42,000
		Sub-Total		$42,000
Acquisition Items				
Acquisition of lots & structures for YM/YWCA center	Lump sum	1	$524,000	$524,000
		Sub-Total		$524,000
Construction Items				
Grading	Lump sum	1	$30,000	$30,000
Parking area curb and gutter	Lineal ft.	1,500	$12	$18,000
Parking area paving	Square yd.	4,500	$15	$67,500
Parking area lighting	Lump sum	1	$40,000	$40,000
Benches - 6' long	Each	6	$500	$3,000
Sidewalk/Pathway 6', one side E.5th, E. Mangolia & two sides Jessamine	Lineal ft.	1,450	$20	$29,000
Internal walkways - 6' wide	Lineal ft.	750	$20	$15,000
Storm drainage improvements	Lump sum	1	$20,000	$20,000
Trees - deciduous, including street trees	Each	36	$250	$9,000
Trees - evergreen	Each	18	$250	$4,500
Shrubs	Each	100	$60	$6,000
Lawn area - fine grading and lawns	Acre	1	$3,400	$3,400
Erosion and sedimentation control	Acre	1	$2,000	$2,000
		Sub-Total		$247,400

PHASE 9 - YM/YWCA Center Area*

Phase 9 - Summary and Total Acquisition, Demolition & Construction Costs*

1. Demolition		$42,000
2. Acquisition		$524,000
3. Construction Costs		$247,400
Final Design/Engineering, legal and related = 12% of 1 and 3		$34,728
Construction Bond (1%) and inspections (9%)= 10% of 1 and 3		$28,940
Contractors overhead and profit 7% of 1 and 3		$20,258
	Sub-Total	$897,326
Contingency 15% of Sub-Total		$134,599
	PHASE 9 TOTAL	**$1,031,925**

Note *
*Summary does not include building construction cost of YM/YWCA Building as follows
YM/YWCA Building 34,000s.f. x 2 floors = 68,800s.f. x $100/s.f. = $6,880,000 + other related costs (see final summary page)

CASWELL PARK - Summary - Opinion of Probable Cost

1/26/00

Phase 1 - Eastern One Half of Area East of Winona Street		$2,759,463
Phase 2 - Western one Half of Area East of Winona Street		$1,312,049
Phase 3 - Northwestern Area West of Winona Street		$724,364
Phase 4 - Central Area West of Winona Street		$1,399,785
Phase 5 - Northwest Area adjacent to Mitchell St. & Washington Ave.		$913,596
Phase 6 - O'Conner Center Expansion & VOA Area(Not Including Building)*		$447,549
Phase 7 - Bill Meyer Stadium Area		$1,659,303
Phase 8 - KAT Area Parking Facility		$188,464
	Total	**$9,404,571**
Phase 9 - YM/YWCA Center Area (Not Including Building)*		$1,031,925
	Total	**$10,436,496**

Notes *

*Phase 6 - Summary does not include building probable construction cost of O'Conner Center Building expansion as follows

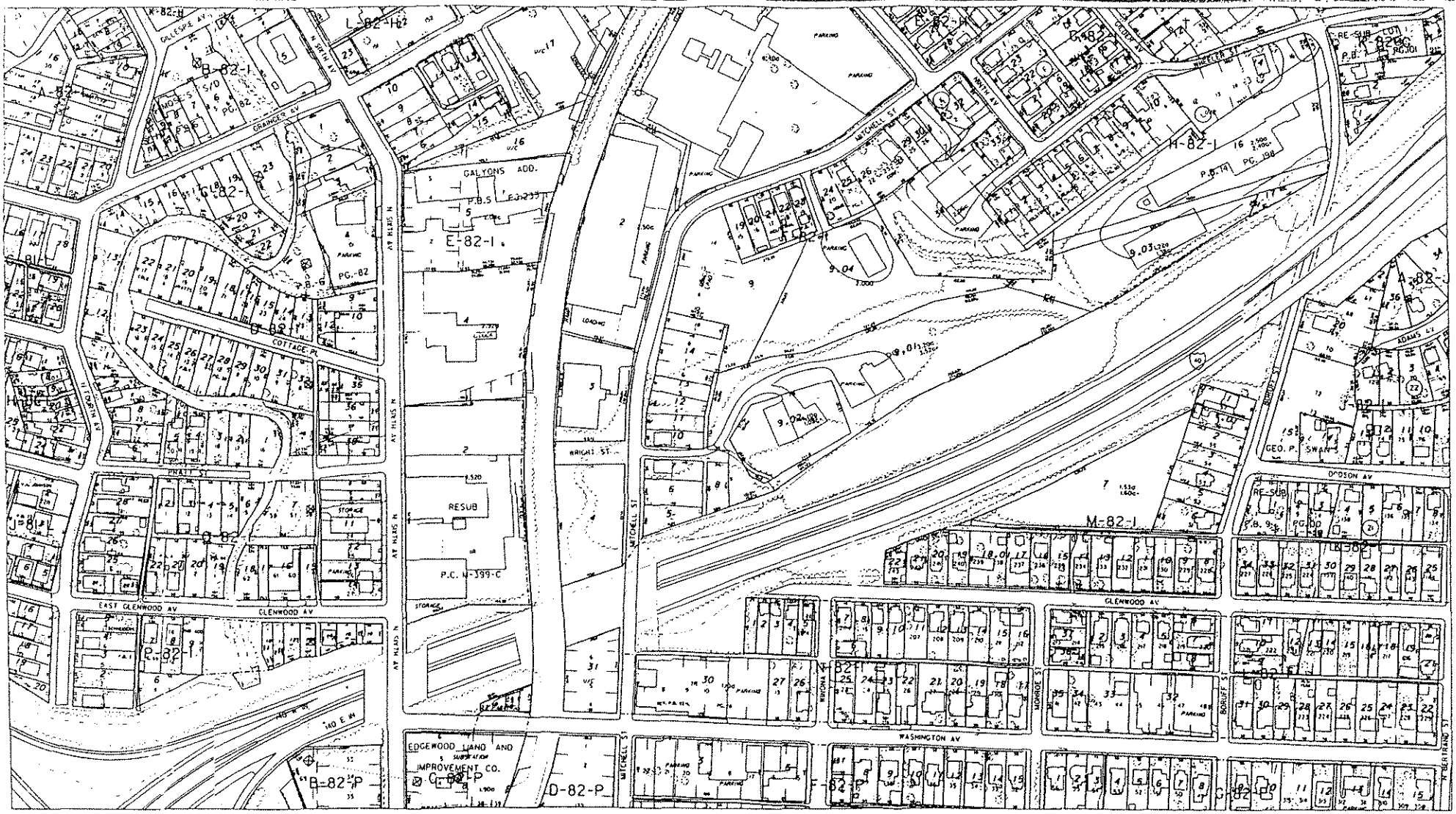
O'Conner Building Expansion 14,000s.f. x 2 floors = $28,000 x $100/s.f. = $2,800,000		$2,800,000
Final Design/Engineering, legal and related = 10% construction		$280,000
Construction Bond (1%) and inspections (5%)= 6% of construction		$168,000
Contractors overhead and profit 7% of construction		$196,000
	Sub-Total	$3,444,000
Contingency 15% of Sub-Total		$516,600
	Total	$3,960,600

*Phase 9 - Summary does not include probable construction cost of YM/YWCA Building as follows

YM/YWCA Building 34,000s.f. x 2 floors = 68,800s.f. x $100/s.f. = $6,880,000		$6,880,000
Final Design/Engineering, legal and related = 10% of construction		$688,000
Construction Bond (1%) and inspections (5%) = 6% of construction		$412,800
Contractors overhead and profit 7% of construction		$481,600
	Sub-Total	$8,462,400
Contingency 15% of Sub-Total		$1,269,360
	Total	$9,731,760

Appendix L: Tax Map and Property Assessors Maps

Property Ref.	Tax I.D. No.	Parcel Area	Value of Land	Value of Building
1	082PD013	.34	$21,700	$0
2	082PD012	.17	$15,500	$0
3	082PD011	.51	$41,850	$22,645
4	082PD010	.16	$11,625	$0
5	082PD009	.16	$11,625	$0
6	082PD008	.16	$15,500	$43,263
7	082PD007	.18	$6,200	$21,991
8	082PD006	.17	$15,500	$37,160
9	082PD005	.17	$15,500	$51,883
10	082PK039	1.02	0	$751,167
11	082PK038	.21	$18,600	$45,532
12	082PK035	.62	$19,530	$90,154
13	082PK034	.20	$7,400	$20,999
14	095AC004	.17	$8,000	$0
15	095AC005	.17	$8,000	$0
16	095AC006	.17	$10,000	$0
17	095AC007	.17	$10,000	$0
18	095AC008	.17	$10,000	$80,063
19	095AC009	.17	$10,000	$32,454
20	095AC021	.51	$45,000	$51,520
21	095AC020	.17	$12,500	$20,183
22	095AC019	.17	$12,500	$51,043
23	095AC018	.17	$21,250	$54,376
24	082PL001	.26	$23,250	$13,686
25	082PL022	.73	$63,240	$235,364
26	082PK033	.16	$6,200	$17,506
27	082PK032	.17	$6,200	$22,449
28	See 082PD001			
29	082PE001	.62	$22,116	$0
30	082PE003	.31	$13,714	$0
31	082PE003	.16	$13,714	$0
32	082PE032	.22	$8,460	$0
33	082PE031	.12	$3,130	$16,183
34	082PE030	.11	$4,286	$0
35	082PE029	.13	$3,384	$34,733
36	082PE028	.20	$7,896	$0
37	082PE027	.09	$2,538	$9,448
38	082PE026	.12	$3,384	$6,928
39	082PE025	.13	$3,807	$25,624
40	082PE024	.10	$2,369	$0
41	082PD00101	.81	$40,950	$0
42	082PD002	.15	$5,828	$14,436
43	082PD003	.15	$4,895	$16,112
44	082PE002	.08	$1,528	$10,615
45	082PK001	.21	$4,602	$0
46	082PK011	.15	$3,384	$0
47	082PD001	8.71	$133,500	$367,688
48	082PD016	3.95	$59,040	$247,058



81-E	82-H	82-G
81-L	82-I	82-J
81-M	82-P	82-Q

PROPERTY ASSESSORS OFFICE

KNOX COUNTY TN

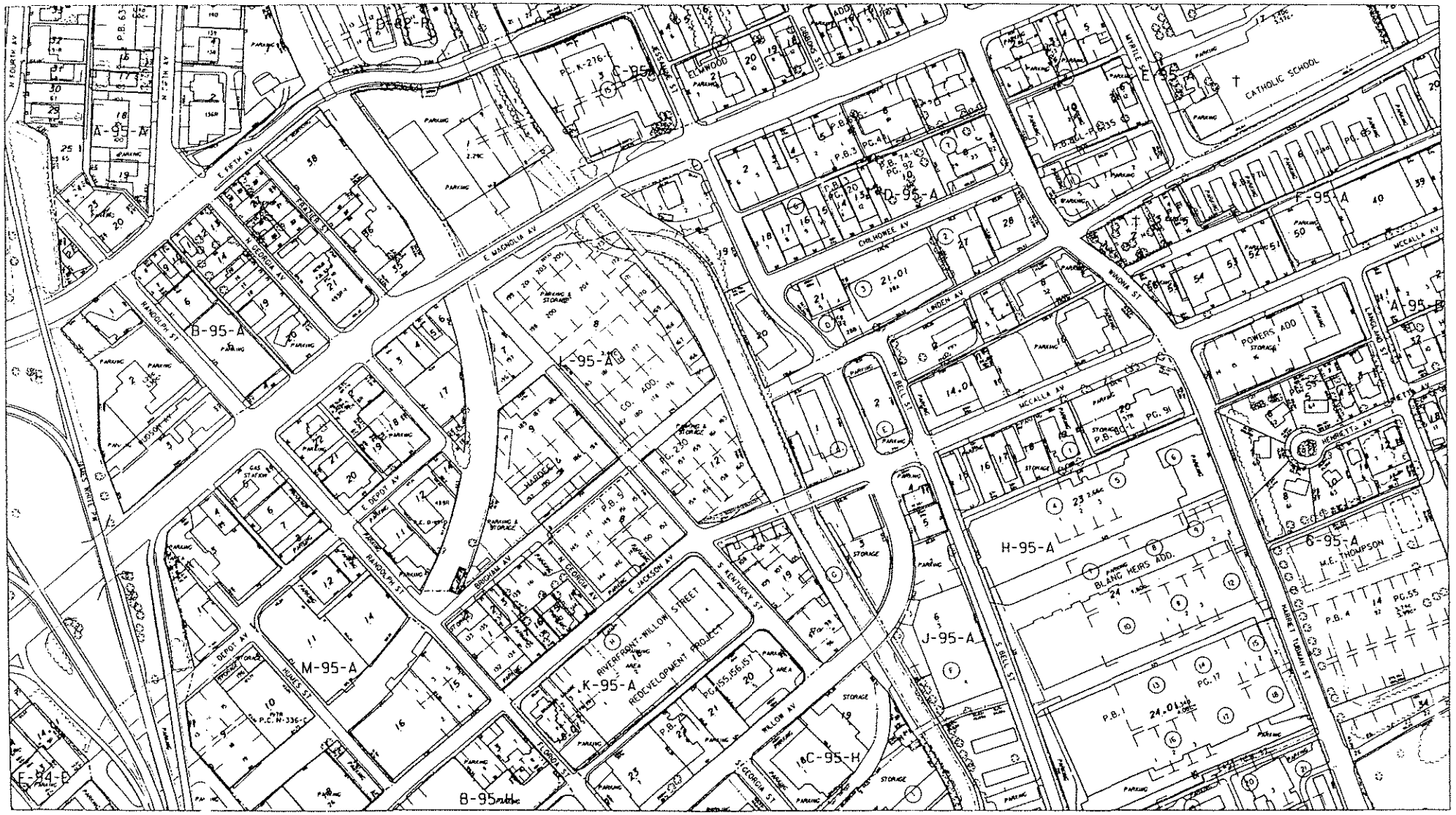
SCALE 1" = 100'

PLOTTED JUNE 1997

DIS. NO. 1 2 & 3

WARD 1 18 & 19

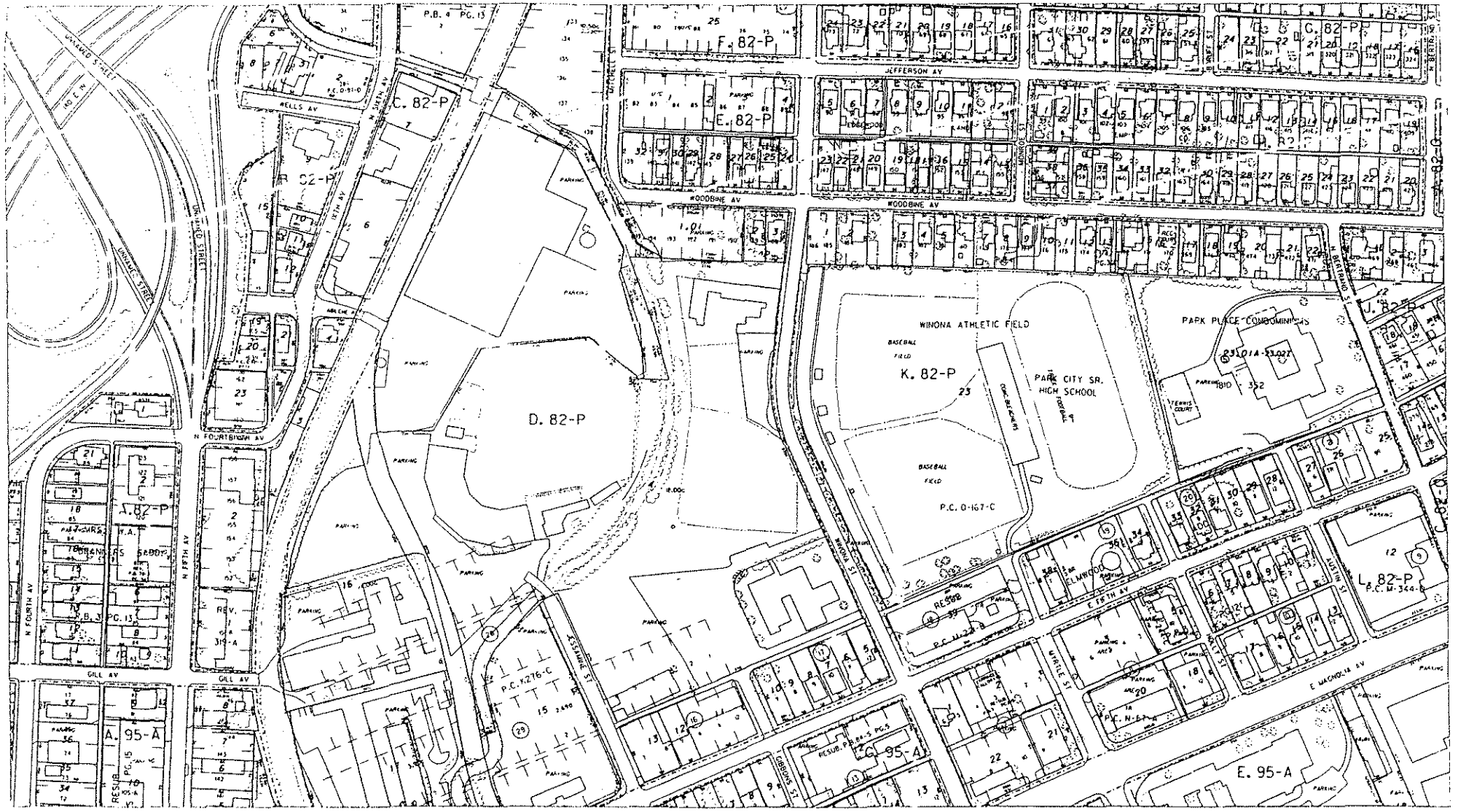
MAP No. 82-I



81-M	82-P	82-O
94-D	95-A	95-B
94-E	95-H	95-G

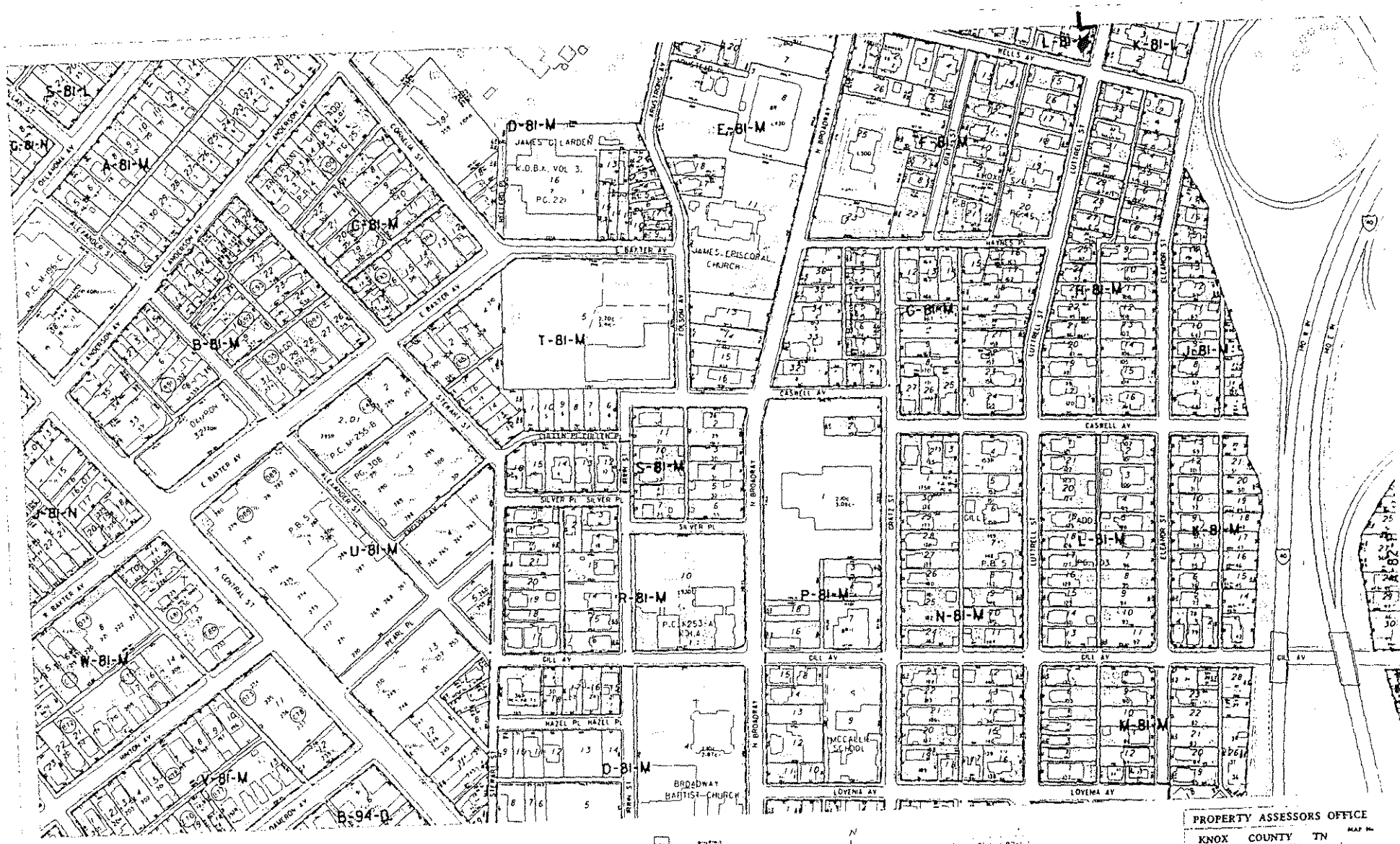
N

PROPERTY ASSESSORS OFFICE		
KNOX COUNTY TN		MAP No.
SCALE: 1" = 100	DISTRICT 1 & 2	95-A
PLOTTED APR 1997	WARD 7, 14 & 15	



81-L	82-I	82-J
81-M	82-P	82-O
94-D	95-A	95-B

PROPERTY ASSESSORS OFFICE		
KNOX COUNTY TN		MAP No.
SCALE: 1" = 100'	DISTRICT 1,2,3	82-P
PLOTTED JUNE 1997	WARD 7,11,14,15	


PROPERTY ASSESSORS OFFICE
KNOX COUNTY TN
81-M
JAMES O. LARDEN
JAMES EPISCOPAL CHURCH
BROADWAY BAPTIST CHURCH
MCCALLIE SCHOOL
E BAXTER AV
CASWELL AV
GILL AV
LOVEMA AV
N BROADWAY
LUTTRELL ST
ELEANOR ST
CRAIG ST
N CENTRAL ST
ALEXANDER ST
E ANDERSON AV
COOLEA ST
SILVER PL
HAZEL PL
PEARL PL
HAYNES PL
WELLS AV
D-81-M
E-81-M
F-81-M
K-81-L
L-81-L
A-81-M
B-81-M
C-81-M
T-81-M
S-81-M
R-81-M
P-81-M
N-81-M
L-81-M
M-81-M
U-81-M
V-81-M
W-81-M
B-94-D
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82-P	82-O	82-N
95-A	95-B	95-C
95-H	95-G	95-F

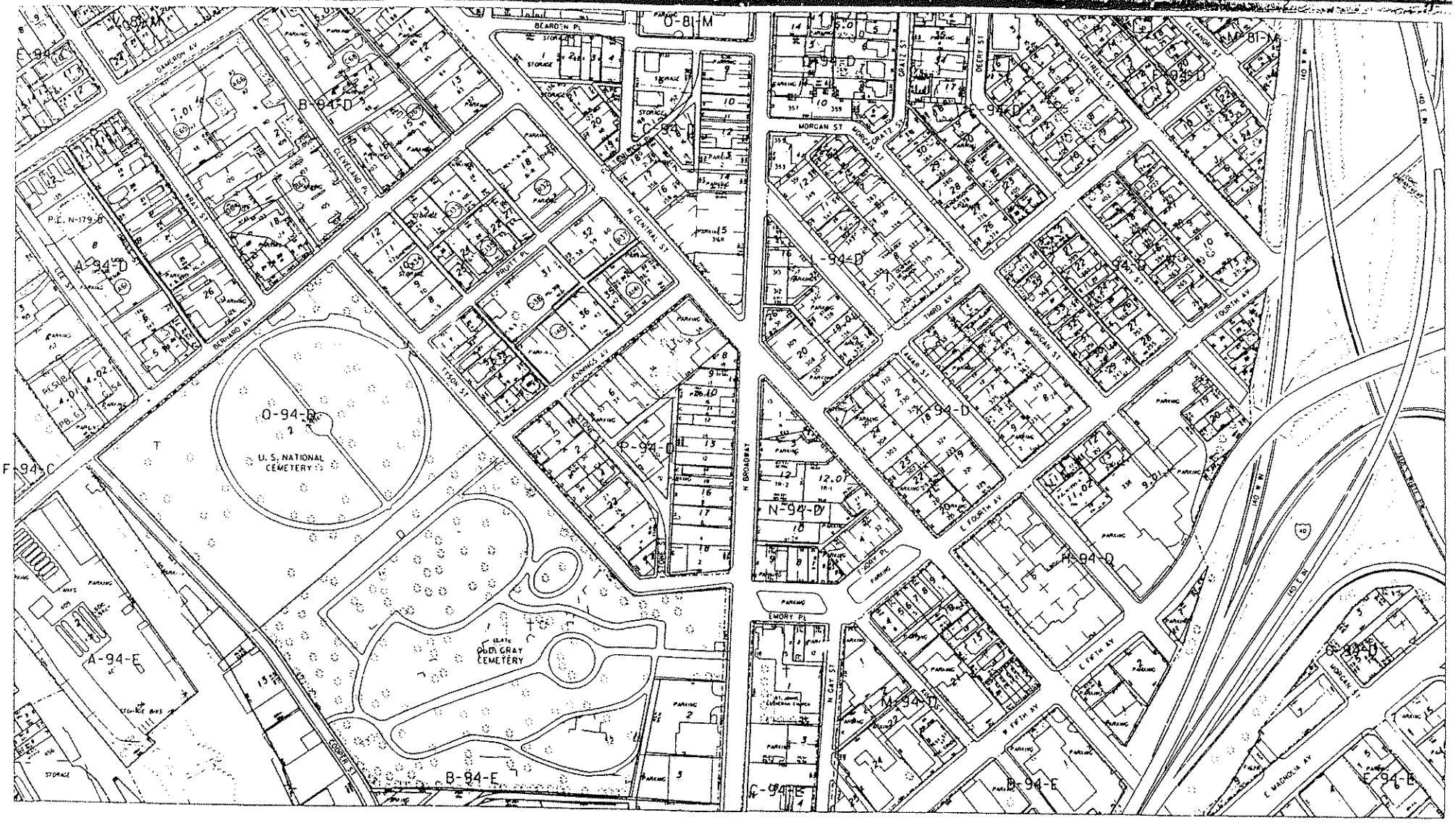
PROPERTY ASSESSORS OFFICE

KNOX COUNTY TN

SCALE: 1" = 100 | DISTRICT 1

PLOTTED APR 1997 | WARD 12 & 14

MAP No. 95-B



81-N	81-M	82-P
94-C	94-D	95-A
94-F	94-E	95-H

PROPERTY ASSESSORS OFFICE		
KNOX COUNTY TN		MAP No.
SCALE: 1" = 100'	DISTRICT 2, 3, & 4	94-D
PLOTTED JUNE 1993	WARD 8, 9, & 11	

82-I	82-J	82-K
82-P	82-O	82-N
95-A	95-B	95-C

N

PROPERTY ASSESSORS OFFICE		
KNOX COUNTY TN		MAP No.
SCALE: 1" = 100'	DISTRICT 1 &	82-O
PLOTTED JUNE 1997	WARD 14 & 15	

82-H	82-G	82-F
82-I	82-J	82-K
82-P	82-O	82-N

N

PROPERTY ASSESSORS OFFICE		
KNOX COUNTY TN		MAP No.
SCALE: 1" = 100'	DISTRICT 1 & 2	82-J
PLOTTED JUNE 1987	WARD 14 & 15	