



TRANSYLVANIA
— COUNTY —
NORTH CAROLINA

Silvermont Park

Master Plan

Brevard, Transylvania County, NC



sitework
STUDIOS

LANDSCAPE ARCHITECTURE

352 Depot Street | Suite 120 | Asheville, NC
28801

Stakeholder Input

May 22, 2018

Friends of Silvermont

Senior Center

Master Gardeners

Historical Society



SILVERMONT PARK - Master Plan

Brevard, Transylvania County, NC

Not To Scale
PRELIMINARY SITE ANALYSIS

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STUDIOS
May 10, 2018

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STUDIOS

Public Meeting

May 31, 2018



A EXISTING BUILDINGS

- IMPROVE OVERALL HANDICAPPED ACCESSIBILITY.
- RESTROOM BUILDING NEEDS IMPROVED SIGNAGE AND INTERIOR RENOVATION
- INADEQUATE STORAGE FACILITIES FOR SITE MAINTENANCE EQUIPMENT.
- AREAS AROUND THE MANSION HAVE DEVELOPED AN 'INSTITUTIONAL' FEEL OVER TIME. OPPORTUNITY EXISTS TO ENHANCE ENTRANCES AND PLANTINGS TO RESPOND BETTER TO THE ARCHITECTURE AND TRANQUIL PARK SETTING.

B EXISTING SPORTS COURTS

- TENNIS COURTS**
 - VISUAL SIGNS OF COURT SURFACE CRACKING AND SUBSURFACE FAILURE. COURTS ARE REPORTEDLY CONSTRUCTED ON UNSUITABLE SOILS AND FURTHER MOVEMENT AND CRACKING IS EXPECTED.
 - LONG-TERM VIABILITY OF THE COURTS WITHOUT EXTENSIVE SOIL REMOVAL AND REPLACEMENT IS QUESTIONABLE.
 - LIGHTING CURRENTLY BEING REPAIRED.
 - COURTS ARE POPULAR AND USED REGULARLY. THE PARKS MASTER PLAN SUGGESTS 5 ADDITIONAL TENNIS COURTS.

BASKETBALL COURTS

- COURTS ARE CURRENTLY PLACED IN THE CRITICAL FOREGROUND OF THE MANSION.
- COURTS DO GET USED, BUT NOT EXTENSIVELY, ESPECIALLY ALL FOUR.
- LIGHTS ARE INOPERABLE.
- OPPORTUNITY EXISTS TO RELOCATE COURTS TO AN ACTIVE RECREATION FACILITY (LOCATION TO BE DETERMINED) WITH COMPLIMENTARY USES AND FACILITIES.

C EXISTING CIRCULATION PARKING

- INADEQUATE PARK AND WAYFINDING SIGNAGE. VEHICULAR ACCESS IS CONFUSING THROUGHOUT THE SITE.
- DRIVEWAYS ADJACENT TO PLAYGROUND AND FRONT OF MANSION CREATE POTENTIALLY UNSAFE SITUATIONS.
- PRIMARY PARKING LOT HAS A DEAD-END THAT CAN PROVE CHALLENGING.
- INADEQUATE 'BACK OF HOUSE' SERVICE AREAS.
- PARK IS LIMITED TO ONE VEHICULAR ENTRANCE/EXIT.
- INADEQUATE PEDESTRIAN ENTRANCES TO THE PARK. NO ACCESSIBLE PEDESTRIAN ENTRANCE.
- OVERALL PEDESTRIAN CIRCULATION PATTERN NEEDS IMPROVEMENT.
- THE 'WALK OF TIME' WALKING TRAIL OFFERS A VERY BENEFICIAL WALKING LOOP AND INTERPRETIVE FEATURES.



D PLAYGROUND

- NEWER, ENGAGING PLAY EQUIPMENT LOCATED IN NATURALLY SHADED AREA.
- EXISTING UNSAFE CONDITION EXISTS WITH CLOSE PROXIMITY TO NARROW DRIVEWAY.
- OPPORTUNITY EXISTS TO ENHANCE CREATIVE PLAY ELEMENTS AND INCREASE PLAY AREA.

E MASTER GARDENER'S DEMONSTRATION GARDENS

- PROVIDES LEARNING OPPORTUNITIES FOR PARK VISITORS AND ARE WELL-MAINTAINED.
- NEED EXISTS FOR ADDITIONAL TOOL STORAGE.
- CURRENT DESIGN DOES NOT RELATE WELL TO THE HISTORIC HOME AND PROPERTY.

F SOUTHERN WOODED AREA

- SHADED, NATURAL AREA OFFERS OPPORTUNITIES FOR ADDITIONAL CREATIVE PLAY ELEMENTS.
- EXISTING RAIN GARDEN COULD BE ENHANCED TO MITIGATE STORMWATER ISSUES AND ALSO PROVIDE ADDITIONAL INTERPRETIVE OPPORTUNITIES.
- OPPORTUNITY EXISTS FOR ADDITIONAL PICNIC AREAS AND ENHANCEMENTS TO THE PAVILION. 59% OF RESPONDENTS TO PARK MASTER PLAN SURVEY CITED A DESIRE FOR MORE SMALL FAMILY PICNIC AREAS.
- NATIVE WOODLAND GARDEN AREA LACKS APPROPRIATE SCALE AND INTEREST.

G NORTHERN WOODED AREA

- AREA LACKS ADEQUATE STORMWATER INFRASTRUCTURE. GRAVEL WALKING PATH SHOWING SIGNS OF SIGNIFICANT EROSION.
- SECONDARY TRAIL IS IN POOR CONDITION.
- DENSE PLANTINGS CREATE SAFETY CONCERNS.
- STEEP TOPOGRAPHY AND SIGNIFICANT TREES LIMIT AMOUNT OF GRADING/DEVELOPMENT IN THIS AREA.

H PARK ACCESS & PUBLIC TRANSPORTATION

- PARK ACCESS CURRENTLY FUNCTIONS MORE AS A PRIVATE HOME THAN A NEIGHBORHOOD PARK.
- OPPORTUNITY EXISTS TO ENHANCE PARK IDENTITY AT THE STREET, CREATE WELCOMING PEDESTRIAN ENTRANCES, AND ENCOURAGE RESIDENTS TO ACCESS BY FOOT RATHER THAN CAR.

Not To Scale

SITE ANALYSIS - CONSTRAINTS AND OPPORTUNITIES

SILVERMONT PARK - SITE ANALYSIS

Brevard, Transylvania County, NC

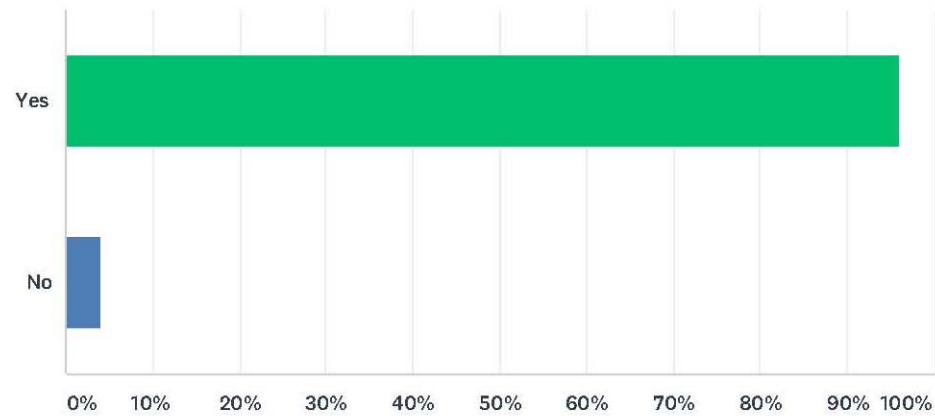
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STUDIOS
MAY 31, 2018

Public Survey

12 Questions
330 Responses

Q1 Are you a resident of Transylvania County?

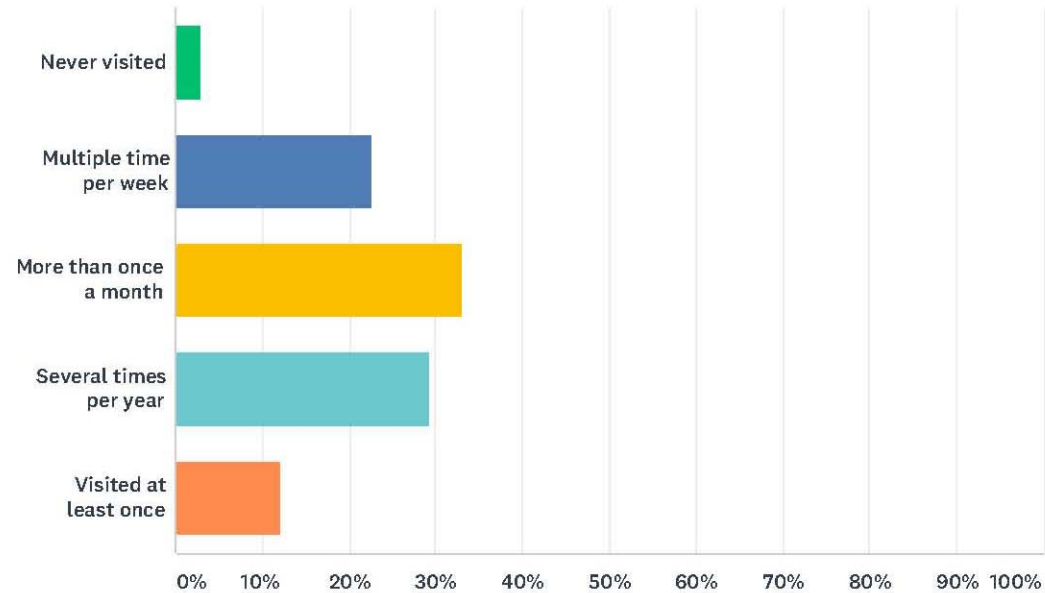
Answered: 331 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	96.07%	318
No	3.93%	13
TOTAL		331

Q2 How many times have you visited Silvermont Park within the last 12 months?

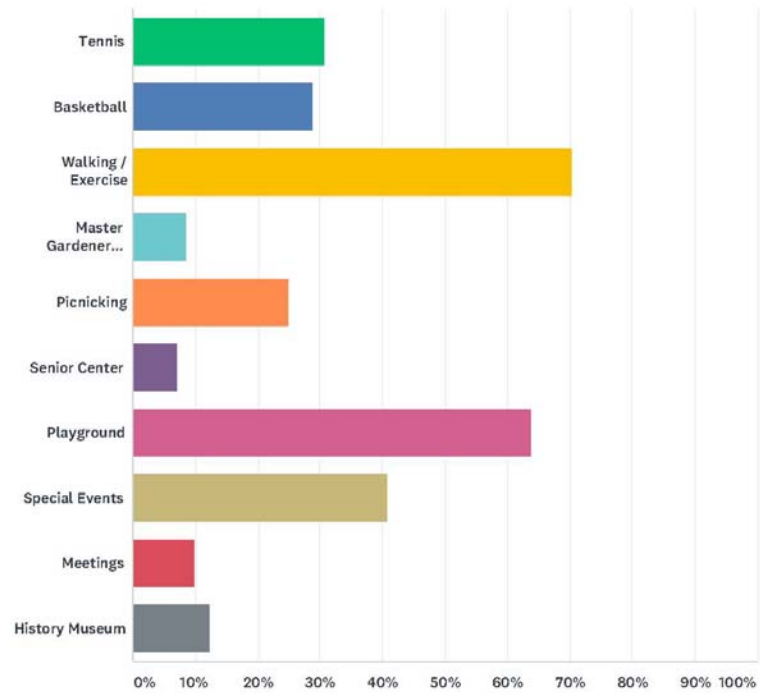
Answered: 332 Skipped: 0



ANSWER CHOICES	RESPONSES	
Never visited	3.01%	10
Multiple time per week	22.59%	75
More than once a month	33.13%	110
Several times per year	29.22%	97
Visited at least once	12.05%	40
TOTAL		332

Q3 What activities bring you to Silvermont?

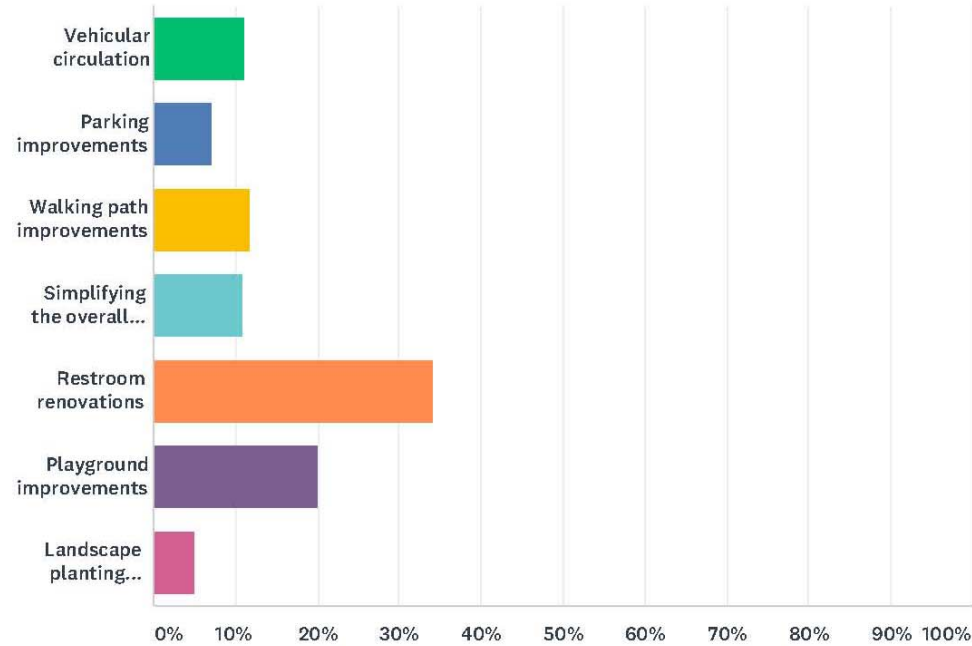
Answered: 326 Skipped: 6



ANSWER CHOICES	RESPONSES	
Tennis	30.67%	100
Basketball	28.83%	94
Walking / Exercise	70.25%	229
Master Gardener Activities	8.59%	28
Picnicking	24.85%	81
Senior Center	7.06%	23
Playground	63.80%	208
Special Events	40.80%	133
Meetings	9.82%	32
History Museum	12.27%	40
Total Respondents: 326		

Q4 What improvement do you feel is most important at the existing park?

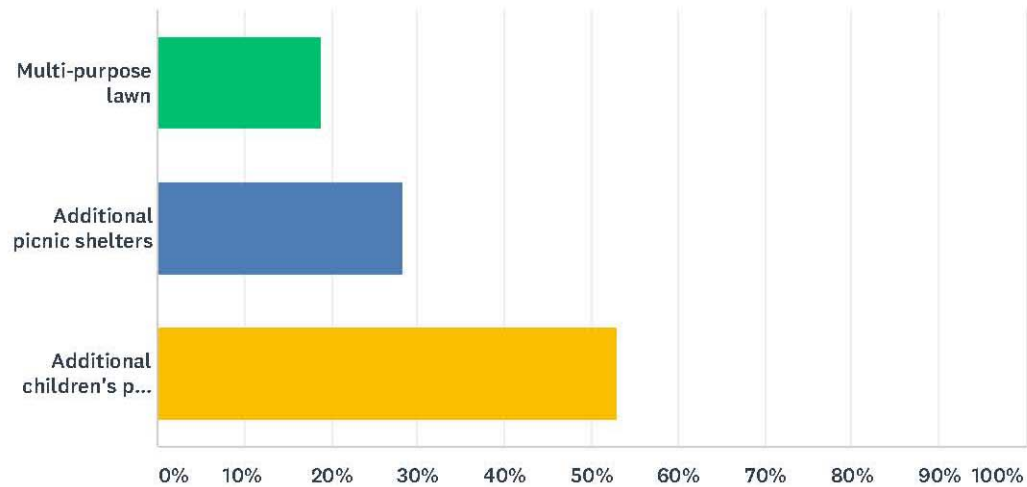
Answered: 323 Skipped: 9



ANSWER CHOICES	RESPONSES	
Vehicular circulation	11.15%	36
Parking improvements	7.12%	23
Walking path improvements	11.76%	38
Simplifying the overall park design	10.84%	35
Restroom renovations	34.06%	110
Playground improvements	20.12%	65
Landscape planting enhancements	4.95%	16
TOTAL		323

Q5 What feature would you most like to see added?

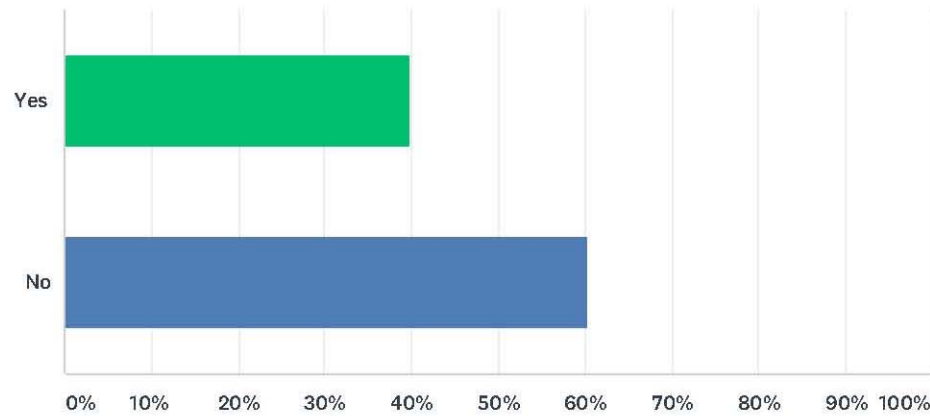
Answered: 276 Skipped: 56



ANSWER CHOICES	RESPONSES	
Multi-purpose lawn	18.84%	52
Additional picnic shelters	28.26%	78
Additional children's play opportunities	52.90%	146
TOTAL		276

Q6 Do you live within walking distance of Silvermont Park?

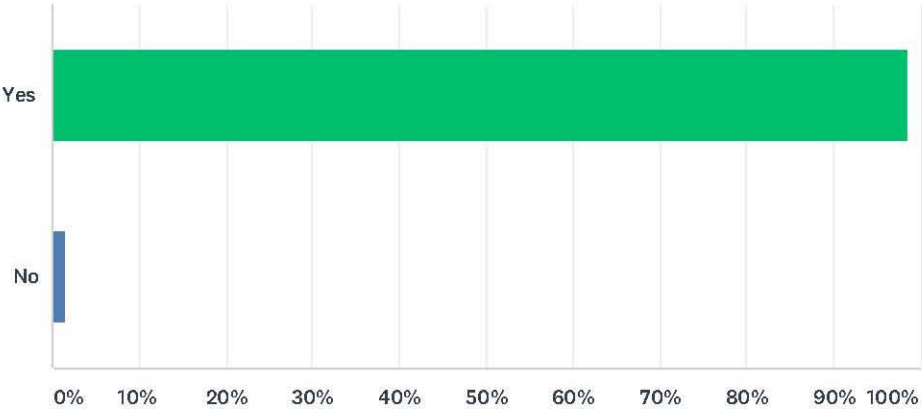
Answered: 330 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	39.70%	131
No	60.30%	199
TOTAL		330

Q7 Do you feel safe inside the park?

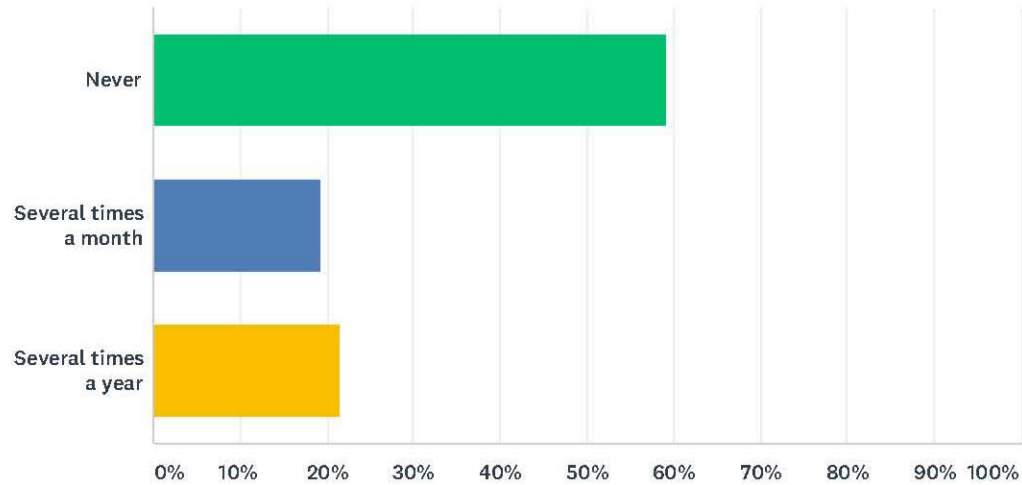
Answered: 330 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	98.48%	325
No	1.52%	5
TOTAL		330

Q8 How often do you or a family member play tennis at Silvermont?

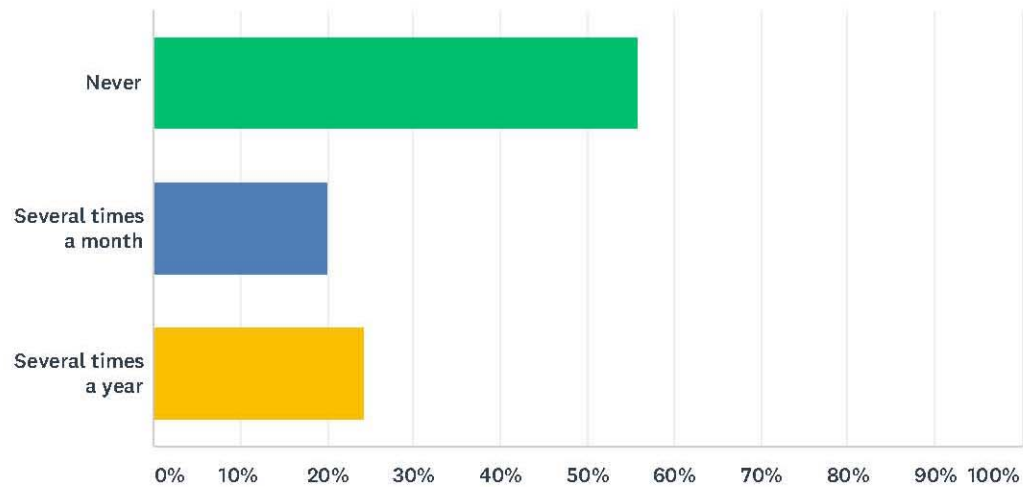
Answered: 331 Skipped: 1



ANSWER CHOICES	RESPONSES	
Never	59.21%	196
Several times a month	19.34%	64
Several times a year	21.45%	71
TOTAL		331

Q9 How often do you or a family member play basketball at Silvermont?

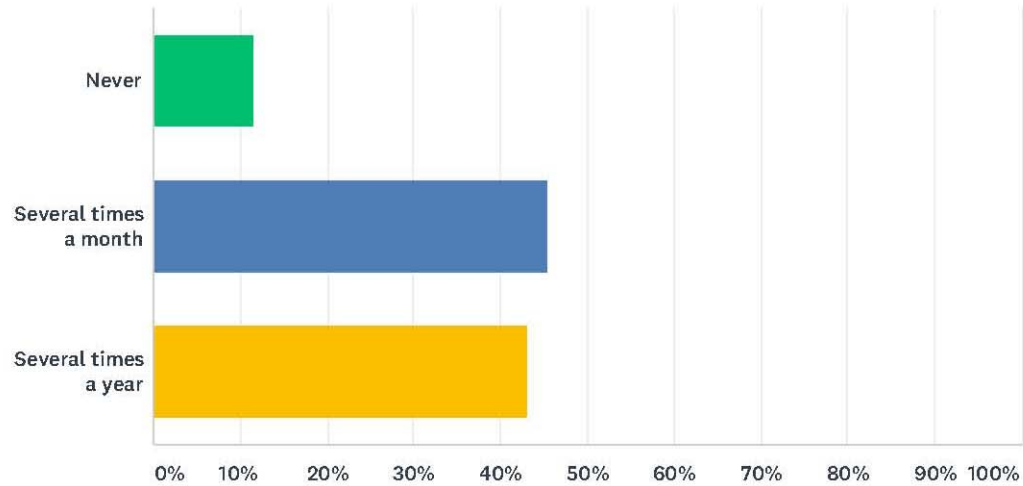
Answered: 330 Skipped: 2



ANSWER CHOICES	RESPONSES	
Never	55.76%	184
Several times a month	20.00%	66
Several times a year	24.24%	80
TOTAL		330

Q10 How often do you or a family member walk the trails at Silvermont?

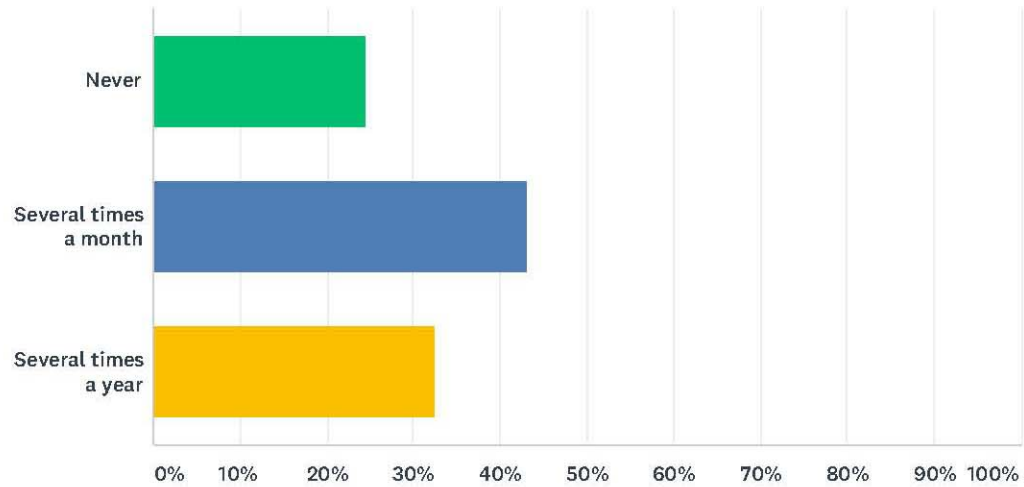
Answered: 330 Skipped: 2



ANSWER CHOICES	RESPONSES	
Never	11.52%	38
Several times a month	45.45%	150
Several times a year	43.03%	142
TOTAL		330

Q11 How often do you or a family member visit the playground at Silvermont?

Answered: 330 Skipped: 2



ANSWER CHOICES	RESPONSES	
Never	24.55%	81
Several times a month	43.03%	142
Several times a year	32.42%	107
TOTAL		330

Q12 Do you have any additional comments or thoughts about how to improve Silvermont Park?

Answered: 173 Skipped: 159

1. People love this park!
2. Restrooms- existing conditions
3. Splash Park
4. Additional Children's Play opportunities
5. Pedestrian Access
6. Lack of Public Meeting Space
7. Concerns regarding vehicular and pedestrian safety
8. Walking Trail upgrades
9. Desire for open lawn / passive recreation opportunities
10. Challenges with the tennis courts (maintenance)
11. Basketball- perhaps one 1/2 court
12. No mention of Master Gardener's raised beds

Conceptual Plan

- (A)** SILVERMONT
- (B)** CARRIAGE HOUSE/ PUBLIC RESTROOM
- (C)** PICNIC SHELTER
- (D)** ENHANCED VEHICULAR ENTRANCE & EXIT
- (E)** PRIMARY PARKING
- (F)** OPEN LAWN, MULTI-USE EVENTS SPACE
- (G)** OPEN LAWN, MULTI-USE EVENTS SPACE, PASSIVE RECREATION
- (H)** CHILDREN'S ACTIVE PLAY AREA
- (I)** ACTIVE FAMILY RECREATION
- (J)** FORMAL GARDENS, EVENTS

- (K)** PROTECTED WOODED AREA
- (L)** NEW PARKING
- (M)** HOUSE PARKING & EVENT STAGE AREA
- (N)** ROUNDABOUT
- (O)** PRIMARY PEDESTRIAN ENTRY (ACCESSIBLE)
- (P)** SECONDARY PEDESTRIAN ACCESS
- (Q)** STORM WATER FEATURE
- (R)** WALKING TRAIL LOOP



SILVERMONT PARK - Master Plan

Brevard, Transylvania County, NC

1" = 40' - 0"
 CONCEPTUAL DESIGN

sitework
 STUDIOS
 JUNE 18, 2018