

Poe Mill Village

a.LINE.ments

clemson's public outreach studio



Thank you to the Greenville County Redevelopment Authority for providing this opportunity for Clemson students to participate in this wonderful project. We strive to inspire our students by working with communities that are looking for new and innovative ways to plan their environments. We hope that the ideas presented here will also provide inspiration for the people of Poe Mill Village as they work to achieve their vision for a happy, healthy, thriving community.

WIN! WIN! WIN!

Landscape architecture students partner with a community to reinvigorate their neighborhood.

Like many communities, the Poe Mill village is struggling in the aftermath of losing its economic engine. What had once been 11 acres of energy at the heart of the neighborhood is now piles of rubble covered with weeds and garbage—a blight that makes it difficult to maintain pride in one's community but also creates issues related to safety and security. However, the village has many of the components that make for great places to live. It has a network of streets and sidewalks that promote walking and neighborly interaction. It is close to downtown Greenville, has access to public transportation, has charming houses, and is only a short hop to the Swamp Rabbit Trail. The community deals with issues: a lack of access to open space, abandoned and deteriorating structures, crime, and lack of easy access to daily services like grocery stores. Students in the Community Design Studio were challenged to explore these issues and look for opportunities to revitalize this once proud neighborhood.

Working with the Greenville Redevelopment Authority and the Poe Mill Neighborhood Association, students conducted a door-to-door survey, held a series of public meetings and work sessions to identify a vision for a park that would become the new heartbeat of the community. Each student proposed a design that embodied the community's priorities—places for active play or a quiet walk in the woods, places for family picnics or community festivals, places to celebrate the rich history of the textile industry. With feedback from the community, graduate students in the a.LINE.ments Studio created a design proposal that will be used as inspiration for the new park.



The existing Poe Mill site is being used as ad hoc skate park, prompted by the local community.

Students also took a close look at the existing neighborhood and made recommendations to improve walkability and pedestrian experience. Traffic calming devices, street trees, improved parking, sidewalks and crosswalks were suggestions to enhance the streetscape and improve safety. New gateway designs were proposed that would contribute to a sense of community identity. Additionally, students identified opportunities to integrate a variety of new housing types that would improve the fabric of the community.

WIN! Clemson students had the wonderful experience of working with a neighborhood to help them articulate a vision for their community. They explored the complex issues that communities face and learned how design can play a role in solving these issues. They learned about their responsibilities as designers to be good citizens. And, they learned how the design process can be a catalyst for community change.

WIN! The Poe Mill community has a vision, a plan, and a renewed sense of community purpose. Efforts are under way to make improvements that will help improve issues related to safety and security; block parties are being held and public art projects are in the works.

WIN! The Greenville County Redevelopment Authority has a plan for the park that embodies the community's priorities. They will use the master plan to begin the process of garnering partnerships that will bring the community improvements to fruition.

We offer our sincere gratitude to the Greenville Redevelopment Authority for this opportunity. Caption: Amongst the rubble of the mill, local skateboarders appropriated a space for a skate park. The cleared space, built jumps and spent lots of time on the site. The neighborhood residents welcomed the activity. Those efforts were part of the impetus for the new park, the center piece of which will be a skate facility to make the region proud.

ACKNOWLEDGEMENTS

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Community Design Studio Fall 2010

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Graduate Students

Virginia Bailey

Vineet Date

Elise Holmberg

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James Ray

VIRGINIA BAILEY

Vision Statement

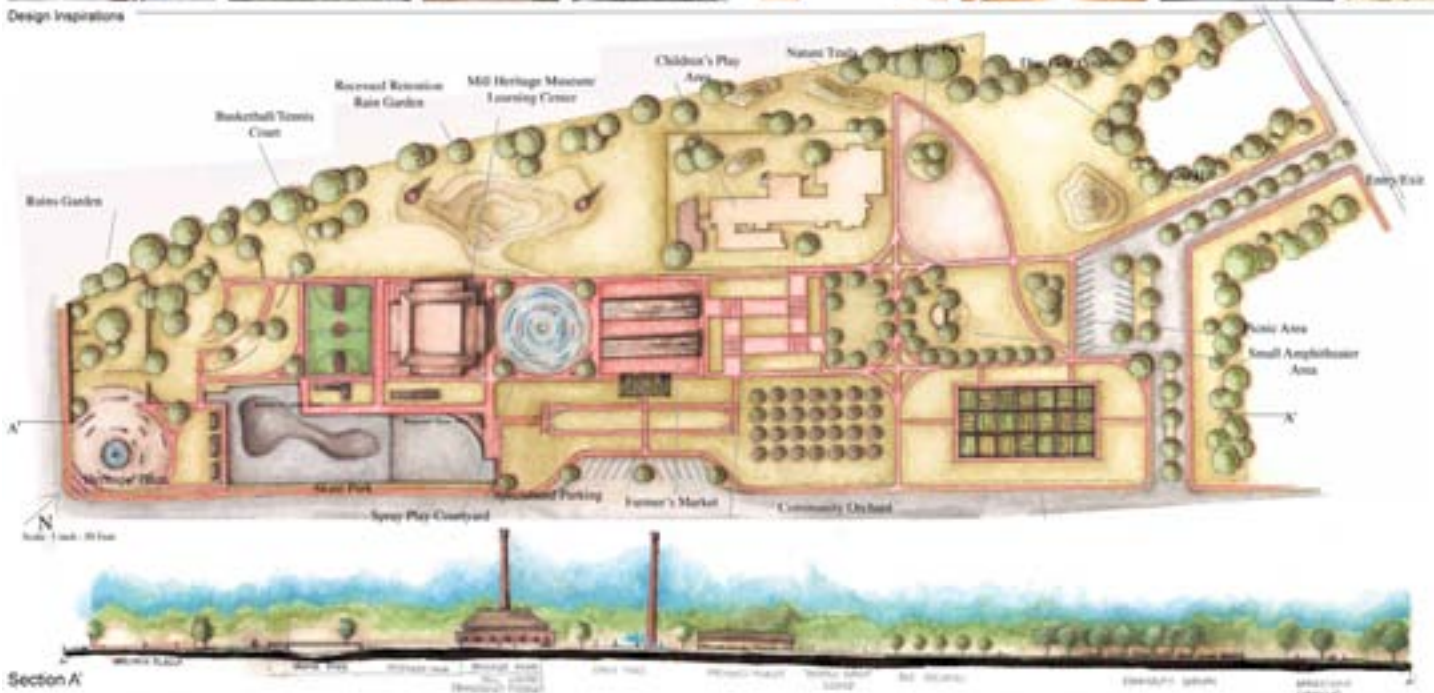
The Poe Mill Village should be a community where members can learn about their heritage and pass on this knowledge to future generations. It is also meant to be a sanctuary for the community and provide a safe place for the youth of the community to play and learn. Many homes within the Poe Mill Neighborhood are falling into disrepair.

This unsettling state, accompanied with a high rent turn-over, fuels the crippling cycle of neglect of the houses. With the current real estate market in turmoil, careful planning must be done throughout the community to help stabilize the neighborhood for those who call Poe Mill “home.” My revitalization plan begins with the construction of Poe Mill Park.

Poe Mill Park masterplan.



Design Inspirations



Examples of the different styles of homes that can be used as infill to replace deteriorating homes.



Principles

The design principles behind my approach to infill for Poe Mill Village focus on a minimalistic approach. It is not meant to recreate the community, just to add to what is already existing. The houses chosen for replacing the deteriorating homes are ones that would blend in with the existing architecture of the historic mill village.

Another principle involved with the infill design is providing a range of affordable housing. A variety of housing options for people in different life stages will add diversity to the Neighborhood.

The infill design is not meant to drive housing prices up so that the current residents cannot afford to live there anymore. Making modern changes and updating the existing homes so that they are functioning within the community is a critical need. Homes that are deteriorating need to be stabilized or replaced.

Along with additional housing, adding traffic calming devices and street trees will provide improved aesthetic character to the community and increase safety throughout the community for pedestrians and cyclists.

The various types of road surface treatments to help calm traffic.





Examples of “green streets” community

| Development Summary | | |
|------------------------------|----------|------------|
| Single Family Detached (SFD) | 9 | |
| Single Family Attached (SFA) | 69 | |
| Total new units | 78 | |
| Open space (gross) | 25 acres | |
| | 20% | total site |





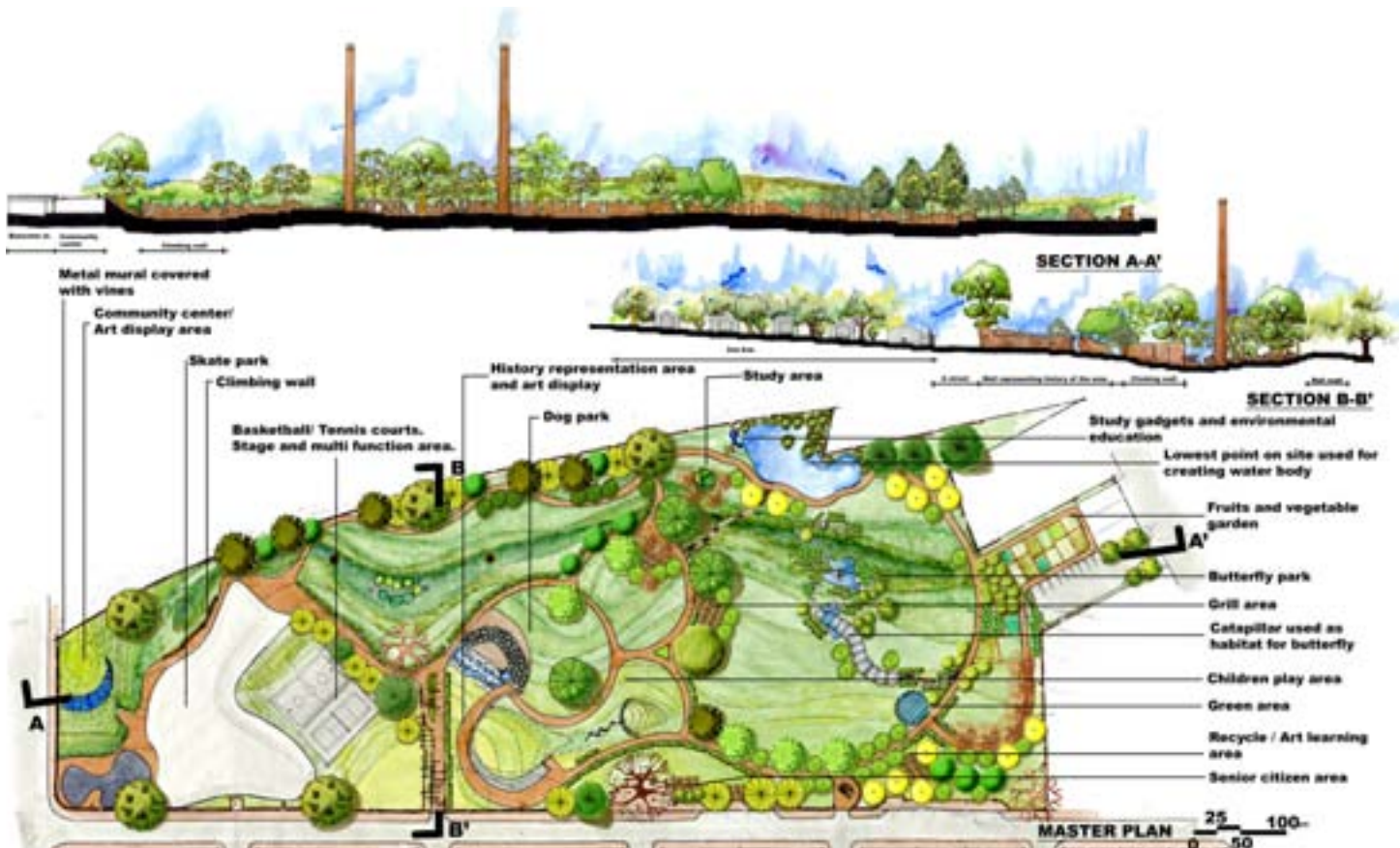
Students exploring the old Poe Mill site.

VINEET DATE

Vision Statement

Poe Mill was one of the significant mills of the textile crescent of South Carolina. The Poe Mill community was once a thriving community, but due to decline of the mill industry the community also saw a decline. The project aims to return the Poe Mill the

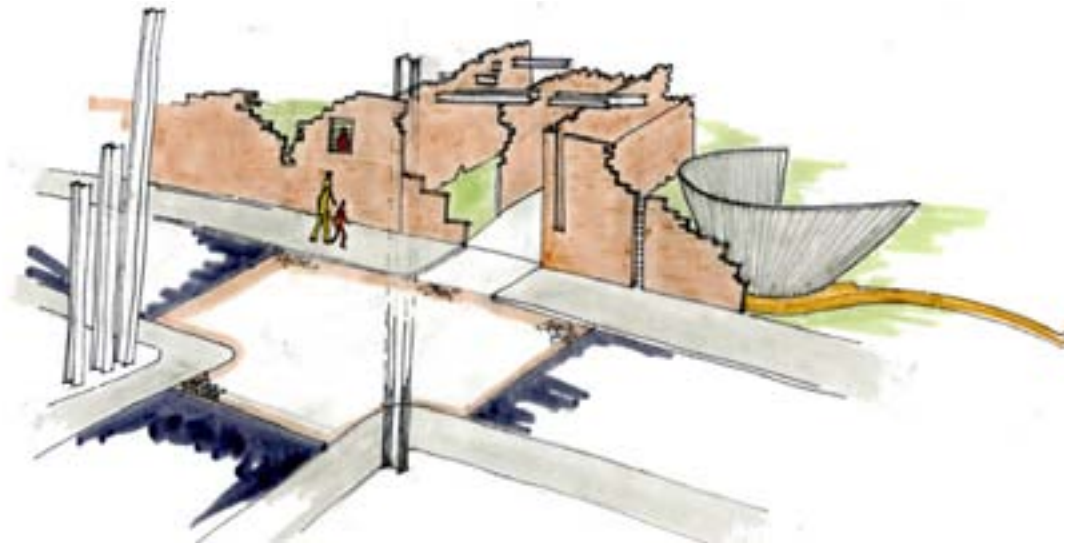
glory it has lost. The factory site, once the nucleus of the community, now lies in ruins. The only standing structures on site are the iconic double smokestacks. The redevelopment focuses around the Poe Mill Park, to be created from the mill site.



The Smokestacks stand nearly 150' - 200' tall and are the only twin stacks in South Carolina.



Recalling the significant history of the site materials left from the old mill--bricks, concrete, and stone--will be used in a garden entry to the park.



Children's play area and a structure in a Caterpillar form which will house habitat for butterflies.



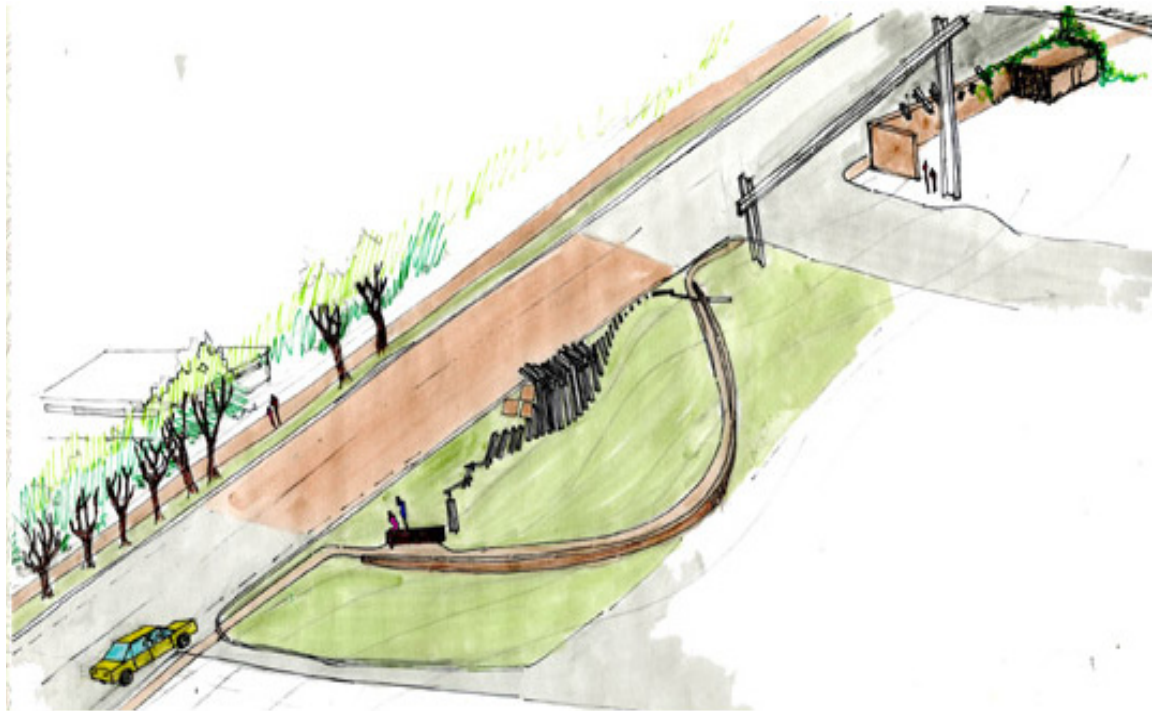
Redevelopment Strategies

I evaluated transportation connections; looking closely at the Buncombe Street and A Street junction. Buncombe Street has possibilities of connections to the Swamp Rabbit Trail and to downtown Greenville. I also recommended a bus stop to facilitate easy bus commutes for residents of the Poe Mill neighborhood. The gateway to the community at the junction of Buncombe Street and A Street was critical as it is one of the most travelled roads in the Greenville area. The materials used for the gateway reflected the industrial past of the

region. The gateway structure then merged into a sculpture which could be part of the existing bridge.



Map showing connectivity of Buncombe Street.



View showing bus stop and gateway at Buncombe Street and A Street junction.

Development Summary

| | |
|------------------------------|-------------|
| Single Family Detached (SFD) | 00 |
| Single Family Attached (SFA) | 20 |
| Townhomes (TH) | 19 |
| Duplexes (DPX) | 50 |
| Multifamily (MF) units | 24 |
| Total new units | 113 |
| Open space (gross) | 10.5 acres |
| | 17.20% |
| | of cres61 a |



The third phase involved dealing with the built fabric of the community. The infill project was aimed to increase the density and provide amenities along with residential facilities. This phase also aimed at making the community pedestrian friendly and employing traffic calming measures to deter drivers from speeding on streets within the community.



KEY FOR TYPOLOGIES

- APARTMENTS
- ROW HOUSE
- MIXED USES
- SEMI DETACHED
- PARKS

Masterplan showing infill and park proposal.



*Masterplan including
park proposal and
infill development.*



Students presenting their designs in a class critique.

ELISE HOLMBERG HERRON**Vision Statement**

Poe Mill is a historic community with a strong connection to Greenville as well as its mill heritage. As a result, the designs for the park, gateway, and proposed infill redevelopment have focused on enhancing quality of life for its residents while paying tribute to its historical significance.

Master plan for the proposed park located on the parcel where the mill and several other buildings stood before they burned in 2003.





Masterplan for Poe Mill showing park design, gateway enhancements, and infill opportunities.

Park Design

Influences

The history of the Mill and textile industry influenced the design of the park. The fabric of the community is interwoven with the mill site. In an effort to convey this connection of the community and site as well as its history, threads connect the park to the neighborhood and overlap creating the framework that defines each of the spaces within the park.

Program

The main programmatic element of the space, the skate park, is divided into three areas based on skater abilities. General zones are defined for the beginner, intermediate, and advanced skater. Each area of the skate park has surrounding spaces that allow for viewing and supervision. Upon completion, Super Skate will be the premier skate

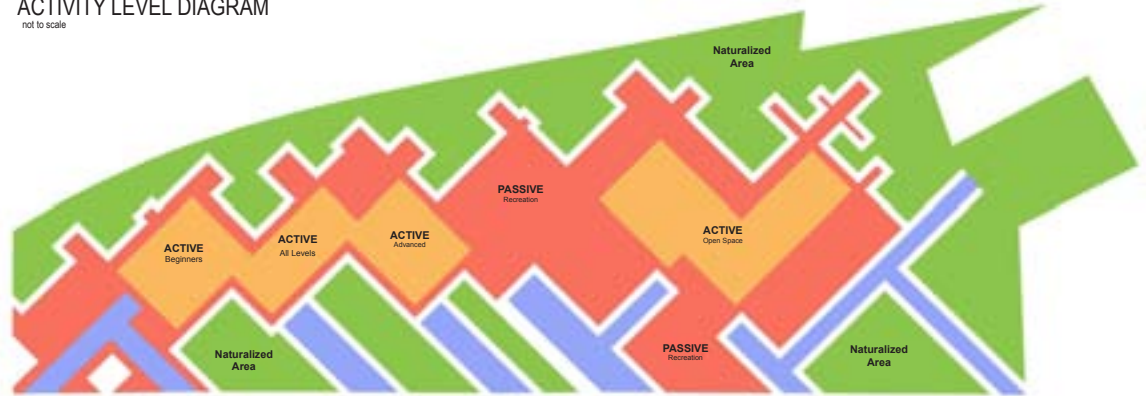
park destination in the state as well as the region. In addition to the skate park, the park contains several walking trails and open recreational fields that can accommodate a multitude of uses.

Design Goals

The objective of the park design is to create an interactive and vibrant urban park for both visitors and nearby residents. The park demonstrates environmental stewardship with elements throughout that promote recycling, biking, and walking. In addition to these elements, the park is planted with native plantings that require less water, and maintenance. Stormwater is captured and/or re-used on-site for irrigation.

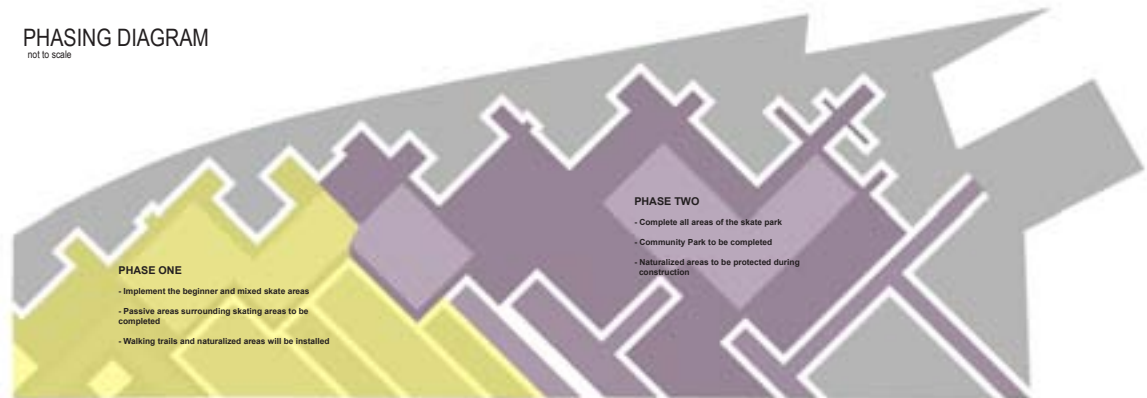
ACTIVITY LEVEL DIAGRAM

not to scale



PHASING DIAGRAM

not to scale



Designed to be installed in stages, the skate park takes priority over the passive areas of the park.



*Images of inspiration:
materials, plant selections,
and equipment that could
be used with the design.*





Located all over the world, woonerfs are an effective marriage of walkability and traffic control.



A Street with proposed woonerf pattern

Streetscape Design

Woonerf: A different kind of streetscape blurring the boundary between street and sidewalk, woonerfs combine innovative paving, landscaping and other urban designs to allow for the integration of multiple

functions in a single street, so that pedestrians, cyclists and children playing share the road with slow-moving cars.

A Street has several qualities that lend itself perfectly to a woonerf design. The street is not a main artery for vehicles, so slow moving traffic will not disrupt usual driving patterns. The street is wide and runs adjacently to the long side of the park allowing for multiple points of entry to the park. With the addition of the park in the near future, parking

will be needed. A woonerf allows for seamlessly integrated parking areas that are attractive when in use or not. In addition to these attributes, the woonerf serves to tie the future park to the neighborhood by smoothing the transition from residential blocks to community park effortlessly.



View of A Street before



View of A Street after
This image depicts the multi-functional use of the roadway.



View of A Street before



View of A Street after
This image depicts the mature canopy of trees shading the parking spaces and path ways along the woonerf.

Transformation sketches of the open roadway to a shady and multi-functional space.



View of Hammett Street before



View of A Street after
This image depicts the colorfully lit gateway entrance.



A Street transformed into a pedestrian and vehicle friendly “woonerf”.



Identified as a gateway, the intersection of the railroad overpass and Hammett Street, would become a lighted portal welcoming residents and visitors to the community of Poe Mill.

Infill Redevelopment Design

In this plan, the main framework and road pattern remained the same to maintain continuity and preserve historical context. As a result, vacant lots

would either be used for single family homes or pocket parks. Two areas were selected for multi-family townhomes and senior residences.





Development Summary

Overall Existing Density 3.78 du/acre

Proposed Density 4.51 du/acre

Units Added:

Single Family homes
21 new homes

Multi-family: Senior Patio Homes
36 new units

Multi-family: Townhouses
44 new units

New Infrastructure:

Roadways and Sidewalks have been extended into new areas of development to connect to existing infrastructure.

Land Use Percentages of Poe Mill:

| | |
|-----------------------------|-----|
| Single familyF | 45% |
| Multi-family: Patio Homes | 4% |
| Multi-family: Townhomes | 4% |
| Parks/Civic | 4% |
| Roadways and Infrastructure | 43% |



Site used for ad hoc skatepark.

SUSANNAH HORTON

Vision Statement

The underpass at Hammett Street has the potential to create a distinctive introduction to the Poe Mill neighborhood and foster a sense of pride for its inhabitants. This gateway, called the Mood Tunnel, will be such a memorable experience that people will come back time and again, and Poe Mill will be a must see spot in Greenville. Imagine what residents will say when people are buzzing about the Mood Tunnel. They'll probably announce with pride, "That's my neighborhood."

In addition to the Mood Tunnel, Poe Mill has numerous other possibilities for unique experiences. The A Street woonerf, or living street, will let cars, bikes and pedestrians coexist along the roadway. Each will have equal importance. Lined with trees, this brick paved road is designed to slow cars down. The redesign of A Street makes it an extension of the park, and integrates the neighborhood into the park and the park into the neighborhood.



The streetscape solution includes a living street, or woonerf, along A Street complete with new street trees and brick paving. This not only creates an inviting space, but helps to slow down traffic.



Principles

With a mixture of housing types, the neighborhood revitalization plan is designed to keep the diversity found in Poe Mill today. Diversity, connections and interaction are keys to creating a great neighborhood. Poe Mill has all three, but needs the infrastructure in order to foster each. With a large park, a school, and tot lots throughout, the proposed Poe Mill neighborhood plan can reverse the neighborhood's decline.

The central feature of this Poe Mill revitalization plan is a new 300 student elementary school. Poe Mill neighborhood is uniquely situated to become a model for other areas. A school within walking distance makes small contributions to many problems. Walking to school is great exercise for parents and students alike. The vibrancy that it could lend to the street and the neighborhood shouldn't be overlooked.

By introducing a complementary but updated architectural style, Poe Mill village will attract a wider

array of residents, increasing its diversity. Currently, Poe Mill village consists of single family homes, but the proposed infill offers alternatives including apartments, mid-rise condos, mixed-use residential, along with detached town homes, patio homes and auxiliary units for extended family. This extensive offering of different housing typologies can provide options for any stage of life.

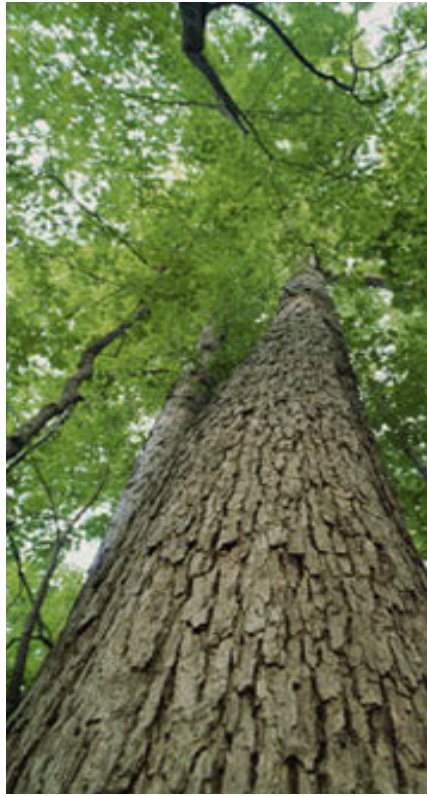


*Example architectural styles
for infill redevelopment*



Large oaks can provide cool shade during the hot South Carolina summer.

Grasses create softer textures and require less irrigation.



Street style skating in a designated skate plaza will provide challenges for a variety of abilities and also be a great place for viewing.



Goals

Diversity:

Multiple housing types will make living affordable and desirable for many socioeconomic levels.

Walkability:

Sidewalks along the street, tot lots throughout, and the proposed elementary school will all encourage walking.

Pathways:

Decomposed granite and stained concrete will provide durability and consistency.

Community:

A new community center with a glass front will be visible, bold, unique, and iconic.

Planting:

The vegetation will focus on simplicity, texture, and shade.

Relaxation:

Comfortable furniture will provide clean and simple relaxation options.

Development Summary

Overall Existing Density 4.1 du/acre

Proposed Density 7 du/acre

Breakdown of Proposed New Housing Types
Multifamily

36 Apartment Homes
108 Mid-Rise Condominiums
9 Mixed-Use Residential

Single Family (Attached and Detached)
23 Townhomes (SFA)
29 Patio Homes (SFD)
7 Auxiliary Units
7 Single Family

New Infrastructure
Sidewalks on changed blocks

Breakdown of Neighborhood
47.9 % Residential Housing
9.3% Civic (schools and churches)
15.5% Open Space
27.3% Streetscape



View of the iconic smokestacks.

JAMES RAY

Vision Statement

My vision for the Poe Mill community is to bring unity to the neighborhood by highlighting the existing elements that define the neighborhood. By using the rich historic elements of the mill, in conjunction with the site's present functions, the design should connect the community on multiple levels.



Poe Mill Park masterplan.



Phase One

Phase one concentrates on the main heart of the park. These design elements are essential to the park and it's identity. They stand as a gateway to continue into the neighborhood.



Phase Two

Phase two's elements play on the idea of self reflection. It incorporates areas of rest for viewing, reflection of what the site was historically and areas of self improvement.

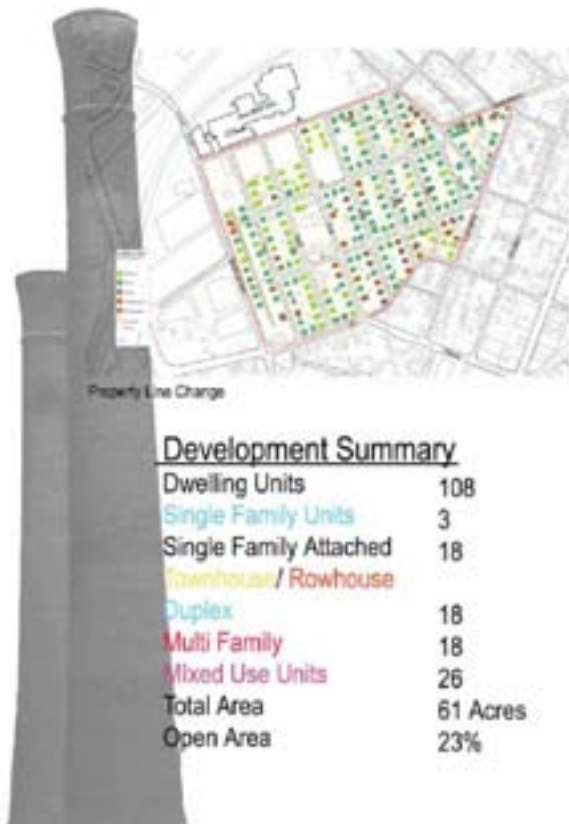


Phase Three

Phase three offers the elements of reflection through nature. The design elements in place here are to offer you the ability to experience simulation through surroundings that might not be in your everyday interaction.



*Three phases of design
and conceptual rendering*



Example of Duplex



Example of Rowhouse courtyard

| Development Summary | |
|------------------------------|------------------|
| Single Family Detached (SFD) | 18 |
| Single Family Attached (SFA) | 28 |
| Townhomes (TH) | 18 |
| Duplexes (DPX) | 15 |
| Multifamily (MF) units | 7 |
| Total new units | 120 |
| Open space (gross) | 8 acres |
| | of total 33.1 ac |

Principles

The neighborhood of Poe Mill is a site steeped in the nostalgia of the days when the U.S. economy was roaring from the industrial revolution. However, as time passes, these once thriving neighborhoods fall to the side of bigger city development. Neighborhoods, like Poe Mill become introverted with no new development to stimulate growth.

Due to its close proximity to downtown Greenville and its access to the highway, Poe Mill is an ideal area for redevelopment. Elements such as large open space, residential willingness for change, and rich historic significance provides enormous potential for the community's design.

The core elements that were suggested by the community became the theme of my park design, focusing on a space for social activities and connections, as well as a memorial to the history of the area. The result is a park that reflects the area from past, present, and into the future.

The design highlights the existing industrial elements, such as the reuse of the iconic smoke stacks as observation towers, creating a chimed walkway around the railroad tracks to interact with the vibration of passing trains and spotlighting some of the old piping from the mill as interactive public art.



Gateway Existing Conditions



Gateway Design



Gateway Existing Street Conditions



Gateway Street Design



Existing Site



View down Conyers St.



Site with design

The area of Hammett St. and Conyers St. had a number of constraints and opportunities to deal with. The proposed gateway is one of the furthest ones from the Pine Mill Park site. It is mostly residential with a three way intersection. The streets are large with no defined street lines, curbs, or sidewalks. There were large areas of open vegetation between the road and the property lines and spacing for open parking.

As the site was analyzed, several goals were established in the design. There should be elements to slow the traffic down. Pedestrian walkability should be improved and defined. There should be an element of identity to the entrance and the neighborhood itself. There should be clear focus points down the street to the horizon lines.



View down Hammett and Conyers St.

To meet these goals a number of solutions were used in the design. The roads were defined with curbs, 5' tree lawns, 5' sidewalks traveling down Hammett and Conyers St., parallel parking was implemented down Conyers St. to slow down traffic, and intersections were adjusted. Also at the corner of Hammett and Conyers a large hardscape island with 3' planters was placed to slow traffic and act as a greeting element to the neighborhood. A paved mosaic was installed into the road around the island for textural difference. To frame in the vista street trees were added down both Hammett and Conyers.

These images address the gateway of Hammett and Conyers Streets.



Students drawing their designs for Poe Mill Park.



Undergraduate Students

Jennifer Buchanan

Jack Cebe

Richard Chalupa

Jace Johnson

Willie Jones

Nick Myers

Jessica Robbins

JENNIFER BUCHANAN

Vision Statement

The Poe Mill Village has a unique history and character that should be preserved and enhanced through the provision of a network of open spaces, community amenities, regional connections and

infill development that ties into existing community fabric while increasing density and providing for commercial and retail development.



Final plan of the Poe Mill Park. A variety of spaces are provided in the park so that people of all ages can find something to do. The park's goal is to create positive interactions between people and place in order to strengthen community bonds.

Active Elements

- 1 Skate park
- 2 Basketball
- 3 Walking/Jogging
- 4 Elevated walk
- 5 Playground
- 6 Water park
- 7 Picnic Area
- 8 Open Lawn area

Gardens

- 9 Community
- 10 Children's garden
- 11 Sensory garden
- 12 Perennial garden
- 13 Meditative garden
- 14 Xeriscape garden
- Cultural Elements
- 15 History Walk
- 16 Mural/graffiti wall

- 17 Amphitheater
- 18 Farmer's Market
- Functional Elements
- 19 Plazas
- 20 Street Parking
- 21 Streetscape
- Environmental Elements
- 22 Rain gardens
- 23 Retention pond
- 24 Forested areas
- 25 Rainwater harvest



Map showing the recreational opportunities located within a .5, 1, 2, and 3 mile radius of the site. Basketball courts are a definite need for the community.

Context and Inspiration

Through an in-depth inventory and multiple site visits, many important regional and site-specific elements were found that influenced my future design. Located within the Textile Crescent, Poe Mill was one of the areas main textile mills. As such, history is one of the main sources for design inspiration. Environmental and recreational needs were also addressed.



Left: Existing graffiti on the mill site can prove to be an asset and inspiration for future design.



Left: The smokestacks are a testimony and an icon to the history of not only the site but to the region well.



Left: Old ruins of the mill building provide forms that can be incorporated into design to tie into the site's history.



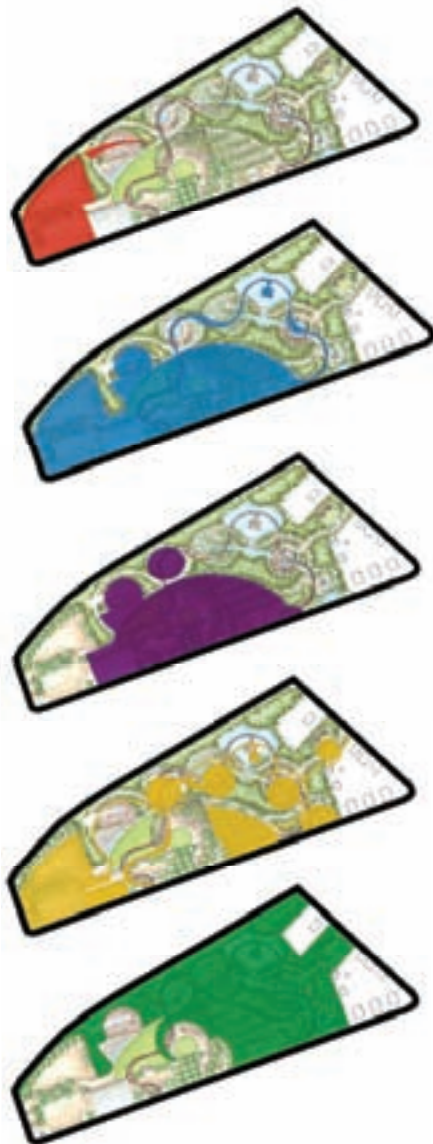
The Liberty Bridge in downtown Greenville serves as an icon for the city and is an inspiration for design.



The site is located within a migratory bird path posing a need to provide habitat for local wildlife.



An existing entrance into the park off of Buncombe St. provides an interesting connection to the Swamp Rabbit Trail



City Layer:

Poe Mill Park should successfully cater to the culture and context of Greenville, SC.

Neighborhood Layer:

Poe Mill Park should respond to community needs in order to provide the neighborhood with amenities that will promote health and safety.

Family Layer:

Poe Mill Park should cater to people of all ages and provide places where families can come to eat, play, and strengthen ties.

Individual Layer:

Poe Mill Park should cater to the individual in both mind and body. The site should provide space for quiet meditation and reflection, healthy nutrition options and a variety of ways to stay active.

Environment Layer:

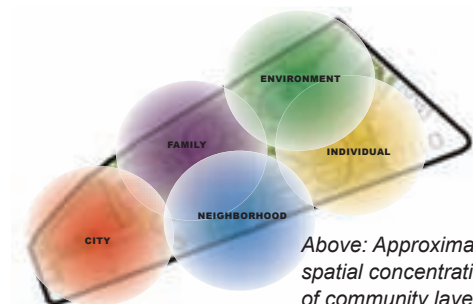
Poe Mill Park should have ample amount of green space, capture and utilize on-site storm water runoff, and be able to provide habitat for local wildlife.

Park Concepts

What makes a strong community? What elements create a community? These kind of questions were at the heart of my design. Through research, I came to the conclusion that a strong community is created through a series of positive interactions between people and place. Through this idea I came up with five layers of community: City, Neighborhood, Family, Individual, and Environment.



Above: Activities and features available in the future Poe Mill Park



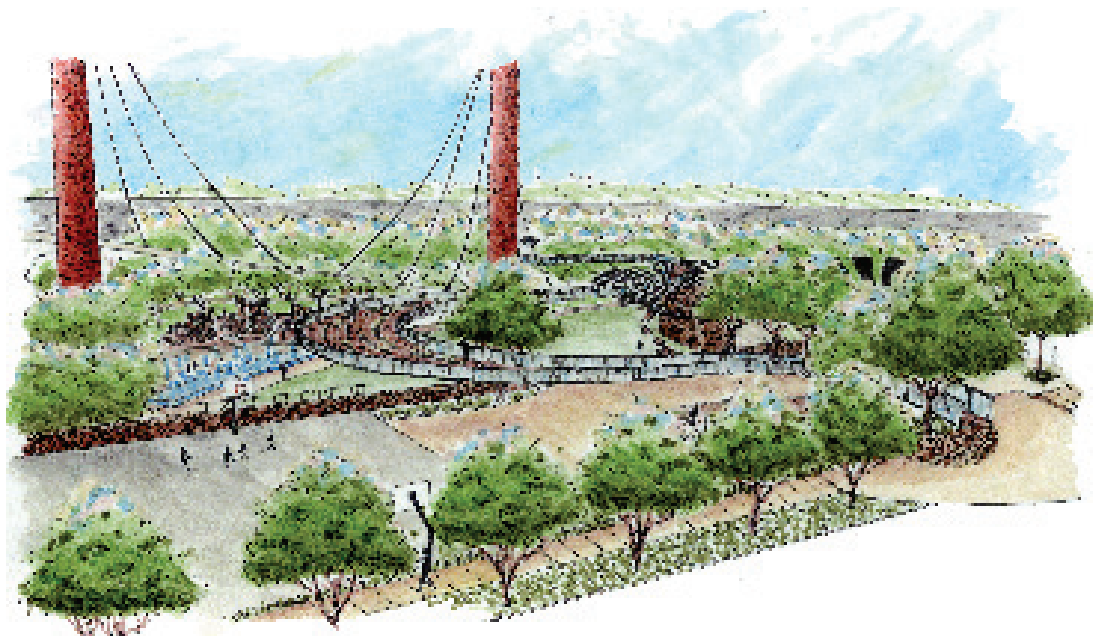
Above: Approximate spatial concentrations of community layers on the site

Poe Mill Park Design

The vision for Poe Mill Park is one that incorporates all five community layers: city, neighborhood, family, individual, and environment in order to create a unified, intergenerational park site that aims to promote safety and culture in an effort to bring the Poe Mill Community back to its former vitality. Strong community is created through positive interaction between people and place and so the design sought to create spaces that would provide a means to do just that.



The history walk connects to Buncombe Street and the Swamp Rabbit Trail and provides a place for visitors to enter and learn about the history of Poe Mill through old pictures and machinery while the sounds of the skate park above recall the sounds of the old mill machinery bringing the experience to life.



Almost the entire park can be seen from the elevated walk that creates a ribbon over the site. Also, the structure hanging from the smokestacks mimics the iconic forms of the Liberty Bridge in downtown Greenville tying the site into its context.

Main elements of the park include a history walk that ties into the existing wall and entrance along Buncombe Street, a nature walk with five different garden pods along its edges, and an elevated walk that winds over the site. The elevated walk begins at the main park entrance at 2nd Street and remains 10–25 ft. above ground throughout the site and then touches down to ground level over the retention pond so that visitors will enter or exit the walk. A skate park that has two areas connected by bridges over the history walk can either provide for multiple levels of ability.



The amphitheater is a mounded lawn surrounded by raised stone seating. Rainwater harvesters surround the area creating a unique yet environmentally friendly area. Water harvested from these features will be used to meet the site's irrigation needs.



This section cuts straight down through the 2nd Street plaza, the lawn, and the playground located between the Smokestacks showing how the design utilizes existing topography.



The rubble wall creates a background for the lawn when looking back up towards the street. Inlets are located in the rubble wall mimic the old mill's shapes while providing seating and places to watch activities on the lawn.



The mural plaza consists of a grove of trees for relaxation and a mural wall in order to let visitors feel a connection to the community. Strips of mirrors along the wall allow viewers not only to look at the wall but also be able to see themselves as part of the community.



The perennial garden is one of the five garden pods along the nature walk. This garden consists large groups of colorful perennials mixed with a water feature. A reading platform allows for relaxation and contemplation as well as a place to interact with the water feature.

Other important features include an amphitheater, mural and graffiti wall, playground, splash park, a rubble wall that reuses material from the ruins of the old mill, a multi-use lawn, picnic areas, and an art/bridge feature between the smokestacks that mimics the forms of the Liberty Bridge in downtown Greenville helping to tie the site into its context. Research into the history of the Poe Mill Village revealed that each home once had its own garden plot. A community garden and market place were included to help bring back some of the historical aspects of living in a mill community while providing the residents with healthy food at low prices. Environmental design aspects includes a retention pond, a rain garden that collects runoff from the site as well as from A Street, and rainwater harvesting features located around the amphitheater. Runoff collected from these features will be used to provide for the site's irrigation needs. Also, plenty of vegetation and naturalistic areas provide habitat for birds and other wildlife. All of these elements form a cohesive plan aiming to bring the Poe Mill Community back to its former vitality.

Opposite: Comprehensive master plan including park plan, infill development and Shaw Street design. Apartments along Buncombe provide low-income housing while townhouses, duplexes, and cottages throughout the neighborhood help bring a variety of housing options for the Poe Mill Community.



Goals

- Increase density
- Preserve community identity and character
- Provide a variety of affordable housing options
- Increase positive community interaction
- Use architectural style consistent with that of existing architecture
- Create more pedestrian friendly roadways
- Integrate public greenspace into community
- Provide civic amenities (community center)
- Attract commercial businesses to community

Development Summary

| | |
|------------------------------|-------------------------------|
| Total Area | 82.9 acres |
| Total Units (current) | 257 DU |
| Total Units (with proposed) | 475 DU |
| Gross Density (current) | 3.2 DU/A |
| Gross Density (proposed) | 5.7 DU/A |
| Single Family Detached (SFD) | 39 |
| Live-work | 12 |
| Cottage | 15 |
| House | 12 |
| Single Family Attached (SFA) | 83 |
| Townhomes | 47 |
| Duplex | 16 |
| Attached cottage | 20 |
| Multifamily (MF) units | 96 |
| Total new units | 218 |
| Open Space | 12.6 acres 15% of total ac |
| Civic Space | 0.5 acres |

Infill Development

Future development in the Poe Mill Neighborhood should strive to help create a welcoming and safe environment for residents. The interior community fabric of single family houses should be preserved while townhouses and apartments on the exterior edge serve to increase density.

Connection between front porches that front a pedestrian friendly streetscape with sidewalks should help to strengthen community ties. Civic space and commercial venues will be provided as a place for meetings and amenities, all within short walking distances of residents.

SINGLE-FAMILY DETACHED

Rough Density 4-7 per acre



COTTAGE

Rough Density 5-10 per acre



LIVE-WORK HOUSE

Rough Density 15-30 per acre



LOW-RISE APARTMENT

Rough Density 15-25 per acre



SINGLE-FAMILY ATTACHED

Rough Density 8-20 per acre



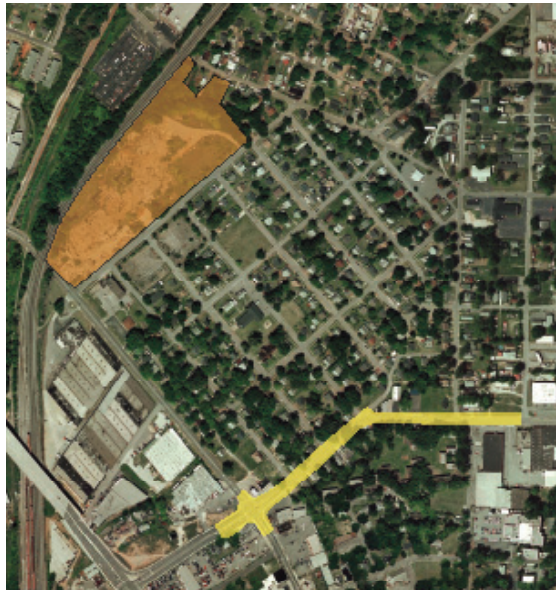
MIXED-USE

Rough Density 15-25 per acre



Architectural styles and rough densities of proposed infill development in Poe Mill Village.

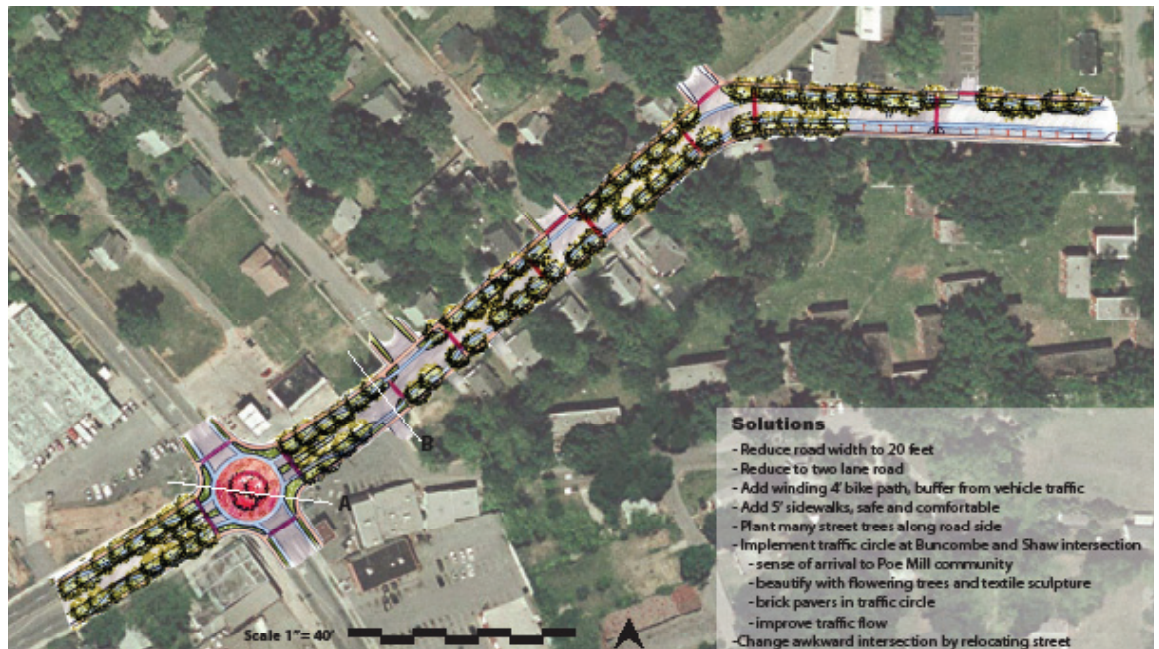
Proposed architecture either ties into existing mill house architectural styles or the old mill and company store architecture.



Context of Shaw Street in relation to the Poe Mill Park

Streetscape Design

Currently, Shaw Street is a four lane road with low traffic counts making the extra two lanes unnecessary. At the intersection of Shaw and Buncombe there is little vegetation and it feels exposed and unsafe. Being just outside the city limits of Greenville, there is a great opportunity for the street to provide a nice transition from community to city. There is currently 60 feet of right of way that will accommodate two vehicular lanes, bike lanes inside street planters on either side of the street, and sidewalks.



Proposed design of Shaw Street and the intersection of Shaw St. and Buncombe St.



A second option provides a more economical means of improving Shaw Street

At the intersection of Buncombe and Shaw a traffic circle will be implemented with trees and artwork that serves as a form of signage that alerts people to their arrival into the Poe Mill Community. The circle will be paved with brick rather than asphalt to serve as a traffic calming mechanism. Lush vegetation is also added to provide more of a welcoming atmosphere.



A third option includes a median between vehicular lanes.



Before and after photo and rendering of the intersection of Shaw and Buncombe Streets. Lush vegetation creates a more inviting area and hides unsightly views and helps vehicles, bikes and pedestrians to safely coexist.



Existing architecture.

JACK CEBE

Vision Statement

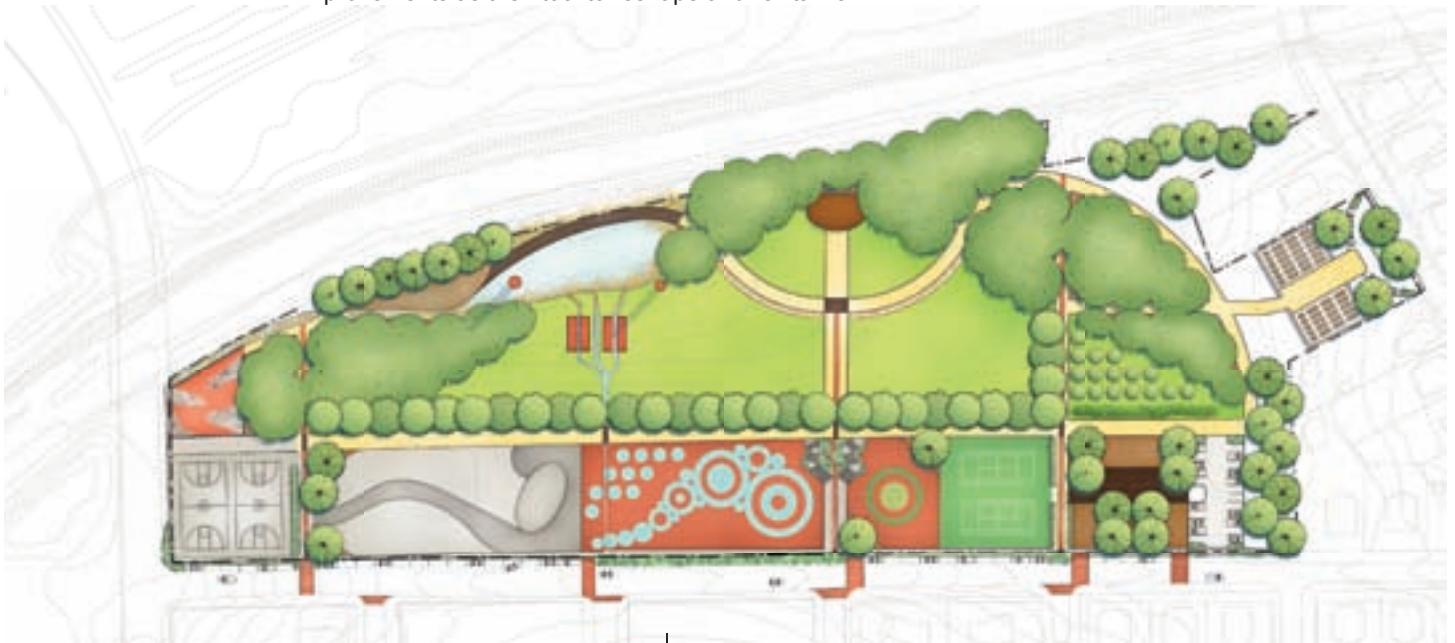
Poe Mill Village is a former mill community on the outskirts of Greenville, SC with a rich heritage and a diverse population. Like many former mill communities across the southern United States, Poe Mill Village is a neighborhood in decline. The loss of the primary industry and community center, the Poe Mill, has led to problems such as increased crime, decreasing property values, and a lower overall quality of life for residents.

Recently, a group of concerned, dedicated residents has begun the process of trying to “take back” Poe Mill Village. They plan to use local improvements as their tool to reshape and revitalize

the community. One improvement that Poe Mill Village desperately needs is a strong, central catalyst to bind the community together.

My plan for Poe Mill park is to create a space that fulfills the needs of residents and builds up the community. My goal is to do this in a manner which pays tribute to the rich past of Poe Mill as well as plans for an environmentally responsible future. Poe Mill park will be a destination that enchants, educates, and provides. Above all, Poe Mill park addresses its residents’ diverse interests, serving to draw the people of Poe Mill Village together.

The proposed park master plan. The proposed site functions were based on community needs and include areas for organized activities as well as peaceful places for enjoying nature.



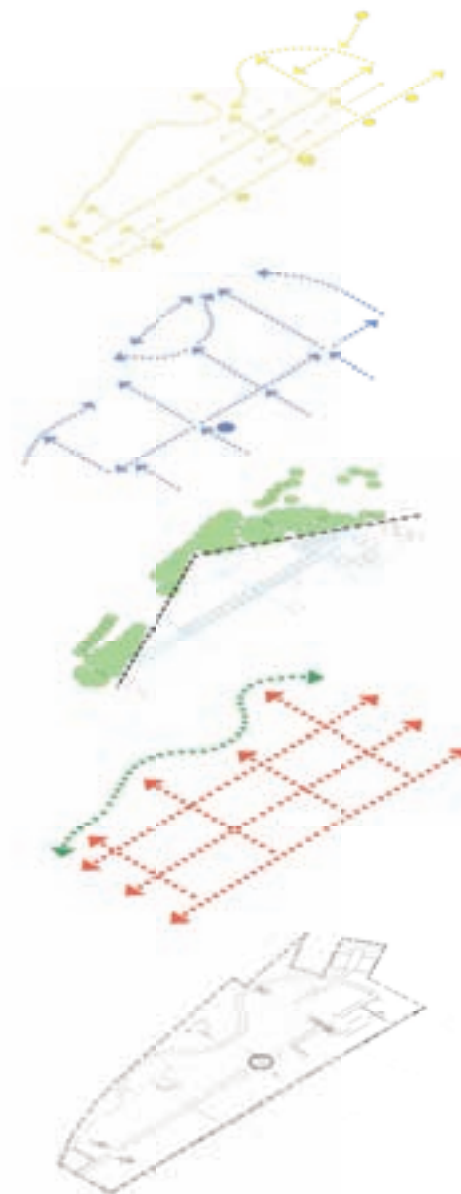
Design Concepts

Connectivity within the Community

In order for the Poe Mill site to efficiently serve the community, it is essential that it be well connected with its surroundings. I designed the site to extend naturally from the existing street network, facilitating entrance into and out of the site. Many of the pathways intertwine with the water runoff and filtration network, providing additional interest. I also took accessibility into consideration in the design, resulting in entrances without stairs.

A Water Responsible Landscape

With constantly increasing demands on our fresh water supply, the need to protect and restore the water resources we have is essential to our well being. I designed the park to not only show water systems in action, but also to clean a portion of the community's storm water runoff before it enters the Reedy River downstream. Park users interact with runnels, filtration ponds, creeks, waterfalls, and fountains as they walk through the site.



This diagram shows how the concepts of the plan overlap and function together systematically. The top diagram shows the movement of people through the site. The next diagram shows water flow throughout the site. The third diagram down shows the relationship between the natural environment and man-made environment. The fourth diagram down shows the extension of the street network of the neighborhood into the park.

Intersection of Built and Natural Landscapes

While most of the site is dotted with vegetation, I felt that the community wanted true naturalistic areas to enjoy in the park. I expanded upon the idea of man's intersection with nature as a grid intersecting a flowing path. I designed the majority of the lower half of the site with organic forms and forested areas. I also designated more passive activities in this area to allow residents to peacefully enjoy nature. The front half of the site is very geometric in form, symbolizing man's influence over the nature.



The image is a concept of what the future skate park could look like. The proposed skate park utilizes the same space as the makeshift skate park built by local kids.

Coordination of Built and Natural Landscapes

This is one of the initial concepts that led me to the overall design. I extended the grid of the community into the site which in turn leads to understandable circulation throughout the site. It also serves to foster the connection of the community and the park, essentially integrating the two environments. The grid intersecting the natural path represents man's interaction with nature and shows how man and nature can live in harmony together.



The illustration above shows a concept for a garden built in the mill ruins which pays tribute to an important part in the Poe Mill's history—its current, ruined state. The illustration to the left is a conceptual representation of the boardwalk over the constructed wetlands

Site Activities

Many needs of the neighborhood were identified from community surveys collected during the site analysis phase of the project. The proposed site functions are based upon the results of these surveys. The park plan includes areas for organized activities and active recreation such as a skate park, ball fields, ball courts, performance space, and a splash park. The park plan also designates spaces for peaceful and passive recreation such as walking trails, gardens, a constructed wetland, community gardens, and an orchard. The plan also proposes a market area for the community's use.

The image shows the distribution of site functions and design ideas throughout the proposed park plan.





View of the Poe Mill neighborhood.

RICHARD CHALUPA

Vision Statement

The goal of my design is to create a comfortable, functional and multi-purpose community park designed for all users in hope to initiate the

revitalization of the Poe Mill neighborhood along with promoting health, fitness, and active living within the community and greater Greenville.

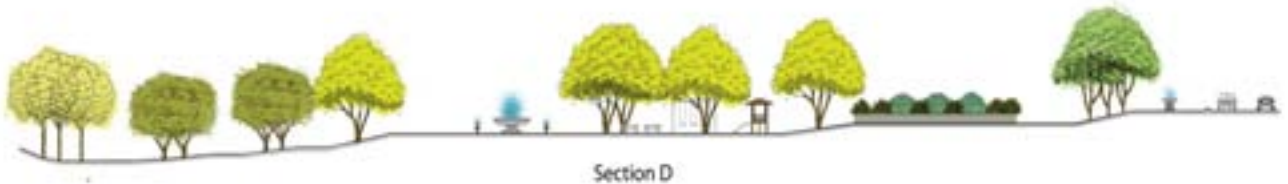


Goal

Promote health and fitness in the Poe Mill community and greater Greenville.

Objectives

- Incorporate fitness stations throughout the site.
- Provide a community garden and orchard for fruit and vegetable production.
- Include a designated area suitable for hosting an organized farmers market.
- Offer a wide and easy walkable pathway system to accommodate walkers, joggers, bikers, and skaters.



Goal

Provide exercise options for users based on individual workout intensity level.

Objectives

- Include a pathway system which offers low, moderate, and high intensity options for its users.
- Provide fitness stations which require various workout intensities.

See Nicholas Meyers' page for collaborative neighborhood development plans.



Skate Park



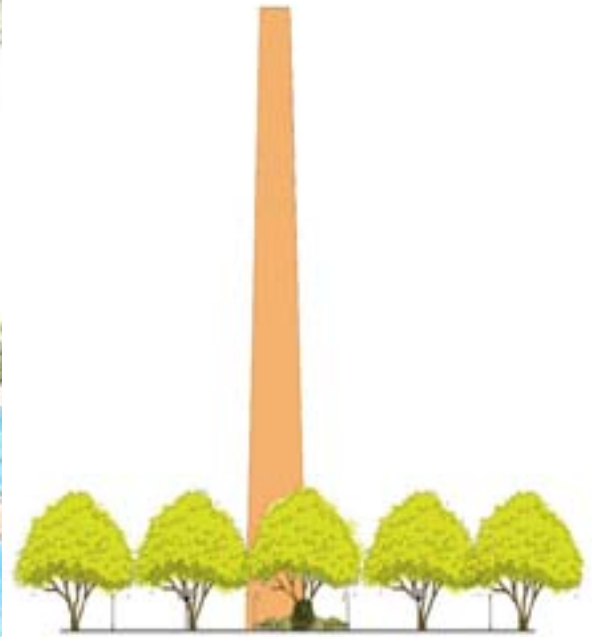
Fitness Station



Community Gardens



Fish Pond



Section B



The public meeting.

JACE JOHNSTON

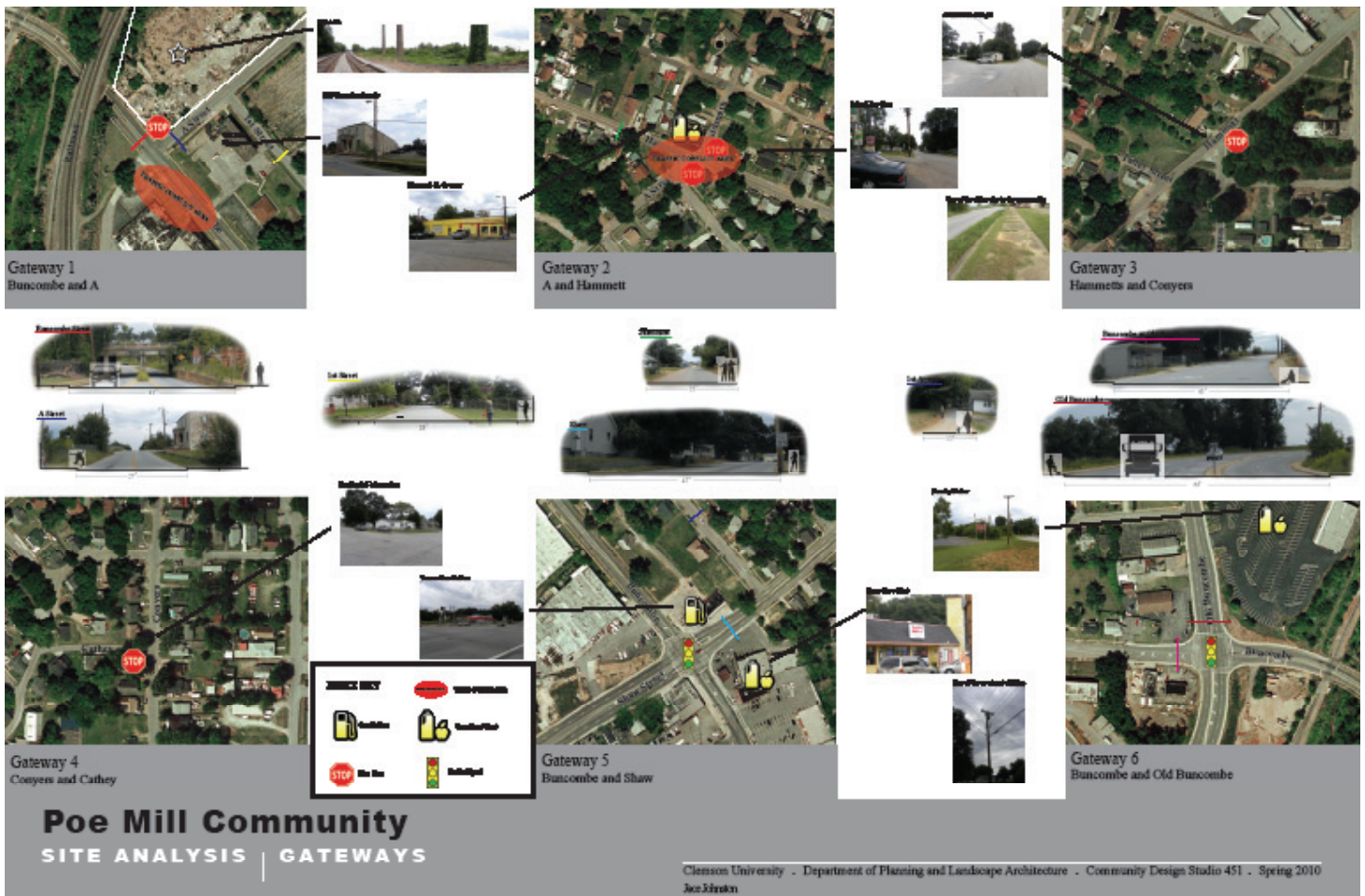
Vision Statement

The goal of my design is “to provide the Poe Mill community with a park design that takes into consideration qualities desired by its inhabitants as well as it’s place in the past, present, and future.”



Poe Mill Park masterplan.





The gateway analysis.



A gateway before redesign.

Process

The first step in the process was to complete an analysis of the overall site. The gateways to the site were studied and analyzed, determining access, locations of commercial businesses and so on. The poster above shows the analysis of each gateway concerned with the site. As the picture indicates below, the entrances to the site need to be designed more effectively.

After the site analysis, the next step was a design concept for the old Poe Mill site. Using the data collected from our surveys and gateway analysis, a design concept was developed. Essential design considerations include the history of the mill and surrounding neighborhood, lack of vegetation on site, future commercial considerations, and the need for a skate park.



Neighborhood design



The next step in the process was to make recommendations for community revitalization. Current street conditions, as well as types of housing and their present condition were evaluated. This revitalization analysis helped determine the location of new housing opportunities.

When combining the new design for the park with the redesign of the neighborhood as a whole, both designs have to work in harmony for the entire site to function correctly. This design, inspired by elements from the past, present and future, will create a model for the future redevelopment of other Greenville neighborhoods.

Street design



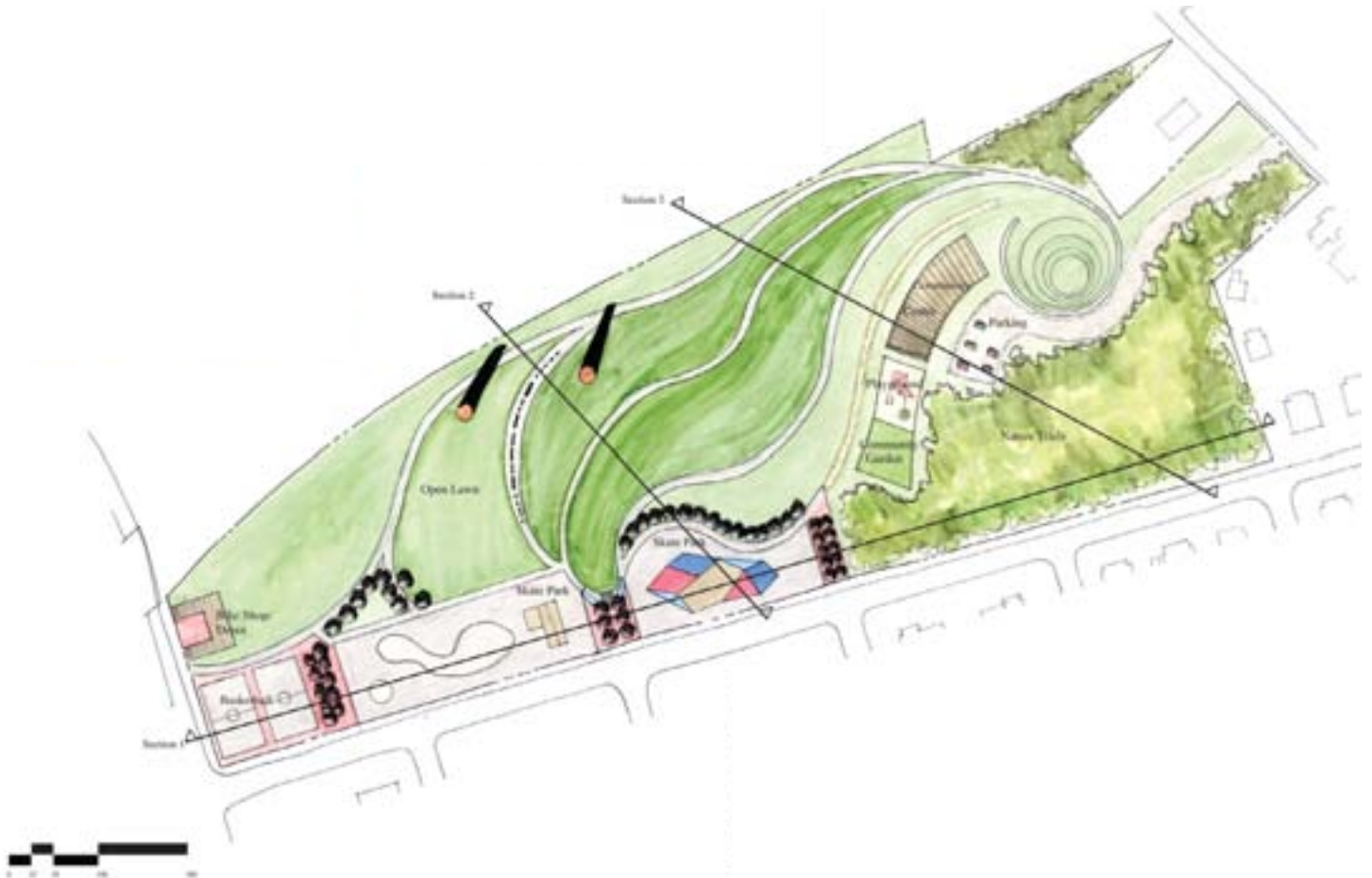


View of the iconic twin smokestacks.

WILLIE LEE JONES**Vision Statement**

Poe Mill Village is an area of rich history as a destination for work and everyday living. The design of this plan seeks to celebrate the history of Poe Mill and create a destination for the surrounding community for relaxation, education, and gathering. The new Poe Mill Park will feature skate parks,

basketball courts, large open green spaces, nature trails, bicycling trails, a community center, children's playground, community garden, water features, art and chalkboard walls, and a bicycle depot and shop, all with spectacular views of the standing smoke stacks from the old Poe Mill.



Use of the park will be multimodal, providing active and passive recreational opportunities. The park will be oriented for skateboards, bicycles, and pedestrian activity. The large green spaces allow for athletic competition in the form of soccer, baseball, frisbee, and others, while also serving as the perfect place to come for an afternoon picnic.

Paths will have multiple uses as they will accommodate walking, biking, and skateboarding. A community center will function as a gathering place for the residents, will have classrooms for community seminars, and will potentially be used for afterschool activities for children. The historic Poe Mill lifestyle was such that everything you would need, from your job to your groceries was found locally. This proposed park and surrounding community will be similar, where everything you could want to do would be available.

There were two major features of the existing mill site that will be translated over to the new park: the art walls and the skate park. The art walls will take new shape in the form of chalkboard walls and other surfaces for art. These walls will provide an ever-changing art scene within the park and a place that can serve as a public forum for announcements, while displaying artistic creativity and expression. These chalkboard walls can be used by any person of any age.

The second feature will be the skate park. The skate park is a crucial element in the design of the park, as it has the potential to have a



Chalkboard walls can be used as a public forum or a place to display art and can be used by anyone of any age, creating an ever-changing artistic feature.

major influence in the city as well as the region in skateboarding. The goal of the skate park is to be renowned site capable of hosting tournaments, shows, competitions, and lessons, while serving as a local spot to relax and ride. Since the local skateboarders already began clearing part of the mill site to make their own park, the new skate parks will be located in the same area, close to A Street where it will be visible from the street.

Other specific site features include a community garden, a bike shop with connection oriented to the Swamp Rabbit Trail, basketball courts, open recreation space, children's playground, recreational hill, and an educational succession garden.

The recreational hill will be a mound that is gently sloped on one side to allow for climbing and will provide a great view of the park below and the surrounding water towers and smoke stacks from mills in the vicinity.

In addition to the park, the Poe Mill Village has great opportunity for infill development to create a more cohesive neighborhood with a wide range of housing options. The neighborhood has the potential to become a greater community to live, socialize and even work within. The infill development is based on increasing density through the use of single family attached housing, and multifamily midrise housing. The development proposes the acquisition and refurbishment of several existing single family detached houses that are within areas of poor housing condition. The infill development also proposes the use of single family houses, many with detached auxiliary buildings that can be rented for secondary income and affordable housing. The infill development focuses on increasing density and highlighting refurbished areas in order to spark additional redevelopment. The majority of the open space will be found in the new Poe Mill Park. Another element of the infill development will be the addition of mini groceries and commercial amenities to serve the community's day to day needs. Having everyday needs like groceries and shops can create a very social community, bettering the physical and psychological health of each member.



Community gardens are a great educational tool for kids and help create a more active community social life. Gardens can be beneficial too for providing vegetables to families.



Natural areas such as this provide a changing scenery as new paths can be mown. These areas can be very relaxing and inviting as gathering areas.



Development Summary

| | |
|------------------------------|----------------|
| Existing Density | 4.3 |
| Proposed Density | 5.5 |
| Single Family Detached (SFD) | 34 |
| Single Family Attached (SFA) | 57 |
| Townhomes (TH) | 34 |
| Duplexes (DPX) | 23 |
| Multifamily (MF) units | 40 |
| Total new units | 154 |
| Open space (gross) | 11 acres |
| | 14% total area |

Housing Typologies



Single Family detached housing will follow architectural styles of mill communities, with bungalow style houses and front porches.



Single Family attached housing in the form of a duplex is displayed here. These offer cheaper alternatives to the cost of single family housing.



Town homes are multifamily housing offered in the new infill development of the Poe Mill Community.



An illustration of low rise, mixed use development, with commercial amenities found with multifamily residential living.

The Proposed Building Typology map. This shows the overall character of the neighborhood and the relationship between the typologies from each block.



Existing intersection conditions at A Street and Hammett show a large intersection lacking established pedestrian space.



A redesigned intersection provides a garden that can accommodate stormwater in a traffic circle that will serve as a gateway.



Gateway and Streetscape

The gateway located at A Street and Hammett Street is a crucial intersection, as a transition area into the community as well as a great opportunity to showcase the Poe Mill Park. The first intersection at A Street and Hammett provides an opportunity to incorporate a traffic circle for multiple reasons. The traffic circle helps to slow traffic and draw interest towards the Poe Mill Park and acts as a stormwater mitigation feature. Storm water is collected in a garden that would be visually pleasing as well as

environmentally productive. The second intersection of Hammett Street, with B Street provides the opportunity to create a different type of intersection by creating better traffic angles and implementing another storm water garden. Stormwater would be collected from surrounding streets and stored in the traffic circle where it will supply irrigation for the gardens (see diagram on opposite page). Both of these intersections provide a great opportunity to represent the community, educate the public, and beautify the area.



Collection of storm water will be a crucial piece in this gateway design, both because it is ecologically important to manage storm water, but also because it can provide a beautiful garden that educates the community and visitors.



Section drawings of the intersections of A Street and Hammett Street and Hammett Street and B Street. Storm water gardens have been implemented, and lane widths have been narrowed to better accommodate pedestrian crossings.



Existing skatepark.

NICHOLAS MYERS**Vision Statement**

Poe Mill Park preliminary master plan within the surrounding neighborhood context.

The goals of this design include design solutions which will serve to revitalize the Poe Mill Community through the development of a park and the creation of a sense of identity for the neighborhood through

gateways and streetscapes. By taking advantage of opportunities for infill development, the community will develop into a more sustainable neighborhood with affordable options for housing.





The concept for the park design was drawn from the mill machinery.

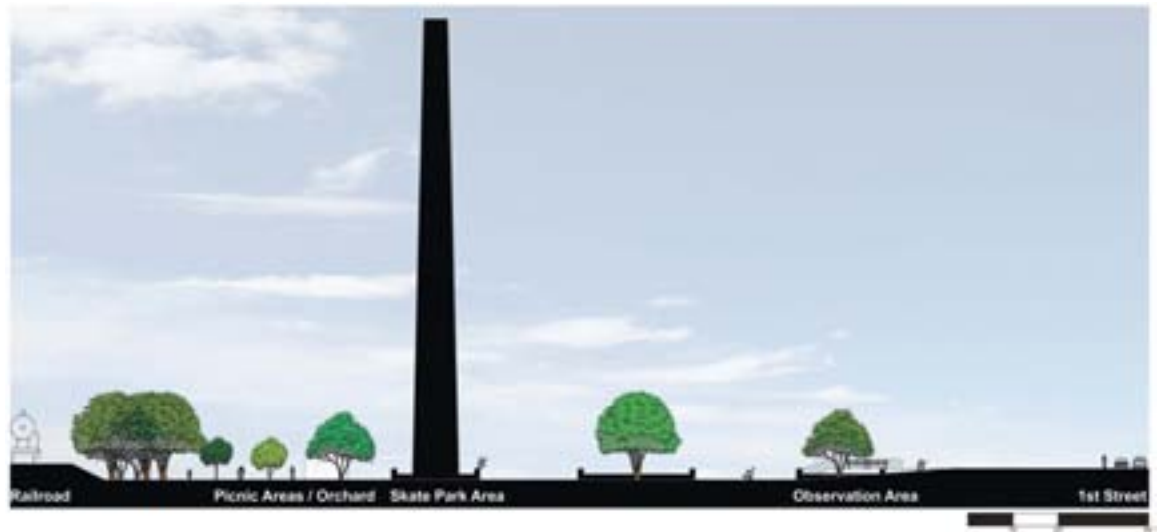


Poe Mill Park

The vision for Poe Mill Park is to develop a multifunctional, multigenerational space which meets the needs of the Poe Mill Community, as well as the city of Greenville. The park will honor the old textile mill way of life that was once so important to this area. The first and most important goal in accomplishing this vision is to enhance and expand the existing skate park to be able to accommodate regional skate competitions.

It is also important to provide opportunities for food production by the members of the Poe Mill community. This is to be accomplished through the creation of a space for community gardens in which individuals may maintain their own food plot as well as through the incorporation of a fruit tree orchard into the landscape.

View across the site from the railroad south to 1st Street.



A sheltered Farmer's market area will be provided to serve the area. The development of a large community center will provide a place for community activities, child care, indoor sporting events, or any other community needs.

Since the park is to be used by everyone, it is necessary to incorporate a wide range of recreational opportunities. This involves the development of competitive recreation facilities such as basketball courts and a skate park as well as the need to include areas for noncompetitive recreation such as trails, open green spaces, picnicking, and gardening. One of the overarching goals, which greatly influenced the form and function of the park, is the importance of incorporating the textile mill history into the park. This is first addressed by designing a space in which old mill ruins can



be displayed in a garden-like setting, creating an informal history museum. Most important was the incorporation of the forms of old textile mill machinery throughout the park.



Street Layout -
Predevelopment



Street Layout -
Post development



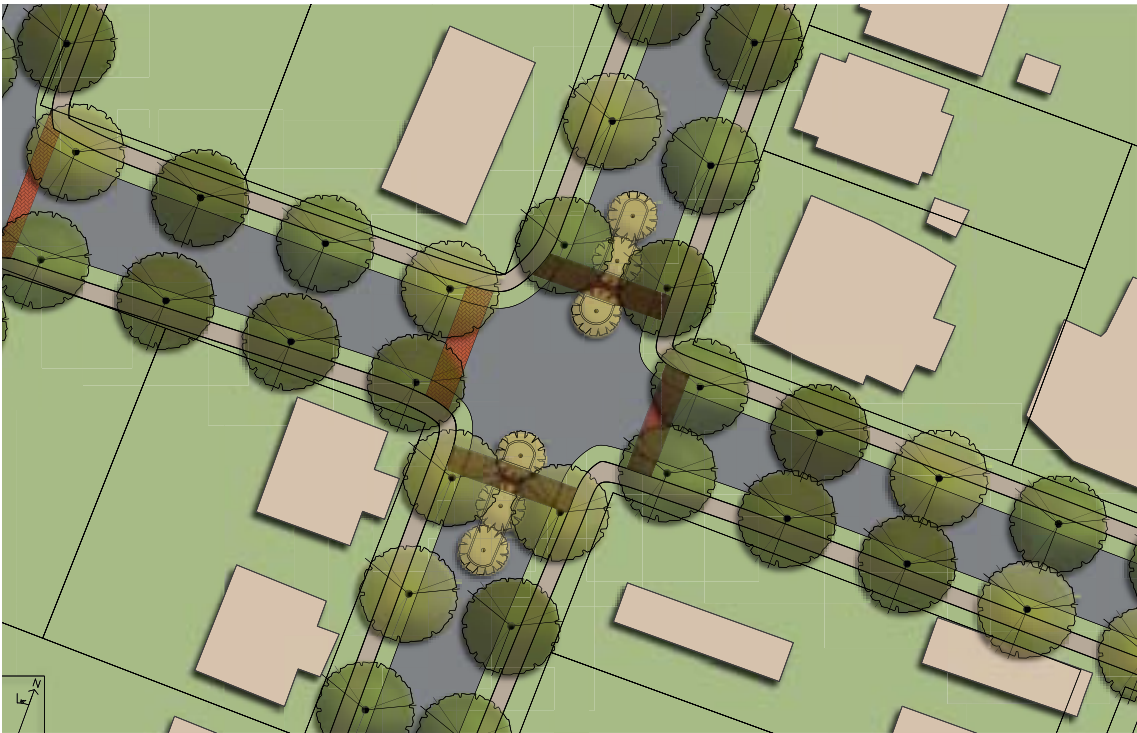
Some of the existing problems with the current street layout include no consistent setbacks from the street and dangerous intersections.



Streetscapes/Gateways

The primary problem with the street layout of this area is the winding, inconsistent D Street. This creates several dangerous intersections and creates issues with the setback of houses in relation to the street. Taking advantage of an existing city-owned right-of-way, it is possible to straighten D Street. This will allow for the reconfiguration of the intersections at 5th and 4th Avenues and Shaw Street. The new perpendicular configuration will be safer and easier to navigate.

In addition the reconfiguration of D Street and its intersections, several other design features have been proposed. The incorporation of a street tree buffer and wide sidewalks help to increase the walkability of the area by increasing pedestrian safety as well as providing shade and aesthetic value. A speed “table” is also implemented on Conyers Street to help slow traffic traveling north from Shaw Street.



This plan is a detail of the gateway located in the center of the master plan on the previous page. Notice the traffic calming measures implemented at the intersection of Conyers St. (running N/S) and Cathy St. (running E/W).

Implementation of traffic calming measures such as the center island narrowing have several desirable effects. First, it creates a sense of arrival to the Poe Mill neighborhood. The planted median is subtle enough for this secondary entrance into the neighborhood yet it still lets a visitor know that they are now entering the Poe Mill. Secondly, it creates a much safer walking experience by slowing traffic through the reduction of lane widths and a change in paving material at the crosswalks.

Using brick pavers to designate the crosswalks will not only slow drivers, but also harken back to the brick structure of the old Poe manufacturing plant. Pedestrians may also take refuge within the medians themselves, providing an additional element of safety.

Section view of the proposed redevelopment offering five feet wide sidewalks, street tree buffers, and a center island narrowing to slow traffic.



Section view of the proposed redevelopment offering five foot sidewalks and a street tree buffer providing a more inviting neighborhood streetscape while promoting walkability.





The proposed design elements include sidewalks, street trees, and a center island narrowing which will serve as a traffic calming measure. Pedestrian crosswalks will provide a safer environment for foot traffic through the gateway. The street trees along with the center island narrowing will also provide a sense of arrival for the community.

Infill Redevelopment

The final phase for the revitalization of the Poe Mill neighborhood calls for design recommendations which take advantage of opportunities for

*Poe Mill infill
redevelopment conceptual
master plan including the
proposed Poe Mill Park and
gateway/streetscape.*




Development Summary


| | |
|------------------------------|------------------------------|
| Single Family Detached (SFD) | 30 |
| Single Family Attached (SFA) | 86 |
| Townhomes (TH) | 60 |
| Duplexes (DPX) | 26 |
| Mixed Use or Live/Work | 6 |
| Total new units | 122 |
| Open space (gross) | 24 acres |
| | 32.3% total of total acreage |

infill development in a way which allows for a sustainable, affordable neighborhood. The first objective to accomplish this goal is to provide townhomes and duplexes for a range of incomes and socioeconomic backgrounds in order to increase overall density. Secondly, it is proposed to infill with additional single family detached housing only where it is appropriate based on surrounding context. This is to be accomplished by taking advantage of vacant open space and by dividing up excessively large parcels into reasonably sized parcels for single family detached homes. Finally, a program to encourage and potentially help homeowners remodel existing single family detached homes should be initiated in order to ensure total revitalization of the Poe Mill community.




Single Family Detached 



Duplex 



Market-rate Townhomes 



Affordable Townhomes 



Students created a scale model of the Poe Mill neighborhood in order to better understand the relationship between the park site and the community.

JESSICA ROBBINS**Vision Statement**

The Poe Mill was once the vibrant center of this community and it is time to revive this site for the benefit of the people and the environment. The proposed Poe Mill Park will be a shining centerpiece

of the community, restoring beauty and pride that has since been lost. Poe Mill Park will be a gathering place for all seeking any number of activities.



Master Plan: Radiant Ruins

Inspiration from the existing conditions of the site. The brick ruins of the old mill building and the iconic smokestacks are centerpieces to the design.



Principles

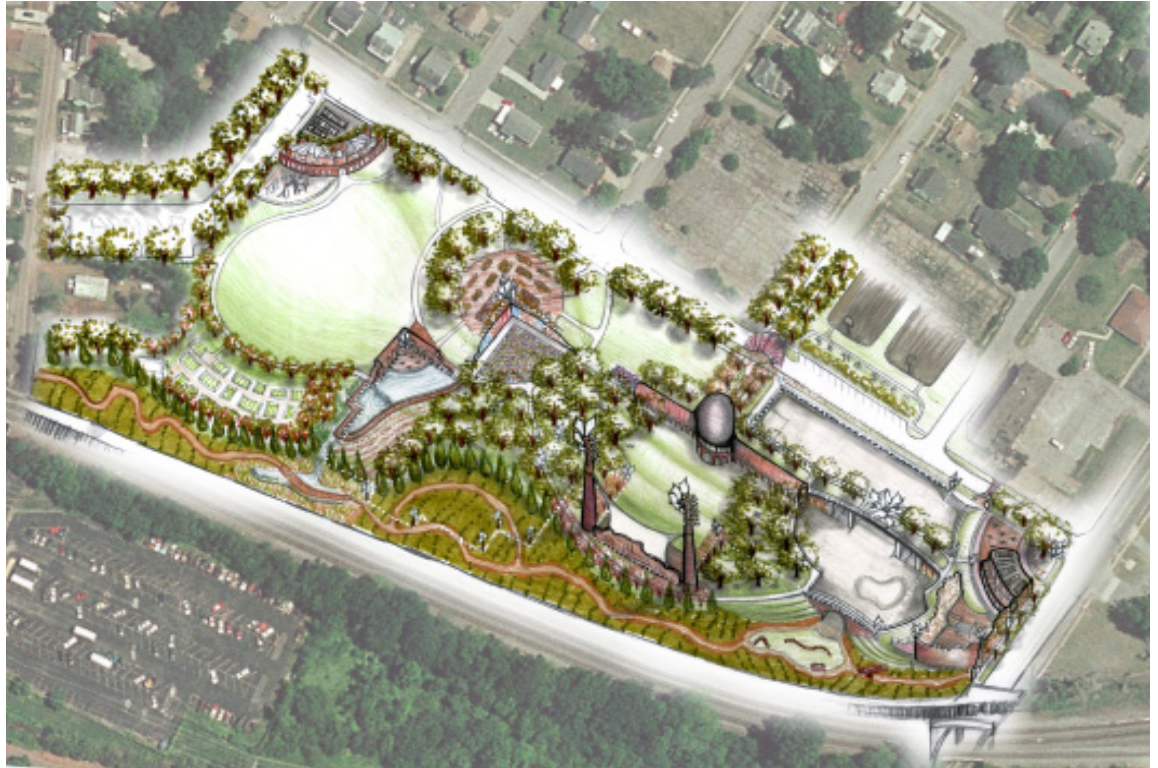
From discussions with community members, a list of needed programmatic functions developed. This includes activities for children, a redeveloped skate park, picnic areas, and a community center.

These programmatic elements will be implemented in response to the history of the site and the village. The design will create repetition throughout the site by lighting the foundation of the old mill building, highlighting the standing smoke stacks, implementing textile tension light sculptures, and reusing brick and cement from the site.

In order to encourage multimodal transportation, the park will connect to the Swamp Rabbit Trail, as well as to Buncombe and Old Buncombe Roads. The site will also display environmentally sensitive technologies such as solar panels and phytoremediating vegetation.

Program

- skate board park
- bike paths
- climbing wall
- entertainment (theater)
- walking
- relaxing
- picnicking
- grilling
- tree forts
- recreational field
- spray fountain
- history wall
- viewing areas
- community gardens
- fruit trees
- farmers market



Axonometric View



Textile tension sculptures



Textile light structures



LED floor lighting



Greenville Liberty Bridge

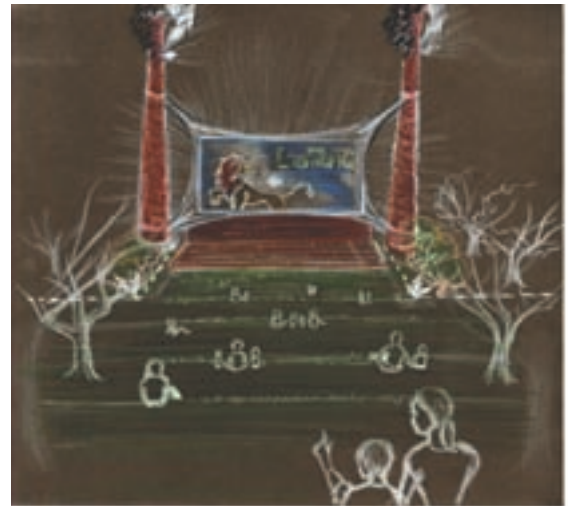
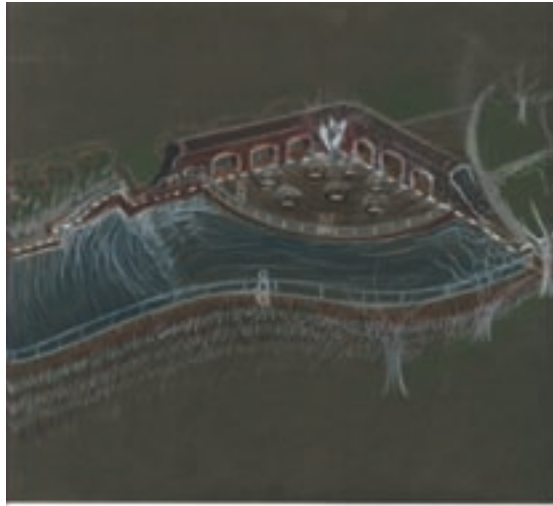


*Night perspective of
the skate park and
viewing areas.*



*Section of the main
entrance and theater area.*

*Night perspective of pond
and seating area.
Night perspective of
outdoor theater.*



Play fountain perspective.



*Section of the entire site
along Buncombe Rd.*



Gateway Design: Shaw Street Issues

The streets are much too wide, currently spanning 60 ft. A four lane road is unnecessary. With no vegetation at the intersections and no bike lanes, it feels unsafe for pedestrians and bicyclists. The two gas stations are unattractive and do not provide an appropriate welcome for this community.

Solutions

The roadway should be reduced to two lanes, or 20 feet. By adding a winding 4 foot bike path, buffered from vehicle traffic and 5 foot sidewalks, the streets will become safe and comfortable. The implementation of street trees and a traffic circle at Buncombe and Shaw Street will help to slow traffic, while beautifying the street.



Shaw St.: best option



Shaw St.: Two more options with central planted median



Shaw Street section:

Shows a mill house, improved sidewalk, planting strip, bike lane, and narrowed street.



Intersection of Shaw St. and Buncombe St. before: sea of asphalt surrounded by gas stations.



Intersection of Shaw St. and Buncombe St. after: beautification using street trees and brick paving for traffic circle and crosswalks, narrowed street and added winding bike paths.



Section drawing of the traffic circle: will create sense of arrival in Poe Mill and improve traffic flow.



Infill Plan

The Poe Mill Village revitalization strategy will focus on keeping the unique identity of the current mill homes. The houses will be renovated but will maintain the same style as the traditional mill house, as seen in the Glencoe example. The outer edges of the village, along Buncombe, Shaw, and A Street

will take a denser form with townhouses, apartments, and mixed use buildings. These buildings will also have the aesthetic of a mill village home. Also, there are a few opportunities for smaller pocket parks throughout the village which are also shown on the master plan.

*Glencoe Mill, NC
home renovations.*



*Belmont Dairy, OR'
Townhomes*



*Sunward
Cohousing, MI*





Complete master plan: Park, streetscape, infill development.

| Development Summary | |
|------------------------------|-------------|
| Single Family Detached (SFD) | 48 |
| Single Family Attached (SFA) | 97 |
| Townhomes (TH) | 69 |
| Duplexes (DPX) | 28 |
| Multifamily (MF) units | 27 |
| Total new units | 172 |
| Open space (gross) | 12.52 acres |

Conclusion

The final product for Poe Mill is one that keeps the identity and fabric of the mill village while bringing in new life and opportunities. The people of Poe Mill have shown deep concern with the current state of the park site and the village. It is the purpose of this plan to make Poe Mill a desirable place to live and create a park that offers a variety of activities.

The new life of this once bustling mill site will come in the form of youths skating across the skate park and biking along bike paths; families coming to enjoy a movie showing at the outdoor theater; kids running in the play fountain to escape from the heat of summer; people setting up a baseball games in the field; artists designing on the art wall;

people climbing on the climbing wall; friends talking and relaxing at a picnic; and kids climbing in the elevated tree forts.

The park will be the center piece of the neighborhood, but all that surrounds it will speak to its new life. Streets will be inviting and safe and the mill homes will be remodeled, bringing the life back to this unique place.



Professor McCubbin critiquing student designs.

Master Plan

The collective ideas of the students were combined with input received from stakeholders to create a final plan. Important elements such as a skate park and connection to emerging area attractions were included. The plan can be implemented in phases in order to grow with the Poe Mill Community.





Educational Wetlands
and Water Detention Areas swell with each rain storm and hold water from the park itself as well as the neighborhood.



Performance and Splash Area
Large steps surround the performance and splash area allowing for audiences and parents to easily see performances or children playing the cool water.



Woodland Walking Trails
A system of walking trails connect different areas of the park allowing the visitor to experience the site.



Picnic Shelters
Tucked into the woodland edge along a walking trail the picnic shelters provide the perfect setting for an afternoon snack or quiet reflection.



Skate Park and Tag Wall
A competition skate park will occupy the area local skaters cleared and developed. Ruins of the mill create a tag wall and overlook for visitors to watch cool tricks.



Shaded Patio
Tables and chairs will dot the terraced levels of the shaded patio. Students can do homework or friends can take a break from skating and enjoy the shade on a warm afternoon.



On-street Parking
Additional parking along A Street is provided in the form of angled spaces. Brick pavers and a broad sidewalk define the edge of the park.



Active Recreation Area
The large multi-functional area allows for several types of activities to occur at the same time. Runners and walkers can take advantage of the trails that loop this area.



Phasing Diagram

Phase One: Install Skate Park, Educational Wetlands, Walking Trails, Additional Parking, and Recreational Areas.

Phase Two: Install Splash and Performance Area, Shaded Patio, History Courtyard and Building



Recreation Zones

Connection to the Swamp Rabbit Trail Woodland
and Exercise Trails Active and Passive Recreation
Areas Educational Wetlands



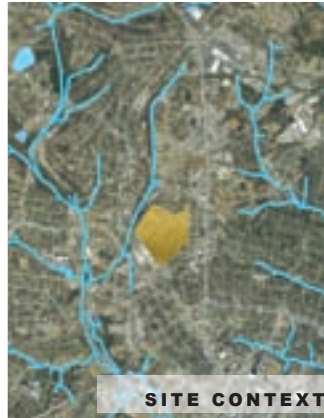
Site Analysis

Students began by visiting the Poe Mill Community and observing current conditions. Through analysis of environmental and social factors, an educated response can be created that seeks to sensitively address the area's needs and strengths.

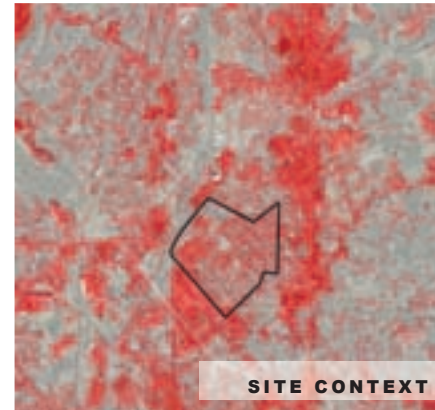
Water Flow Patterns



Surrounding Water Bodies



Impervious Surfaces



Poe Mill Neighborhood SITE ANALYSIS | HYDROLOGY

Clemson University • Department of Planning and Landscape Architecture • Community Design Studio 451 • Fall 2010
Jennifer Buchanan

Site Hydrology

The high point of the site is the church located in the center of the community and water flows from that point toward the mill site. This offers a good opportunity to implement low impact design strategies to manage stormwater through green infrastructure in the park site.

Aerial View of Poe Mill Neighborhood Site with Property Boundaries Outlined in Red



Poe Mill is located within the county of Greenville, SC and lies just south of Paris Mountain (latitude: 34.8720618°, longitude: -82.4112331°).



The Poe Mill neighborhood site was previously graded back in 1895 to support the cotton mill that once occupied the land. The site was altered from its natural landform, which had a gradual sloping character with minimal slopes over 15%.

Currently, the topographical condition of the site is hard to fully comprehend due to the dense unmanaged vegetation and large amounts of debris spread throughout the site. However, the site offers many opportunities for positive development that will benefit the members of the surrounding community.



Poe Mill Site Elevations



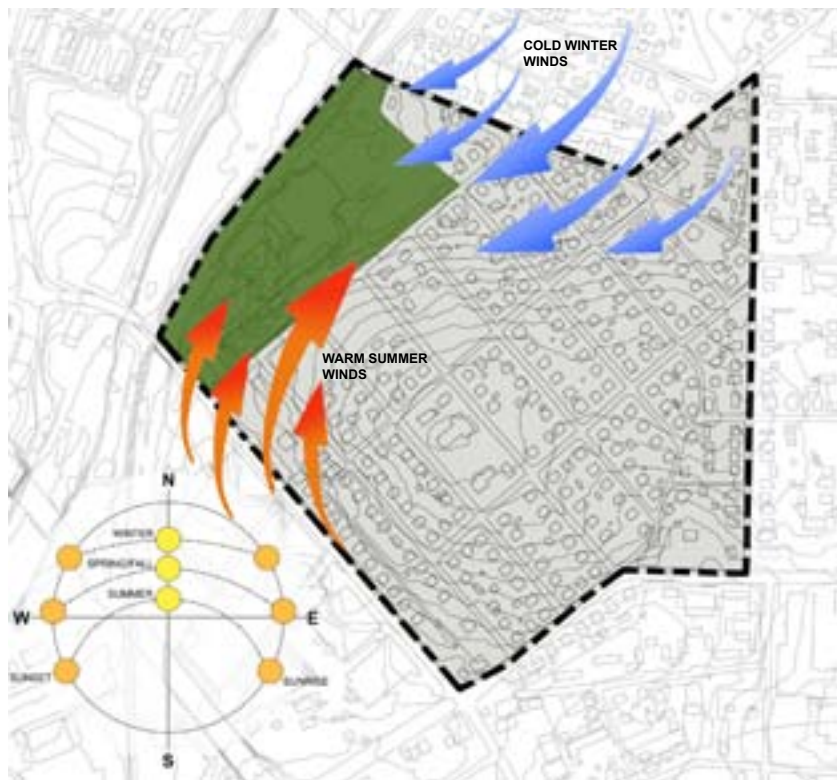
Poe Mill Site Slope Analysis



Poe Mill Site Opportunities and Constraints

Poe Mill Neighborhood SITE ANALYSIS | TOPOGRAPHY

Chattahoochee University • Department of Planning and Landscape Architecture • Community Design Studio 451 • Spring 2010
Virginia Bailey



Greenville has a humid subtropical climate, with generally mild, short winters, hot, humid summers, warm springs, and crisp autumns. Monthly averages range from 40.8 °F in January to 78.8 °F in July, with lows around freezing in the former month. Highs reach 90 °F on 38 days per year, and sometimes breach 100 °F. Winter snowfall is typically light, though much heavy amounts have fallen. Precipitation is usually well-distributed throughout the year.

Summer June 21st

Overall temperatures are warm. Highs are generally in the 90s and lows in the high 70s to mid 80s.

The sun is highest in the sky at this point. South facing slopes are exposed to more direct sunlight and are therefore warmer longer. Winds are from the South and Southwest.

Fall September 21st

Overall temperatures are cooling, especially noticeable in the night time temperatures. Shadows are getting longer.

Frost and Freezing temperatures can be expected late in the season.

Winds are from the Northeast.

Winter December 21st

Shadows are long due to the sun's low position in the sky.

70-80 days of freezing weather a year.

Cool air collects in low lying pockets causing localized freezing and icy patches.

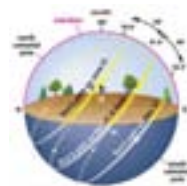
Winds are from the Northeast and Southwest.

Spring March 21st

Overall temperatures are warming. High and low temperatures can vary greatly through out the day.

There should not be any freezing temperatures after April 15th in the Greenville area.

Winds are blowing from the Southwest.



Poe Mill Neighborhood

SITE ANALYSIS | CLIMATE

Clemson University • Department of Planning and Landscape Architecture • Community Design Studio 451 • Spring 10
Elise Holmberg Herron



Opportunities :

- Shade relief.
- Trees offer aesthetic curb appeal.
- Trees and shrubs provide habitat for wildlife.
- Majority of trees are mature and healthy.

Constraints :

- Three gateways lack substantial vegetation.
- Removal of overgrown areas may affect wildlife.
- Lack of unity between plantings, trees are scattered.
- Unappealing overgrown areas with invasive species.





Gateway 1



Gateway 2



Gateway 3



Gateway 4



Gateway 5



Gateway 6



Gateway locations



Noise Distribution

Poe Mill Neighborhood

SITE ANALYSIS | **SCENIC AND SENSORY**
Gateways and noise distribution

University of Tennessee - Department of Planning and Landscape Architecture - Community Design Studio 451 - Spring 2010
Victor Hsieh / James C. Ray



Opportunity

Opportunities

- Existing open areas
- Mixed use facilities
- Recreation facilities
- Existing density = walkability
- Historical context/character

Constraints

- Disrepair/Maintenance
- Vacancies
- Aesthetics
- Crime



Opportunity



Opportunity



Opportunity



Constraint

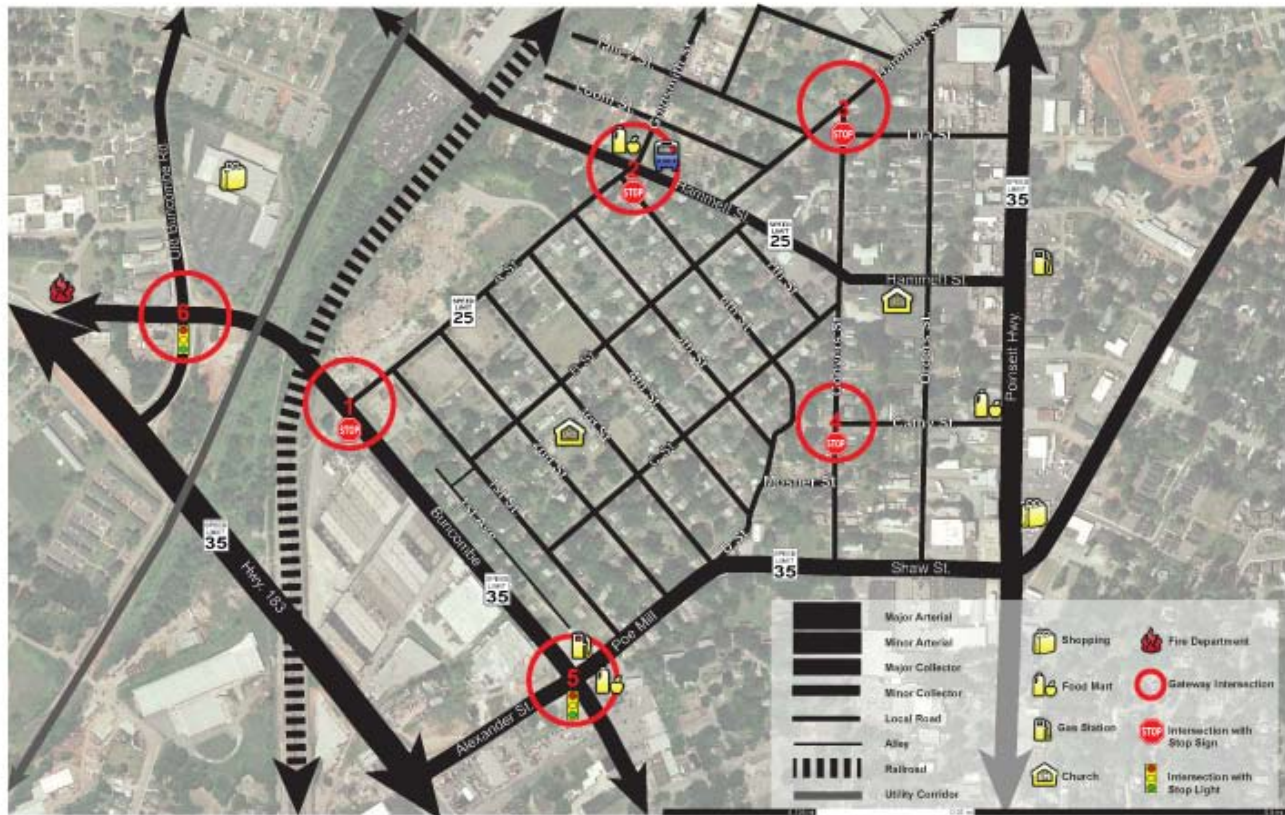


Opportunity

Poe Mill Neighborhood

SITE ANALYSIS | LAND USE

Clemson University • Department of Planning and Landscape Architecture • Community Design Studio 451 • Spring 2010
Jack Cebe



Poe Mill Neighborhood

SITE ANALYSIS | CIRCULATION

Clemson University • Department of Planning and Landscape Architecture • Community Design Studio 451 • Spring 2010
Nicholas Myers

Public Schools

- 1 League Middle School
Drive distance: 2.8 miles (7 mins.)
Walk distance: 2.8 miles (60 mins.)
- 2 Cherryville Elementary School
Drive distance: 1.4 miles (4 mins.)
Walk distance: 1.2 miles (20 mins.)
- 3 Summit Dr. Elementary School
Drive distance: 2.5 miles (5 mins.)
Walk distance: 2.3 miles (47 mins.)
- 4 Montview Elementary School
Drive distance: 1.7 miles (5 mins.)
Walk distance: 1.6 miles (33 mins.)
- 5 Stone Elementary School
Drive distance: 1 mile (4 mins.)
Walk distance: 1 mile (20 mins.)
- 6 Alexander Elementary School
Drive distance: 2.4 miles (9 mins.)
Walk distance: 2.4 miles (49 mins.)
- 7 Flattor High School
Drive distance: 1.8 miles (7 mins.)
Walk distance: 1.6 miles (31 mins.)
- 8 Cone Elementary School
Drive distance: 0.6 mile (2 mins.)
Walk distance: 0.4 mile (8 mins.)
- 9 Lakeside Middle School
Drive distance: 2 miles (5 mins.)
Walk distance: 2 miles (40 mins.)
- 10 Greenville Senior High School
Drive distance: 2.8 miles (9 mins.)
Walk distance: 2.5 miles (50 mins.)

Major Cemeteries

- 11 Greenwood Cemetery
64 acres - White Horse Road
Drive distance: 4.8 miles (9 mins.)
Walk distance: 3.2 miles (66 mins.)
- 12 Springwood Cemetery
473 acres - North Main Street
Drive distance: 1.9 miles (5 mins.)
Walk distance: 1.7 miles (34 mins.)

Cultural Centers

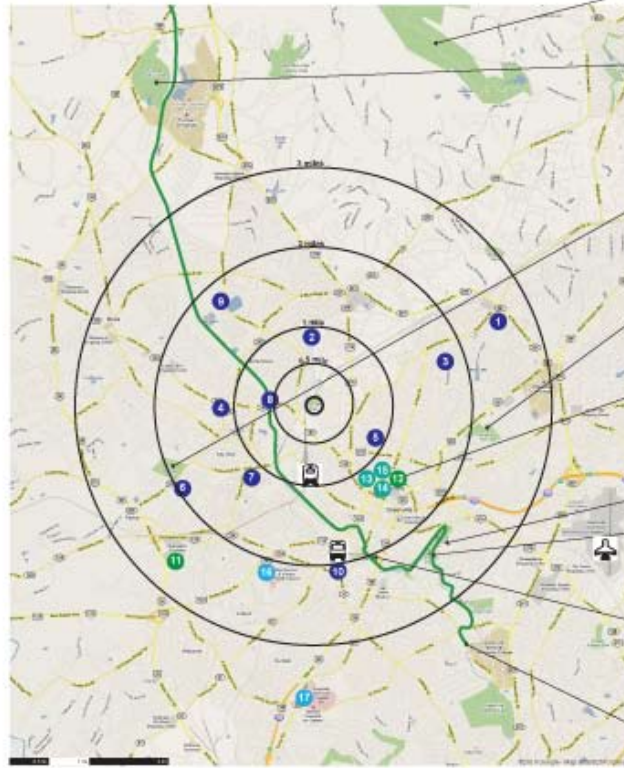
- 13 Greenville County Library
Drive distance: 1.7 miles (5 mins.)
Walk distance: 1.3 miles (26 mins.)
- 14 Upcountry History Museum
Drive distance: 1.3 miles (5 mins.)
Walk distance: 1.2 miles (24 mins.)
- 15 Children's Museum of the Upstate
Drive distance: 1.3 miles (5 mins.)
Walk distance: 1.3 miles (27 mins.)

Healthcare Facilities

- 16 Bon Secours St. Francis Hospital
Drive distance: 3.5 miles (9 mins.)
Walk distance: 2.6 miles (55 mins.)
- 17 Greenville Memorial Hospital
Drive distance: 3.7 miles (9 mins.)
Walk distance: 4 miles (80 mins.)

Transportation

- 18 Greenville Downtown Airport
Drive distance: 4.6 miles (12 mins.)
Walk distance: 4.5 miles (90 mins.)
- 19 Amtrak Train Station
Drive distance: 1.1 miles (3 mins.)
Walk distance: 1.1 miles (21 mins.)
- 20 Greenville Transit Authority Station
Drive distance: 2.5 miles (7 mins.)
Walk distance: 2.3 miles (49 mins.)



Potts Mountain State Park

- Drive distance: 8.4 miles (18 mins.)
Walk distance: 6.5 miles (133 mins.)
- Amenities:**
Biking
Hiking
Johanna
Fishing
Picnic

Furman University

- Drive distance: 5.8 miles (12 mins.)
Walk distance: 5.8 miles (117 mins.)
- Amenities:**
Basketballing
Biking trails
Pond
Disc golf course
Golf course

Westside Park and Aquatic Center

- 46 acres - 2730 W. Blue Ridge Dr.
Drive distance: 2.2 miles (5 mins.)
Walk distance: 2.2 miles (45 mins.)
- Amenities:**
Inland pool
Tennis courts
Picnic shelter
Playground

Timmon's Park

- Drive distance: 2.6 miles (6 mins.)
Walk distance: 2.4 miles (52 mins.)
- Amenities:**
Picnic shelter
Golf
Mountain bike trail
Disc golf course
Tennis courts
Softball field

100 E. Park Ave.

- 12.5 acres - 100 E. Park Ave.
Drive distance: 1.9 miles (5 mins.)
Walk distance: 1.7 miles (34 mins.)
- Amenities:**
Senior center
Golf shop
Lighted tennis courts
Picnic shelter
Basketball court
Miniature golf

Greenville Zoo

- 14 acres - 140 Cleveland Park Drive
Drive distance: 3.1 miles (8 mins.)
Walk distance: 2.7 miles (53 mins.)

Greenville Zoo

- 122 acres - Cleveland Park Dr.
Drive distance: 3.5 miles (10 mins.)
Walk distance: 3 miles (60 mins.)
- Amenities:**
Tennis courts
Softball field
Playground
Picnic shelter
Picnic shelter

Pine Park

- 12.5 acres - 100 East Park Ave.
Drive distance: 2.4 miles (7 mins.)
Walk distance: 2.3 miles (43 mins.)
- Amenities:**
Scenic overlook
Native trails
Picnic areas
Pond
Excavated mill ruins
Gardens
Bandy River

Greenville Hospital Swamp Rabbit Trail



Poe Mill Neighborhood

SITE ANALYSIS | CIVIC SERVICES

Clemson University • Department of Planning and Landscape Architecture • Community Design Studio 451 • Spring 2010
Nicholas Myers

Poe Mill Neighborhood

SITE ANALYSIS | GATEWAYS

Clemson University • Department of Planning and Landscape Architecture • Community Design Studio 451 • Spring 2010
Joe Hinton



Gateway I
Bensenville and A



Gateway II
A and Harrison



Gateway III
Bensenville and Canyon



Gateway IV
Canyon and Collier

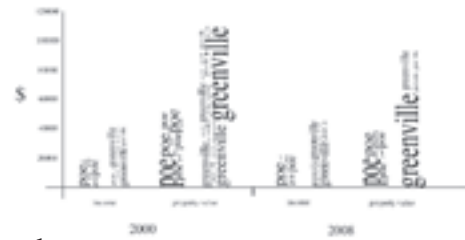
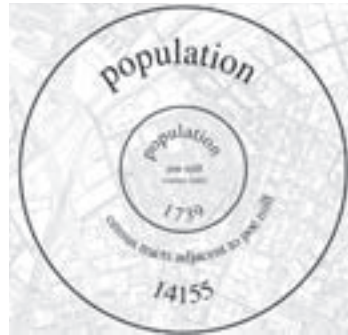


Gateway V
Bensenville and Stone

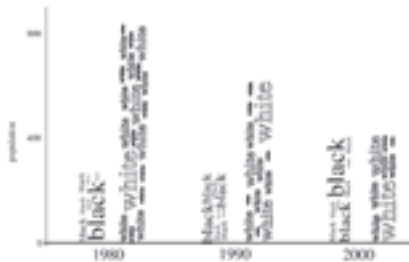
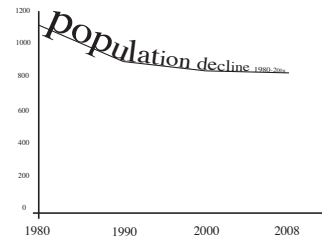


Gateway VI
Bensenville and Old Bensenville

demographics



Both income and property values are lower in the Poe Mill neighborhood when compared to the rest of Greenville county. Property values have decreased significantly since 2000 (above). Below illustrates the population decline in the neighborhood.



The racial make up of the neighborhood has undergone a shift over the past thirty years moving from predominantly white to an equal mix of white and black. The above data from the Census Bureau does not include the 2010 census which will likely show an increase in the population of other races.

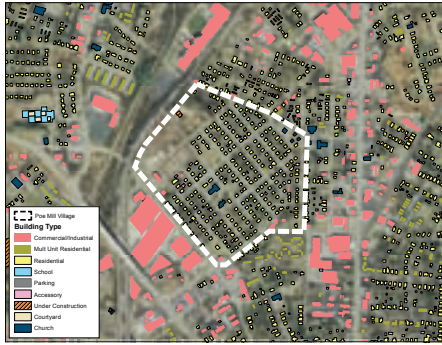
Employment in the neighborhood is diverse. Of the 1739 people in the census tract with 834 specifically in the Poe Mill neighborhood, there is a balance between service, sales, production and transportation. Though compared to Greenville county the unemployment rate is considerably higher with only 718 of the tract's residents listed as employed, Greenville's ability to attract a wide range of industries should provide more employment opportunities for Poe Mill residents.

With the addition of Southwest Airlines and retail chains like Trader Joe's, the central location of Poe Mill is ideal for employees. The educational attainment of the residents also benefits both residents and retail and service industries. 40% of the census tract residents have some high school while another 20% are high school graduates.

graphics

Poe Mill Neighborhood SITE ANALYSIS | DEMOGRAPHICS

Clemson University • Department of Planning and Landscape Architecture • Community Design Studio 451 • Spring 2010
Susannah Horton



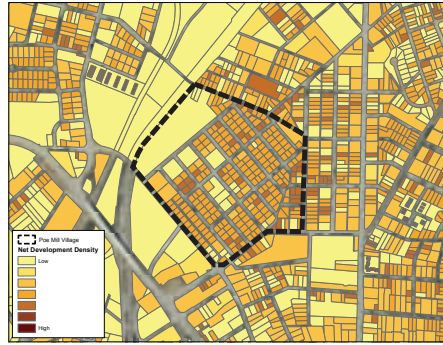
Opportunity

Industrial businesses, commercial businesses, recreational facilities, and schools all within the immediate area. Poe Mill Village has potential to become a highly walkable and diverse community.



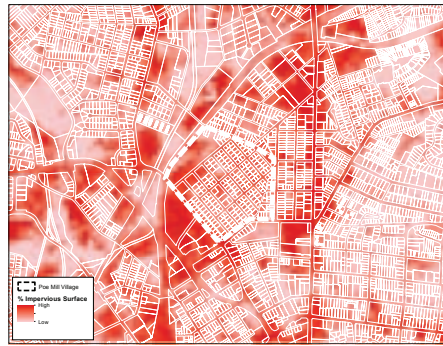
Opportunity

Multiple zoning types surrounding Poe Mill Village allow for more ease in the planning process when designing for mixed use communities.



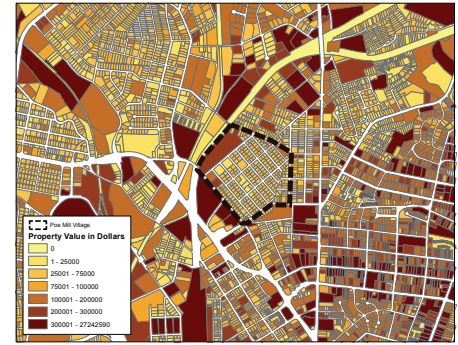
Opportunity

Development density is on par, if not slightly higher, than surrounding area. Increasing density and creating other land uses will create a dense, dynamic, and strong community.



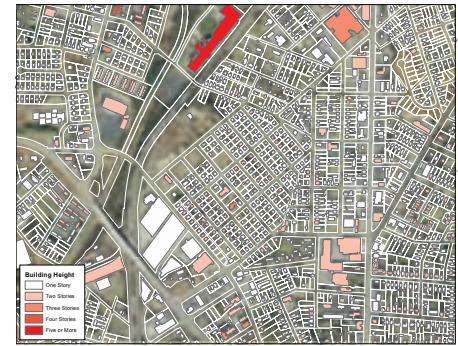
Constraint

There is a higher percentage of impervious surface coverage than surrounding communities. Measures are needed to reduce this environmental impact.



Opportunity/Constraint

Poe Mill Village is on the threshold of municipality limits. By restoring the community, property values will increase, adding value to residents' investments. Consideration must be taken in planning to reduce gentrification.



Opportunity

Relatively low building heights and straight streets allow for extensive views of the Poe Mill are, especially from higher elevations in the neighborhood.

Poe Mill Neighborhood

SITE ANALYSIS | LAND USE

Clemson University • Department of Planning and Landscape Architecture • Community Design Studio 451 • Spring 2010
Jack Cebe



Use of social media

Social media has become a key communication tool for many people. For community design this medium holds possibility for getting timely information out to stakeholders and for maintaining a level of transparency in projects.

For the Poe Mill Project facebook was chosen as a means to collect information about the student's process and update followers on progress made. A page was set up under the name "Poe Mill Collaborative Project" in order to emphasize the collaboration between the students, community members and the Greenville County Redevelopment Authority.

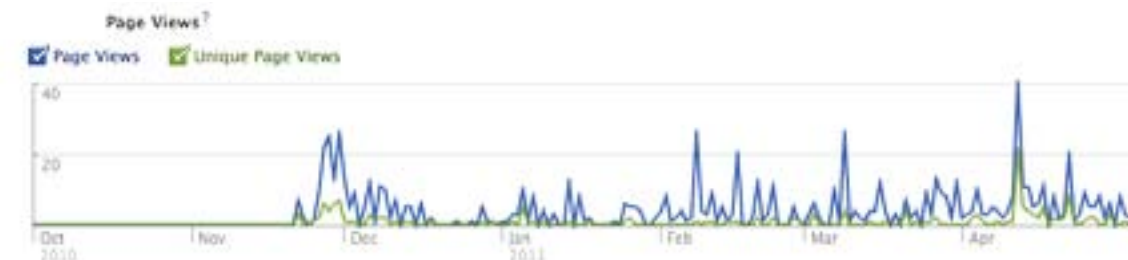
The facebook page was started in September 2010. Due to facebook policies, until 25 followers are signed up the page address remains an obscure set of numbers and letters. Once the minimum number was reached the page received the following address:

<http://www.facebook.com/poemillproject>

The page was used to post photos from meetings and the studio, show the work of the students, and post event notices. Views tended to peak after events and the number of followers steadily climbed throughout the semester.



Using facebook holds potential for being an effective communication tool for community design. With Poe Mill it was found that a wide variety of people followed the project. One limitation came from the pace of the academic semester, where long periods between due dates do not provide a constant source of material the internet desires. Nonetheless, the integration of facebook into everyday life ensures that news gets out to a wide audience.



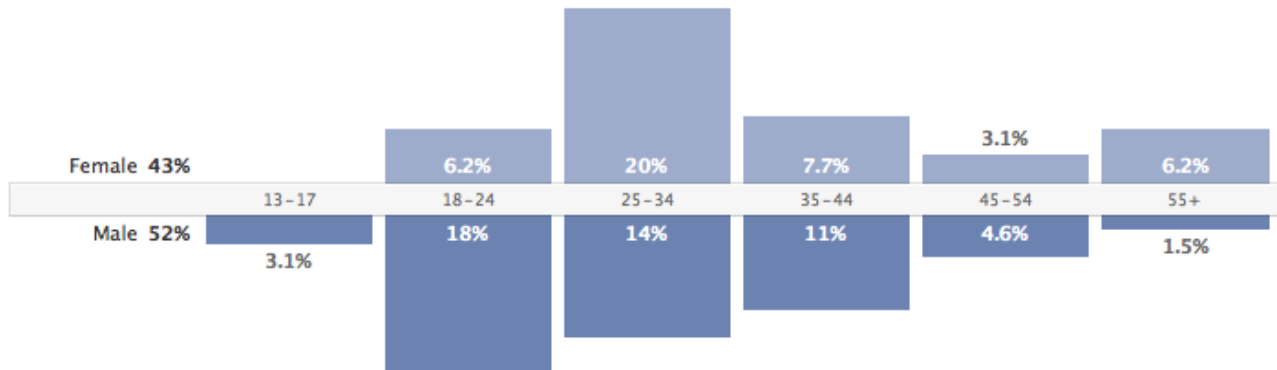
Number of views of the Poe Mill Page - through April 2011



Number of people following the page on Facebook - through April 2011

Demographics

Gender and Age?



Countries?

64 United States
1 Vietnam

Cities?

33 Greenville

Language?

62 English (US)
2 English (UK)
1 Simplified Chinese (China)

Note from public meeting

Ideas Boards

- Walkways
- Baseball fields*
- Pool
- Street Lights
- Safety***
- Family Involvement (Unity is Key)
- Community Center
- place for the kids
- Water fountain/park
- Dog park
- Playground
- Tennis courts
- Climbing walls
- Art walls
- History of mill village and region
- Skate park
- Amphitheatre
- Basketball
- Picnic areas
- Grass and Trees
- Fruit trees
- Adult center/senior center
- Volleyball
- Donation center
- Soccer field
- Creek? (enhancement?)
- Community garden
- Grilling area
- Disc golf
- Landscaping (like falls park)
- Walkways
- Baseball Park
- Frisbee
- Pool
- Street lights
- Safety***
- Family involvement
- Community center (after sch. progs.)
- Water park/fountains
- Dog park
- Tennis courts
- Playground*
- Climbing walls

The floor was open during the public meeting held on September 20, 2010 to let those attending voice ideas and concerns. The responses were recorded at the front of the room by the students and this input was used to guide design strategies.

Public Meeting and Community Feedback

Meetings and presentations were held on the following dates:

September 20, 2010

Poe Mill Store

Initial public meeting with Poe Mill Community

November 19, 2010

County Square, Greenville

Presentation to GCRA

December 1, 2010

Park Place Church of God

Presentation of students designs

April 11, 2011

Presentation of Master Plan