



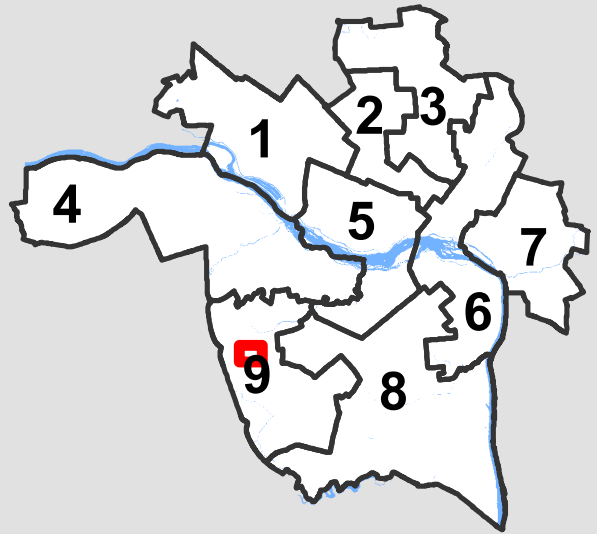
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

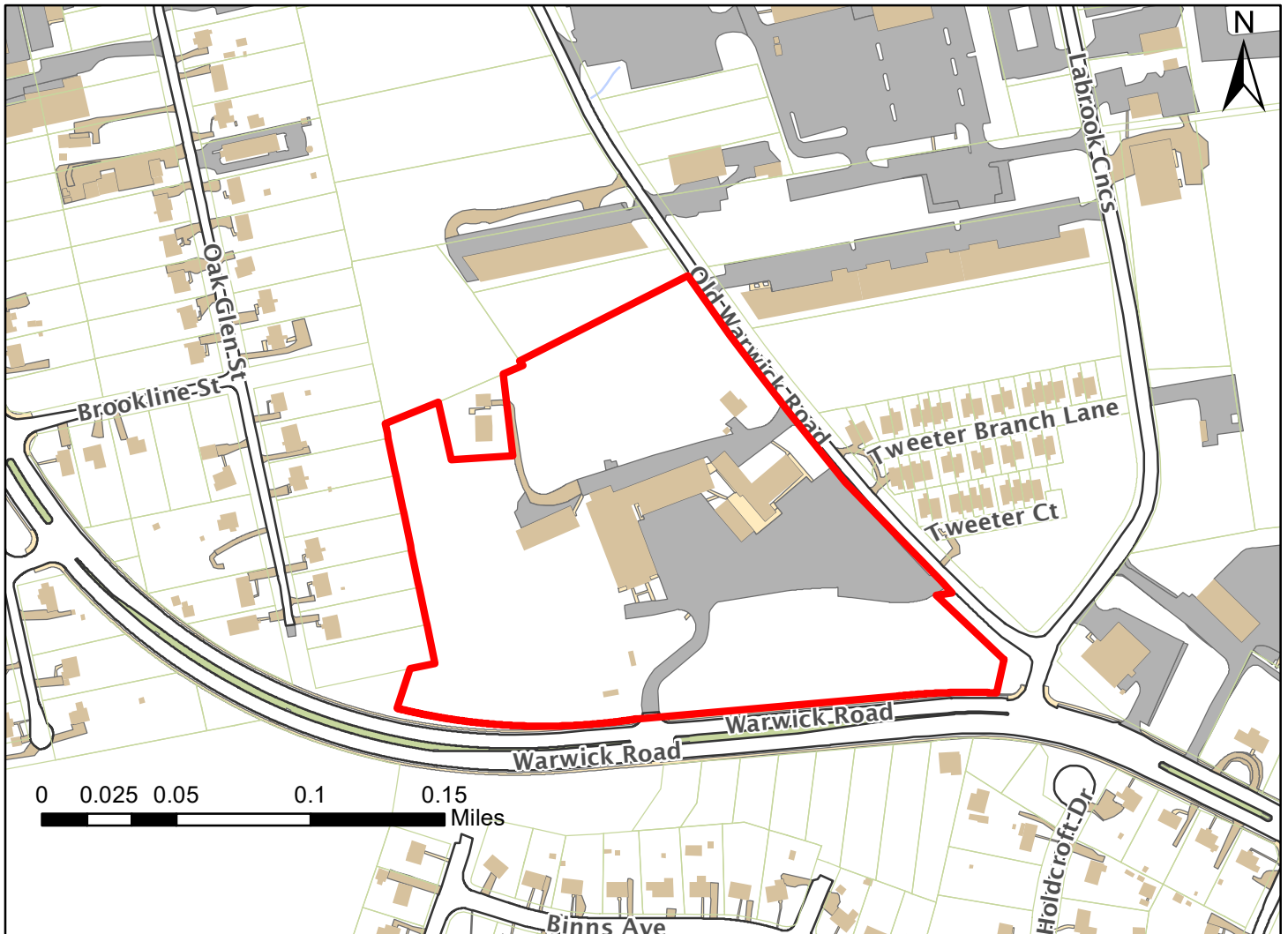
LOCATION: 6255 Old Warwick Rd.

COUNCIL DISTRICT: 9

PROPOSAL: Conceptual location, character, and extent review of updates to the Southside Community Center Master Plan.



*For questions, please contact Josh Son
at 646-3741 or joshua.son@richmondgov.com*





Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219
(804) 646-6335

<http://www.richmondgov.com/CommitteeUrbanDesign>

Application Type

Addition/Alteration to Existing Structure
 New Construction
 Streetscape
 Site Amenity

Encroachment
 Master Plan
 Sign
 Other

Review Type

Conceptual
 Final

Project Name: Southside Community Center Master Plan

Project Address: 6255 Old Warwick Road, Richmond VA 23225

Brief Project Description (this is not a replacement for the required detailed narrative) :
The Southside Community Center Master Plan project is a long range plan for a regional park on 17.98 acres in the Midlothian Planning District. (This submission to the UDC is an update to the previously approved master plan based on new programming goals).

Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: Chris Frelke, Director Email: christopher.frelke@richmondgov.com

City Agency: Parks, Recreation and Community Facilities Phone: 646-1128

Address: 1209 Admiral Street, Richmond VA 23220

Main Contact (if different from Applicant): L. Dexter Goode, Senior Capital Projects Manager

Company: City of Richmond DPW, Special Capital Projects Phone: 646-7531

Email: louis.goode@richmondgov.com

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.



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Submission Requirements

- 10 copies of the application cover sheet and all support materials (see below), unless the application is for an encroachment, in which case only 6 copies are required. Plan sheets should be 11" x 17", folded to 8 1/2" x 11". If it is not possible to scale plans to these dimensions, please provide one set of larger, scaled plans.
- An electronic copy (PDF preferred) of all application materials, which can be burned to disc, emailed, or delivered by FTP.

All applications must include the attached cover sheet and the following support materials, as applicable to the project:

For Conceptual Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

For Final Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site and parking lot lighting. Other site details, such as benches, trash containers and special paving materials, should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

Review and Processing

Once an application is received, it is reviewed by staff, who compiles a report that is sent to the UDC. A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting. The applicant or a representative should be present at the UDC meeting or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present at the meeting (if the applicant and the representative are not the same). Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. An exception to this is encroachment applications, recommendations for which are forwarded to the Department of Public Works. The applicant or a representative must be present at the CPC meeting or the application may be deferred to the next regularly scheduled meeting.

SOUTHSIDE COMMUNITY CENTER

MASTER PLAN (2018 Update)

URBAN DESIGN COMMITTEE FINAL REVIEW

*Note: 2018 Updates to Narrative are provided in RED

PURPOSE: The City of Richmond Department of Parks, Recreation and Community Facilities purchased the Southside Community Center property in 2014 with the goal of creating a regional park to provide diversified recreational opportunities for the residents of the Midlothian Planning District.

BACKGROUND: In the spring of 2015 the design team of Worley Associates and Timmons Group was engaged to prepare a master plan for the park. Located at the intersection of Old Warwick Road and Warwick Road/Old Carnation Street, the 17.98 acre site is the former campus of the Richmond Outreach Center, also known as the ROC Church. In addition to the Gymnatorium and former sanctuary building, an assortment of pre-existing buildings of various scale, condition, and utility are situated on-site. Other elements include a small skate park, a multiuse field, three baseball fields, and expansive parking areas.

COMMUNITY ENGAGEMENT: The first meeting with the community was held on November 19, 2015 and consisted of a short presentation of various program elements that could be included in our regional park. Residents were also informed of the phase I Gymnatorium renovation project. We then asked what they would like to see in the park. The public comment period lasted over an hour as we found out how passionate this community is about their parks and recreation. All age groups were represented with a common theme of “giving the children a place to go” coming through again and again.

The design team took the results gained from community meeting #1 and explored how the various program elements fit on the site. Diagrams and schematics were prepared and evaluated to guide the next phase of the design.

On February 18, 2016 the design team held a second community meeting to walk residents through the master plan. Each element of the plan was isolated and explained including the long term possibilities for the existing buildings. An update was provided on the phase I Gymnatorium renovation project and plans to relocate the existing baseball fields. Feedback was again obtained through public comment and written response.

Based on input received at the community meeting #2, and coordination with Parks & Recreation, the design was revised to form the final master plan.

FUNDING: The master plan is a tool that will provide the Department of Parks, Recreation and Community Facilities the ability to identify individual projects and the appropriate funding sources, including the City’s Capital Improvement Program and the private sector.



Programming Update: Two major decisions have been made by the Parks/ Recreation and Capital Projects divisions over the last year that have caused the need for this master plan to be updated.

1. All of the existing buildings, except for the existing Gym and accessory building to the west are in disrepair and costing the city a great deal of money to maintain and operate in their current condition. There is an increased need to demolish these buildings as soon as possible and update the master plan to reflect the best use of this land.
2. The expense of the pool and related facilities relative to the low demand from the community are difficult to justify and the project budget will no longer support this program element.

Funding Update: Approximately \$2.25 - \$2.5 Million are now allocated for the construction of this project in the capital improvement fund for Parks and Recreation.



SOUTHSIDE COMMUNITY CENTER MASTER PLAN

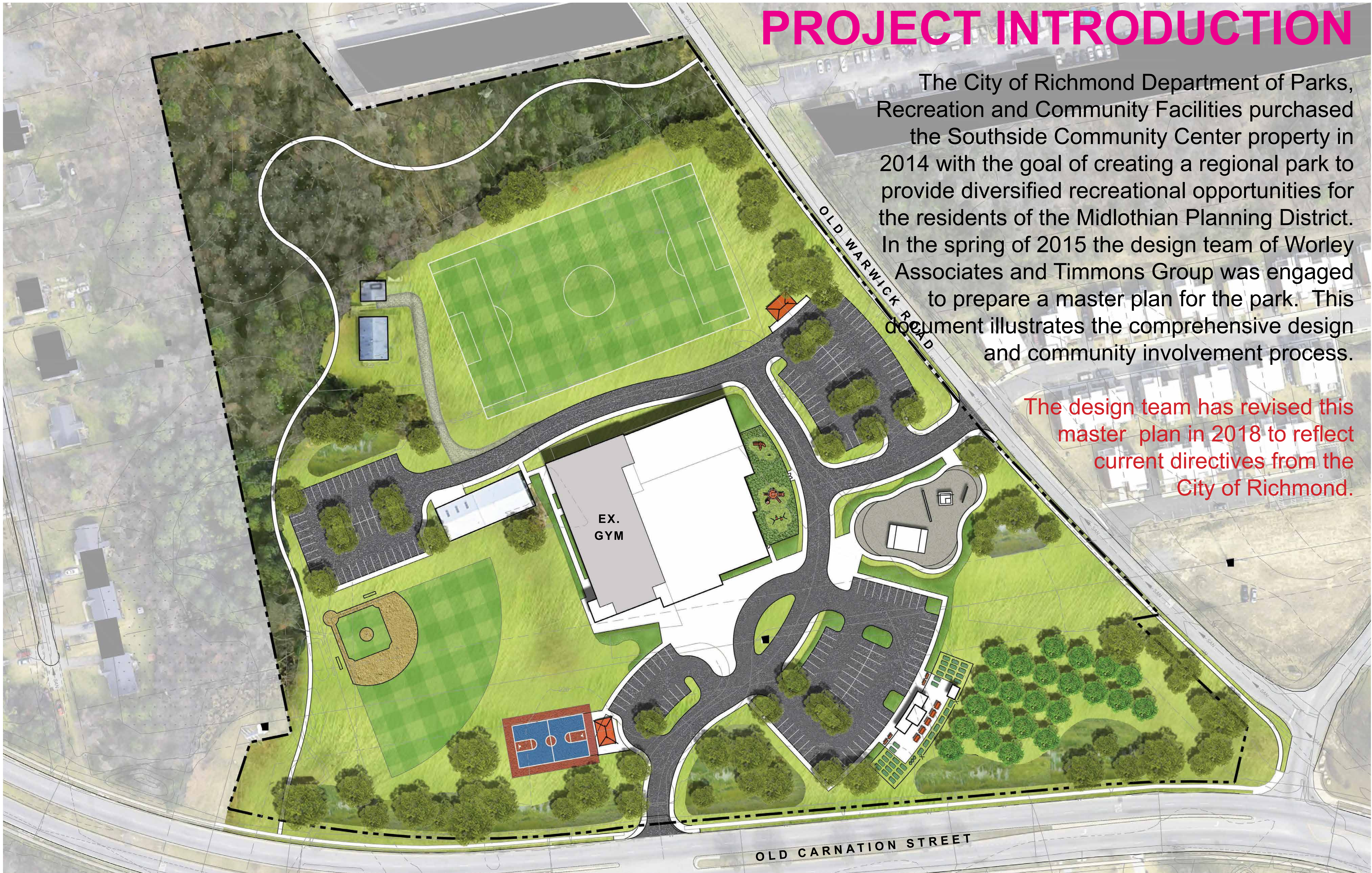
Urban Design Committee
Final Review
May 19, 2016
(UPDATED MAY 17, 2018)



PROJECT INTRODUCTION

The City of Richmond Department of Parks, Recreation and Community Facilities purchased the Southside Community Center property in 2014 with the goal of creating a regional park to provide diversified recreational opportunities for the residents of the Midlothian Planning District. In the spring of 2015 the design team of Worley Associates and Timmons Group was engaged to prepare a master plan for the park. This document illustrates the comprehensive design and community involvement process.

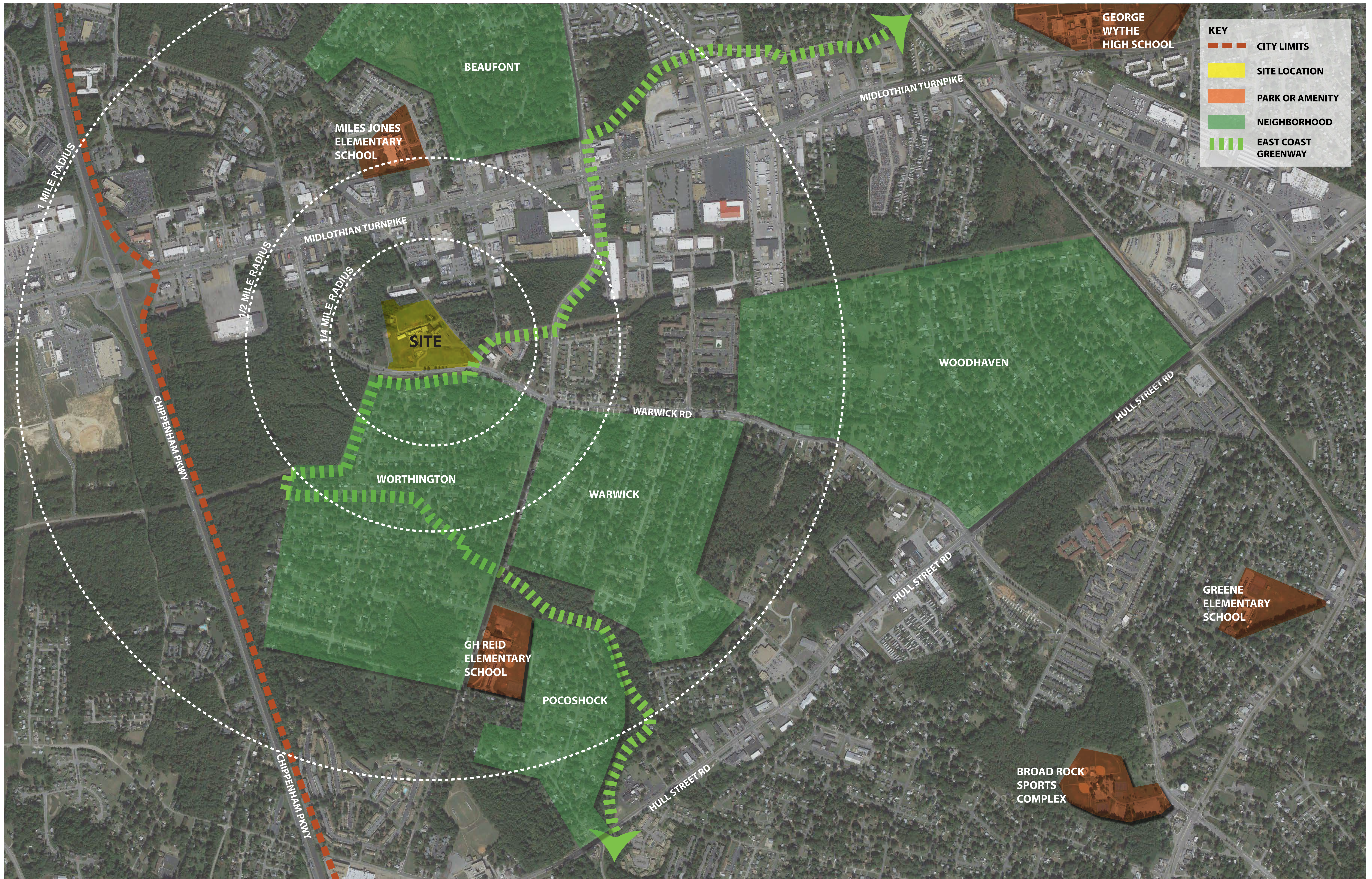
The design team has revised this master plan in 2018 to reflect current directives from the City of Richmond.



SITE ANALYSIS

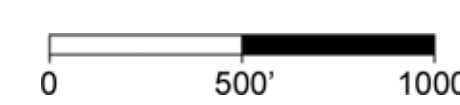
Our process began with investigations to understand the cultural and environmental factors affecting our site. The design team explored the relationship of the community center site to its surroundings and the current physical opportunities within our site - from existing building inventories to landform and drainage.

The site is the former campus of the Richmond Outreach Center, also known as the ROC Church. In addition to the Gymnasium and former sanctuary building, an assortment of pre-existing buildings of various scale, condition, and utility are situated on-site. Other elements include a small skate park, a multi-use field, three baseball fields, and expansive parking areas.



SOUTHSIDE COMMUNITY CENTER

NEIGHBORHOOD CONTEXT - NOVEMBER 19TH, 2015



WORLEY ASSOCIATES
ARCHITECTS

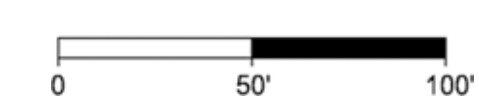
TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

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SOUTHSIDE COMMUNITY CENTER

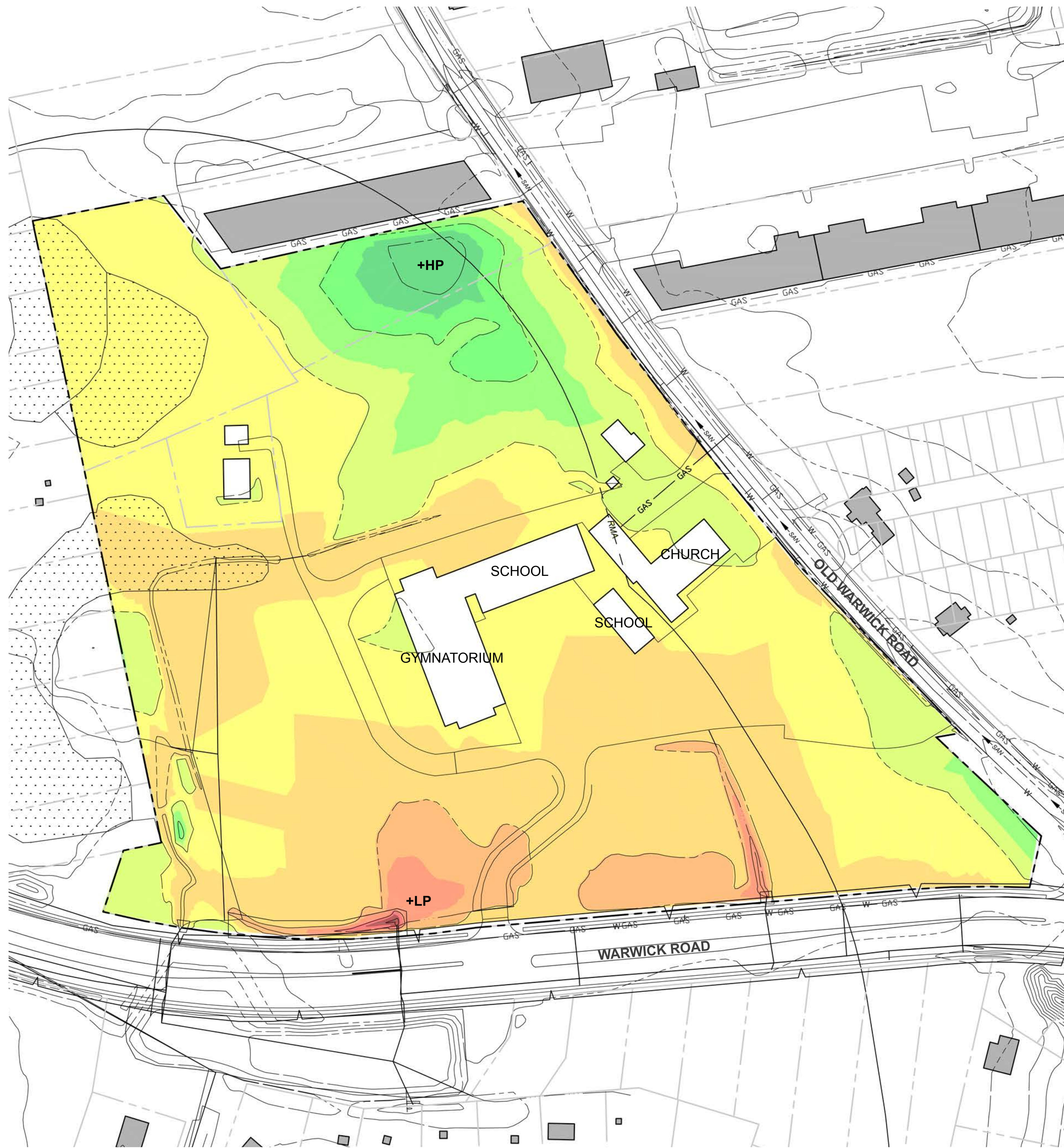
EXISTING CONDITIONS - NOVEMBER 19TH, 2015



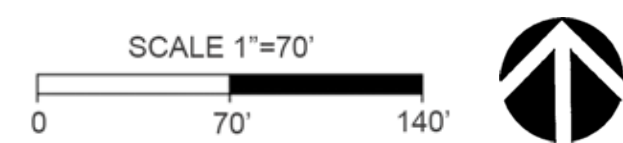
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ARCHITECTS

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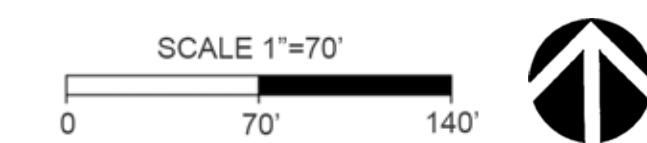
ELEVATION ANALYSIS



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	216.000	217.000	Red
2	217.000	218.000	Red-Orange
3	218.000	219.000	Orange
4	219.000	220.000	Light Orange
5	220.000	221.000	Yellow-Orange
6	221.000	222.000	Yellow
7	222.000	223.000	Light Green
8	223.000	224.000	Green
9	224.000	225.000	Light Green
10	225.000	226.000	Green



SLOPE ANALYSIS



GRADE TABLE					
NO.	MIN GRADE (%)	MAX GRADE (%)	COLOR	AREA (sf)	AREA (ac)
1	0.00%	2.00%	Yellow	599738	13.77
2	2.00%	15.00%	Orange	177863	4.08
3	15.00%	100.00%	Red	11386	0.26

SOUTHSIDE COMMUNITY CENTER

TOPOGRAPHIC ANALYSIS - NOVEMBER 19TH, 2015

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EXISTING CHURCH



EXISTING SKATE PARK



EXISTING OVERHEAD POWER



EXISTING SCHOOL BUILDING



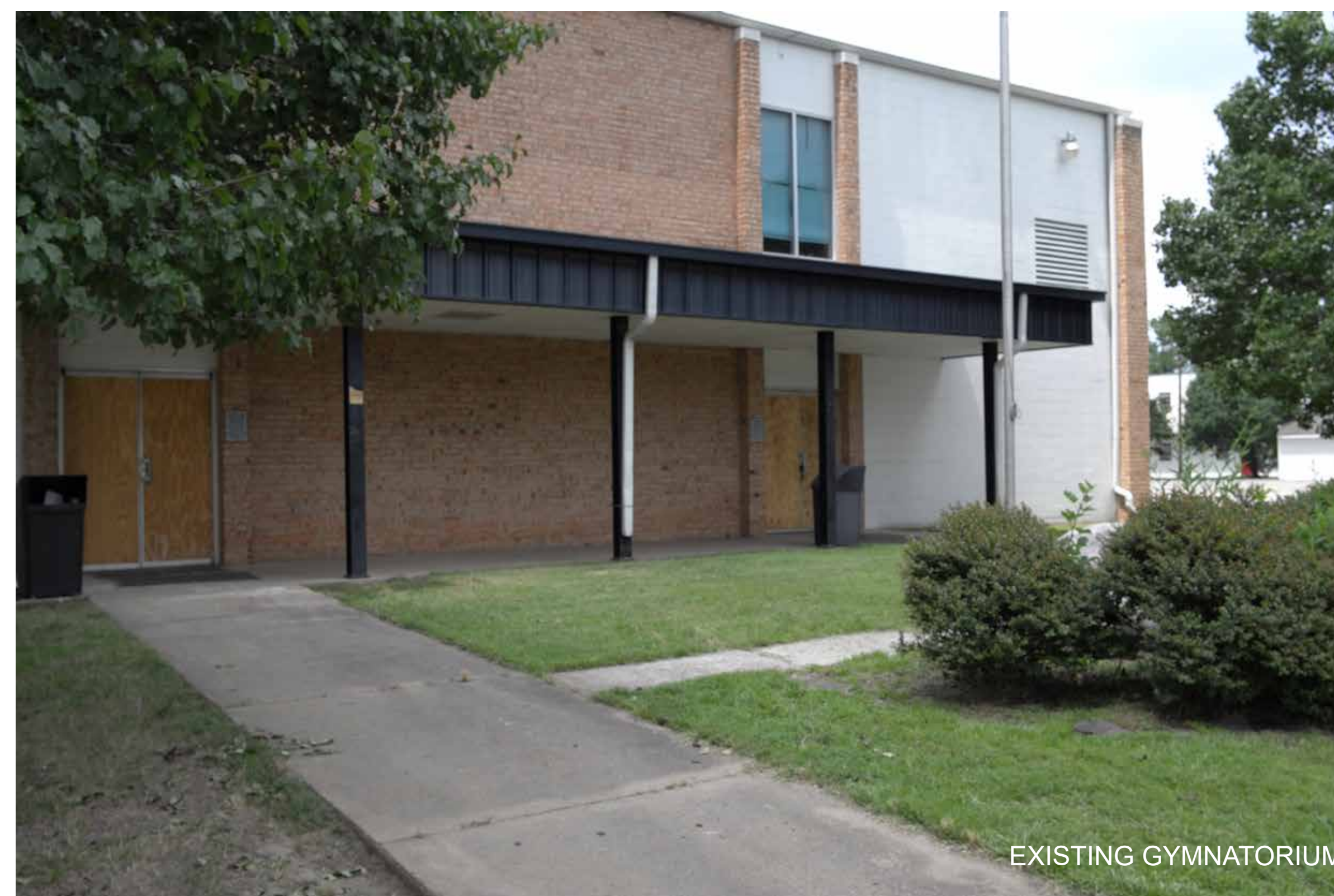
EXISTING SCHOOL BUILDING



EXISTING FIELD



EXISTING BASEBALL FIELDS



EXISTING GYMNASIUM

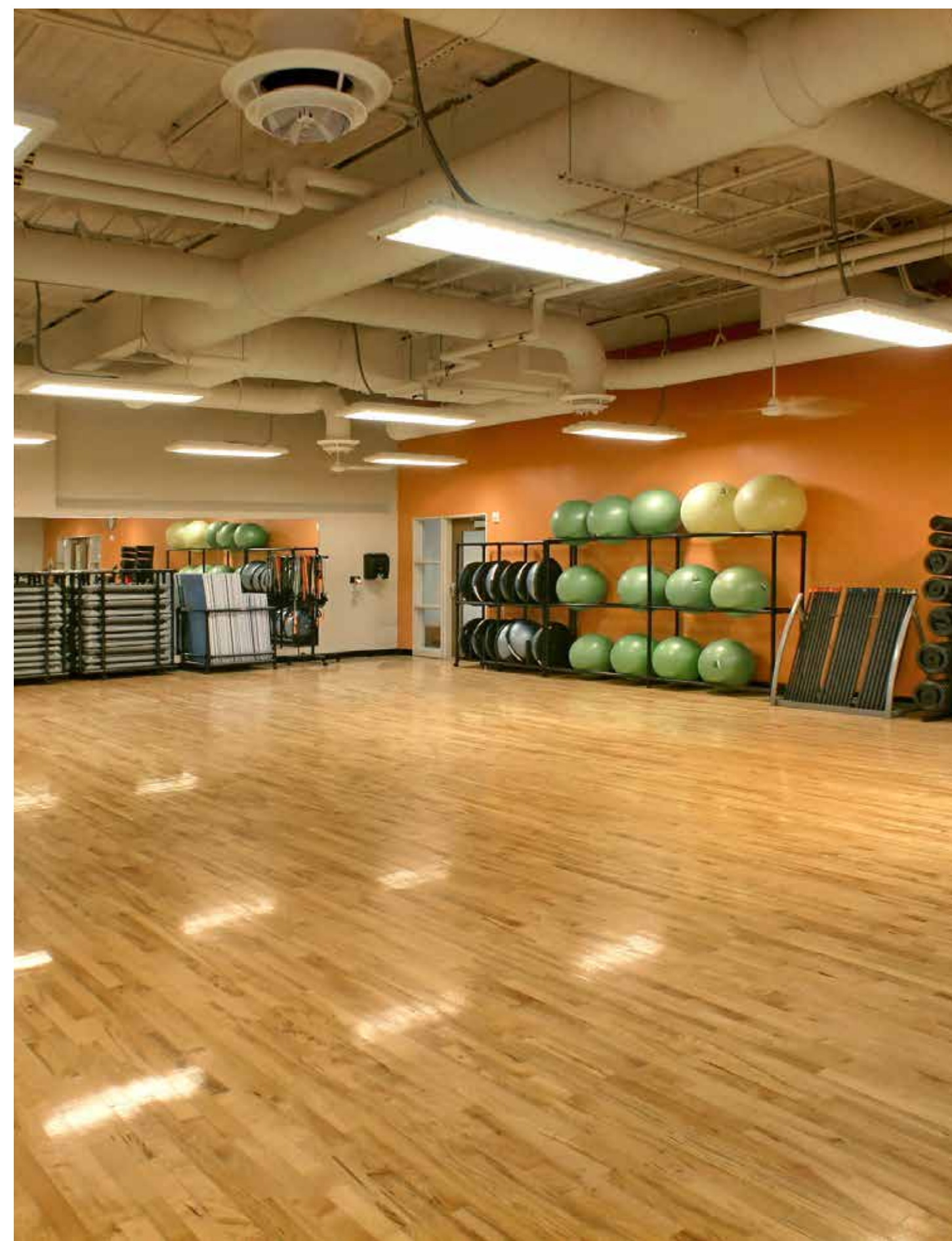
SOUTHSIDE COMMUNITY CENTER

SITE PHOTOS - NOVEMBER 19TH, 2015

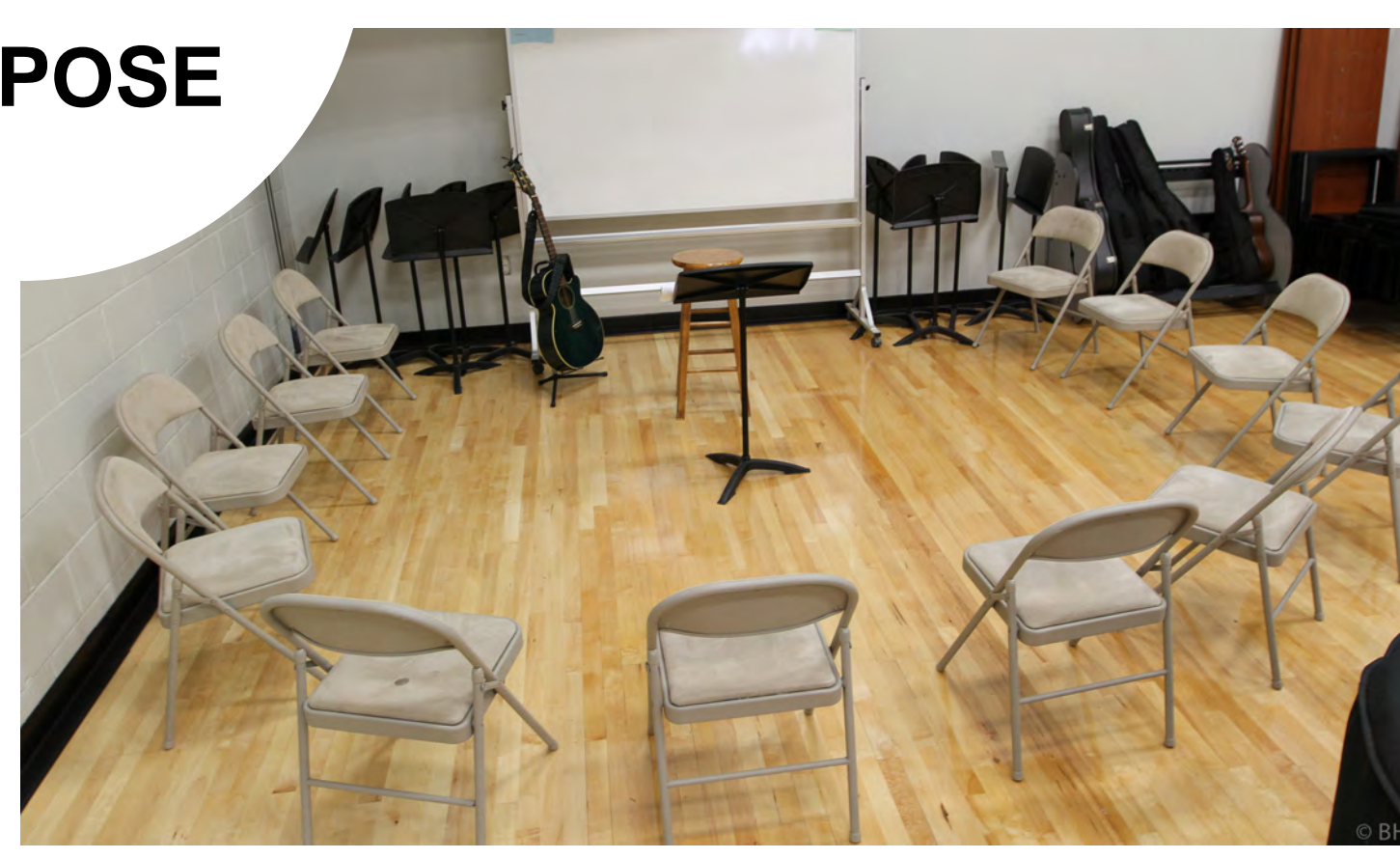


COMMUNITY MEETING #1

The first meeting with the community was held on November 19, 2015 and consisted of a short presentation of various program elements that *could* be included in our regional park. Residents were also informed of the gymnasium renovation project. We then asked what they would like to see in the park. The public comment period lasted over an hour as we found out how passionate this community is about their parks and recreation. All age groups were represented with a common theme of “giving the children a place to go” coming through again and again. What follows is our slide presentation and the compiled results of the feedback we received. The design elements and materials shown do not necessarily represent the final selections.



CLASSROOM & YOUTH CAMPUS



RECEPTION & MULTI-PURPOSE



SOUTHSIDE COMMUNITY CENTER - MEETING #1

PROGRAM ELEMENTS: INTERIOR SPACES - NOVEMBER 19TH, 2015



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POOL & AQUATIC COMPLEX



PLAYGROUND



SOUTHSIDE COMMUNITY CENTER - MEETING #1

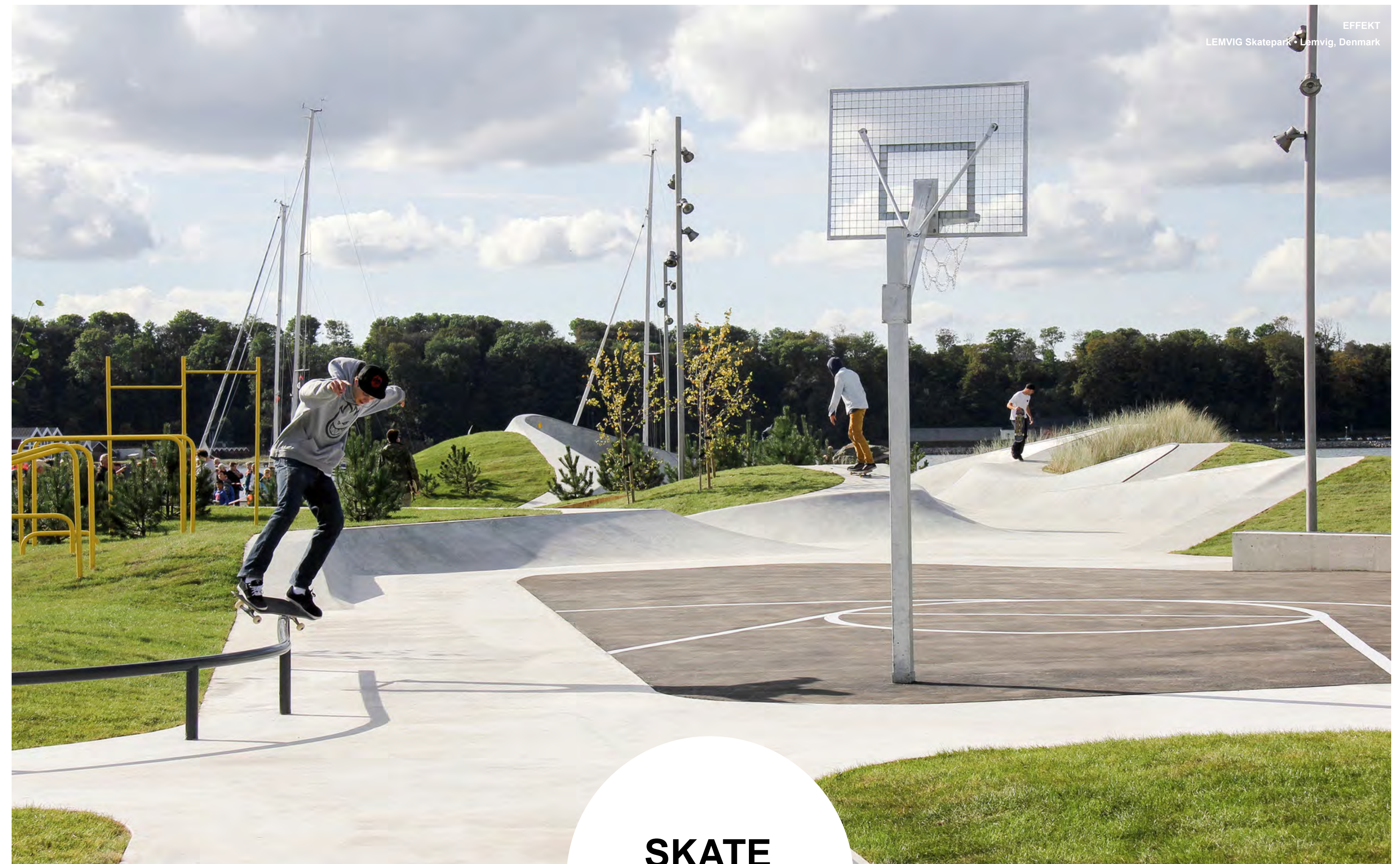
PROGRAM ELEMENTS: EXTERIOR SPACES - NOVEMBER 19TH, 2015



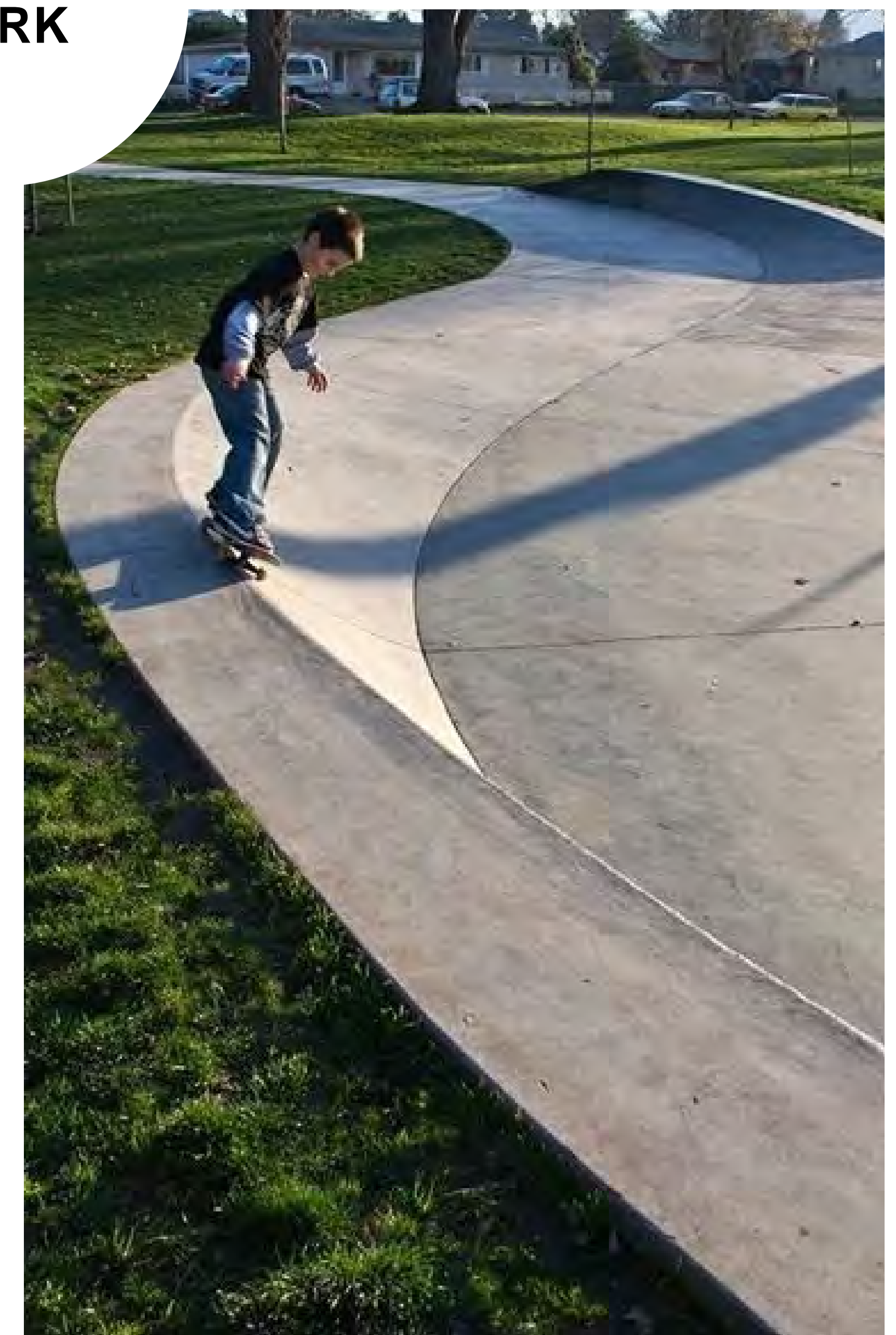
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COMMUNITY GARDEN



SKATE PARK

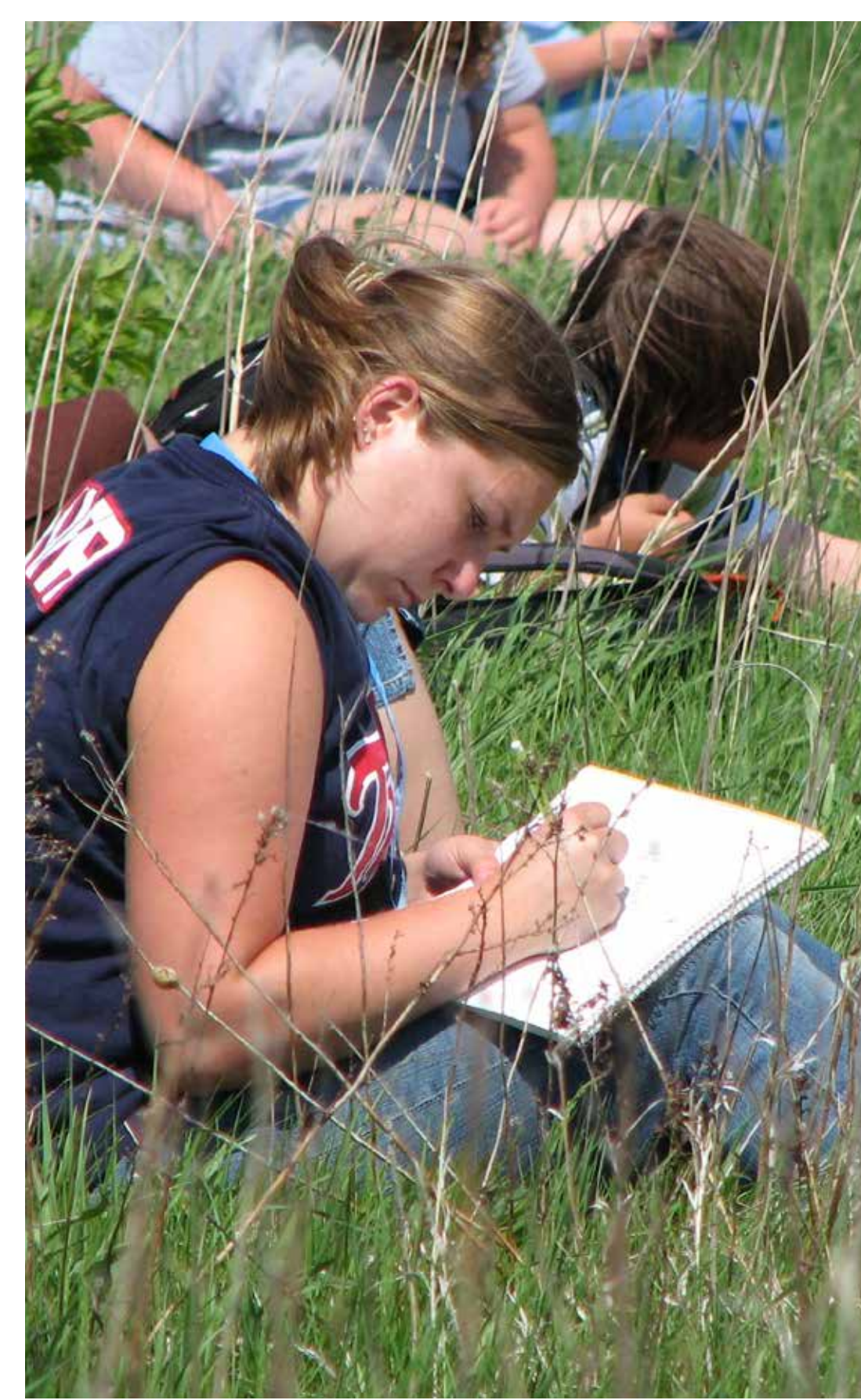


SOUTHSIDE COMMUNITY CENTER - MEETING #1

PROGRAM ELEMENTS: EXTERIOR SPACES - NOVEMBER 19TH, 2015

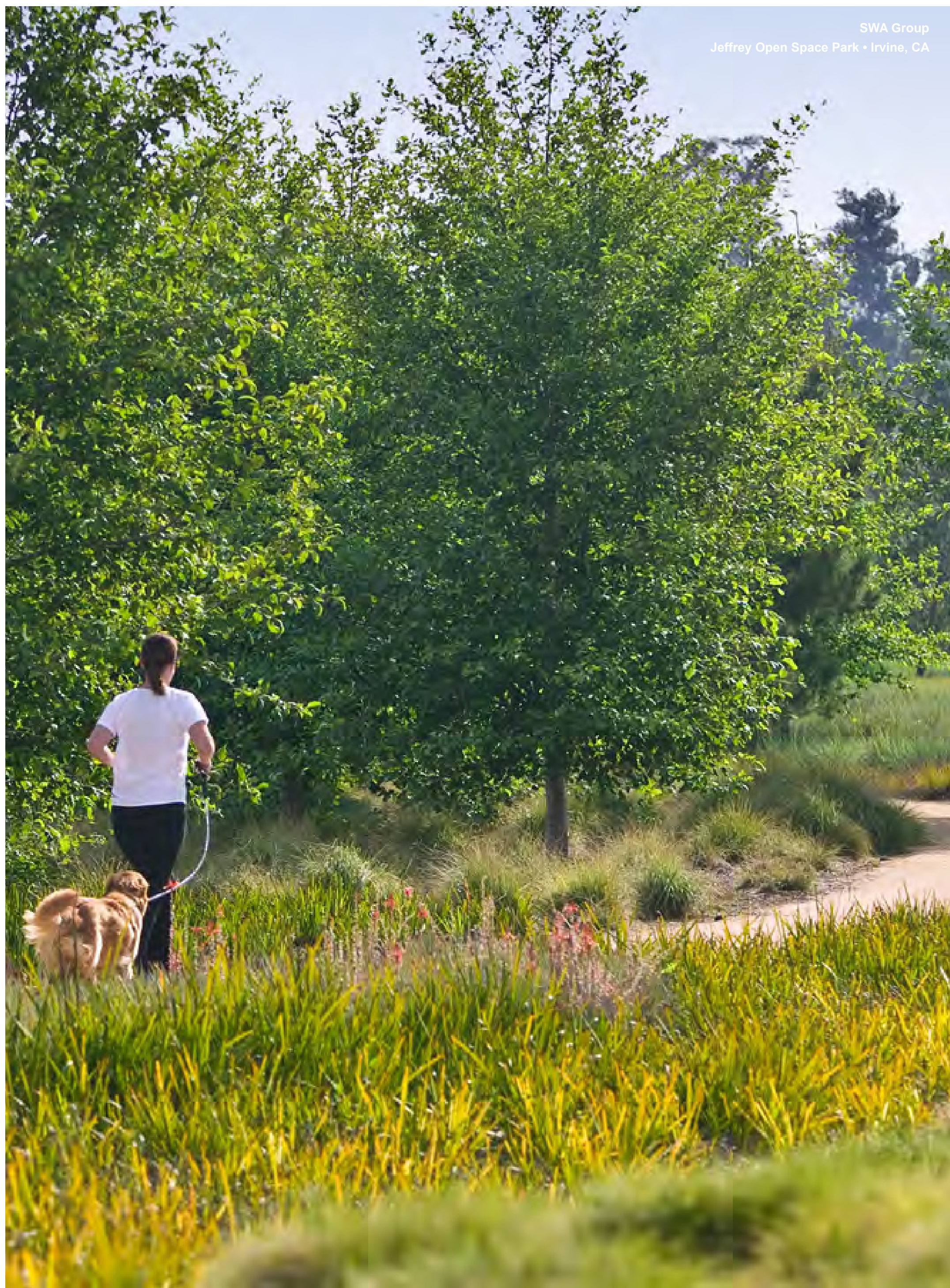


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TRAILS

OUTDOOR EVENTS



OUTDOOR EDUCATION



SOUTHSIDE COMMUNITY CENTER - MEETING #1

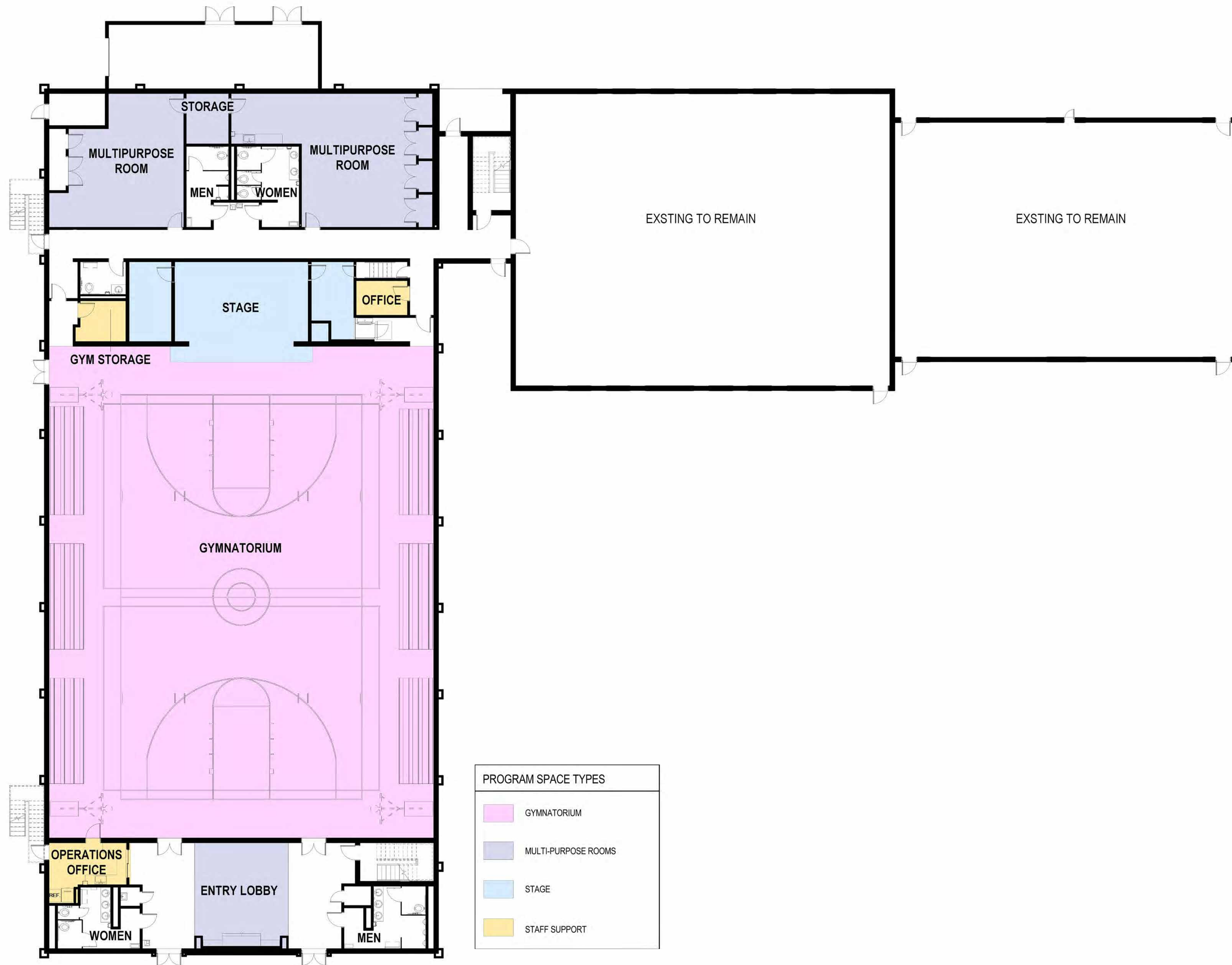
PROGRAM ELEMENTS: EXTERIOR SPACES - NOVEMBER 19TH, 2015



WORLEY ASSOCIATES ARCHITECTS

TIMMONS GROUP YOUR VISION ACHIEVED THROUGH OURS.

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SOUTHSIDE COMMUNITY CENTER

PHASE 1 GYMNATORIUM RENOVATION - NOVEMBER 19TH, 2015

PROGRAMMING & CONCEPTS

Our process began with compiling the written feedback from meeting attendees. Next, we divided the narratives into the separate categories of outdoor activities and indoor activities. The completed charts reflect a wide range of interests and priorities.

The design team took the results gained from community meeting #1 and explored how the various program elements fit on the site. Diagrams and schematics were prepared and evaluated to guide the next phase of the design.

My Ideas

Tennis court
Work out gym
Study Room



Suggest at
Multi purpose rooms for
dance, theater, music, painting
Dance, theater, music, painting
functions - basketball, soccer,
football - areas - pools (gear
around) For seniors - Senior
oriented activities - along
with youth & adults

movie niting, driving class
GED classes, Family niting
@ least once a month with
life skills for all. A S.S.C.
community cheering squad
and mascot program -
Tennis, roller skating -
Outdoor playground for kids
Thank you all you all!!!!



1. WALKING / EXERCISE trail
Parents Community around the Area
2. Room to have a store
(Sports needs, Accessories, equipment)
also give jobs *
3. a Wheel like Center sign (also signs
leading up to the area of the center)
4. Small water park for Summer with a
fee for admission.
5. Alarm system / with security badges for
staff and some kind of security for kids
6. Paint on the Buildings (color coded)
7. Girls + Boys locker rooms
8. A medical space
9. Out doors / In Door track
10. Baseball / Softball Field...

- fully equipped park / playground
- outdoor track & field
- special Needs Park
- Seating areas w/ walking trails
- green house
- outdoor garden
- Restroom facility (outdoor)

- 1 Swimming Pool
- 2 gymnastics spot
- 3 track
- 4 spot for cheerleaders
- 5 Play ground
- 6 Reading ~~spot~~ spot
- 7 dinner spot
- 8 soccer spot

South Side Comm Center
After school programs for kids such as:
Tutoring
Exercise program such as:
Weight lifting gym
Treadmills etc.
Pool, Bike trail, out door Basketball
Football with track around.

- Ent. Classes Life & Career Center
- GED Program
- Credit Counseling / Budgeting
- Resume Writing Classes
- Parenting Classes
- Home Baking Classes
- Tutoring - First Aid - CPR

- Outside Basketball courts
- Dual Football Fields with track around them
- Skate park bigger
- Playground
- Weight room
- Indoor Pool

- Parenting Classes
- Gymnasium ①
- Trade Center
- Dance Studio
- Mentoring Programs

- Swimming Pool
- Gymnastics
- Gardening
- After school Programs ③
- Soccer field
- Football field ②
- Outside shelters

- 1 Indoor Pool
 - 2 Two Football Fields
 - 3 Basketball Courts
 - 4 Play grounds
 - 5 Updated Class Rooms for After school programs
 - 6 Community Garden
- and
bys > the trail study room

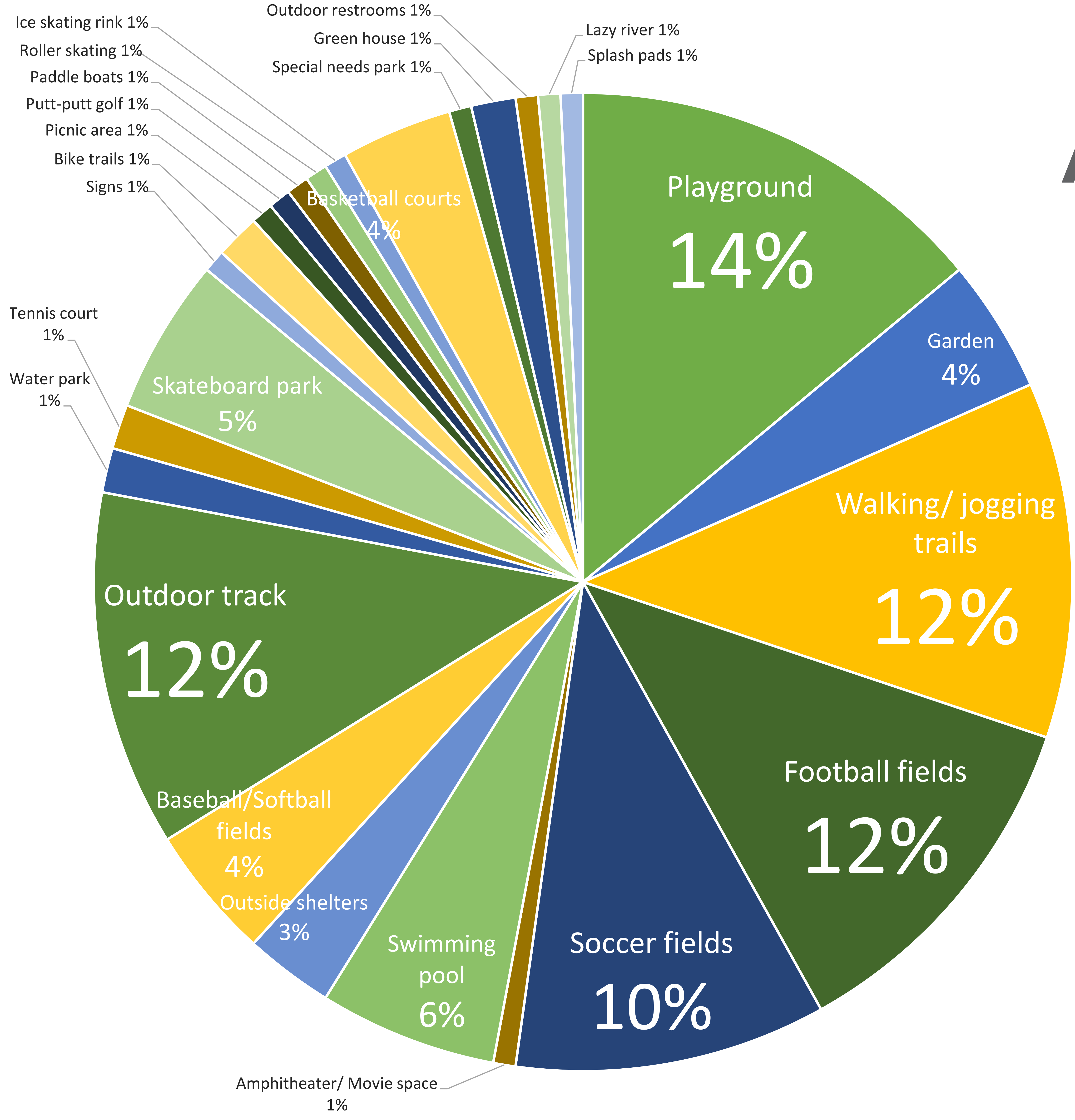


Tutoring/Mentoring Pool Weight
Basketball Football Dance
Baseball Restaurant Medical Greenhouse Skate-park
Walking/jogging
Playground
Restrooms Garden
Workout Soccer gymnastics
Gymnasium

- Water park
- Outdoor track / Indoor Track
- Basketball court
- Culinary Program
- Teen Center
- Garden Club
- Tutor Program
- Tennis Court
- Workout center
- Playground / Skateboard Park
- Football Field

- 2 fields (Football) @ time-table
- 1 infused w/ soccer element
- 2 baseball fields w/ track around it
- make soft seating areas + trail (exercise)
- skate park
- basketball court - green house
- modern playground / picnic area
- Computer Lab (after school program, Day treatment prog)
- Modern kitchen
- Gymnasium (weight room)
- Office space
- Aux rooms (per rental spaces)
- Board room (Meeting City-related)

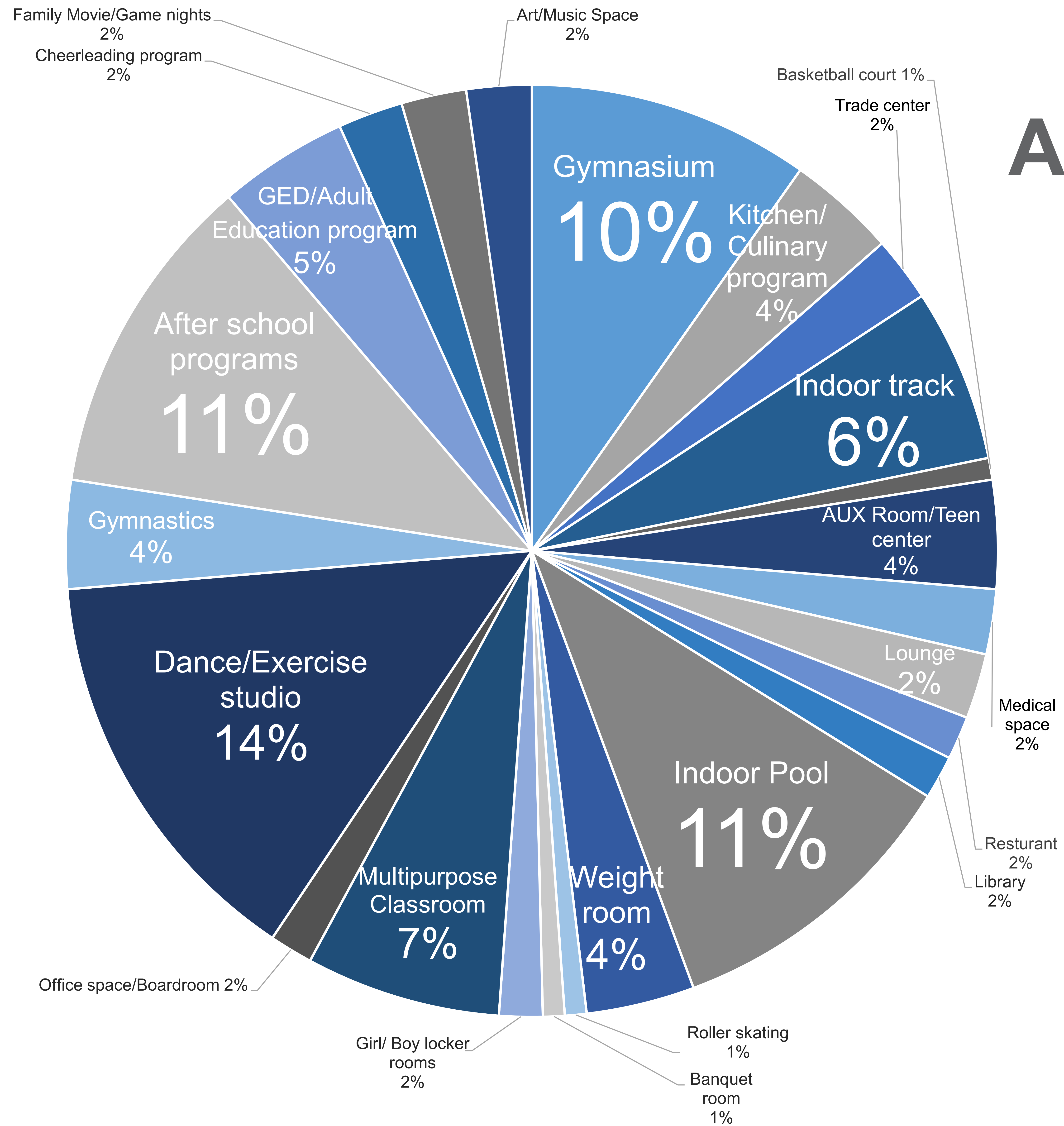
OUTDOOR ACTIVITIES



**PERCENTAGES BASED ON A TALLY COLLECTED FROM 81 COMMUNITY MEMBER RESPONSES (COMMUNITY MEETING #1 11/19/2015).



INDOOR ACTIVITIES



**PERCENTAGES BASED ON A TALLY COLLECTED FROM 81 COMMUNITY MEMBER RESPONSES (COMMUNITY MEETING #1 11/19/2015).





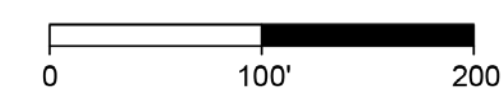
- LEGEND**
- Courtyard
 - Recreation Field
 - Play area
 - Pool
 - Skate Park
 - Parking
 - A GYMNASIUM
 - B 2-STORY SCHOOL BUILDING
 - C 1-STORY SCHOOL BUILDING
 - D MODULAR
 - E CHURCH
 - F SUNDAY SCHOOL BUILDING
 - G ENGINEERED METAL BUILDING
 - H FRONT RESIDENCE
 - I LIFE ESTATE RESIDENCE



- LEGEND**
- Courtyard
 - Recreation Field
 - Play area
 - Garden & Market
 - Pool
 - Skate Park
 - Parking
 - A GYMNASIUM
 - B 2-STORY SCHOOL BUILDING
 - C 1-STORY SCHOOL BUILDING
 - D MODULAR
 - E CHURCH
 - F SUNDAY SCHOOL BUILDING
 - G ENGINEERED METAL BUILDING
 - H FRONT RESIDENCE
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SOUTHSIDE COMMUNITY CENTER

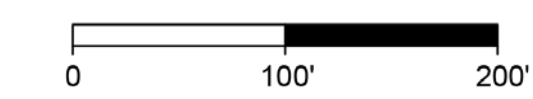
SCHEMATIC LAYOUT - PHASE 3



WORLEY ASSOCIATES ARCHITECTS **TIMMONS GROUP**
YOUR VISION. ACHIEVED THROUGH DATA. WWW.TIMMONS.COM

SOUTHSIDE COMMUNITY CENTER

SCHEMATIC LAYOUT - PHASE 3



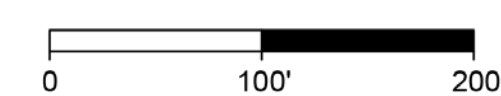
WORLEY ASSOCIATES ARCHITECTS **TIMMONS GROUP**
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- LEGEND**
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SOUTHSIDE COMMUNITY CENTER

SCHEMATIC LAYOUT - PHASE 3



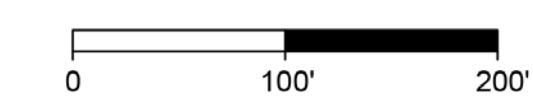
WORLEY ASSOCIATES ARCHITECTS **TIMMONS GROUP**
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- LEGEND**
- Courtyard
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SOUTHSIDE COMMUNITY CENTER

SCHEMATIC LAYOUT - PHASE 3



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SOUTHSIDE COMMUNITY CENTER - SCHEMATIC DESIGN

PROGRAM ELEMENTS: EXTERIOR SPACES - DECEMBER 10TH, 2015

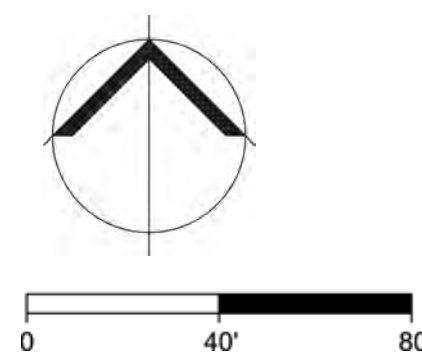
COMMUNITY MEETING #2

On February 18, 2016 the design team held a second community meeting to walk residents through the master plan. Each element of the plan was isolated and explained including the long term possibilities for the existing buildings. An update was provided on the phase I Gymnatorium project and plans to relocate the existing baseball fields. Feedback was again obtained through public comment and written response.



- KEY**
- 1. PLAYGROUND
 - 2. MULTI-PURPOSE FIELD
 - 3. OUTDOOR POOL
 - 4. OPEN PLAY SPACE
 - 5. ROUNDABOUT
 - 6. SPLASH PLAZA
 - 7. SPLASH PAD
 - 8. TRAIL
 - 9. COMMUNITY GARDEN
 - 10. ORCHARD
 - 11. MEADOW
 - 12. SKATE PARK
 - 13. GYMNASIUM
 - 14. BUILDING ADDITION
 - 15. BANQUET HALL
 - 16. NATURE CENTER
 - 17. TRAIL HEAD

SOUTHSIDE COMMUNITY CENTER - MEETING #2
 MASTER PLAN - FEBRUARY 18TH, 2016



2016 MASTER PLAN

Based on input received at the community meeting #2 and coordination with Parks & Recreation the master plan was revised to include the following:

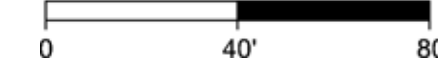
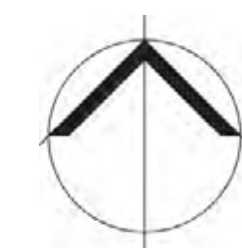
- “half court basketball court with room for expansion”
- “less orchard and more open space”
- “playground closer to the buildings”
- “splash pad and water play adjacent to the pool”
- “a more linear skate park”

This master plan was adopted by the UDC and Planning Commission in 2016.



- KEY**
- 1. BASKETBALL COURT
 - 2. MULTI-PURPOSE FIELD
 - 3. OUTDOOR POOL
 - 4. OPEN PLAY SPACE
 - 5. ROUNDABOUT
 - 6. PLAYGROUND
 - 7. SPLASH PAD
 - 8. TRAIL
 - 9. COMMUNITY GARDEN
 - 10. ORCHARD
 - 11. MEADOW
 - 12. SKATE PARK
 - 13. GYMNASIUM
 - 14. BUILDING ADDITION
 - 15. BANQUET HALL
 - 16. FUTURE USE
 - 17. TRAIL HEAD/EAST COAST GREENWAY

SOUTHSIDE COMMUNITY CENTER
 MASTER PLAN - MAY 4, 2016



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2018 UPDATED MASTER PLAN

Two major decisions have been made by the Parks/ Recreation and Capital Projects divisions over the last year that have caused the need for this master plan to be updated.

1. All of the existing buildings, except for the existing Gym and accessory building to the west are in disrepair and costing the city a great deal of money to maintain and operate in their current condition. There is an increased need to demolish these buildings as soon as possible and update the master plan to reflect the best use of this land.
2. The expense of the pool and related facilities relative to the low demand from the community are difficult to justify and the project budget will no longer support this program element.

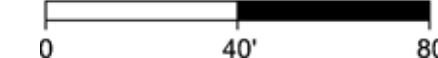
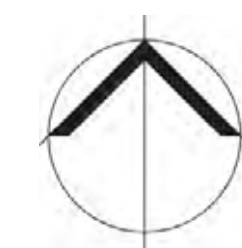


LEGEND

- 1. EX. LIFE-RESIDENCE
- 2. MULTI-PURPOSE FIELD
- 3. EX. SUPPORT FACILITY
- 4. PLAYGROUND
- 5. SOFTBALL FIELD
- 6. ENTRY PLAZA
- 7. DROP-OFF
- 8. SKATEPARK
- 9. BASKETBALL COURT
- 10. COMMUNITY GARDEN
- 11. ORCHARD
- 12. PRACTICE FIELD
- 13. TRAIL/BOARDWALK
- 14. BIO-RETENTION AREA
- 15. OPEN-AIR SHELTER
- 16. TRAILHEAD FOR EAST-COAST GREENWAY

**TOTAL PARKING PROVIDED:
APPROX. 200 SPACES**

SOUTHSIDE COMMUNITY CENTER
2018 UPDATED MASTER PLAN - MAY 17, 2018



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 SKATE PARK - MAY 17, 2018



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