

Whitcomb Community Park

Urban Design Committee Final Review

June 6, 2024 (Revised)

Project for:



DEPARTMENT OF
**PARKS, RECREATION
AND COMMUNITY
FACILITIES**

Project by:



TIMMONS GROUP

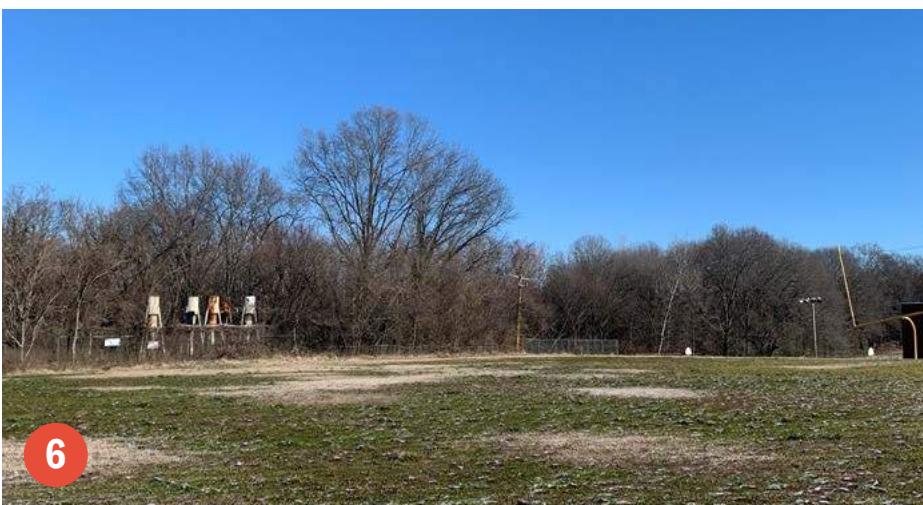
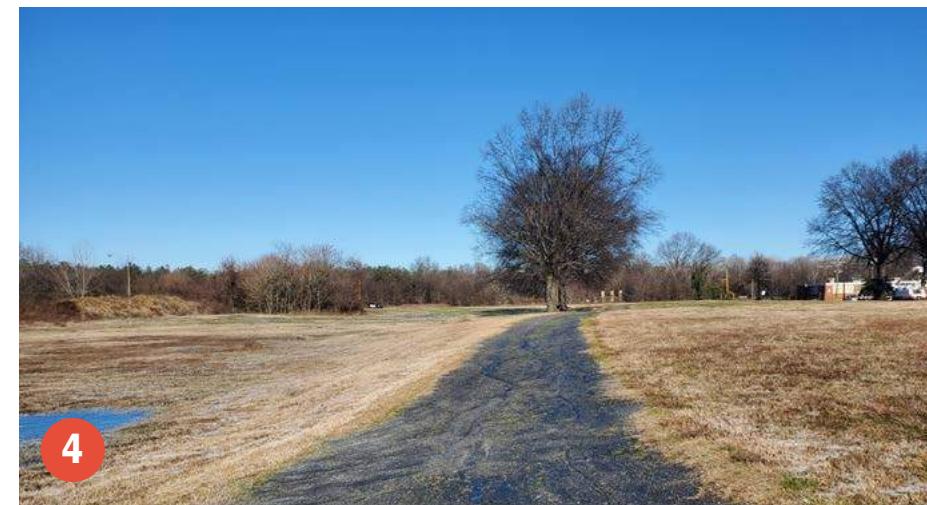
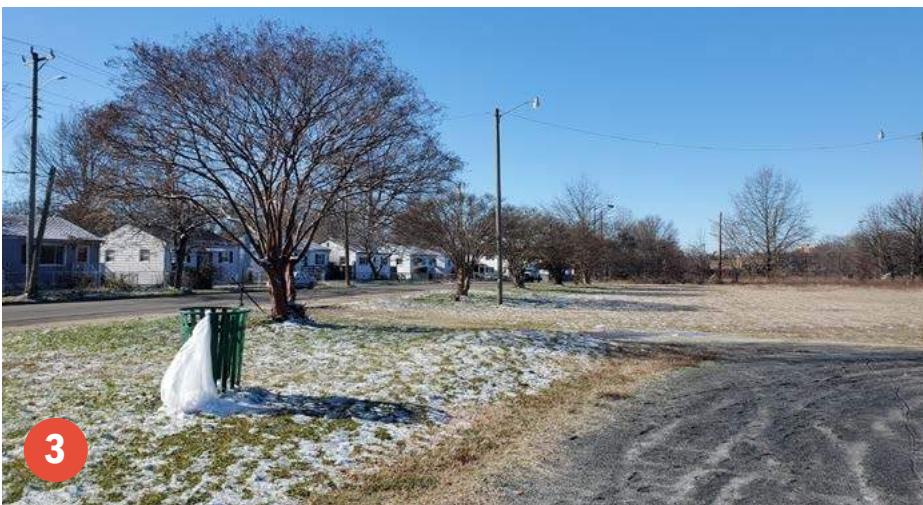
Table of Contents

1	Existing Conditions	03
2	Whitcomb Community Park Plans	05
3	Site Character	09
4	Phase 1 Landscape and Maintenance Plan.....	14
5	Phase 1 Project Schedule.....	19

① Existing Conditions

- Neighborhood Map
- Site Photos

Site Photos



② Whitcomb Community Park Plans

- Preliminary Conceptual Master Plan
- Revised Conceptual Master Plan
- Phase 1 Site Plan

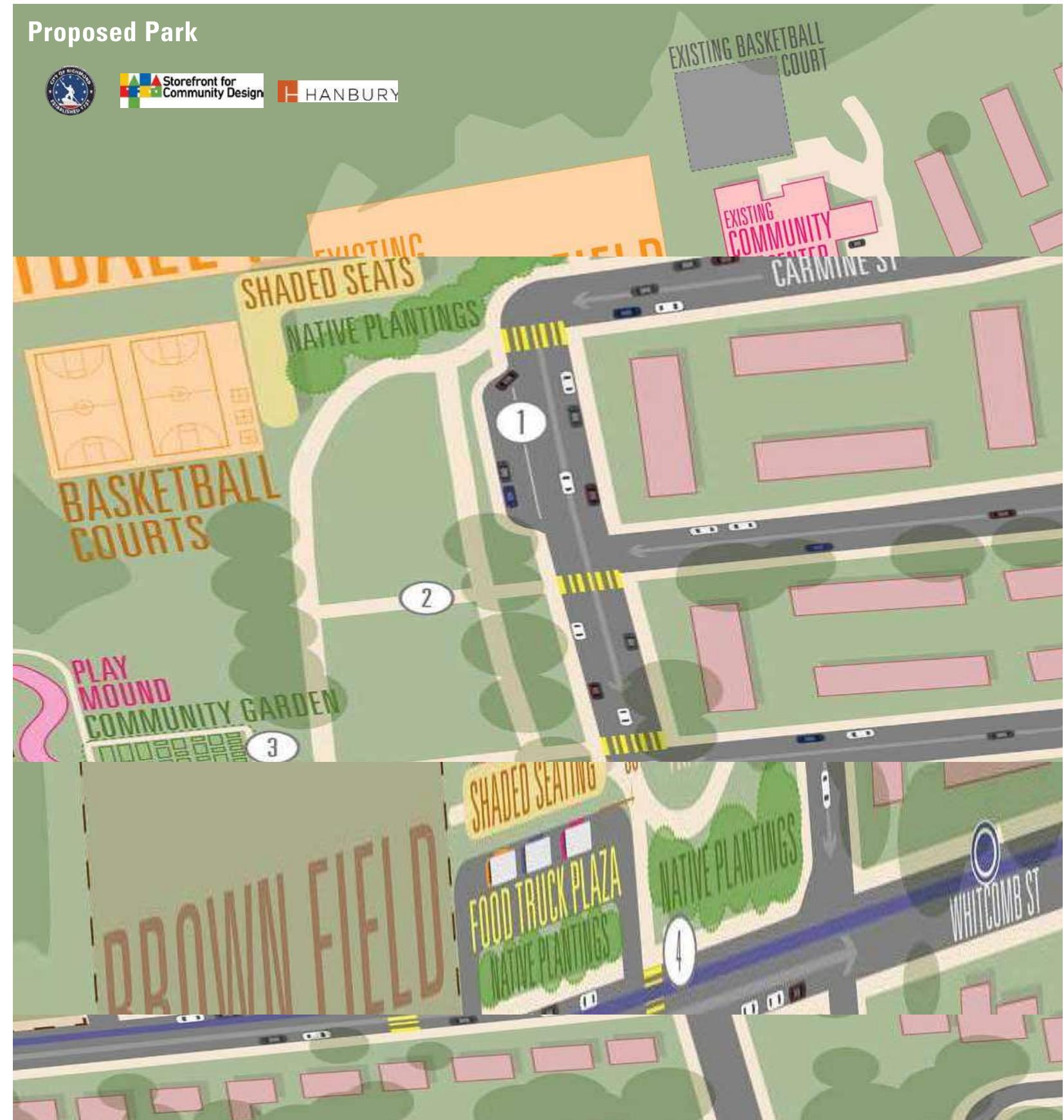
Preliminary Conceptual Master Plan

UP
HS
AND STORAGE SHED
SHIFTER LOCATION



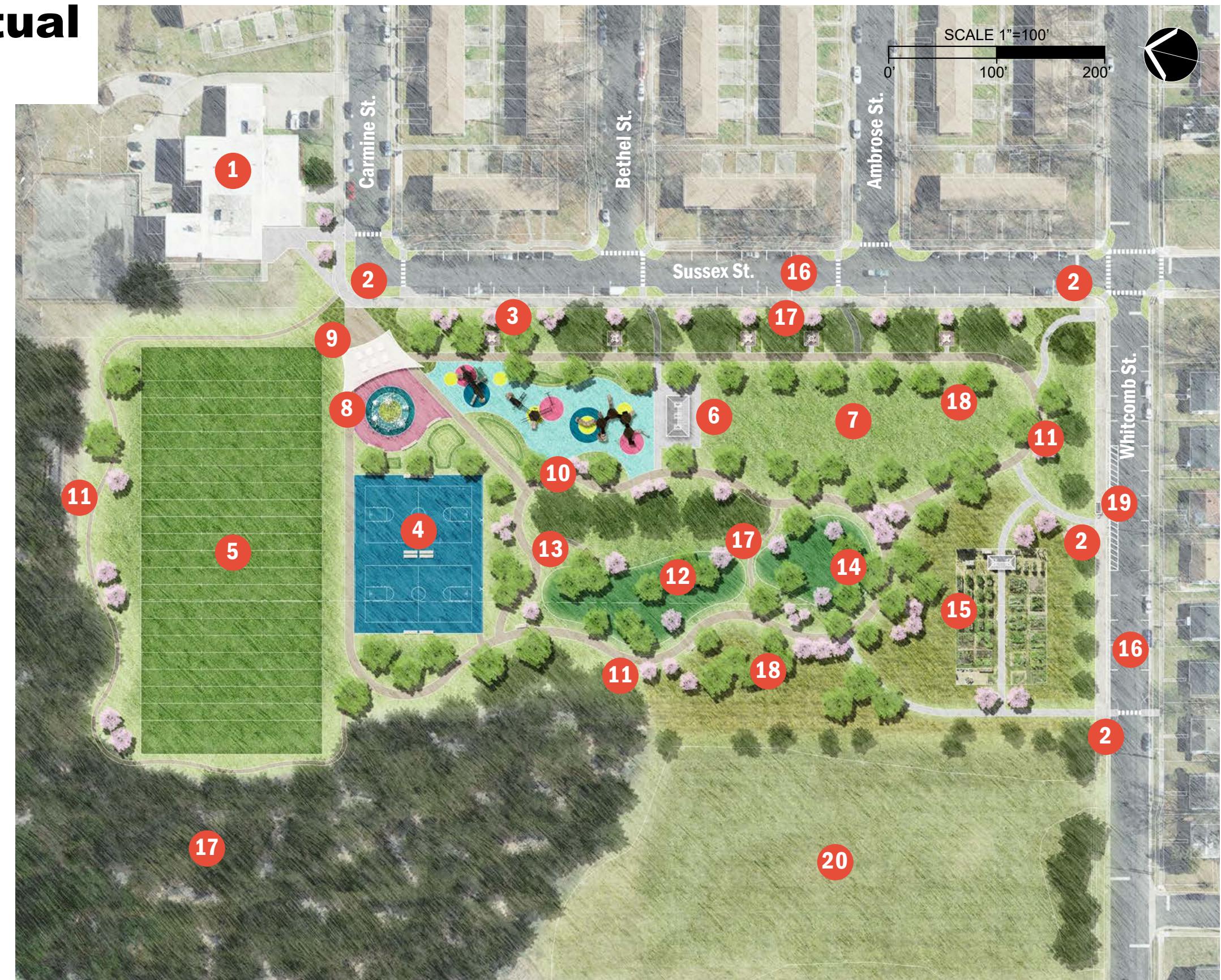
Note: Original Master Plan developed by Storefront for Community Design (SFCD) and Hanbury in fall 2022. The conceptual plan was approved by the Urban Design Committee and the Planning Commission in December 2022. Prior to the conceptual plan development, PRCF, SFCD, and other stakeholders engaged the Whitcomb Court community through surveys and stakeholder meetings to receive feedback to develop the preliminary plan.

Proposed Park



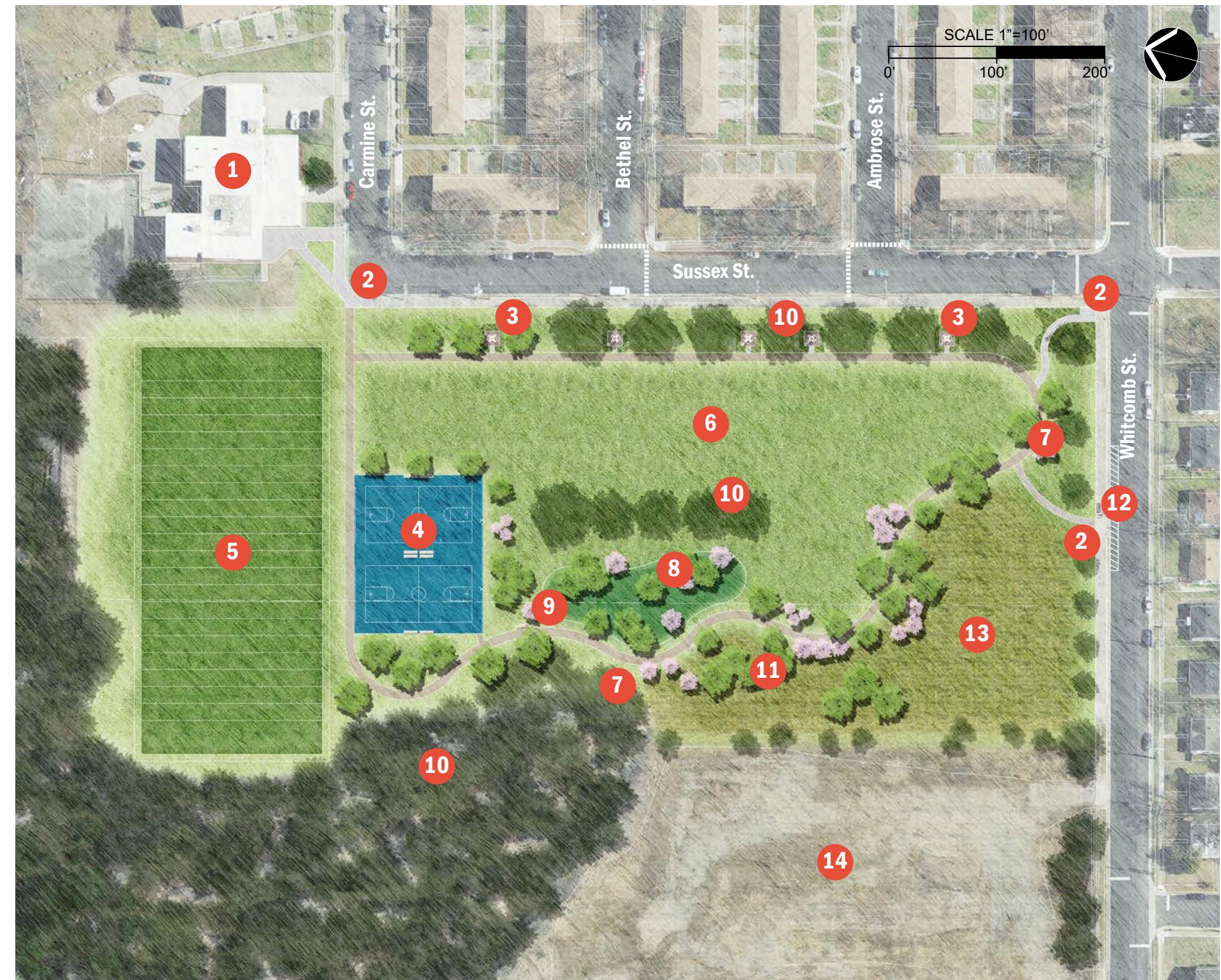
Revised Conceptual Master Plan

- 1 Community Center
- 2 Park Entrance
- 3 Seating Nook
- 4 (2) Basketball Courts w/ Seating
- 5 Football Field
- 6 Picnic Pavilion
- 7 Lawn Area
- 8 Splash Pad w/ Seating
- 9 Shade Structure & Entrance Plaza w/ Seating
- 10 Playground w/ Mounds and Seating
- 11 Multi-Use Trail w/ Permeable Paving
- 12 BMP | Bioretention Area
- 13 Boardwalk Overlook
- 14 Nature Trail
- 15 Community Garden & Small Pavilion
- 16 Street Bump Outs & Parking
- 17 Existing Trees
- 18 Proposed Trees
- 19 Alternate Bus Stop and Shelter per City/GRTC Standards
- 20 Existing Brown Field



Phase 1 Site Plan

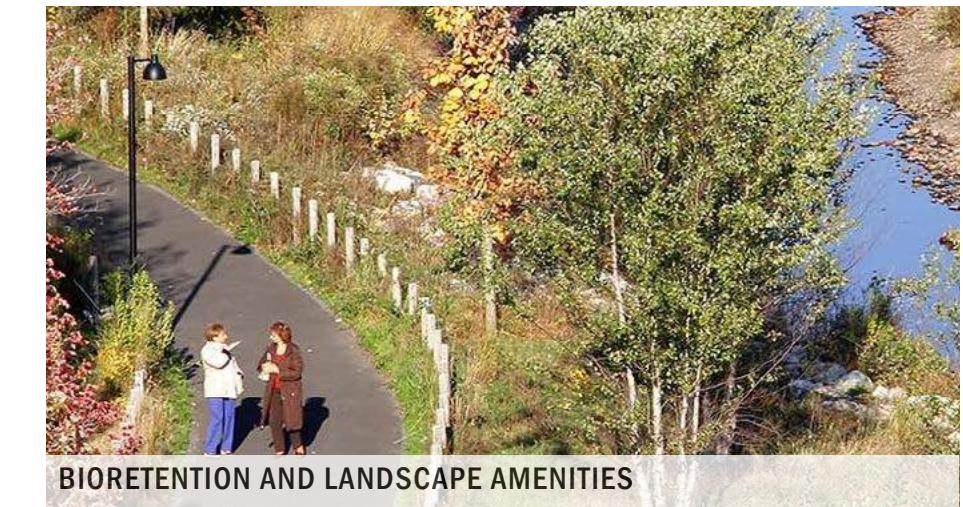
- 1 Community Center
- 2 Park Entrance
- 3 Seating Nook
- 4 (2) Basketball Courts w/ Seating
- 5 Football Field
- 6 Lawn Area
- 7 Multi-Use Trail w/ Permeable Paving
- 8 BMP | Bioretention Area
- 9 Bench Seating at Trail
- 10 Existing Trees
- 11 Proposed Trees
- 12 Alternate Bus Stop and Shelter per City/GRTC Standards
- 13 Phytoremediation Meadow
- 14 Existing Brown Field



3 Site Character

- Conceptual Master Plan
- Park Amenities
- Phase 1 Park Amenities
- Phase 1 Landscape

Conceptual Master Plan Park Amenities



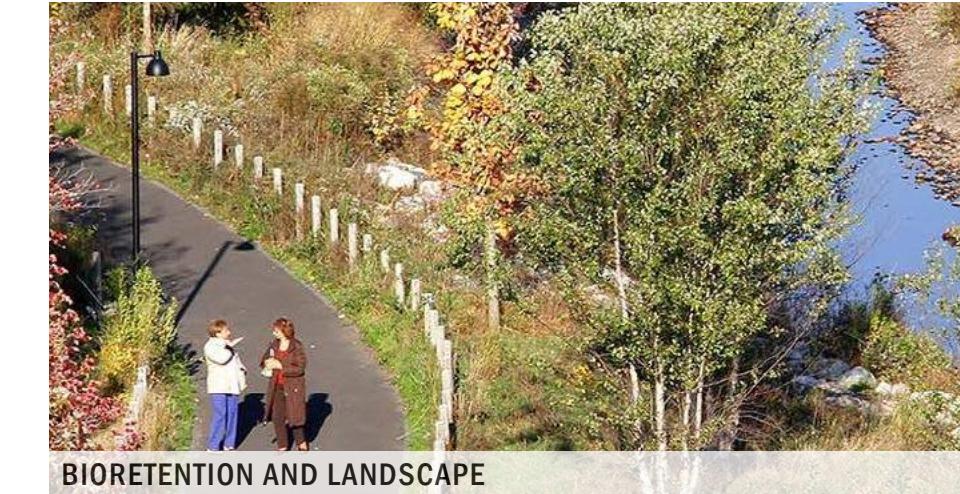
SITE FURNISHINGS AND ARCHITECTURE



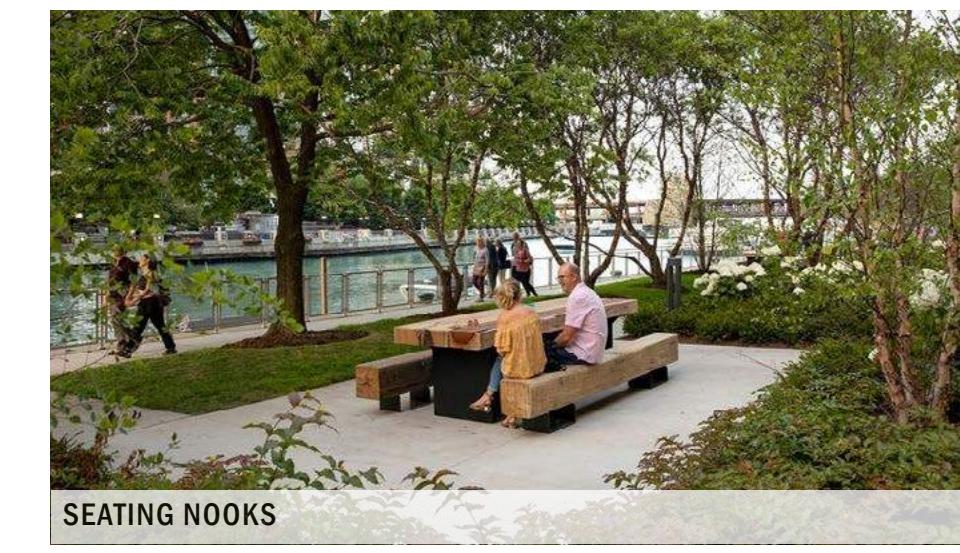
Conceptual Master Plan Park Amenities



Phase 1 Park Amenities



SITE FURNISHINGS



Phase 1 Landscape



BUTTERFLY MILKWEED



LITTLE BLUESTEM



WHITE OAK

TREES



SWEETGUM



WILLOW OAK



NATIVE PLANTINGS

BIORETENTION POND AND MEADOW



MEADOW EDGE



MEADOWSEED MIX

4 Phase 1 Landscape and Maintenance Plan

Phase 1 Landscape Plan



Phase 1 BMP Landscape Plan

PLANT KEY BMP	
CODE	BOTANICAL NAME
ORNAMENTAL TREES	
PRU WIL	PRUNUS SEROTINA
DECIDUOUS TREES	
BET HRC	BETULA NIGRA 'DURA HEAT'
TAX DIS	TAXODIUM DISTICHUM
SHRUBS	
ARO VIK	ARONIA MELANOCARPA 'VIKING'
ILE JIM	ILEX VERTICILLATA 'JIM DANDY'
ILE RED	ILEX VERTICILLATA 'RED SPRITE'
GROUND COVERS	
ASC TUB	ASCLEPIAS TUBEROSA
CAR STR	CAREX STRICTA
ERA SPE	ERAGROSTIS SPECTABILIS
IRI VIR	IRIS VIRGINICA
SCH STA	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'

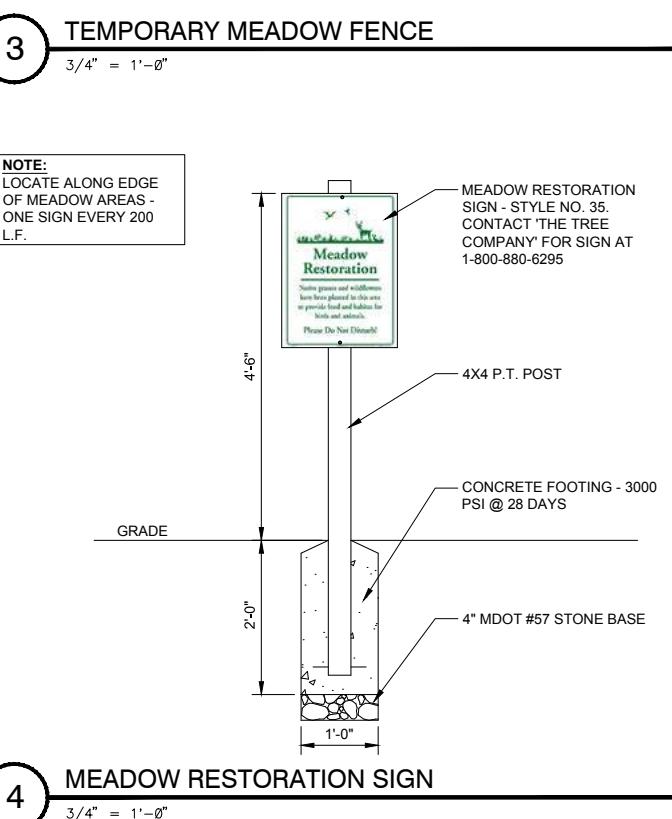
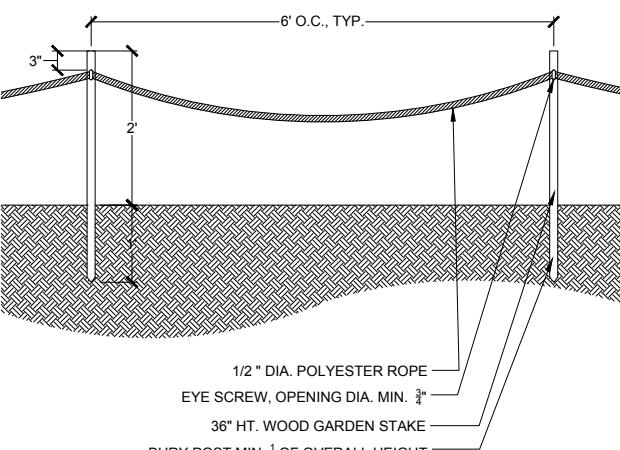
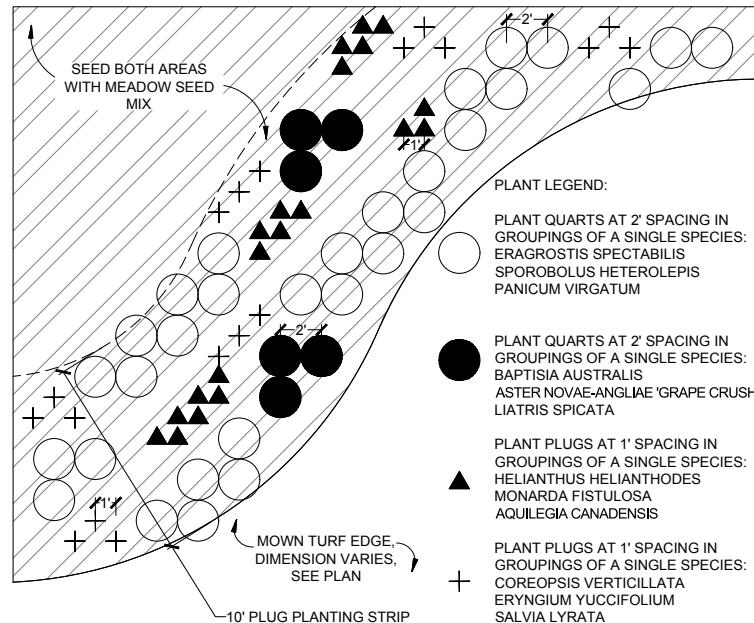
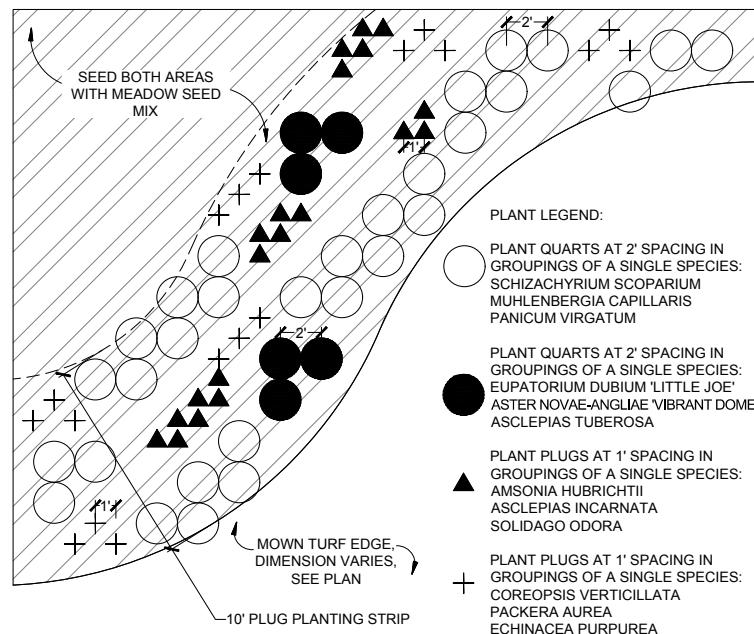
Landscape Notes:

All disturbed areas to be seeded with turf unless otherwise noted.

Final plant selections subject to change based on plant availability. The general quantities, tree and planting bed locations, and character will strive to reflect what is represented in the UDC submission.



Phase 1 Landscape Meadow Notes and Details



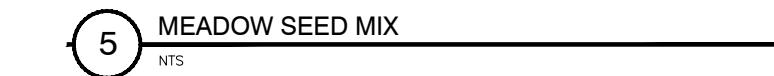
ERNST SEEDS
8884 Mercer Pike
Meadville, PA 16355
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: January 16, 2024

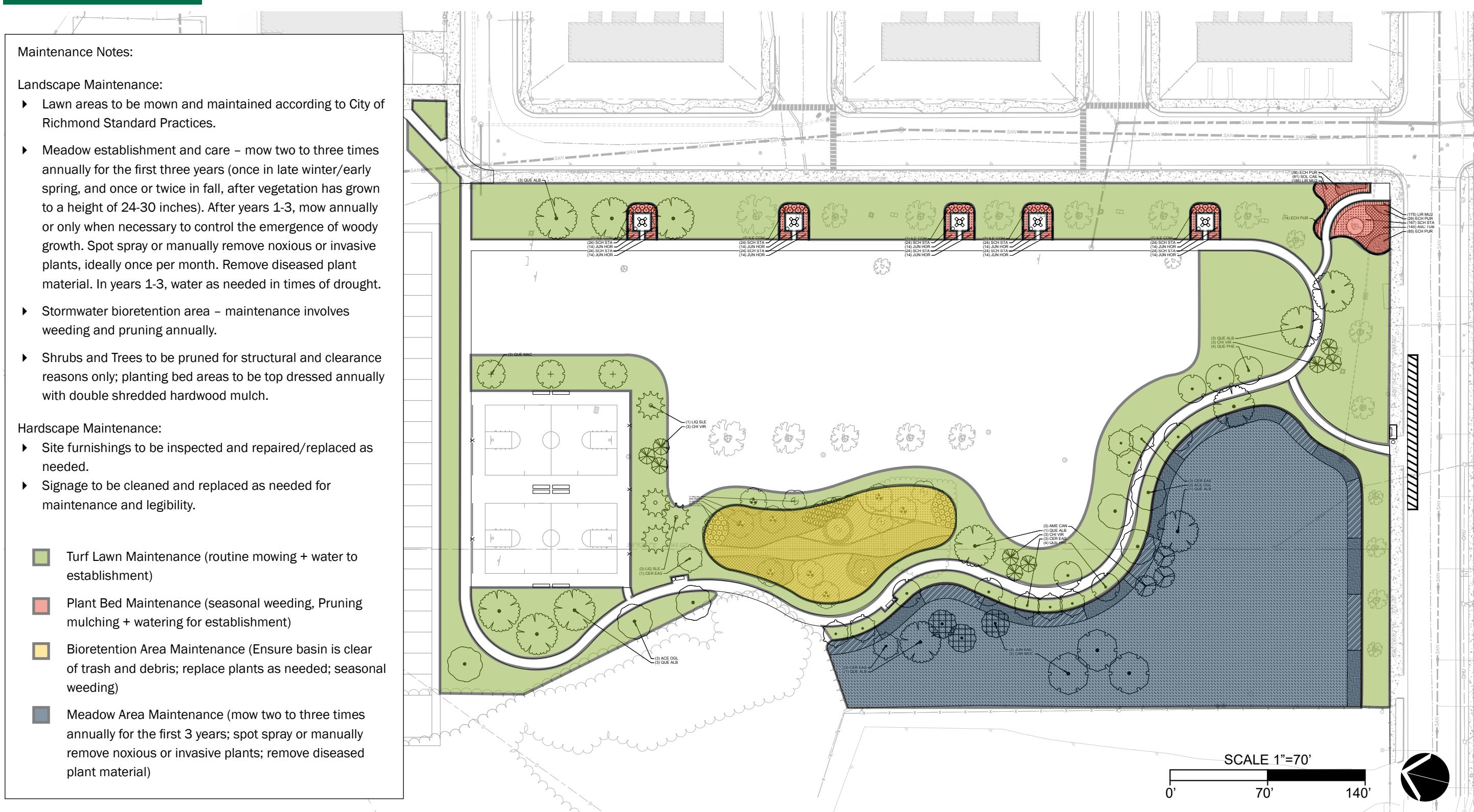
Showy Northeast Native Wildflower & Grass Mix - ERNMX-153

Botanical Name	Common Name	Price/Lb
27.90% <i>Schizachyrium scoparium</i> , Fort Indiantown Gap-PA Ecotype	Little Bluestem, Fort Indiantown Gap-PA Ecotype	14.58
20.00% <i>Elymus virginicus</i> , Madison-NY Ecotype	Virginia Wildrye, Madison-NY Ecotype	10.42
11.20% <i>Bouteloua curtipendula</i> , Butte	Sideoats Grama, Butte	24.99
10.70% <i>Echinacea purpurea</i>	Purple Coneflower	43.20
4.00% <i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	28.80
4.00% <i>Rudbeckia hirta</i>	Blackleaf Susan	31.20
2.80% <i>Penstemon digitalis</i> , PA Ecotype	Tall White Beardtongue, PA Ecotype	168.00
2.70% <i>Helopsis helianthoides</i> , PA Ecotype	Oxeye Sunflower, PA Ecotype	33.60
2.60% <i>Asclepias tuberosa</i> Seed, PA Ecotype	Butterfly Milkweed Seed, PA Ecotype	312.00
2.00% <i>Zizia aurea</i> , PA Ecotype	Golden Alexander, PA Ecotype	72.00
1.30% <i>Chamaecrista fasciata</i> , PA Ecotype	Partridge Pea, PA Ecotype	12.00
1.20% <i>Liatris spicata</i>	Marsh Blazing Star	252.00
1.00% <i>Aster oblongifolius</i> , PA Ecotype	Aromatic Aster, PA Ecotype	336.00
1.00% <i>Baptisia australis</i> , Southern WV Ecotype	Blue False Indigo, Southern WV Ecotype	96.00
1.00% <i>Lespedeza capitata</i> , RI Ecotype	Roundleaf Lespedeza, RI Ecotype	115.20
1.00% <i>Lespedeza virginica</i> , VA Ecotype	Slender Lespedeza, VA Ecotype	216.00
0.80% <i>Eragrostis spectabilis</i> , RI Ecotype	Purple Lovegrass, RI Ecotype	192.00
0.80% <i>Rudbeckia triloba</i> , WV Ecotype	Brown-eyed Susan, WV Ecotype	57.60
0.80% <i>Senna hebecarpa</i> , VA & WV Ecotype	Wild Senna, VA & WV Ecotype	28.80
0.60% <i>Aster pilosus</i> , NY Ecotype	Smooth Blue Aster, NY Ecotype	336.00
0.40% <i>Aster laevis</i> , PA Ecotype	Heath Aster, PA Ecotype	264.00
0.40% <i>Monarda fistulosa</i> , Fort Indiantown Gap-PA Ecotype	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	96.00
0.40% <i>Senna marilandica</i>	Maryland Senna	28.80
0.40% <i>Solidago nemoralis</i> , PA Ecotype	Gray Goldenrod, PA Ecotype	264.00
0.20% <i>Penstemon hirsutus</i>	Hairy Beardtongue	480.00
0.20% <i>Pycnanthemum incanum</i> , MD Ecotype	Hoary Mountainmint, MD Ecotype	432.00
0.20% <i>Solidago bicolor</i> , PA Ecotype	White Goldenrod, PA Ecotype	240.00
0.20% <i>Solidago juncea</i> , PA Ecotype	Early Goldenrod, PA Ecotype	336.00
0.20% <i>Tradescantia ohione</i> , PA Ecotype	Ohio Spiderwort, PA Ecotype	252.00

Mix Price/Lb Bulk: \$52.28

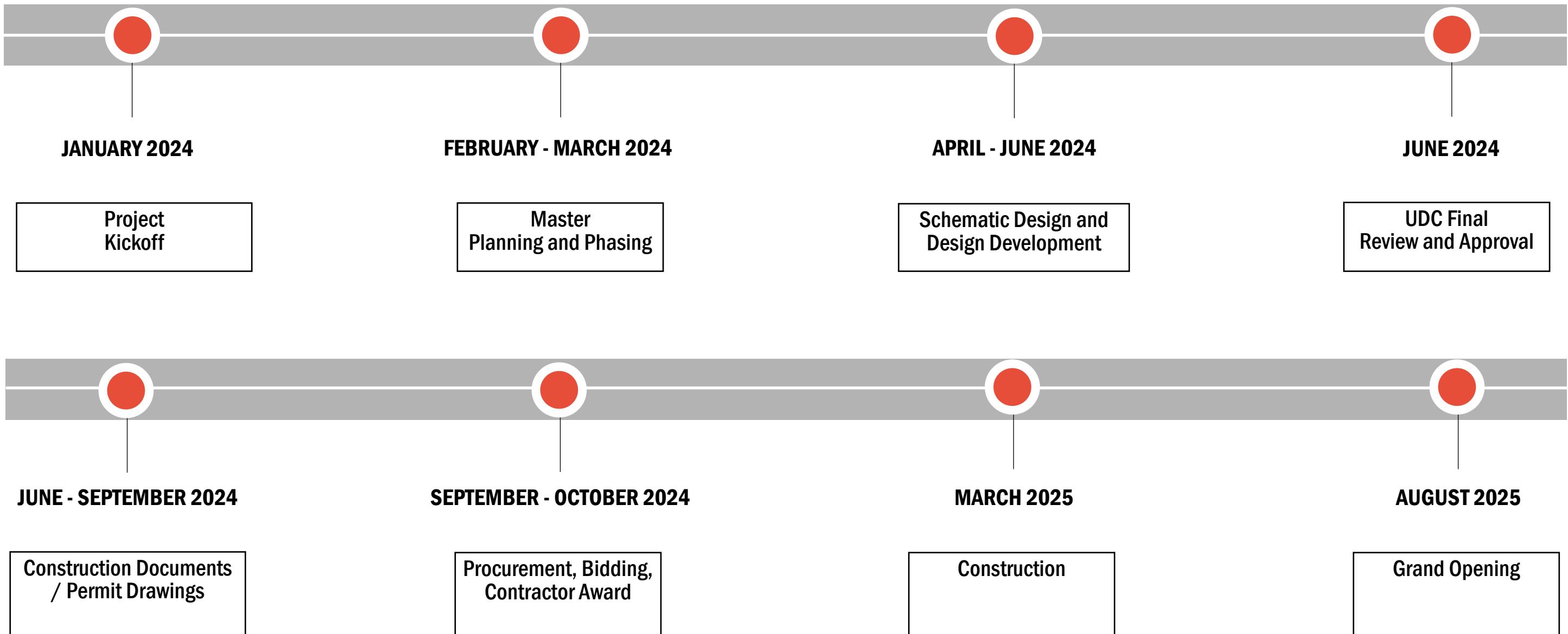


Phase 1 Maintenance Plan



5 Phase 1 Project Schedule

Phase 1 Project Schedule



SCHEDULE NOTES:

Construction schedule is dependent on the project receiving sufficient funds for Phase 1 development. The UDC will be updated and notified of any schedule variance if impacted by funding efforts.