

DOKO MEADOWS PARK MASTERPLAN



BLYTHEWOOD
• SOUTH CAROLINA •

05.08.2024



AGENDA

- Overview of Community Engagement & Priorities
- Planning Considerations
- Samuel Bookhart Entry Area
- Palmetto Citizens Amphitheater
- Soccer Fields
- Mclean Road (+/- 5 Acre Parcel)
- Sandfield Road (+/- 36 Acre Parcel)



COMMUNITY SURVEY

In addition to hosting in-person meetings, we created an online survey for those that could not attend. The following summarizes the survey responses.

40% of respondents surveyed have visited Doko Meadows park over 20 times in the past year.

The majority of respondents surveyed are between the ages of 45-54.

| | | |
|--------------------|--------------------|----------------------|
| 15-24 Years Old | 25-34 Years Old | 35-44 Years Old |
| 1 | 61 | 11 |
| 45-54 Years Old | 55-64 Years Old | 65 Years or Older |
| 84 | 66 | 49 |



COMMUNITY SURVEY

1) What is your FAVORITE place in the park?

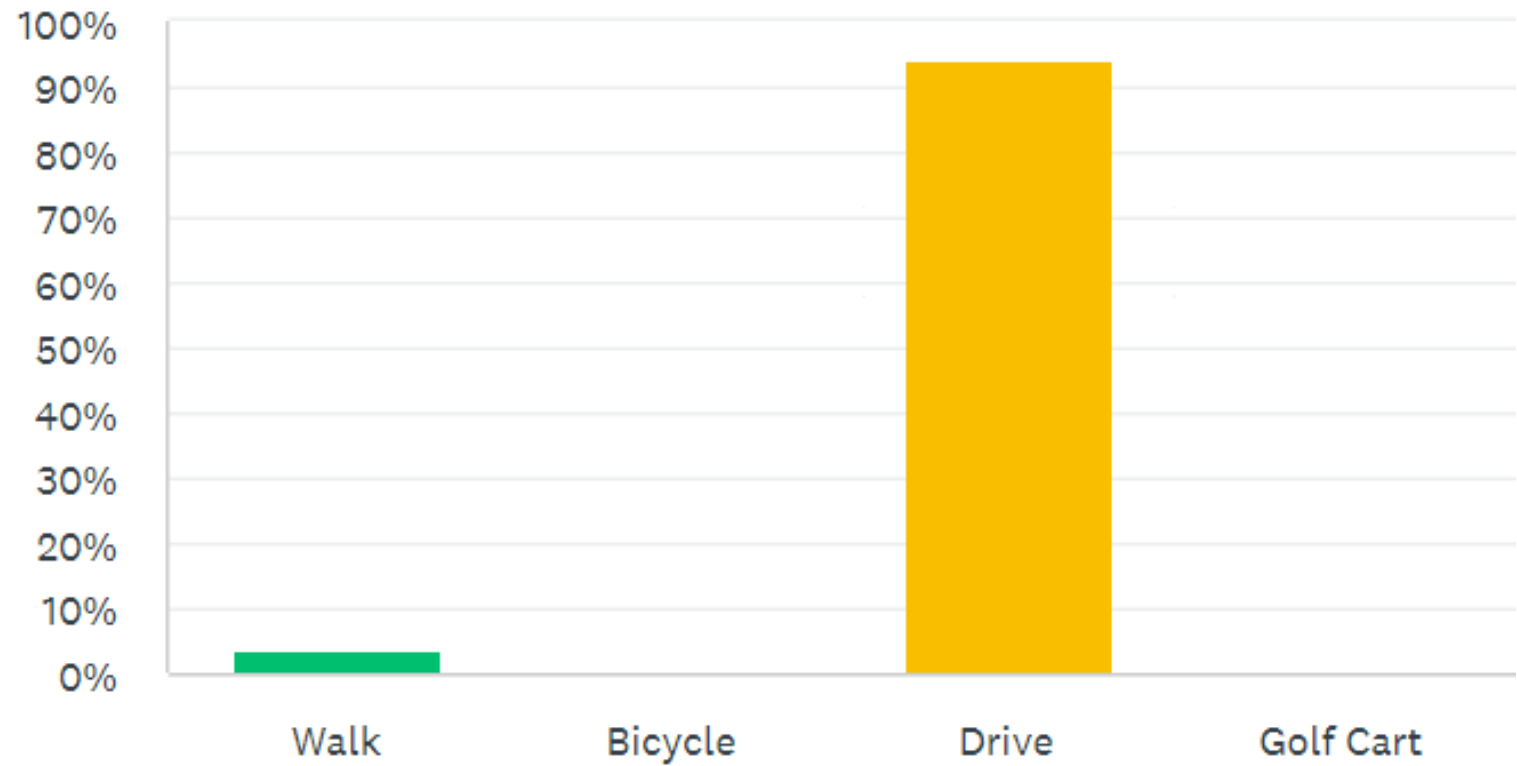


272
Participants



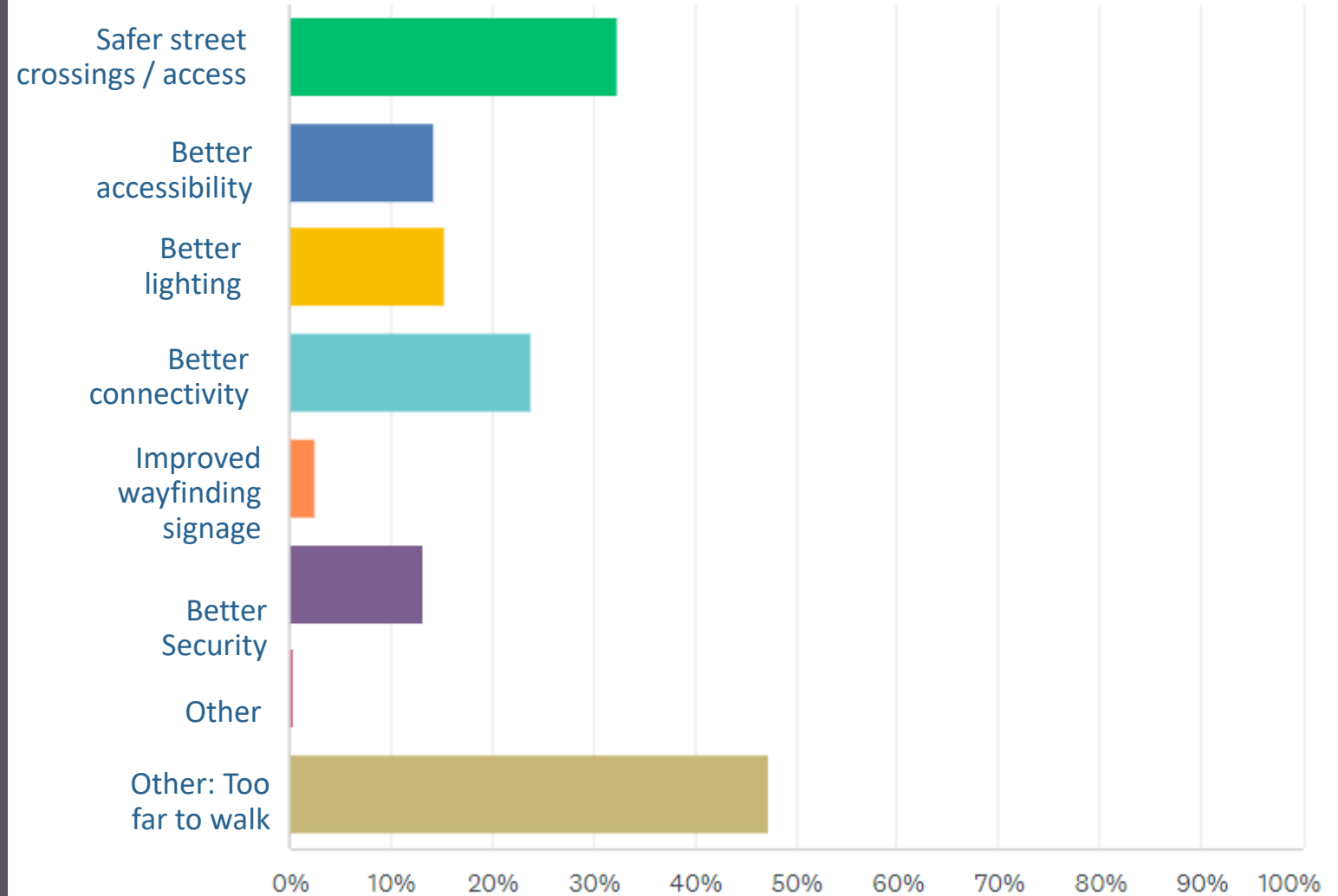
COMMUNITY SURVEY

2) How do you typically get to the park?



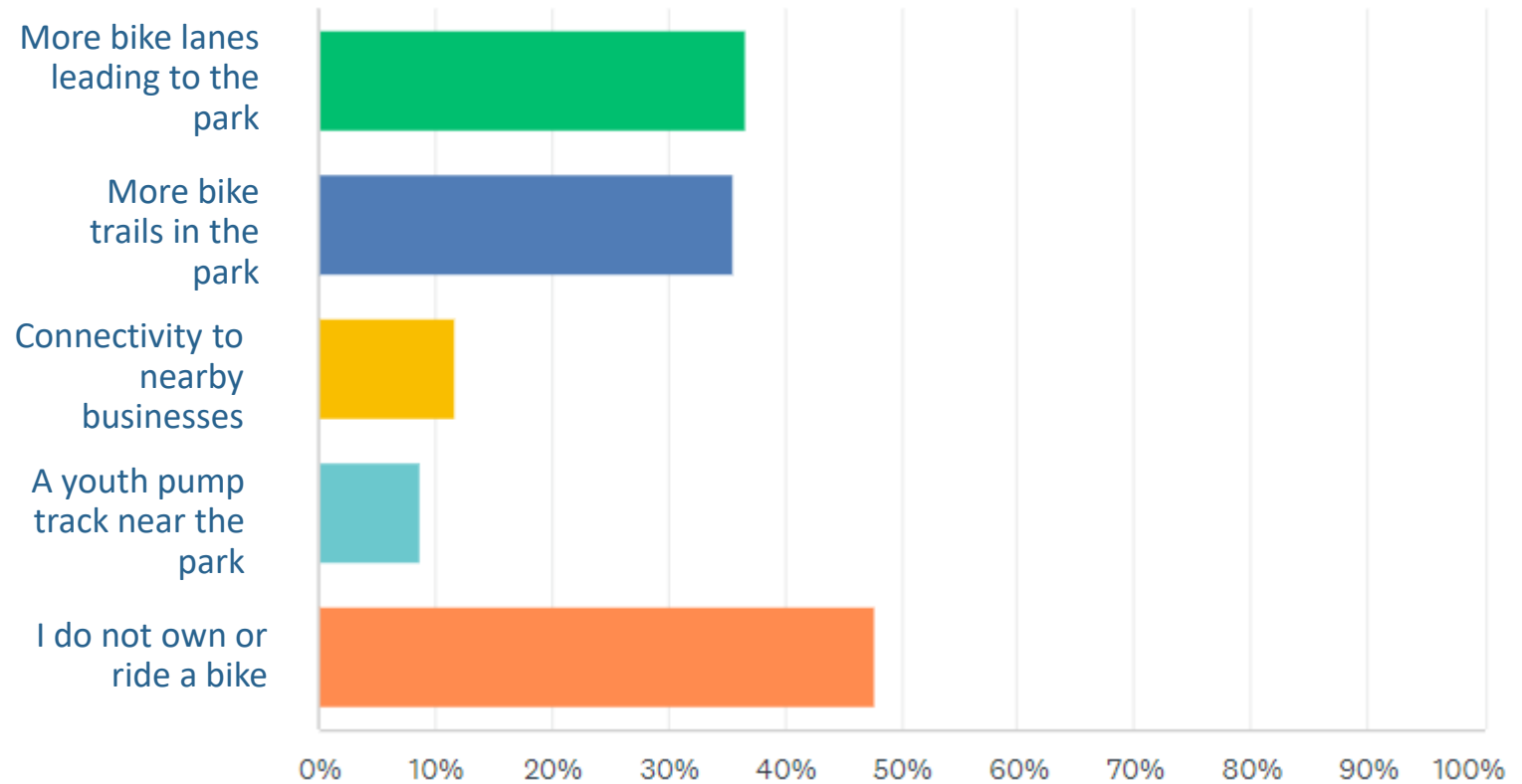
COMMUNITY SURVEY

3) I would walk to the park more often if there was...



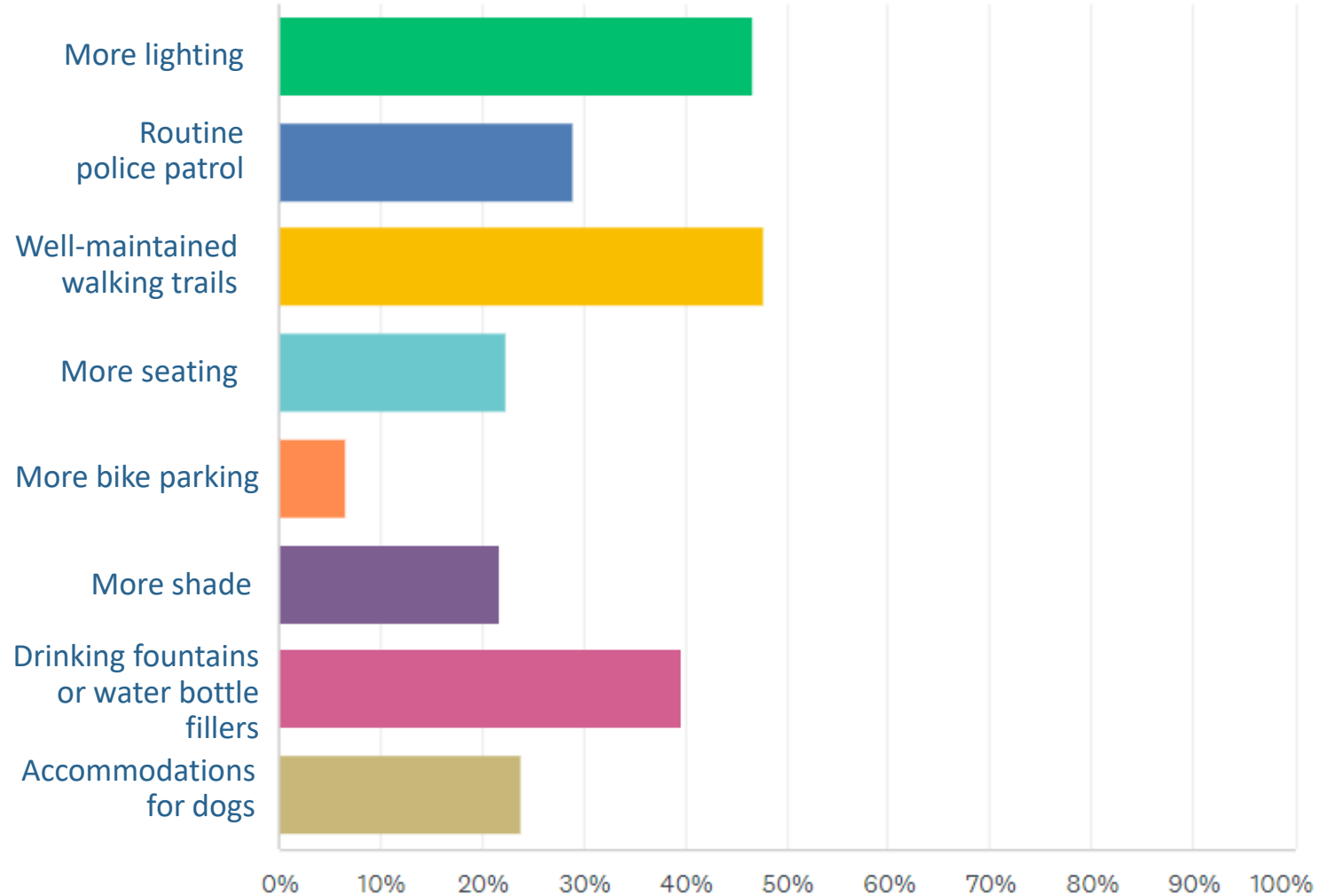
COMMUNITY SURVEY

4) I would ride my bicycle to the park more often if there was..



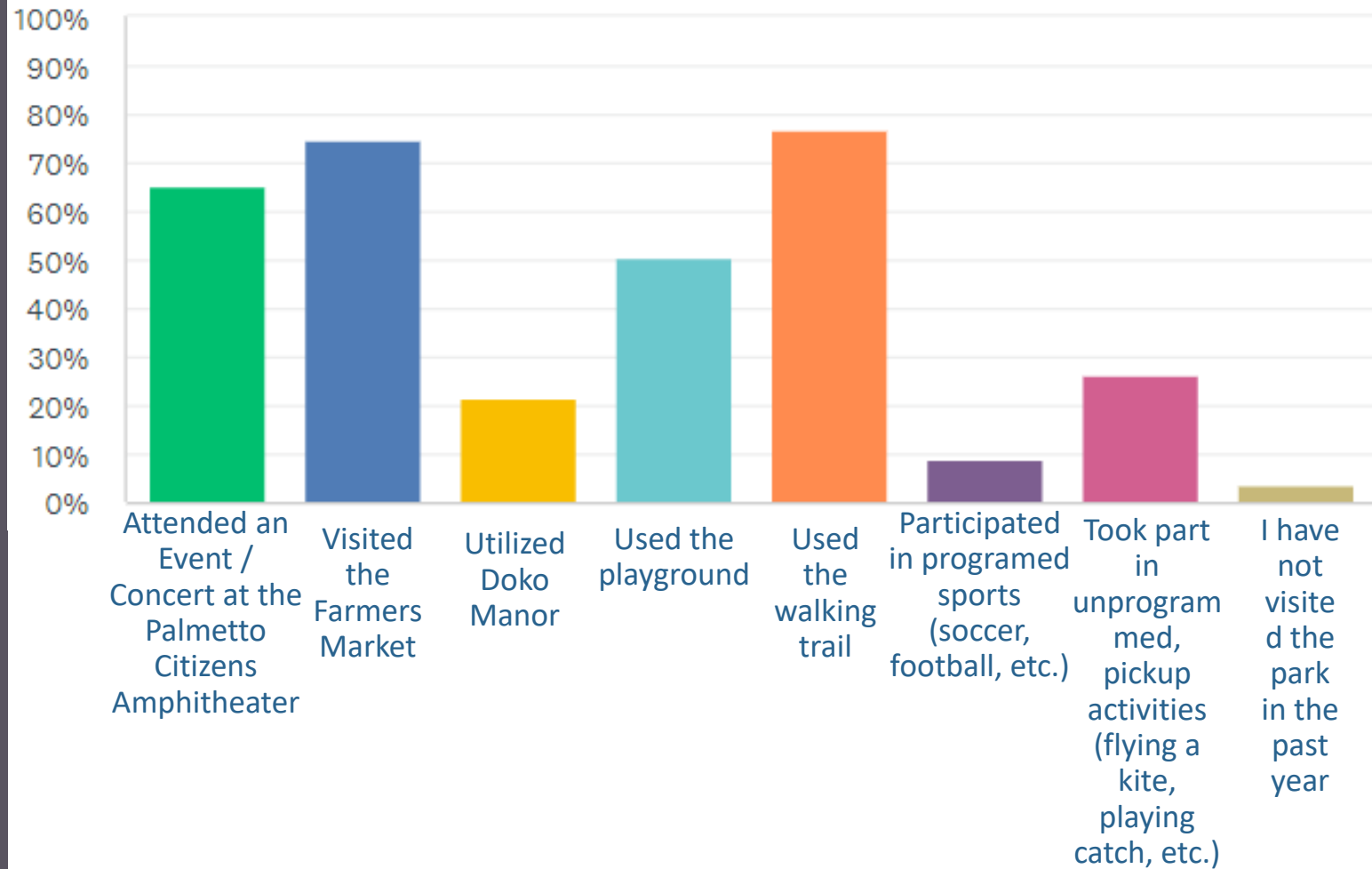
COMMUNITY SURVEY

5) The existing park trails would be more comfortable if they had the following...



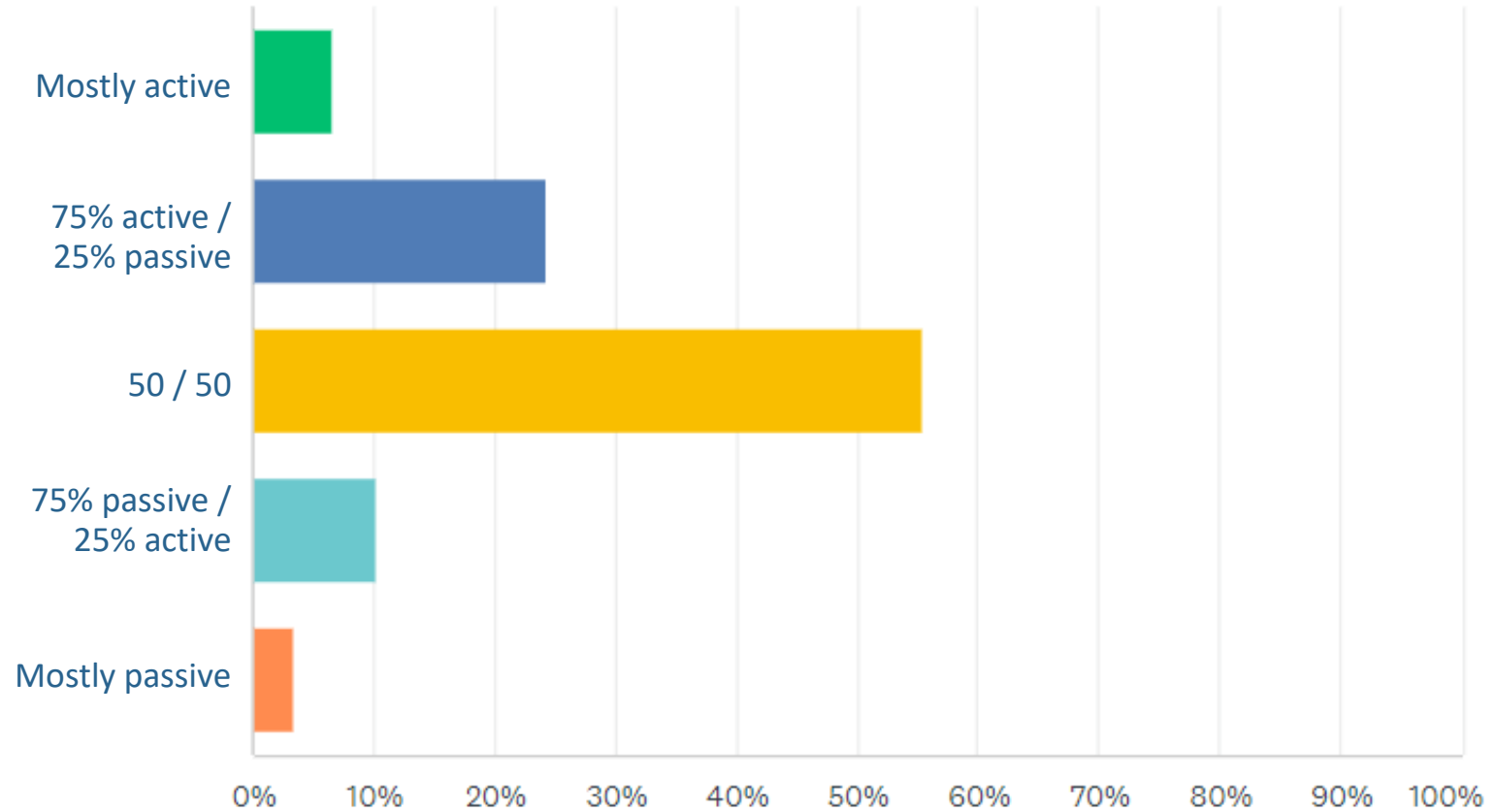
COMMUNITY SURVEY

6) Have you or your family members participated in any of the following park activities in the last year?



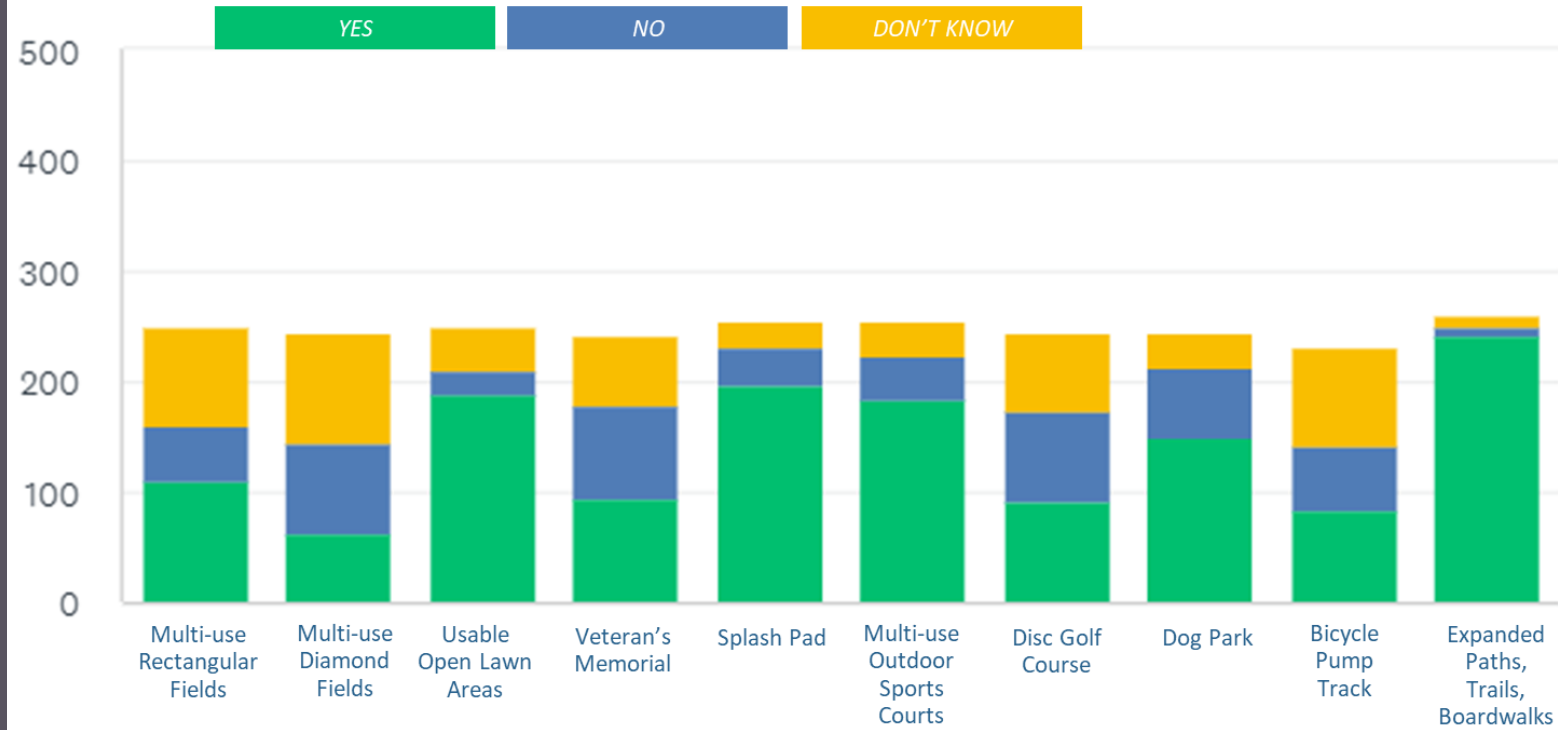
COMMUNITY SURVEY

7) What should be the balance between “active” and “passive” park facilities?



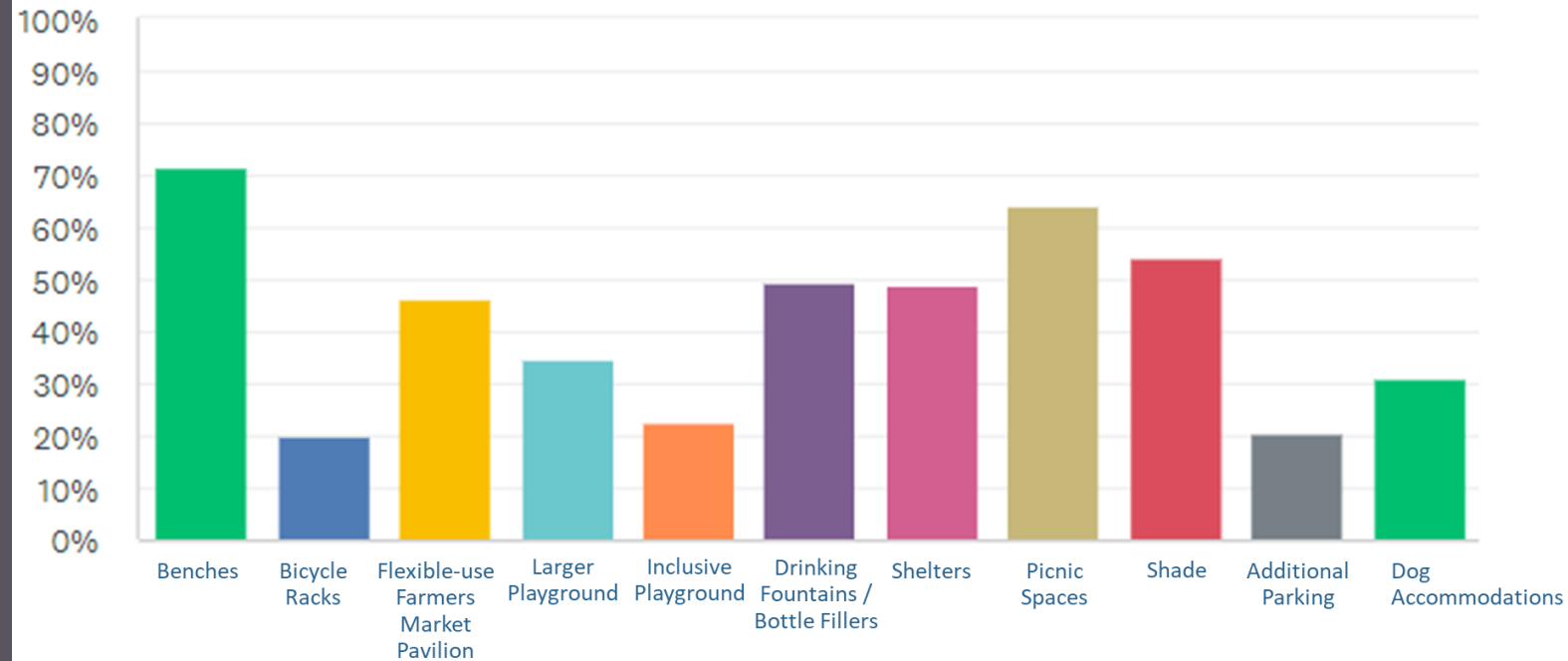
COMMUNITY SURVEY

8) Would the following facilities enhance the park?



COMMUNITY SURVEY

9) Would any of the following additional amenities enhance the visitor's experience at the park?



STAKE HOLDER MEETINGS & OPEN HOUSE

Three Questions

- What existing park elements would you like to see improved?
- What missing park elements should be added?
- What “One Thing” is considered a “must have” to be added or addressed in the park master plan?



STAKE HOLDER MEETINGS & OPEN HOUSE

What We Heard



Amenities

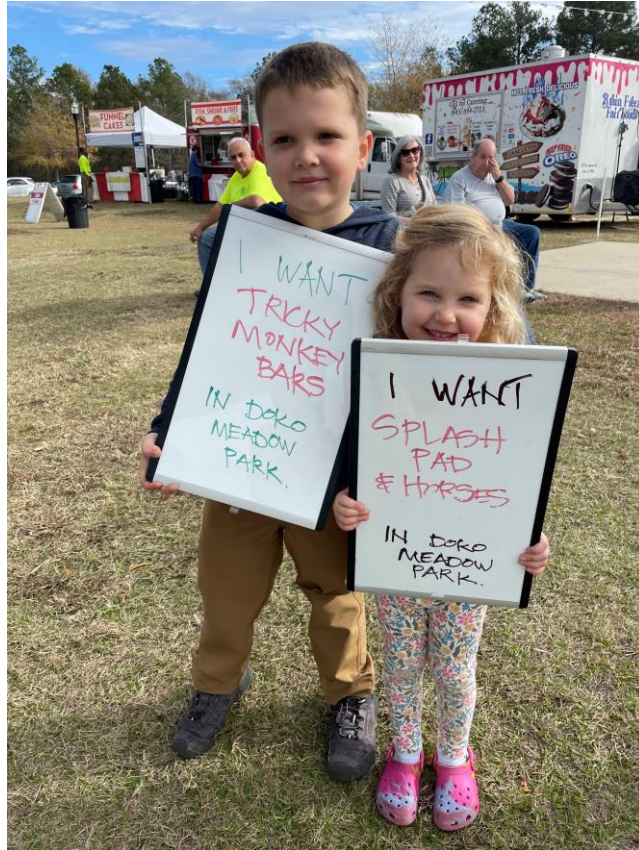
- Splash Pad
- Dog Park
- Expanded park amenities: picnic shelters, restrooms, larger playground with inclusive areas, shade, lighting, trash receptacles
- Improved accessibility (ADA) throughout the park

Youth

- Youth sports facilities are a critical need. Current facilities do not meet current population and do not allow many youth to participate in sports
- Determine ownership of youth recreation and sports for the youth of Blythewood
- Consider youth activities and the youth building planned in the previous master plan

STAKE HOLDER MEETINGS & OPEN HOUSE

What We Heard



Natural Environment

- Maintain natural environment
- Expanded trails with better signage, lighting and amenities

Administration & Management

- Revenue generation to fund existing and future programming, operations and facilities
- Complete the previous master plan recommendations; the Farmers Market Pavilion is the priority
- Honor the legacy opportunity with the new property while preparing for the exponential growth over the next 20 years
- Create a town center that reflects the family values of the town and enhances the beauty and resiliency of the park property

CHRISTKINGLE MARKET POP UP EVENT: 12/9/23

Repeated Public Comments

- Multiuse fields: soccer, baseball, bleachers, basketball, tennis, track (10)
- More walking trails: peaceful, multiuse (walking, running, bike, equestrian), distance markers, exercise stations (9)
- Dog Park (7)
- Mixed use facilities: shopping, restaurants, vendors, etc. (5)
- Splash pad (4)
- Amphitheatre expansion (4)
- Picnic Areas: Some covered, varied sizes (4)
- Horseback riding, trails (3)



CHRISTKINGLE MARKET POP UP EVENT: 12/9/23

Repeated Public Comments

- Larger children's playground: inclusive, monkey bars, obstacle course (3)
- More picnic tables and shelters (3)
- Outdoor fitness equipment (3)
- Farmers market building (3)
- More benches and covered/shaded seating areas (2)
- Fishing pier, pond access (2)
- Restrooms (2)
- Skate park (2)
- Security: Police stations, more lighting (2)
- Auditorium for events and concerts (2)



CHRISTKINGLE MARKET POP UP EVENT: 12/9/23

Repeated Public Comments

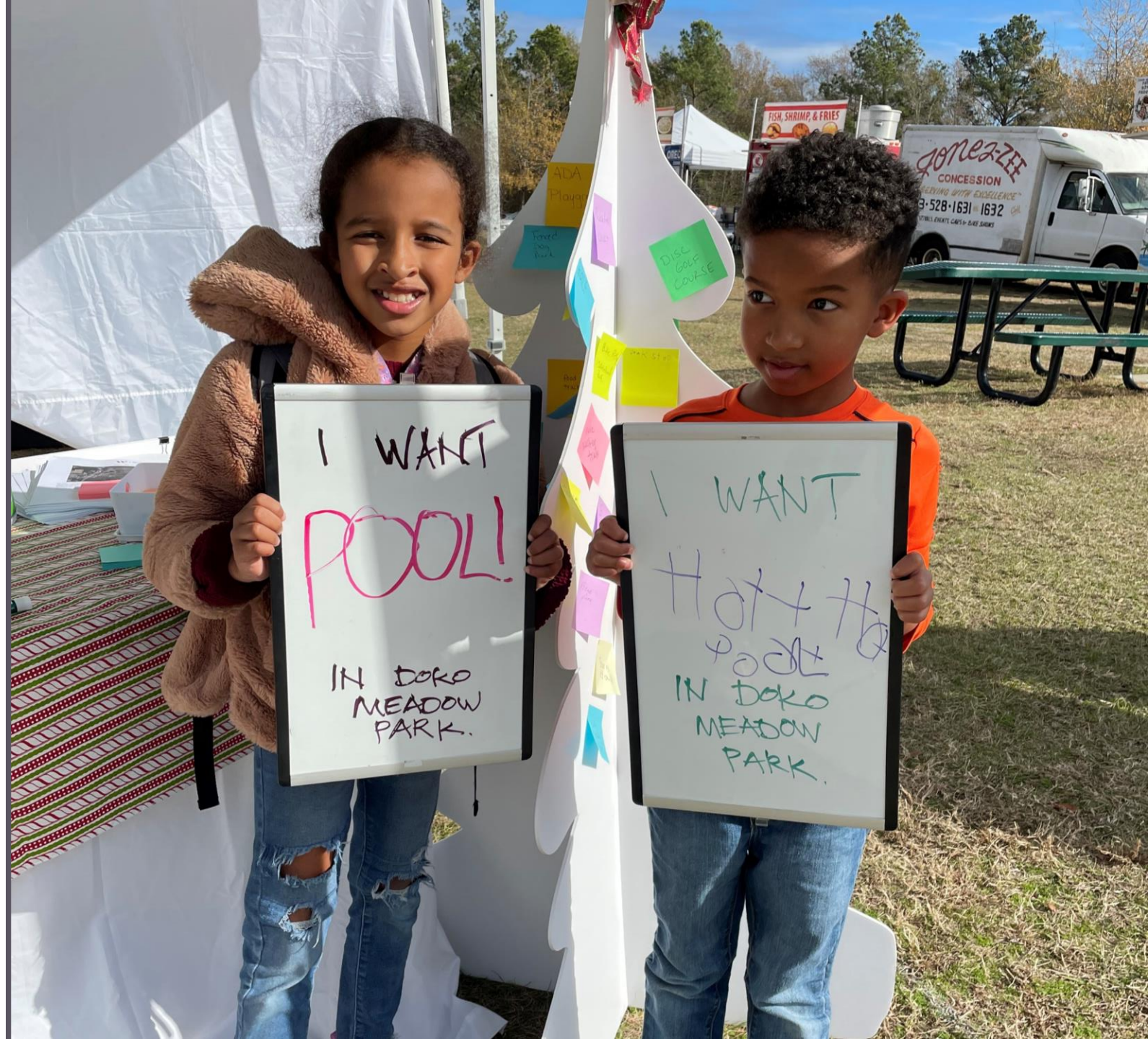
- Botanical garden, community garden (2)
- Water fountains (2)
- Nature education center, bird watching area by wetland (2)
- Keep the pecan trees (2)



CHRISTKINGLE MARKET POP UP EVENT: 12/9/23

Additional Comments

- City of Columbia fire station
- Safe connectivity to the existing park with pedestrian bridge
- Swimming pool
- Softball & Baseball Complex
- Parking & Covered Parking
- Disc golf course
- Keep areas as natural as possible
- New Town Hall
- More trash receptacles



ASSUMPTIONS BASED ON COMMUNITY INPUT

- Development of the new property must protect (not adversely impact) the watershed & the downstream property.
- All development must enhance the sustainability and resiliency of the park property and adjacent properties.
- The Park has a once-in-a-lifetime opportunity to create a town center/central park & preserve land/greenspace for future generations.
- The Pecan Grove should be maintained
- The Park contributes to the quality of life & sense of community.



ASSUMPTIONS BASED ON COMMUNITY INPUT

- The Parks highest and best use is as a community epicenter, providing passive park amenities, greenspace, wellness opportunities, facilities for community events & programming, multiuse recreation facilities, places to celebrate Blythewood.
- The Town should consider conducting a feasibility study for park operations, programs, & revenue generation.
- Conduct an ADA audit for the park.



ASSUMPTIONS BASED ON COMMUNITY INPUT

- The Park needs additional site amenities: benches, drinking fountains, shade, picnic shelters, inclusive/ADA accommodations, improved wayfinding and lighting, more trash/recycling receptacles, accommodations for dogs, water feature, improved pedestrian/bike connectivity.
- To address youth recreation concerns, the Town should convene a meeting with RCSD2, RCRC and the YMCA to plan for long-term youth recreation needs.



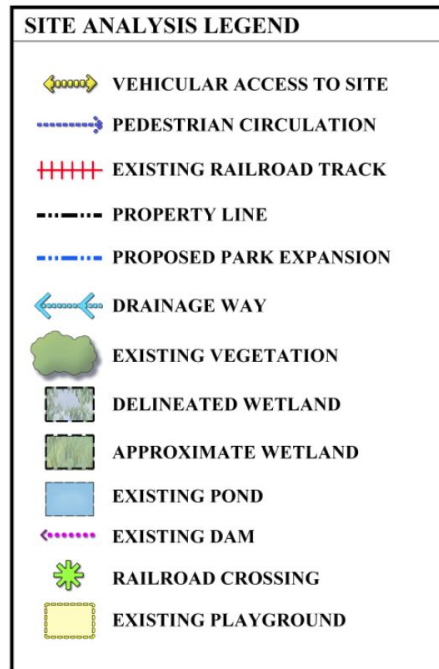
ASSUMPTIONS BASED ON COMMUNITY INPUT

- The Town should consider purchasing land outside of downtown for active recreation. It should be connected with multiuse trails to downtown.
- The park can provide new opportunities to generate revenue and to contribute to the local economy.



PLANNING CONSIDERATIONS

- Vehicular & Pedestrian Connections
- Wetlands & Wetland Buffers
- Existing Vegetation & Pecan Grove
- Existing Farm Pond Dam
- Existing Amenities



STUDY AREAS

- DOKO Meadows
- Mclean Road Parcel
- Sandfield Road Parcel



STUDY AREAS

DOKO Meadows

- Samuel Bookhart Entry Corridor
- Palmetto Citizens Amphitheatre & New L Shaped Parcel
- Soccer Fields



STUDY AREAS

DOKO Meadows

Samuel Bookhart Entry

- Access/Circulation/Visibility
- Potential Corner Commercial
- Farmers Market Pavilion
- Enhanced Playground

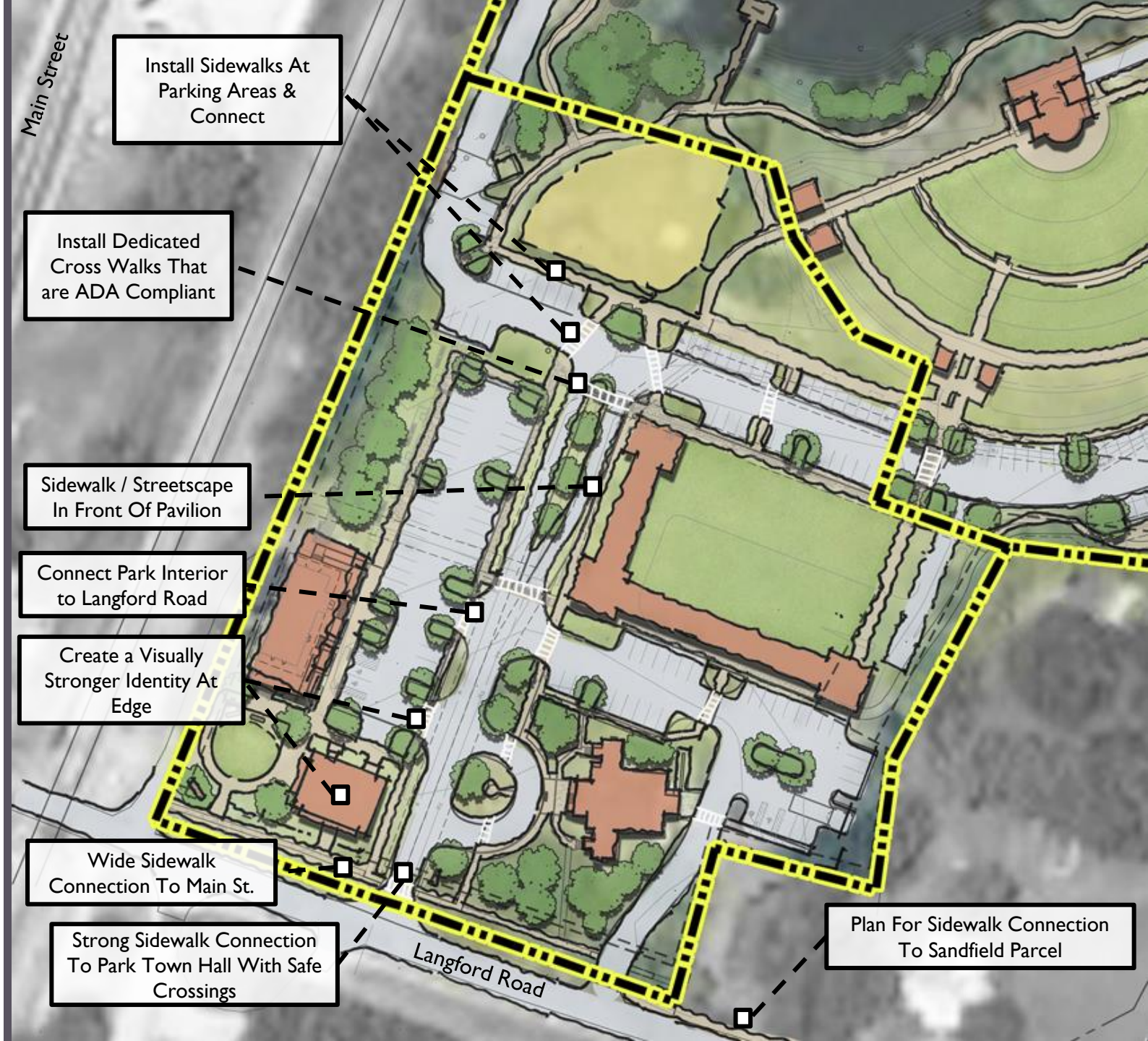


STUDY AREAS

DOKO Meadows

Samuel Bookhart Entry

- **Access/Circulation/Visibility**
- Potential Corner Commercial
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DOKO Meadows

Samuel Bookhart Entry

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- **Potential Corner Commercial**
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STUDY AREAS

DOKO Meadows

Samuel Bookhart Entry

- Access/Circulation/Visibility
- Potential Corner Commercial
- **Farmers Market Pavilion**
- Enhanced Playground



STUDY AREAS

DOKO Meadows

Samuel Bookhart Entry

Concept Idea

- Access/Circulation/Visibility
- Potential Corner Commercial
- Farmers Market Pavilion
- **Enhanced Playground**

Consider Addition Of:

- 2-5 Year Play Structure
- Shade Elements
- Sidewalk Connections



STUDY AREAS

DOKO Meadows

Palmetto Citizens Amphitheatre & New Parcel

- Complete Pavilion Infrastructure Including Green Room & Back of House
- Complete Proper Infrastructure Including Ticketing, Restrooms, Concession, Walks
- Trail Additions For “Complete” Walk Networks
- Picnic Pavilion(s)

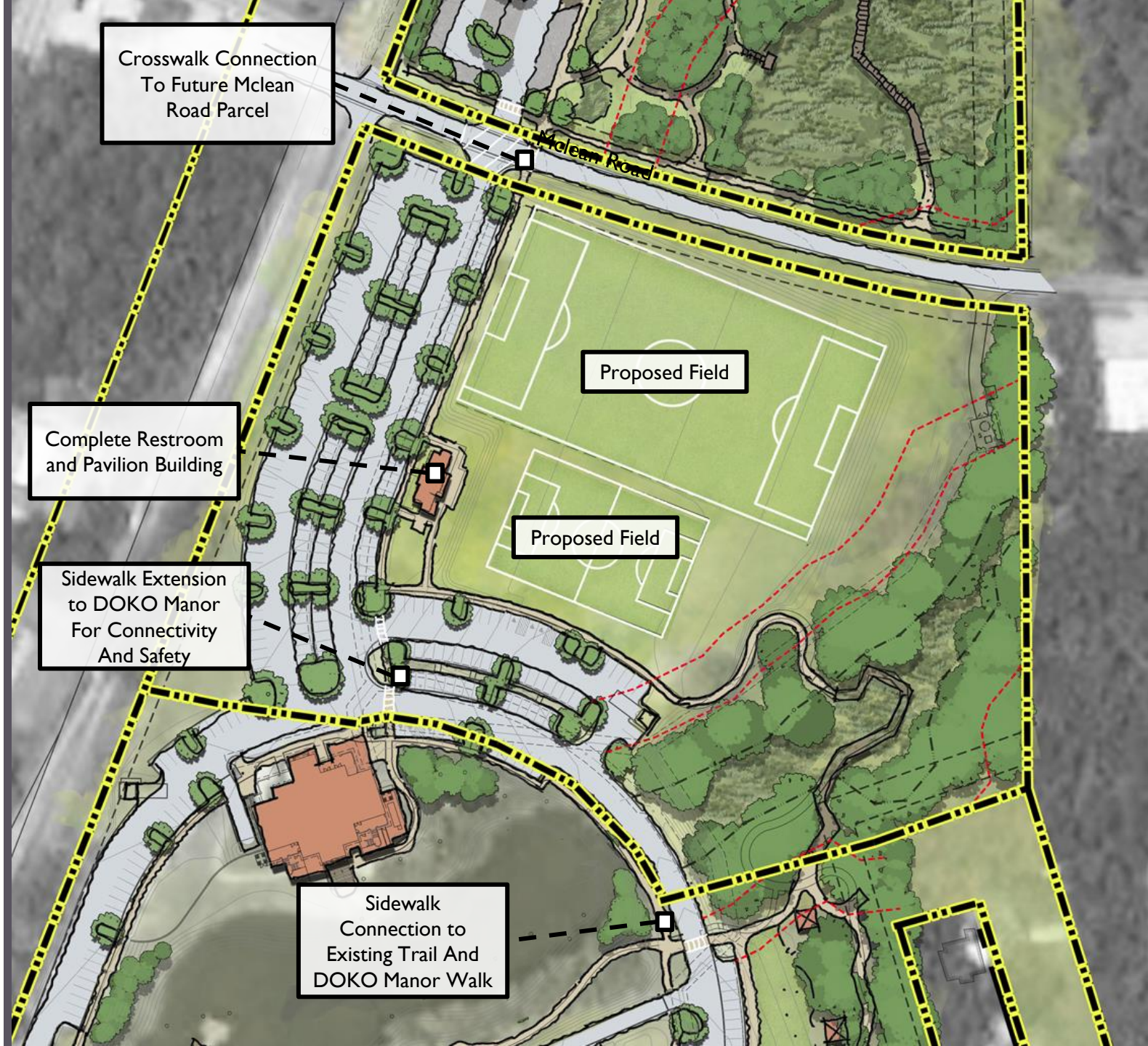


STUDY AREAS

DOKO Meadows

Soccer Fields

- Complete Field Improvements
- Complete Site Walks And Extend Walks To Mclean Road For Future Access To Mclean Road Parcel
- Provide Sidewalk Connection To Trail System And DOKO Manor For Better Connectivity / Complete Trail Network
- Complete Proposed Restroom And Pavilion Building



STUDY AREAS

McLean Road Parcel

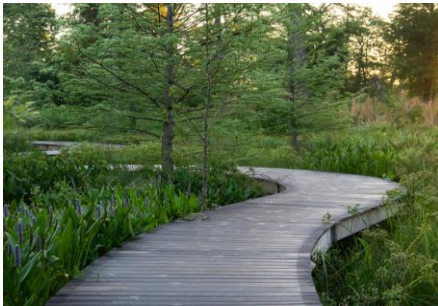
- **Youth Recreation Focus/
Pump Track**
- Open Space
- Parking and Access
- Environmental



STUDY AREAS

McLean Road Parcel

- Youth Recreation Focus / Pump Track
- **Open Space**
- Parking and Access
- Environmental



STUDY AREAS

McLean Road Parcel

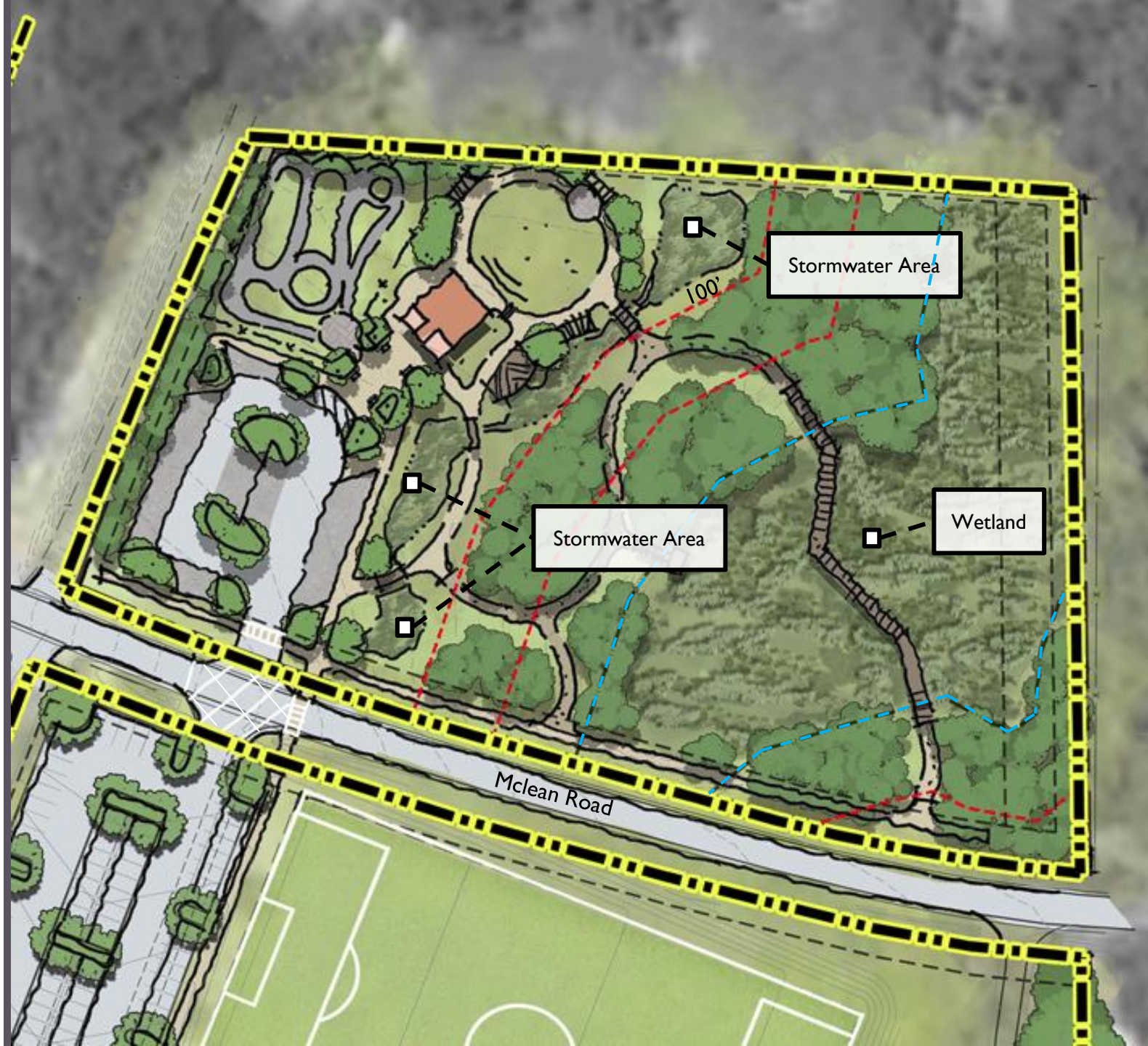
- Youth Recreation Focus / Pump Track
- Open Space
- **Parking and Access**
- Environmental



STUDY AREAS

McLean Road Parcel

- Youth Recreation Focus / Pump Track
- Open Space
- Parking and Access
- **Environmental**



STUDY AREAS

Sandfield Road Parcel

- Concept Overview
- Access / Visibility
- Wetland & Wetland Buffers
- Open Space
- Trails
- Environmental Amenities
- Structures
- Veterans Memorial
- Playground / Splash Pad
- Landscape Management



STUDY AREAS

Sandfield Road Parcel

- **Concept Overview**
- Access / Visibility
- Wetland & Wetland Buffers
- Open Space
- Trails
- Environmental Amenities
- Structures
- Veterans Memorial
- Playground / Splash Pad
- Landscape Management



STUDY AREAS

Sandfield Road Parcel

- Access / Visibility



STUDY AREAS

Sandfield Road Parcel

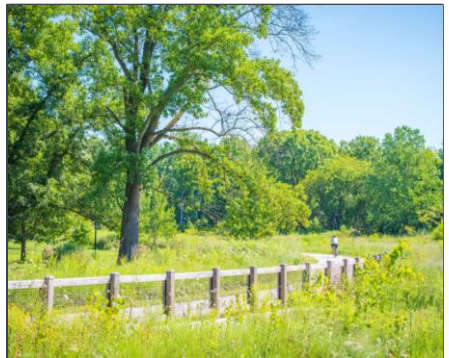
- **Wetland & Wetland Buffers**



STUDY AREAS

Sandfield Road Parcel

- Open Space



STUDY AREAS

Sandfield Road Parcel

- Trails



Paved Trailhead

Environmental Boardwalk Trail

Pervious Secondary Trail

Pervious Secondary Trail

Paved Primary Trail / Walking Loop

Paved Sidewalk Connection To DOKO Meadow & Main Street

Paved Walk Connections To Parking Lot

STUDY AREAS

Sandfield Road Parcel

- **Environmental Amenities**



STUDY AREAS

Sandfield Road Parcel

- Structures



Trailhead Pavilion

Wildlife Viewing Shelters

Overwater Pavilion (20' X 20')

Medium Pavilions (35' X 55') (6 Picnic Tables)

Iconic Edge Structure

Large Family Sized Pavilion (60' X 100') (16 Picnic Tables)

Restroom & Ticketing Building

Small Pavilions (20' X 20') (4 Picnic Tables)

STUDY AREAS

Sandfield Road Parcel

- **Veterans Memorial**



*Images Provided By The Town of Blythewood As Character Reference Only.



STUDY AREAS

Sandfield Road Parcel

- **Playground / Splash Pad**
 - Enclosure Fence
 - Restrooms & Ticketing
 - Potential Food Truck Zone



Potential Food Truck Zone

Shade Structures

Fence Enclosure

Splash Pad (+/- 4000 SF)

Restroom & Ticketing Building

Nature Based Playground (+/- 3000 SF)

STUDY AREAS

Sandfield Road Parcel

- **Landscape Management**



Thank You!



BLYTHEWOOD
• SOUTH CAROLINA •



WOOD+PARTNERS
LANDSCAPE ARCHITECTURE
LAND PLANNING

BOUDREAU
inspired design



COX AND DINKINS, INC.

RECOMMENDED PHASING PRIORITIES

- Complete Soccer Field Addition
- Sidewalk / Streetscape Enhancements
- Farmers Market & Playground Enhancements
- Complete Amphitheatre & Picnic Meadow Improvements

