

GEORGE GREITZER MEMORIAL PARK

CONCEPTUAL REDESIGN PROPOSAL

FALL 2024 | DESIGN CONNECT FINAL REPORT

Cornell AAP Architecture Art Planning

DESIGN CONNECT

THANK YOU . . .

. . . for taking the time to review this report.
For more information about this project, please contact the Johnson City Planning Department at planningdirector@villageofjc.com.
For more information about Design Connect, please contact designconnect@cornell.edu.

PREPARED FOR

This report has been created to aid the Village of Johnson City in their redevelopment plan for George Greitzer Memeorial Park. We dedicate this report to:

Specifically, we dedicate this report to:
Stephanie Yezzi
Joshua Holland
Allison Button

The Johnson City Planning Board:
Gerald Putman
Marcia Ward
David Michalak
Lori Thorn
Michael Sheredy

And Community Partners:
Johnson City Central School District
Johnson City Neighborhood Partnership

ACKNOWLEDGEMENTS

The Design Connect team would like to show their gratitude for:

- The Design Connect board, advisors, and program advisor Michael Tomlan for making Design Connect possible
- Stephanie, Johusa, and Allison for being dedicated and supportive project partners throughout
- All community members who provided invaluable feedback during the
- Hope Grietzer and the Grietzer family for sharing their family story

PREPARED BY

This report has been created by a team of 12 Cornell students as part of a Design Connect project for the 2024 Fall semester.

Design Connect is a student-run community planning and design organization based in Cornell University's Department of City and Regional Planning. The organization aims to foster the mutual exchange of expertise and experiential learning between students and local governments in upstate New York. Design Connect offers practical experience to students and low-cost planning and design services for project sponsors.

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Welcome to
George Grietzer
Memorial Park
Sign & Planter Donated by Johnson City Rotary Club

INTRODUCTION

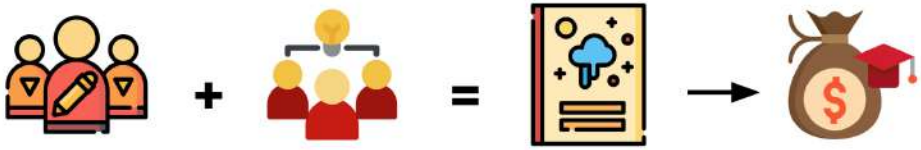
PROJECT OBJECTIVES

The George Grietzer Memorial Park Redesign project is intended to renovate an existing municipal park located in the Village of Johnson City, New York. The park occupies 5.58 acres of open space along the Susquehanna River waterfront and provides essential recreational and community amenities for an historic urban neighborhood.

In close proximity to downtown Johnson City, the City of Binghamton, I-86, the Vestal Rail Trail, the Johnson City historic district, and Binghamton University, the project will be a vital recreational hub connecting multiple transportation networks and community assets. Renovated and newly added amenities will increase park visitation and create a recreational gateway between the Susquehanna River and Johnson City.

In addition to improving existing amenities and preserving natural resources, the project will attract users from across the region, provide new practice and play fields for local recreational organizations, and celebrate the park's historic context. Future developments will link the park to regional trail networks, enhance waterfront access and connectivity through the riparian buffer, and restore natural habitats.

The Village of Johnson City contracted Design Connect to draft a park redesign plan that restores neighborhood recreational amenities, enhances park connectivity and accessibility, maintains natural resources, and responds to the community's desires and needs. The site plan will be used in combination with renderings and maps to obtain grant funding for project implementation.



The project team's design plan in combination with community engagement will be used to apply for grant funding.

1. Create a comprehensive redesign proposal for Johnson City to be used in funding applications and grant writing.
2. Restore and expand existing recreational amenities to support active and passive community uses for all users.
3. Improve ADA accessibility, site circulation, and safety of the surrounding area.
4. Invole local residents in the planning and design processes to reflect public visions for the project.
5. Preserve natural resources, improve site drainage, and increase vegetation with local and beneficial flora.

MEET THE TEAM



JADE NICHOLS, TEAM LEAD

is a third year student at Cornell, pursuing a Bachelors in Urban and Regional Studies with a minor in Business. He has experience with Design Connect through his time as a team member for the Fillmore Nature Preserve Project, and has work experience in communications, transportation planning, and sustainable building practices. As a team lead, he hopes to harness the diverse expertise of the team to create a design proposal that will guide the construction of a beautiful community park.



AIDAN LANE

is a Masters student in Civil Engineering at Cornell, specializing in Sustainable Energy Systems. He has experience working with Cornell Cooperative Extension and has also led a project re-pathing for a community garden to increase accessibility. He hopes to use his engineering skills to better the environment and local communities.



DEIRDRE KENNEDY

is a first-year Master's student in the Regional Planning program with a concentration in Environmental and Land-use Planning. She has an interest in climate adaptation, urban greening, and community space, and has experience with stakeholder engagement, research, and writing.



KATIE LEE

is a Masters student in Civil and Environmental Engineering student specialized in Sustainable Energy Systems. She has worked on a host of projects of flooding mitigation and water resource management projects in the NYS region and Central America, and hopes to work on projects that bring together community input and renewable energy..



TONY JIANG

is a second-year Master of Landscape Architecture student at Cornell University. He chose to study landscape architecture because of his passion for designing and modeling outdoor space, which allows him to creatively express his ideas while directly impacting the environment and communities.



XIAOHAN ZHOU

is a third-year Master of Landscape Architecture student with a background in Interior Design. This interdisciplinary foundation enables her to consider both intimate and large-scale contexts while understanding how spaces shape user experiences. Her wide range of projects focus on fostering social connections and promoting environmental resilience.



JULIEN RICOU, TEAM LEAD

is a fourth-year undergraduate studying Urban and Regional Studies. He has interests in transportation policy and rural planning. His past work has focused on comprehensive planning, rural economic development, and transportation funding regulations. He hopes to contribute to planning and designing sustainable human-scale transportation networks and communities.



AASHKA PATEL

is pursuing dual degrees in regional planning and landscape architecture at Cornell. Growing up in Ahmedabad, India, she witnessed the erasure of her city's spaces by outdated "master-plans." She thus aspires to reimagine and design these spaces with sensitivity and inclusivity, developing collaborative solutions that prioritize social and environmental justice.



IMOGEN DIETZ

is a second-year student from Phoenix, Arizona, pursuing a Bachelors degree in Urban and Regional Studies with minors in Law & Society and Environment & Sustainability at Cornell University. She loves out the outdoors, and outside of Design Connect, she is an intern at the Cornell Botanic Gardens and a guide for Cornell Outdoor Odyssey.



MANDY CHEN

is a third-year student from Chicago, Illinois studying Electrical and Computer Engineering at Cornell University. She is interested in exploring the applications of technology in sustainability and the built environment, as well as the ways that community engagement impacts site design.



VANESSA CHAN

is a fourth-year student at Cornell studying Urban and Regional Studies, and is interested in sustainability and historic preservation. During her time at Cornell, her urban planning endeavors involved helping municipalities and NGOs in upstate New York shape their community with a focus on climate adaptation solutions.



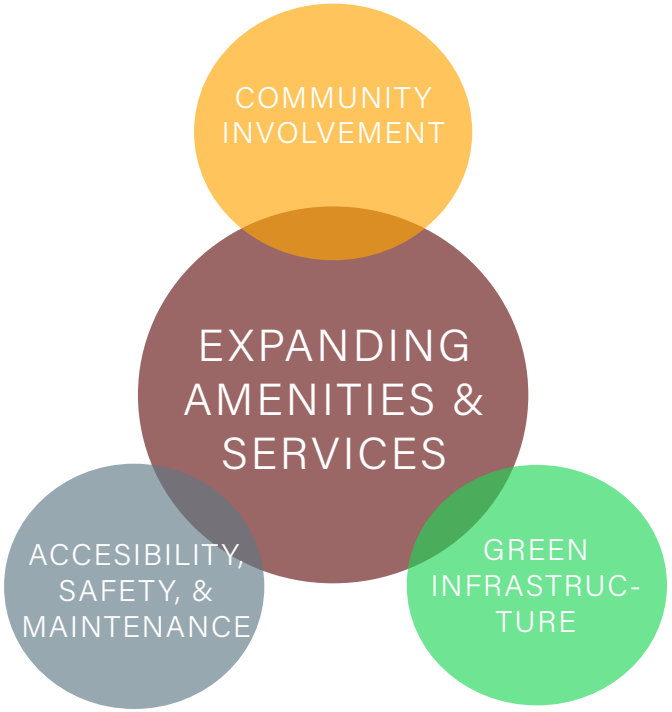
EDWARD CHEN

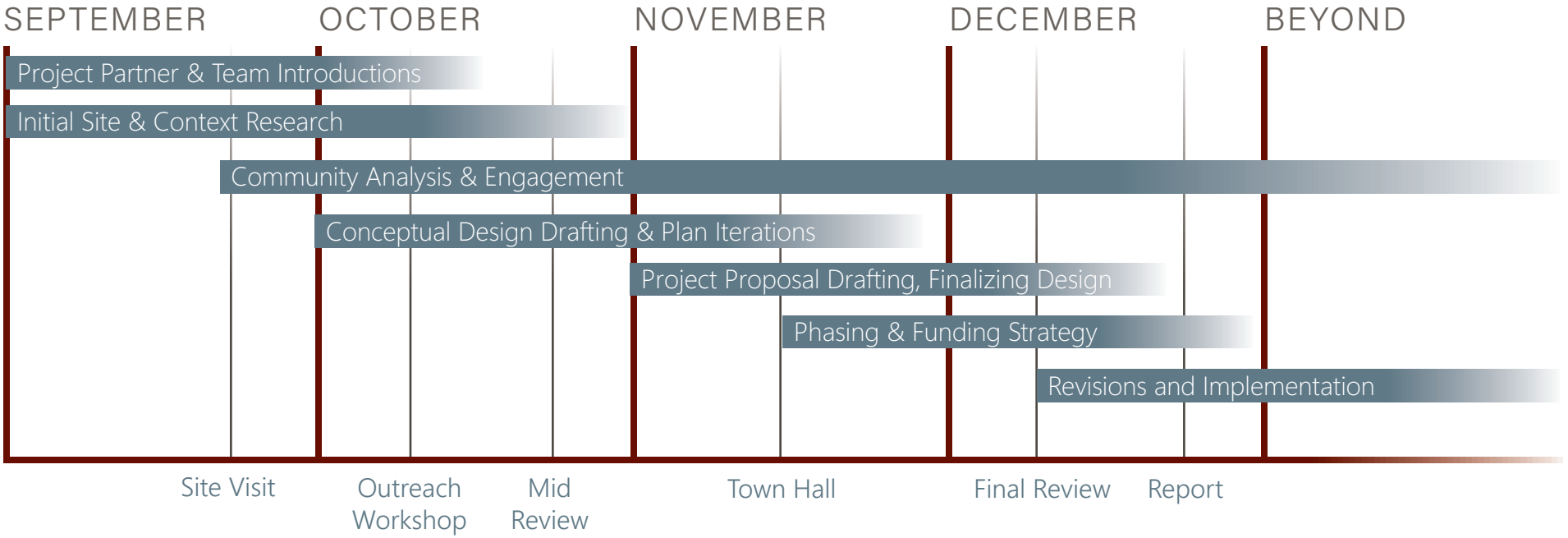
Edward Chen is a junior at Cornell University studying Urban and Regional Studies with minors in Architecture and Business. For this project, Edward contributed to playground and pavilion designs, researching the Broome County Comprehensive Plan, and exploring funding opportunities. in order to support the team's efforts to create a sustainable and community-focused proposal.

PROJECT TIMELINE

The project timeline coincided with Cornell University's Fall semester, with major work occurring between late August and mid-December. The project team spent the first seven weeks analyzing existing conditions on and around the site, usage patterns, and conceptualizing design frameworks. This framework balances four key priorities: meaningful community involvement in the design process, expansion of park amenities and services to meet diverse needs, integration of green infrastructure for environmental resilience, and comprehensive improvements to accessibility, safety, and maintenance.

Through October, we gathered community input and analyzed local demographics. Our community engagement included a design workshop at the park on October 11th and a town hall board meeting on November 17th. Community input continued throughout the project, and local residents should continue to be informed and involved in the redevelopment. In November, we finalized the design, drafted phasing and funding strategies, and presented our proposal at the Final Review. After our team work ends, Johnson City will use the proposal to support funding applications and inform future design, engineering, and implementation.





PARK HISTORY

Grietzer Memorial Park has a long history as an important recreation space in Johnson City. The park site was initially used as a surface landfill for industrial waste (including rubber scraps from Endicott-Johnson shoe factories) and regional hospital waste until the 1960s. The parcel was purchased by the village in the late 1960s on the encouragement of Village trustee George Grietzer, who wanted to eliminate hazardous conditions at the landfill and create new green space for the adjacent neighborhood. After a significant cleanup effort, the park was opened as the Boland Drive Park in the 1970s.



Fire Station and Endicott Johnson Factory, 1945. Village of Johnson City

The park quickly became an important recreational and community space for the local Boland Drive neighborhood. The park provided group recreation amenities and informal access routes to the Susquehanna River during the summer for swimming. During the winter, local firemen hosed down the tennis courts to create an ice skating rink.

When George Grietzer died in 1979, the park was renamed to the George Grietzer Memorial Park to commemorate his family's local history and his dedication to its establishment. The



Johnson City Main Street. Village of Johnson City

park's amenities were gradually expanded to include a basketball court, pavilion, and restroom facilities.

Between 2000 and 2020, the park suffered from deferred maintenance and a lack of investment. Declining regional populations with the closing of local factories impacted park usage and reduced availability of tax revenue to improve the park. The restroom facilities attracted vandalism and theft, and eventually were burnt down and demolished down to the pad. The park's usage by organized groups had also gradually ended, leaving local neighborhood residents as the primary users.

By 2011, the tennis courts and playground were in a state of disrepair, and by 2021, both presented safety risks. Due to local concerns, the tennis court surface and fencing between the north entrance and playground were demolished. The playground - still well-used by local residents - was rehabilitated with new equipment and play structures. The following images show historic satellite imagery of the park, via Google Earth.

Today, Grietzer Memorial Park serves an essential function as the only municipal park and public open space in walking distance to the adjacent Boland Drive neighborhood. This project aims to restore amenities lost over the past 30 years, improve accessibility for all park users, and restore the park's historic regional recreational attractions.



George Greitzer Memorial (Boland) Park, 2002, Google Earth



George Greitzer Memorial (Boland) Park, 2011, Google Earth


2

EXISTING CONDITIONS



1. PAVILION

The park features a 20 foot square wood-framed open pavilion adjacent to the south entrance. The wood frame supports a gabled wood-framed roof cladded in metal sheets. The roof's gable end features a mosaic created by local artists depicting the park's historic name (Boland Park) and a decorative abstract design.

Several picnic tables are available for seating, with two featuring wheelchair-accessible spots. The pavilion provides the only ADA-accessibility park, with a concrete pad directly connected to accessible parking spots in the south parking lot by a four-foot concrete walkway.

While the pavilion's frame and roof are structurally sound, the concrete pad and accessible walkway are both cracked and suffer from grass encroachment. The mosaic is largely degraded, with glass and mortar chipping from the gable end. The site visit found picnic tables obstructing the clear ADA walkway.





2. PLAYGROUND







The existing 35 by 130 foot playground is located near the center of the site and features a swingset and two playground structures accommodating infant to pre-teen users. Structure materials include durable metals and plastics and provide a variety of slides, stairs, and climbing structures. The playground does not feature any smaller self-contained play structures, limiting the number of simultaneous users. Existing equipment is relatively new and in a state of good repair.

The play area is surfaced with wood chips and is at a slightly lower elevation than the surrounding site, with evidence of grass encroachment and stormwater pooling. The site visit found weeds growing under both structures, foot-deep divots under the swings, and degradation of the wood chip surface. The playground does not feature any accessible amenities.

3. MAINTENANCE SHED



A wood-framed 9 by 11 foot utility shed formerly provided storage for park amenities and maintenance supplies and is currently unused. The former 11 by 19 foot concrete bathroom pad abuts the shed and retains the disconnected sewer connection.

4. TENNIS COURTS





The former 90 by 121 foot tennis court pad still exists after the court's degradation caused the village to demolish the fencing, play structure, and netting. The pad is composed of subsurface aggregate and remnants of the concrete surface elevated a few inches above the surrounding site. All pre-existing equipment has been removed.

The park is fenced along its Boland Drive frontage with an eight-foot high chain link fence from the south entrance to the tennis courts to protects users from traffic and control park access points. The fence historically extended along the tennis courts to the north entrance.

5. BASKETBALL COURT





The existing 80 by 41 foot basketball court is located at the center of the site. It is surfaced with asphalt and features an unfenced full court configuration with two ten-foot fixed height hoops at the court ends. The asphalt surface is gradually degrading, with grass encroachment and cracks developing along the court's edges and a rough play surface. The hoops are missing nets, and the rims are bent at non-standard angles to the backboards.

6. BASEBALL FIELD







The existing baseball field includes a 45 foot square infield partially surfaced with sand and an unconstrained outfield that continues to Boland Drive. The batting cage features a 12-foot chain link backstop with six-foot tall chain link fences that extend 40 feet from both ends, providing basic safety for spectators. Excluding the bases and home plate, the field is surfaced with grass.

The existing infield distance of 45 feet between bases and 85 degree angle of the backstop are nonstandard and limit the field's usability for sports organizations. Both fences show uneven settling and warping.

The infield is unlandscaped, lacks a pitcher's mound, and shows evidence of stormwater pooling. The grass turf surface is patched from a combination of pooling and usage, and most of the distance between bases is not surfaced with infield mix.

A typical clearance of 12 to 20 feet between the fences, parking lot, and riparian buffer constrains safe spectator areas. The field lacks amenities typically present including bases, infield surfacing, spectator seating, and standard dimensions.

7. PARKING & SIGNAGE

Existing park signage includes a regulatory sign stating the park's usage ordinances and a decorative welcome sign at the south entrance . The north parking lot does not feature entrance signage and is partially obstructed by vegetation. Despite the park's size, there is no wayfinding signage between entrances and amenities.

Parking is available in two on-site lots. The north lot has 44 parking spots arranged as perpendicular parking and accessed by a driveway to Grand Street. Parts of the lot are currently used to store sand and woodchips. . The south parking lot has 13 spots and one accessible spot arranged perpendicular to Boland Drive. Our site visit found vehicles parallel parked along both sides of Boland Drive.

Both lots show signs of degradation, with asphalt surface cracking and flaking and evidence of water pooling on the north lot. Neither lot has sidewalk access, and vehicles in the south lot can only be accessed from the park via a four-foot grass strip between vehicles and a fence or on Boland Drive. Both lots' parking lines are severely faded, which creates safety and accessibility hazards.



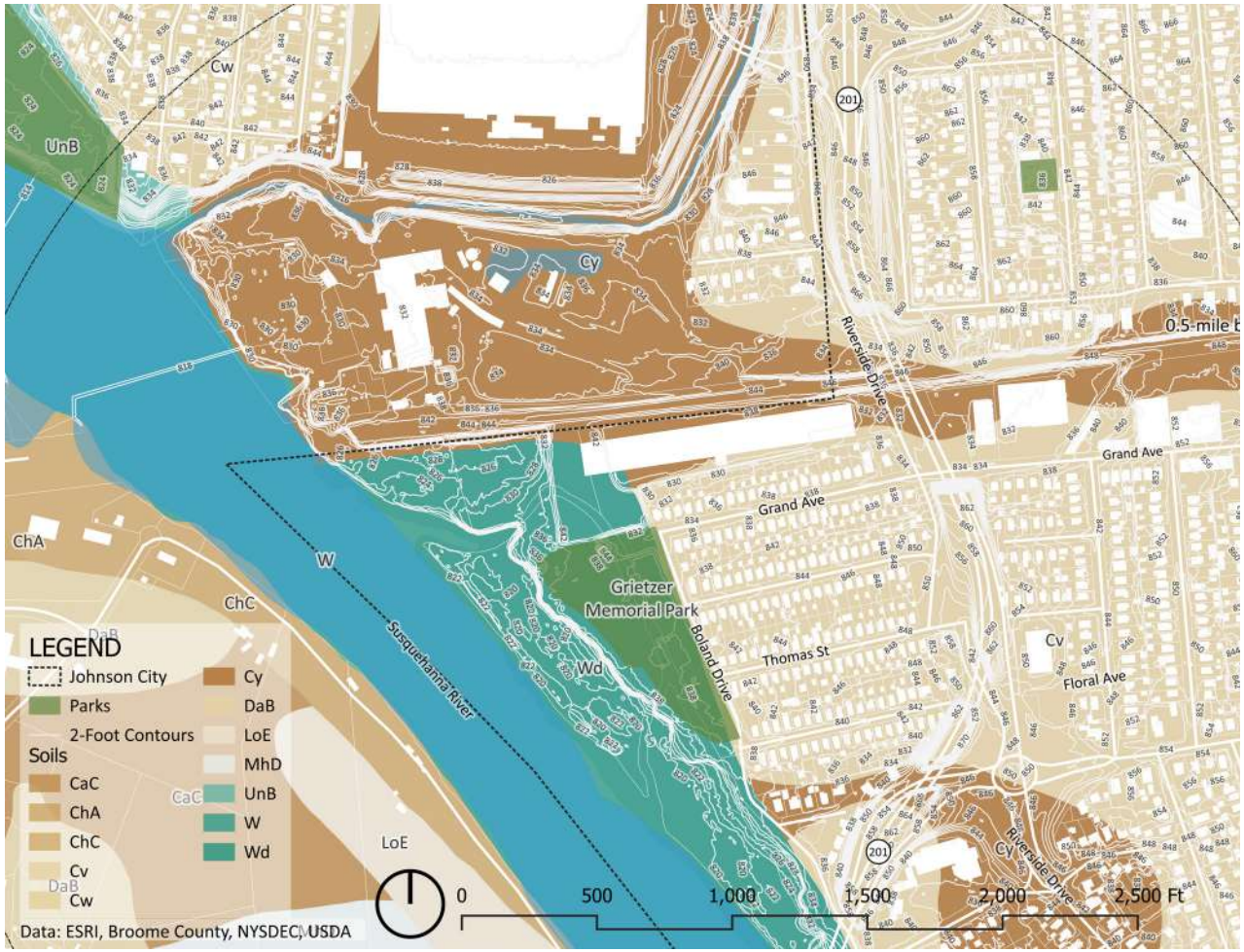
SOILS AND SLOPES

Grietzer Memorial Park is located on a border between a Wayland soil (Wd) complex and Cut and fill lands (Cy) complex, aligned approximately along Boland Drive. Wayland soil is characterized by slopes between 0% and 3% and a silty loam composition formed from recent alluvial deposits. Typical depth to bedrock is a deep 46 to 72 inches, with typical iron accumulations and deep clay layers. Wayland soils are typically poorly to very poorly drained and located in wetlands and frequently-saturated soils.

Cut and fill lands vary widely in composition and characteristics. Given their recent history, Cy soils often have poor layering and permeation and often reflect a mix of local soil characteristics. The local variety is composed of silty materials, likely from the Susquehanna River and surrounding wetlands. Though the park is classified as Wd, its elevation above wetlands suggests it may be located on a Cy series. The site's historic use as an industrial landfill for rubber refuse suggests probable subsurface soil contamination, which poses challenges for landscaping and soil removal.

Given site observations showing evidence of water pooling, the park soil is likely poorly drained. Soil composition could explain site drainage issues. Given the site soil's likely composition of fine-grained silts and clays, increasing permeability by adding coarser soil materials is likely infeasible.

The main park pad's topography is relatively flat, with variations in ground level rarely exceeding two feet. The pad's combination of poorly drained soil, proximity to the river bank, and irregular site grading resulting in dips causes nuisance flooding throughout the park. Our site visit and public input found evidence of regular and persistent stormwater pooling after rainfall on the baseball field, playground, and near the basketball court.

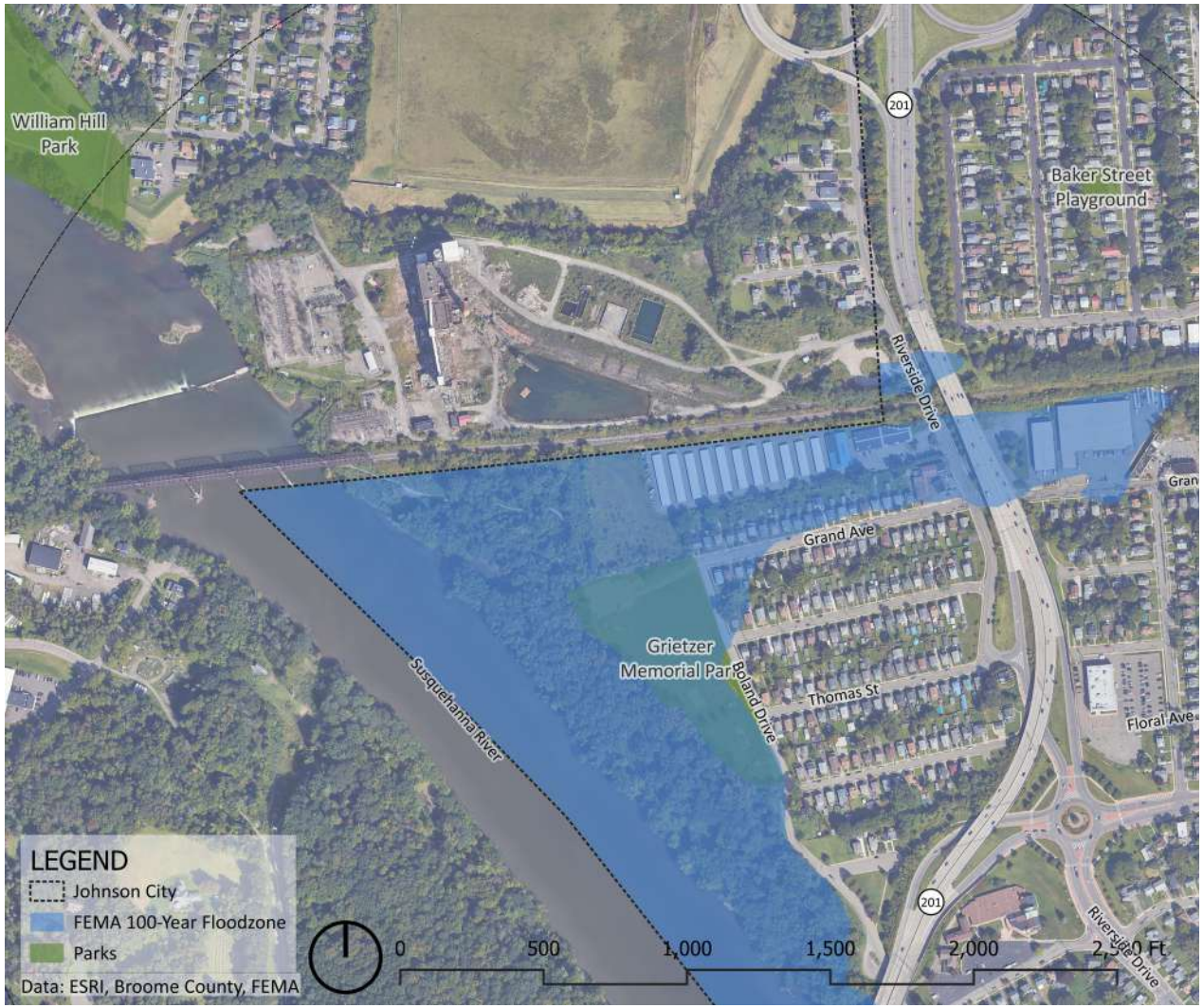


FLOOD CONDITIONS

Johnson City has a history of regular riverine flooding primarily tied to heavy rains that raise the Susquehanna River out of its banks. In June of 2006, record high rainfalls caused extreme riverine flooding throughout the Susquehanna watershed, causing extensive property damage throughout the region. In September of 2011, the remnants of tropical Storm Lee brought intense rainfall to the region, swelling the Susquehanna and flooding over 6,000 homes.

Grietzer Memorial Park is currently totally located within the FEMA 100-year regulatory floodplain, last updated in 1977. Given the park's high elevation of 18 feet above the base flood elevation, the FEMA data may not reflect existing flood hazards in the park. However, park modifications will need to adhere to FEMA regulations governing flood zone hazards.

The park's topography significantly influences site drainage. A 260-foot wide forested riparian buffer between the Susquehanna and park is located at the Susquehanna's base flood elevation of 820 feet, and provides water retention functions during storms. With a variety of plant and tree species, the riparian buffer provides critical wildlife habitat and supports park drainage. The main park pad is located 18 feet above the riparian buffer at an elevation of 838 feet, with a steep dropoff to the flood plain. While this mitigates flood risks in less extreme flood events, it presents challenges including the potential for park pad erosion and limits access to the Susquehanna waterfront.



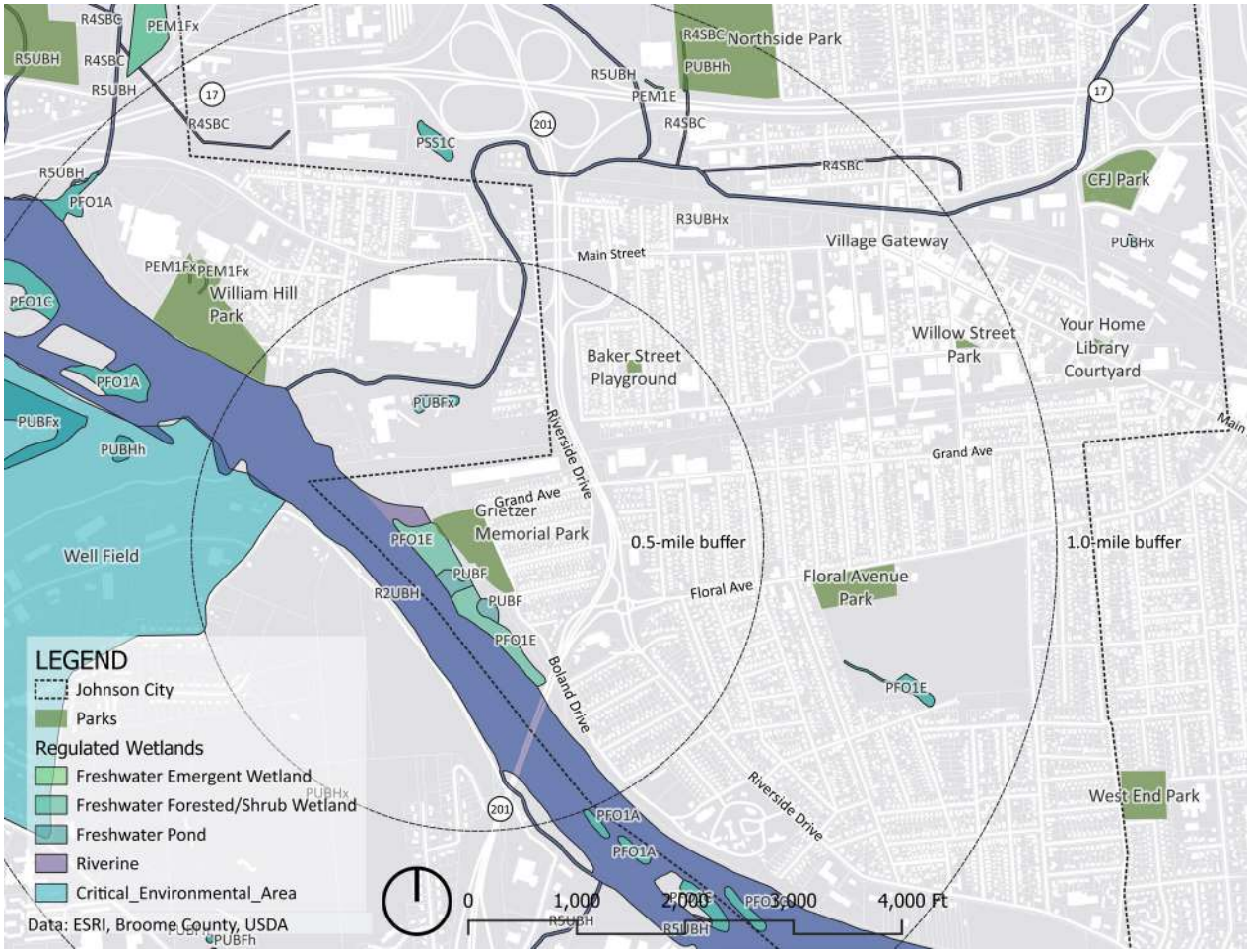
DRAINAGE & WETLANDS

The park's existing drainage systems are all natural, with stormwater running east to west across the surface of the park pad into the riparian buffer. The site visit found evidence of long-term water pooling along the park's west riparian buffer frontage, including degraded woodchips, leached minerals, and saturated soils.

The project team built a drainage model to observe water flow across the park's surface after heavy rainfall. The park pad is unevenly graded and captures runoff in the center of the park near the basketball and former tennis courts, near the baseball diamond, and around the playground. Runoff from the Boland Drive neighborhood was observed draining onto the park pad, adding to the saturation load. Drainage from the park pad to the riparian buffer converges in several channels down the steep slope, likely exacerbating pad erosion.

Stormwater pooling causes several problems. Pooling on amenity surfaces exacerbates cracking, weed growth, and soil encroachment. Prolonged soil saturation causes anaerobic soil conditions, killing soil microbes and grass by flooding roots. Over time, this may degrade the park's turf surface, impeding access and usability.

The park's riparian buffer is protected by the Fish and Wildlife Service as a regulated wetland classified as wetland series PF01E and PUBF. The wetlands are permanently or often saturated or flooded, nontidal wetland areas dominated by trees and shrubs, with a typical water depth less than eight feet. The protection requires modifications to the wetland to replace in kind wetland areas for those modified and obtain FWS approval. Construction of boardwalks, trails, or access points to the river through the riparian buffer would be subject to FWS approval. Given the riparian buffer's critical environmental functions and regulations, this project recommends minimizing impacts on it.

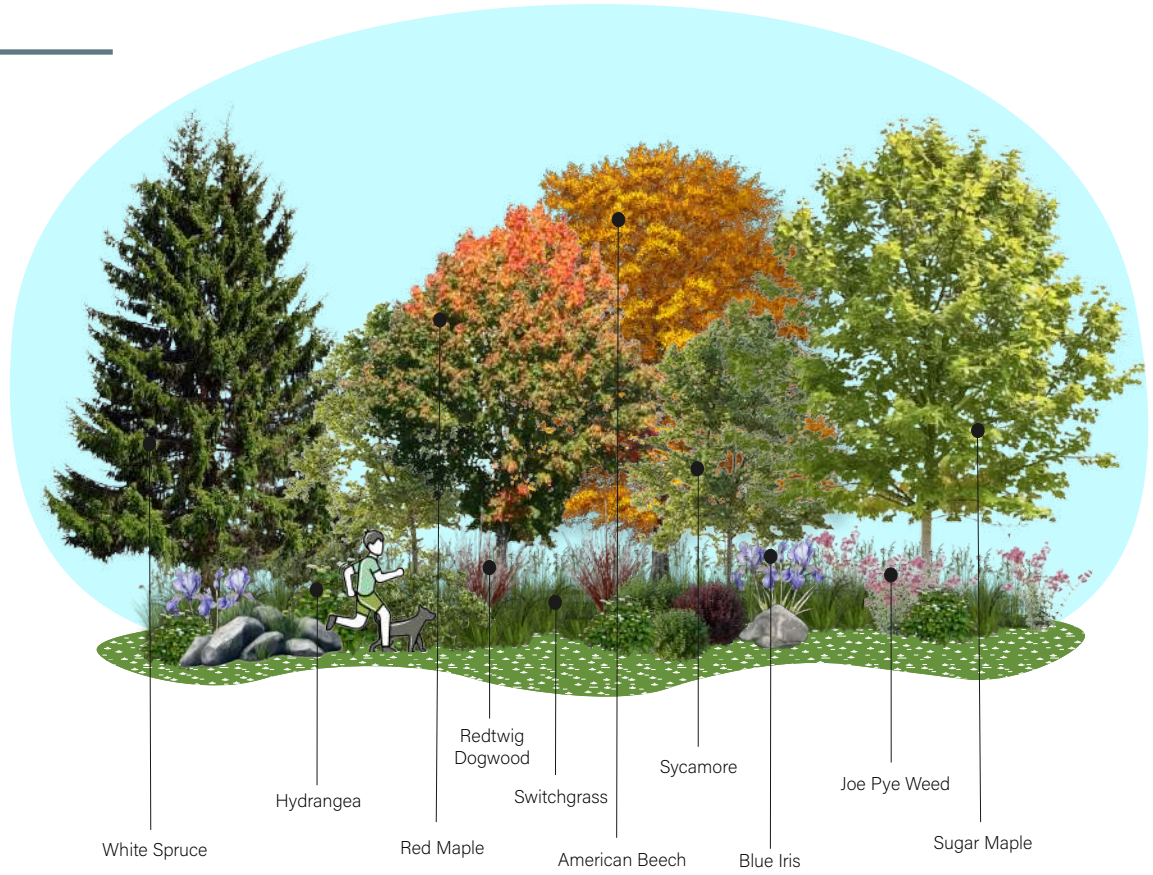


FLORA & FAUNA

One of Grietzer Memorial Park's unique traits is its proximity to the Susquehanna River riparian buffer, a zone occupied by a diverse set of flora and fauna. The riparian buffer's significantly lower elevation than the park provides a differentiated and protected habitat for water retention-specialized fauna. The buffer currently features a diverse understory of short and mid-size grasses, sedges, and flowering plants shaded by a robust tree canopy.

Grietzer Memorial Park is located in the USDA's plant hardiness zone 6a, indicating minimum typical winter temperatures between -5 and -10 degrees Fahrenheit. The site is subject to general Southern Tier seasonality, with regular early and late season frosts and snow. All park planting choices were analyzed for cold hardiness and ability to survive winters in zone 6a.

The park is linked up and down the Susquehanna River to larger wetland and natural areas that provide an natural habitat network for regional flora and fauna. The riparian buffer provides a stopping point for migratory birds and animals through the region. The Park supports the buffer by secluding it from urban environments and providing an environmental edge along the park. This project aims to reinforce the park's environmental functions by increasing site vegetation and diversity.



Flora

- New York aster
- Wood asters
- Nannyberry
- Foxtails
- Bristlegrasses
- Goldenrods
- Milkweeds
- Japanese knotweed
- Bitter wintercress
- Sumac
- Switchgrass

Flora

- Joe Pye Weed
- Red Twig Dogwood
- Blue Iris

Trees

- Red Maple
- Sugar Maple
- Sycamore
- White Spruce
- American Beech

Wildlife

- Groundhogs
- Canadian Geese
- Mallards
- American robins
- White Tailed deer
- Muskrats
- American beavers

SEWER & WATER

Sewer and water mains for the surrounding neighborhood are located along Boland Drive. The sewer main runs underneath the park pad through the length of the park and north towards a pump station. The water main follows Bernice and Thomas Streets and parallels the park frontage between them. The existing bathroom pad is located along the section of Boland Drive that parallels both utilities.

Water valves and manhole covers for the sewer main are located at street intersections and provide potential connection points. The closest valve and manhole connection to the bathroom is located at Thomas Street and Boland Drive, 150 linear feet from the existing bathroom pad. The historic existence of direct water and sewer connections may indicate the possibility of restoration.

ELECTRICAL

Residential overhead electrical transmission lines parallel Boland Drive above the park parcel. A transformer at the Thomas Street intersection provides electrical connection to the park. Four streetlights are located on transmission line poles along the park's Boland Drive frontage and provide limited illumination along the park's edge. The adjacent neighborhood is well-lit, with streetlights located every 240 feet.

The park does not currently feature any site-internal lighting and is largely dark throughout the night. While the park's hours of operation are limited from dawn to dusk, the lack of site-internal lighting may pose safety concerns for users, especially during winter months. The park's darkness relative to the adjacent neighborhood may also attract unwanted nighttime uses.

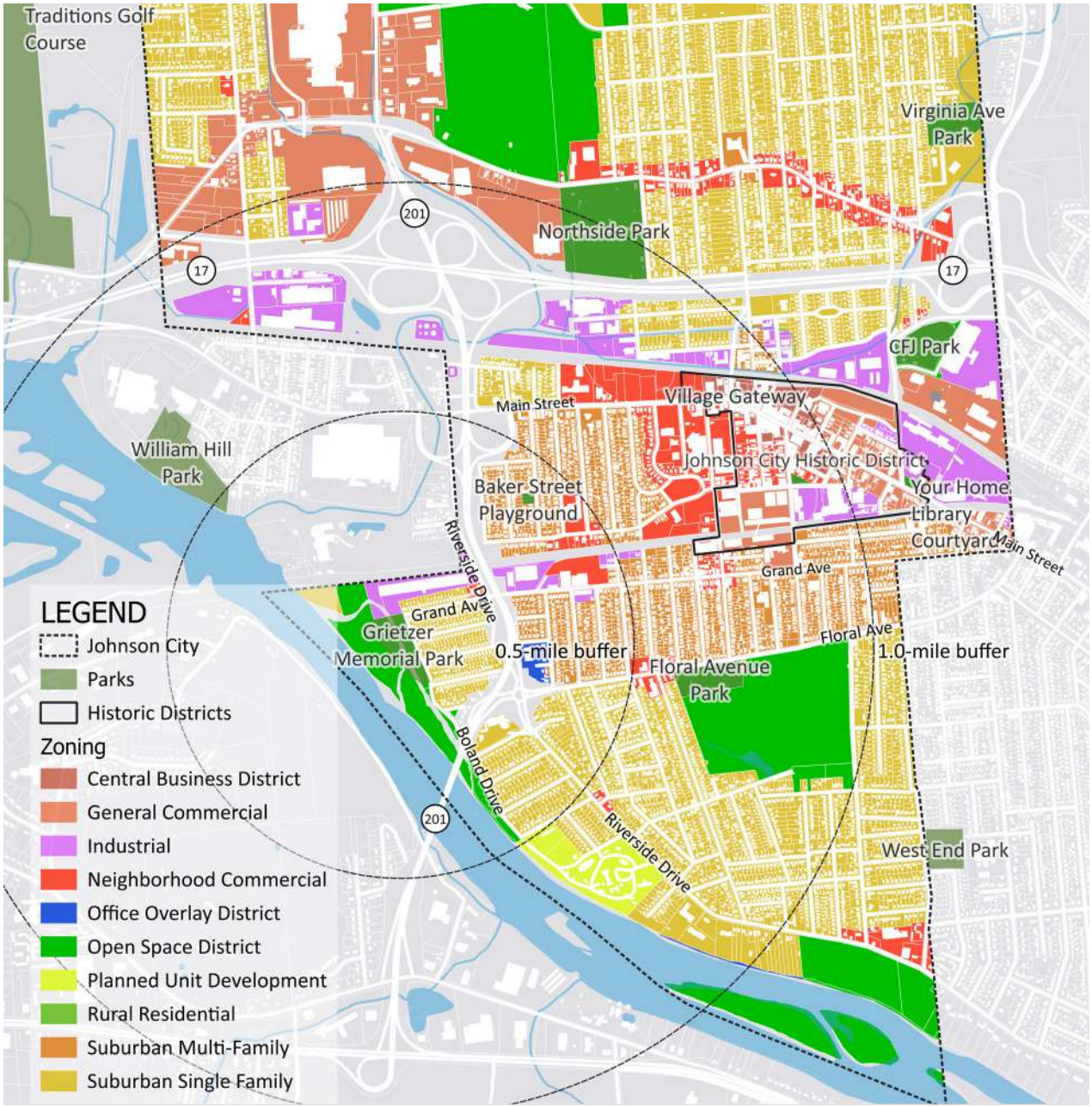


LAND USE ANALYSIS

Grietzer Memorial Park is located in the southwest corner of Johnson City along the Susquehanna River just west of New York Route 201 and one mile south of Interstate 86. Its proximity to downtown Johnson City, Binghamton, and Endicott provides convenient connections to regional destinations. Amenities and services available within a 20-minute walk or five-minute drive of the park include the UHS Wilson Medical Center, Binghamton University's main campus, and downtown Johnson City.

The adjacent neighborhood located between Boland Drive and NY Rt 201 is zoned for single-family residential uses and is developed with small-lot urban low-rise detached residential structures. Commercially-zoned parcels along New York Route 201 feature a restaurant and medical office.

The area north of the park is zoned for industrial uses and hosts a storage facility and former power generating station. The park is located one mile from the Johnson City historic district's cluster of commercial and institutional uses and accessible to pedestrians and cyclists via residential streets.

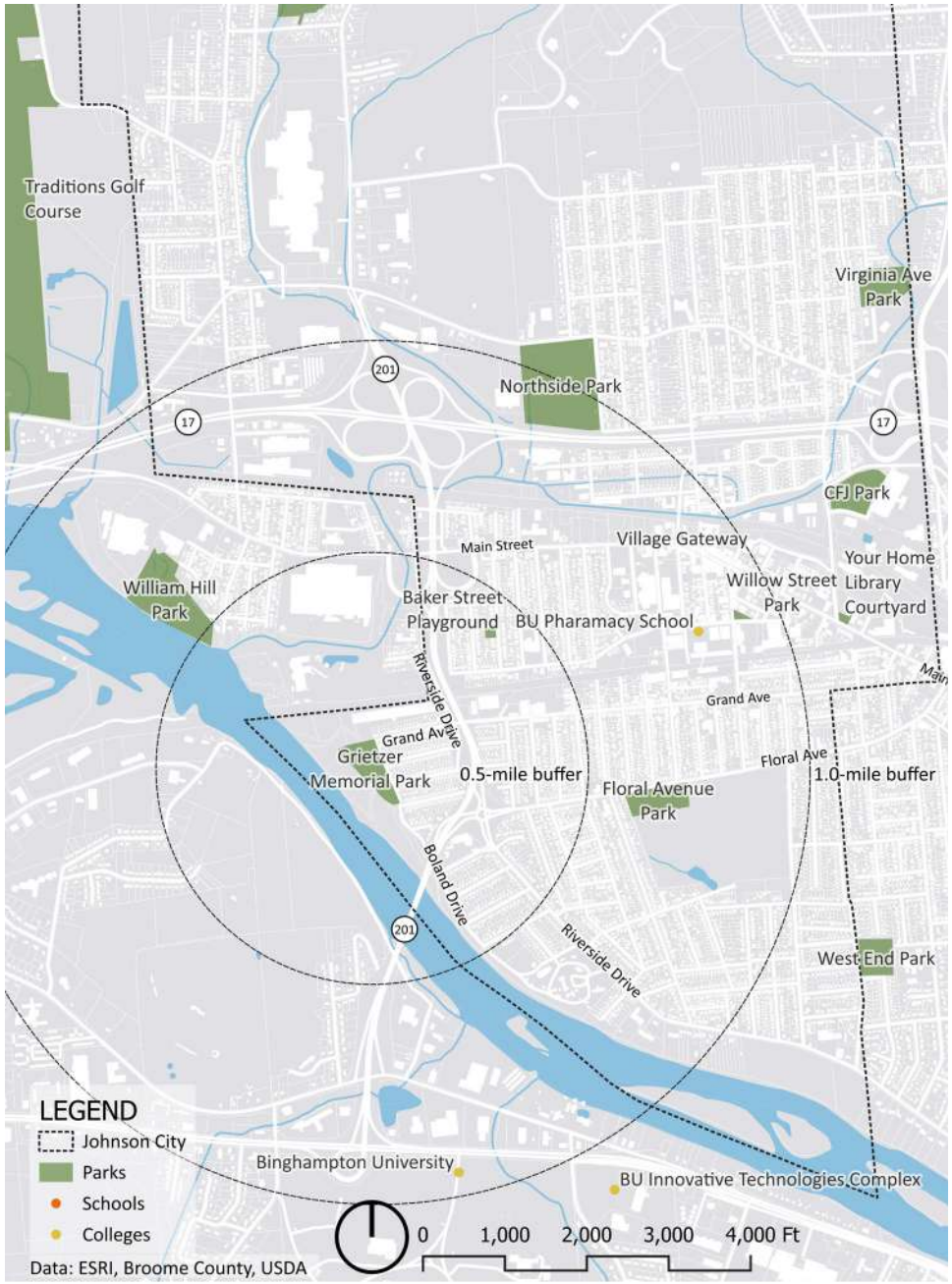


PARKS & SCHOOLS

Johnson City's parks benefit from the Endicott-Johnson Corporation's extensive provision of recreation amenities. The Village of Johnson City maintains five parks within one mile of Grietzer Memorial Park. While the region is well-served by parks, several gaps in recreational amenities are evident. Only William Hill Park features walking and jogging trails, and no park includes site-wide ADA infrastructure. Accessibility at most village parks is limited to hard-surfaced recreation amenities. While most parks include basketball, baseball, or tennis, only West End Park has pickleball court lines and no parks have dedicated pickleball courts. Only Floral Park has outdoor fitness space, and many parks lack multi use open space.

Several educational institutions are located within a 2-mile radius of Grietzer Memorial Park, including Binghamton University's Main Campus and Pharmacy School within 1 mile, and multiple K-12 schools across the Binghamton and Johnson City districts. This concentration of nearby schools suggests strong potential demand for youth-focused recreational facilities at the park.

Park							Other
William Hill Park	Yes	No	No	No	Informal	Yes	Walking Loop
Floral Ave Park	Yes	Yes	Yes	Yes	Yes	Yes	Fitness, Pool, Wallball
Greitzer Park	Yes	No	No	No	Informal	Yes	
West End Park	Yes	Yes	Yes	Yes	Yes	No	Pickleball Lines
Northside Park	Yes	Yes	Informal	Yes	Yes	Yes	Pool, Football
Baker Street	Yes	No	No	No	No	No	
CFJ Park	Yes	Yes	Yes	No	Yes	Yes	Infamous Carousel



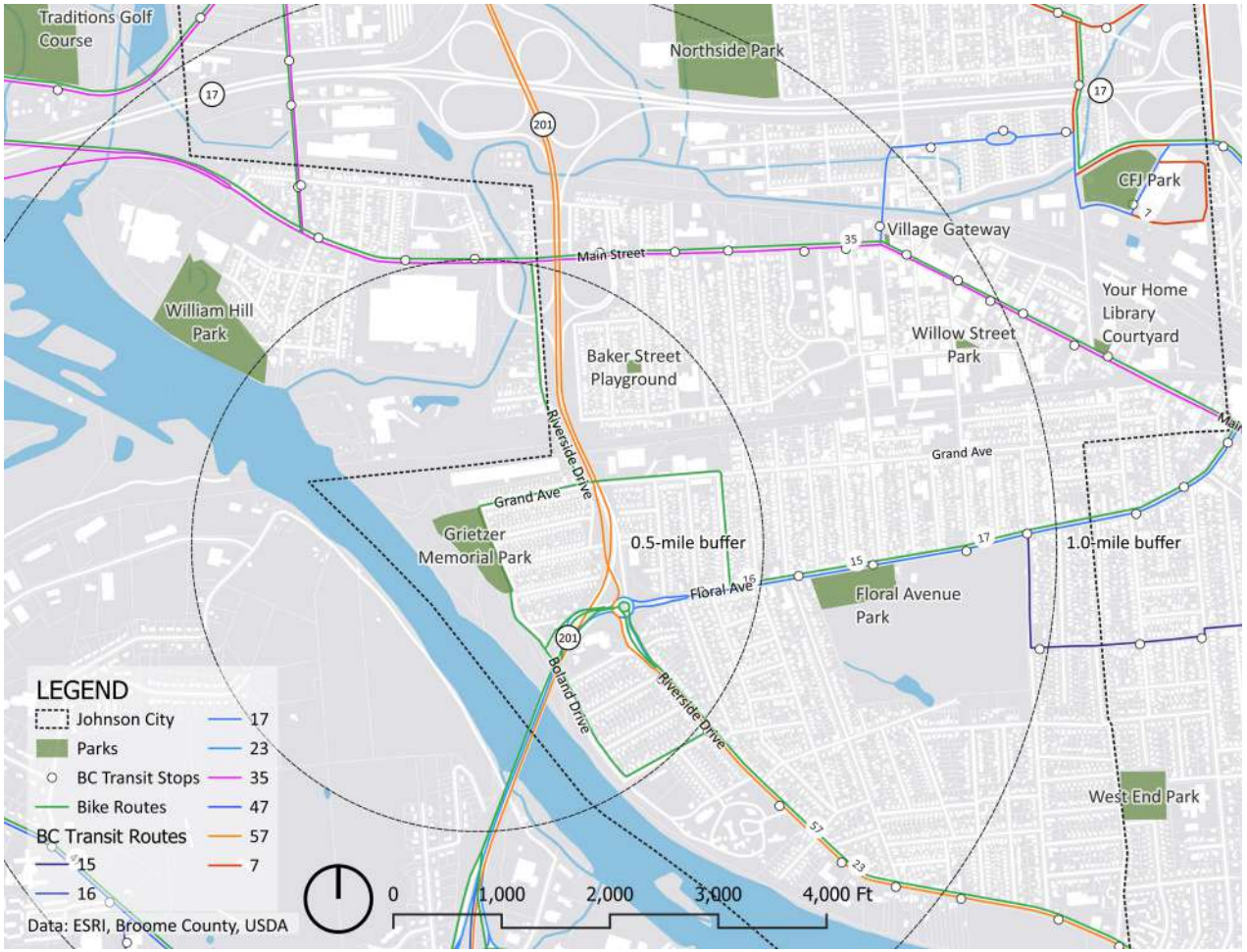
MULTIMODAL ACCESS

Grietzer Memorial Park features connections to regional multimodal networks. Transit access is provided by Broome County Transit routes 15, 16, and 17 on Floral Ave 2,000 feet from the park and route 57 on Riverside Drive 2,200 feet away. The routes provide connections to Binghamton, Johnson City, Endicott, and Binghamton University. None of the nearest stops feature ADA-accessible loading pads or shelters.

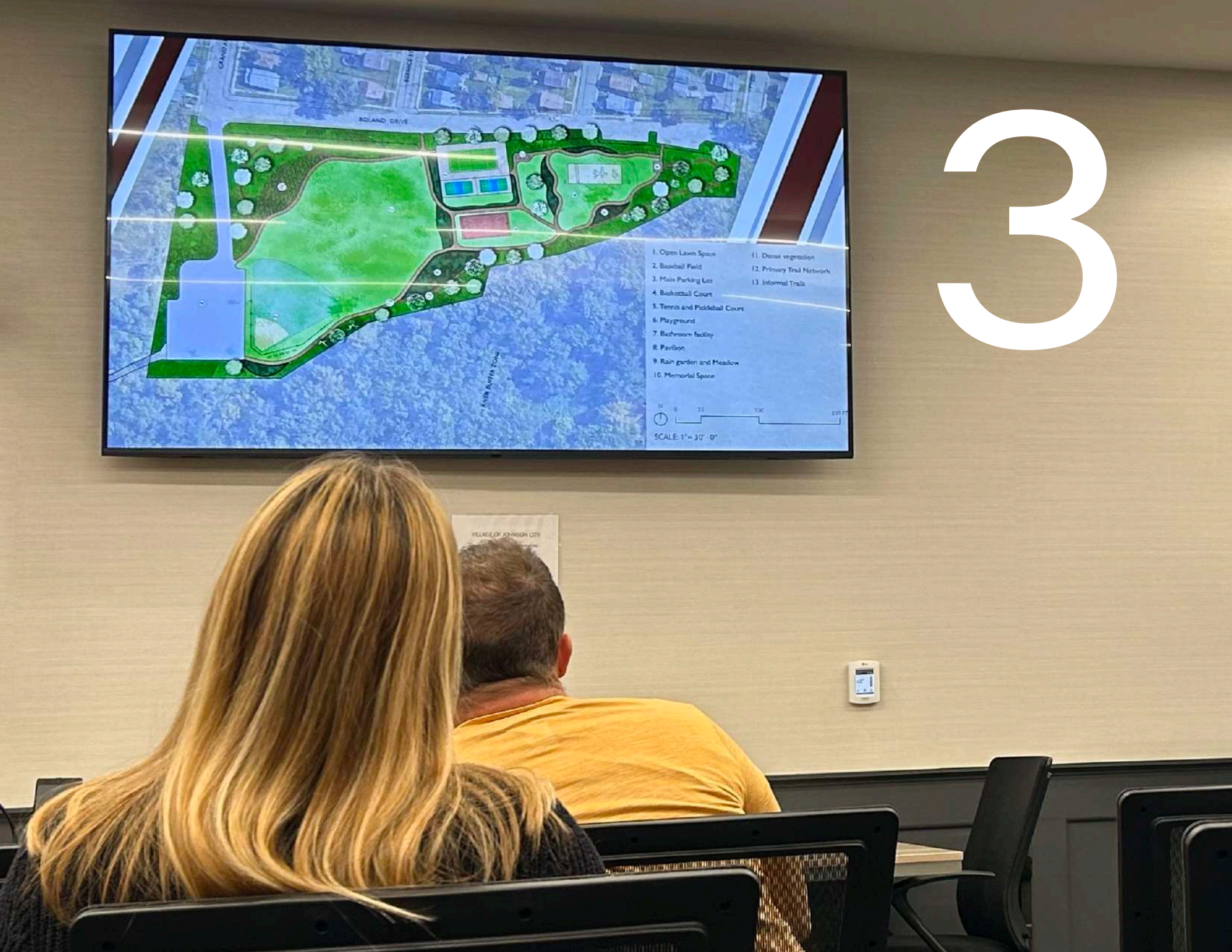
State bike route 17 crosses the Susquehanna using Route 201 and follows Boland and Riverside Drives south of the park. County and municipal bike routes are located along Floral Ave, Riverside Drive, and Main Street. While none of the bike routes feature dedicated cycle facilities, slower speed and low volume residential streets throughout the village support on-road cycling.

The park's frontage along Boland Drive is connected to the adjacent neighborhood by four residential cross streets with stop sign-controlled intersections. Boland Drive does not have any stops or traffic calming, and its width of 30 to 36 feet encourages speeding.

None of the cross street intersections have crosswalks, forcing pedestrians to cross at unmarked and scattered locations. Neighborhood crosswalks lack tactile pavers and are not ADA compliant. While the adjacent neighborhood has sidewalks on both sides of every street, Boland Drive only has a sidewalk on its east side. The sidewalk ends at the south entrance without a pedestrian crossing, limiting site access. Site connections to the north are limited by former and current industrial facilities that create a privately-owned parcel barrier.



While Grietzer Memorial Park connects to regional transit and cycling networks, significant infrastructure gaps limit its accessibility. Challenges to multimodal access include the absence of ADA-compliant bus stops, a complete sidewalk network, dedicated bike lanes, safe pedestrian crossings, and Boland Drive's width and high-speed traffic.


BOLAND DRIVE
1. Open Lawn Space
2. Baseball Field
3. Main Parking Lot
4. Basketball Court
5. Tennis and Pickleball Court
6. Playground
7. Bathroom facility
8. Pavilion
9. Rain garden and Meadow
10. Memorial Space
11. Dense vegetation
12. Primary Trail Network
13. Informal Trails
SCALE: 1" = 30' 0"
3

COMMUNITY ANALYSIS

HISTORIC CONTEXT

The Village of Johnson City is located in the Town of Union in the Southern Tier of New York. Its rich history is rooted in industrial development and community building that began in the late 19th century, when the Lester Brothers Boot and Shoe Company relocated from Binghamton. The village was incorporated as Lestershire in 1892 and later renamed Johnson City in 1916 to honor George F. Johnson, who turned the company into the Endicott-Johnson Corporation. The corporation became the region's major employer and attracted thousands of immigrants from Italy and Eastern Europe, reshaping the community's cultural fabric.

George F. Johnson's vision of "industrial democracy" went beyond workplace improvements, focusing on enhancing the quality of life for workers and their families. The Endicott-Johnson Corporation provided a range of amenities, including parks, swimming pools, and the famous wooden carousels, which became cultural staples. Suburban-style housing developments for workers further influenced the residential landscape of Johnson City. Parks and recreational spaces in the village, including Grietzer Memorial Park, played a vital role in fostering community engagement and improving the well-being of residents during the village's industrial development.

The Endicott-Johnson Corporation's contributions to the region included several recreational resources. Johnson City is home to the "Crown Jewel" of Broome County's wooden carousels, donated by George F. Johnson in the 1920s as a commitment to public welfare. Several regional parks were funded or constructed on land purchase from the Corporation. The Corporation's enduring presence highlights the cultural significance of recreational spaces in Johnson City that this park redesign aims to uphold.



Main Street of Johnson City, looking east. Village of Johnson City



Construction of NY-201 through the project area. Press Connects



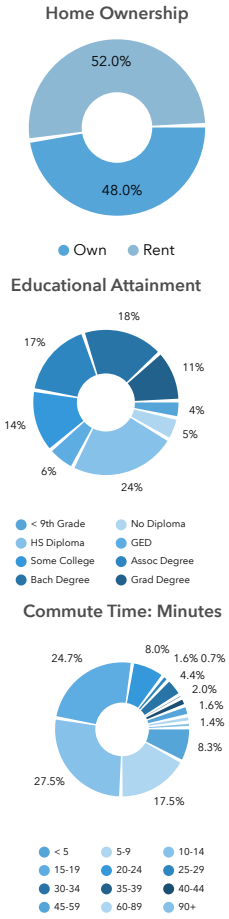
Johnson City Arch, celebrating George Johnson's Square Deal. NPR

DEMOGRAPHICS

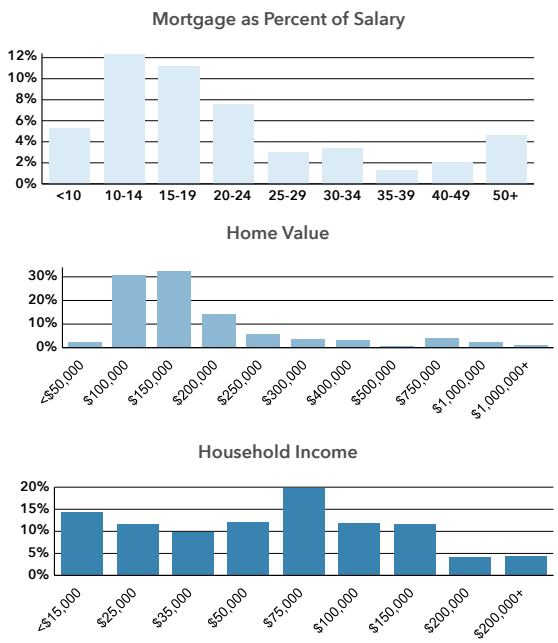
The 2022 American Community Survey estimates a population of 15,279 in Johnson City, a slight decrease of 0.10% since 2018. Average household size is lower than national at 2.14, indicating small households potentially due to a disproportionate senior population. At $51,608, the village's median household income falls in a middle-income range. 63.5% of the workforce is employed in white-collar professional jobs, with a minority of 13.8% in traditional blue collar sectors and 22.7% in service jobs. The low average commute time of 16.0 minutes indicates a population that largely works locally near where they live. The park is located in a mature urban environment, with 73% of the village's housing stock built before 1969. 52.0% of households are renters, with 48.0% homeowners.

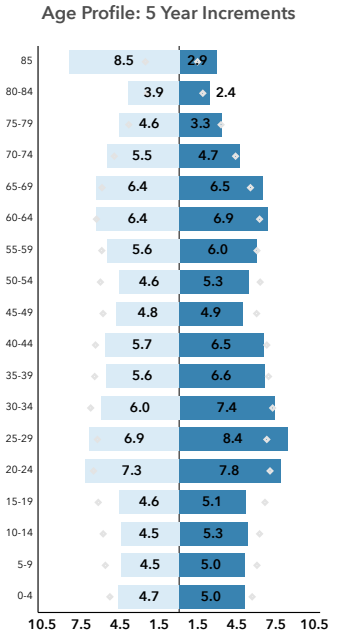
The population is predominantly white, with increasing racial and ethnic diversity in younger age cohorts. Johnson City has a disproportionately large senior population (ages 65+), comprising 24.5% of village population - 7.6% higher than the national average. Children under age 18 make up 17.1% of the village's population - lower than the national average of 21.7%.

Johnson City's demographics led the Design Connect team to prioritize universal accessibility and flexible amenities in the park redesign process. The redesign features improved facilities for organized youth sports to support older children. Universal accessibility is provided by park-wide accessible concrete pathways and supported by new benches, shaded areas and trees, and restroom facilities. The pavilion restoration and addition of flexible community areas creates family-friendly spaces for intergenerational activities.

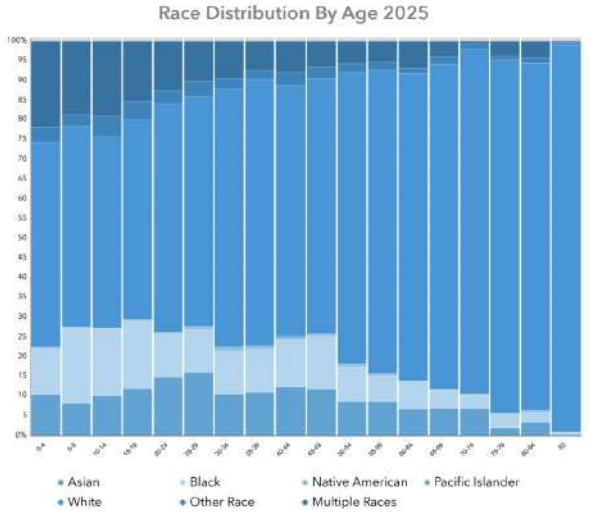


15,279	-0.10%	2.14	52.5	42.3	$51,608	$126,163	$67,820	17.1%	58.3%	24.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+





22.7%	13.8%	63.5%
Services	Blue Collar	White Collar



PLAN INTEGRATION

Broome County Local Waterfront Revitilization Plan

The Broome County LWRP provides a long-term plan for Broome County to link parks, open space, recreation, and multimodal transportation into a county-wide waterfront network. The LWRP recommends creating a cohesive county trail network, increasing pedestrian and cyclist accessibility, and fostering tourism and recreation. The plan prioritizes leveraging ecological, historic, and recreational resources to enhance residents' quality of life.

The LWRP proposes two specific trail and waterfront access projects that would interact with Grietzer Memorial Park. The Johnson City-Vestal Rail Trail connection would extend the Vestal Rail Trail four miles east to the Susquehanna River and use a former rail trestle to cross it 0.25 miles North of the park. The project would establish a new trailhead at the park's North parking lot, pave the access road, and install signage and lighting. The LWRP recommends improvements to Grietzer Memorial Park including a waterfront trail, renewed recreation facilities, and environment restoration.

This redesign responds to the plan's goals by enhancing trail access points, maintaining the riparian buffer, and renovating Grietzer Memorial Park. The addition of six-foot pathways through the park and wayfinding improve accessibility between the Boland Drive neighborhood and future trailhead. The redesign prepares the park for trail extensions south along the Susquehanna to Binghamton. An extension of the Vestal Rail Trail further east would connect the park to both the Town of Vestal and downtown Johnson City.

Improved seating, restrooms, and community space would provide mid-trail facilities for trail users. Maintaining the riparian buffer provides future opportunities for ecologically-sensitive waterfront access while maintaining its flood absorption and habitat functions. Finally, this redesign would renovate Grietzer Memorial Park's recreational facilities and provide an enhanced gateway to the Vestal Rail Trail.



Map of proposed LWRP projects and trails. Broome County



Proposed park improvements. Broome County



PLAN INTEGRATION

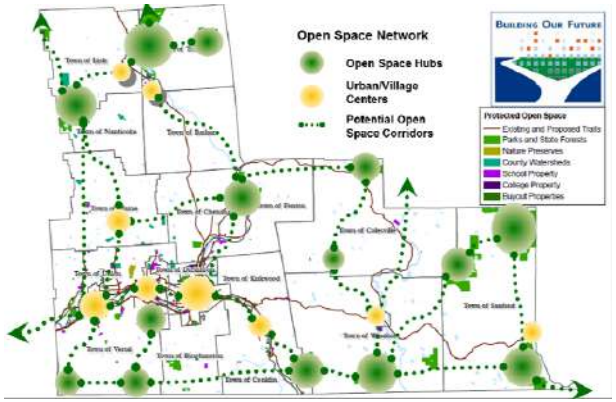
Broome County Hazard Mitigation Plan

The Broome County Hazard Mitigation Plan addresses vulnerabilities to local natural hazards. The park redesign takes action to mitigate each hazard:

- Riverine Flood Mitigation: Avoiding changes to the riparian buffer maintains flood water holding capacity and low flood hazard exposure.
- Surface Flood Mitigation: Rain gardens manage runoff locally and prevent water pooling during heavy rains.
- Storm Safety: Wind-resistant tree species and regular maintenance minimize hazards from falling limbs.
- Temperature Resilience: Heat- and frost-resistant materials maintain infrastructural longevity and new shade trees reduce heat exposure.
- Invasive Species: To promote biodiversity and address invasive species, the redesign uses native plants.

Broome Comprehensive Plan

Grietzer Memorial Park's redesign reflects key priorities from the Broome County Comprehensive Plan including open space preservation, flood mitigation, and enhanced recreational amenities. The park is located near water systems that serve as natural foundations for open space corridors, making flood-resilient features a crucial aspect of the redesign. Incorporating rain gardens aligns with the plan's goals to mitigate flood risk.



Proposed trails and greenway network. Broome County

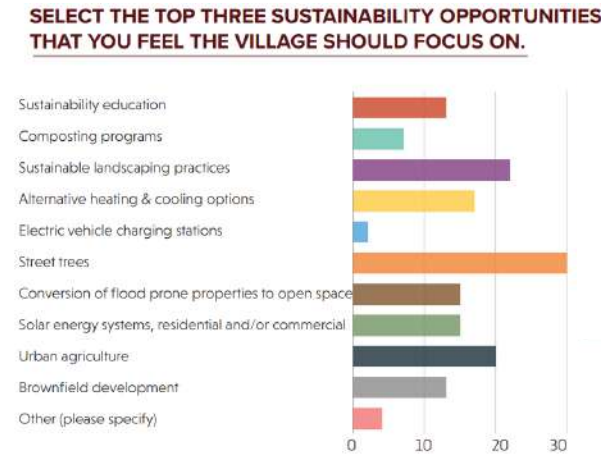
Johnson City Rail Trail Study

The park redesign prepares the park to function as a gateway for the Johnson City Rail Trail using the northern parking lot. The rail trail is proposed to extend between the Susquehanna rail bridge and downtown Johnson City along a rail alignment. The park redesign would provide additional parking for trail users, improve connections to the adjacent community, and connect the trail with recreational amenities.

The park's integration with the rail trail and addition of pathways, crosswalks, and bike racks enhance multimodal connectivity between open space, activity centers, and the adjacent neighborhood. The redesign improves accessibility and inclusivity by adding six-foot ADA-compliant pathways and seating throughout the park. The redesign's improvements to connectivity and natural amenities align with the rail trail's goals of fostering community well-being and sustainability.

Johnson City Smart Growth Plan

Johnson City's Smart Growth Comprehensive Plan (currently in development) highlights a community desire for public spaces that promote sustainable development and increase green space. The park redesign incorporates accessible pathways, improved connectivity, and revitalized infrastructure that will promote walkable, bikeable neighborhoods. Grietzer Memorial Park will provide an enhanced public space that increases sustainable landscaping, adds trees, and promotes multimodal mobility.



Responses from initial public engagement. Village of Johnson City

COMMUNITY INPUT

To connect with a wide range of residents, the Design Connect team conducted a variety of community engagement initiatives alongside Village planning staff throughout the fall of 2024. These included:

- A public workshop,
- A town hall presentation,
- A paper and electronic survey open to the public,
- Targeted outreach to key stakeholders,
- Mid-semester and final reviews with Design Connect reviewers,
- And biweekly meetings with project partners.

Key objectives for the community engagement process included identifying current park usage patterns, amenity and accessibility issues, and desires for the redesign. While the final site plan was unable to incorporate all publicly-requested elements, all influenced the design process and are included here.



October park pavilion presentation. WBNG News



Mid-review poster presentation. Design Connect

Public Workshop

On Friday, October 11th, five members of the project team and two project partners held a community engagement meeting at the park's pavilion. The meeting was advertised throughout Johnson City via flyers and the city's online social platforms. Around 20 local residents attended the event.

Design Connect members presented a map of the park, inviting attendees to write their ideas and suggestions on sticky notes and place them on different parts of the map. Additionally, team members shared a large chart outlining potential amenities including tennis courts, outdoor gym, water fountains, and increased seating. Respondents added tallies to indicate amenities they were interested in seeing in the design. Throughout the meeting, team members discussed attendees' park usage patterns, desired improvements, and current issues.

Town Hall Presentation

On Thursday, November 14th, the Design Connect team presented finalized design concepts at Johnson City's Village Hall to interested residents and the project partners. The team presented issues identified in the park, design concepts, and specific added or modified park amenities. Comments, questions, and feedback from the public and project partners were received to guide final design.



George Greitzer Memorial (Boland) Park, 2002, Google Earth

COMMUNITY INPUT

The presentation found general support for the design concepts including accessible pathways, restrooms, and tennis courts. Though the presentation solicited limited public participation, it provided valuable feedback from the project partners. Future design and engineering project phases could consider holding additional public meetings to present design concepts to wider audiences.

Survey

To inform the development of the park design, the team collected public input using a survey distributed in-person at community meetings and through the village's social platforms. The survey collected demographic information and asked users about their use of the park, mode of transportation to the park, safety and noise concerns, and preferences for amenities. The survey received relatively few responses due to challenges during administration and publicization. The survey could be re-administered in future design and engineering phases to gather more comprehensive park usage and preference data.

Targeted Stakeholder Outreach

The Design Connect team conducted additional targeted outreach to key stakeholders impacted by the park redesign. Emails were sent to the Johnson City Central School District and Johnson City Neighborhood Partnership, and the organizations publicized community engagement events to their members. The team was able to communicate with members of the Grietzer family about adding a memorial for George Grietzer. The family recommended memorial text and provided feedback on the proposed memorial location.



Flyer used to publicize community engagement events. Design Connect

Design Connect Reviews

The team presented research, analysis, planning, and designs at two public Design



Public presentation at Village Hall. Design Connect



Survey used to collect public input. Design Connect

COMMUNITY INPUT

Connect reviews at Cornell University. Reviewers included faculty, staff, and representatives from external organizations. Major feedback related to park accessibility and impacts on adjacent neighborhoods.

Project Partner Meetings

The project leads met biweekly to monthly with project partners Stephanie Yezzi , Joshua Holland, and Allison Button. Meetings typically included briefings on team progress, specific questions for the project partners, and opportunities for the partners to share feedback. These meetings significantly influenced project inclusions and design choices.

Engagement Outcomes

The majority of public feedback was received during the public workshop. Responses from community members and the project partners influenced priorities for the park's redesign, including universal accessibility, inclusivity, safety, proactive maintenance, and the inclusion of a variety of amenities. Specific recommendations were reviewed against project scope and cost considerations. Those not possible to include in the project scope - most notably, access to the Susquehanna River - should be considered for integration in future phases and projects.

KEY TAKEAWAYS

New Amenities

- Add a multi-use surfaced trail loop for walkers and joggers
- Add new multi-age playground equipment including climbing equipment
- Upgrad athletic courts and restore historic tennis courts
- Add water fountains
- Improve multimodal access by adding lockable stroller areas and bike racks
- Honor local history with memorials to George Grietzer and notable events

Accessibility & Inclusivity

- Add accessible & inclusive playground equipment catering to children of all ages and needs
- Improve site accesibility with surfaced walking paths
- Increase shaded seating throughout the park to accomodate older users

Maintenance & Safety

- Improve park cleanliness and maintenance
- Add park lighting site-wide to improve safety and accomodate evening use
- Restore playground woodchip surface
- Replant park turf and mitigate impacts of water pooling
- Minimize unwanted night uses and maximize accomodation for all users

Others

- Minimize impacts on village tax rates
- Improve connectivity to adjacent neighborhoods
- Increase parking capacity
- Create new waterfront access between Boland Drive and the Susquehanna
- Add amenities available at CFJ and Recreation parks





Presentations at Design Connect's mid-review and final review. Design Connect

CASE STUDIES

The Design Connect team studied two recently redesigned Southern Tier parks to identify best practices for regional park design. Recreation Park was redesigned to offer more multigenerational recreation opportunities in a dense urban environment similar to Grietzer Memorial park. Stewart Park's redesign prioritized adding universally accessible recreational amenities and integrating hands-on learning opportunities. Both parks feature a mix of passive and active recreation amenities, provide universal accessibility, and include community-oriented spaces that contribute to high user rates and vibrant parkscapes. Stewart and Recreation Parks' success influenced our prioritization of accessibility and providing amenities for a diverse range of users and uses.

STEWART PARK Ithaca, NY

Stewart Park offers a wide range of amenities and recreational opportunities for visitors of all ages and abilities. The park features accessible picnic tables, all-season restrooms, athletic fields, multi-use trails, tennis and pickleball courts, pavilions, and convenient lake access.

An inclusive playground allows children and caregivers of all ages and abilities to enjoy together. Flat safety surfacing, wide, gently graded pathways and bridges, and specialty play structures allow children and parents with wheelchairs or other mobility aids to play side by side with others. Universally-accessible playscapes allow use by individuals of all abilities. Additionally, natural playscapes, such as a sandplay area and pollinator garden, provide hands-on engagement with the landscape.



Park inclusive playground. Friends of Stewart Park.

The park's multi-use waterfront trail offers a safe and comfortable way to explore the park. The trail is ADA-compliant, accommodating all users to have the ability to stroll, jog, or roll on the lakefront. The trail features rest areas including benches, fitness equipment, bicycle racks, wayfinding and interpretive signs, and a pollinator pathway with a corridor of native plants.

RECREATION PARK Binghamton, NY

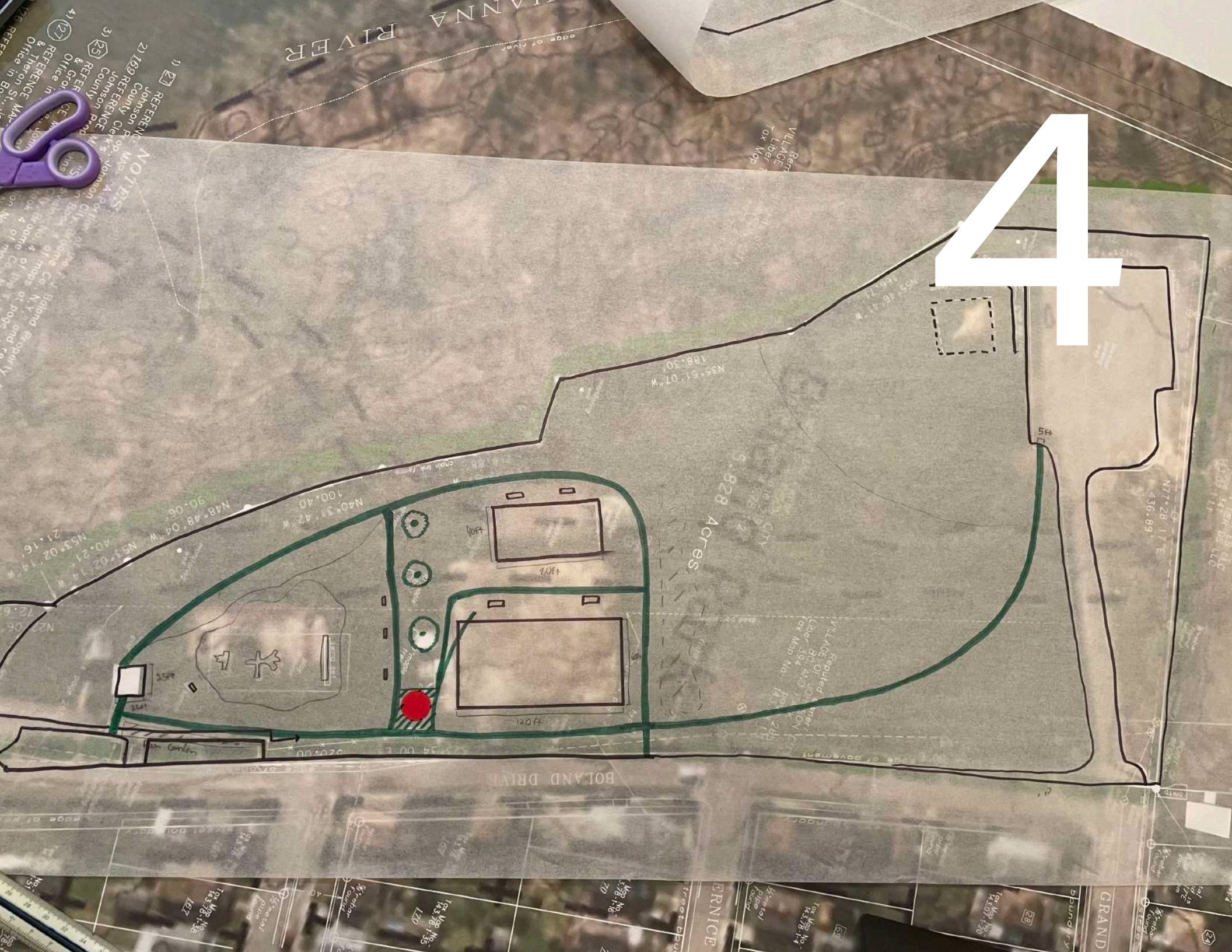


Recreation Park multi-use pavilion. Tripadvisor

Recreation Park, located three miles southeast of Grietzer Memorial Park, is a historic 18-acre municipal park located in Binghamton's West Side neighborhood. Gifted to the city in 1921, the park serves as a neighborhood oasis and hub for community events. The park features a new playground, walking paths, historic carousel, basketball and tennis courts, outdoor fitness equipment, and restrooms.

Recreation Park's newly redesigned playground area is designed to appeal to individuals of all ages, abilities, and needs. The area caters to individuals of a range of needs and abilities with ramps and an accessible merry-go-round, swings, and treehouse.

The multigenerational playground caters to both children and adults with amenities such as the "Generations" swings for parents to swing alongside their toddlers, musical instruments, a natural play area with a rock climbing wall, a sensory garden with raised flower beds, seating and game tables, and a small amphitheater. The playground captures local architecture and history with its locomotive theme, and the park aims to serve users of all ages.


4

FINAL PROPOSAL



DESIGN PLAN

This design proposal revitalizes Grietzer Memorial Park with new and renovated amenities, spaces for community engagement, and environmental sustainability. Each element in the plan has been informed by community feedback, research, and input from project partners, ensuring the final design meets community needs and offers diverse, inclusive activities for all ages.

A new accessible park pathway system connects key areas of the site and provides opportunities for walking, jogging, and biking. Shade trees, wayfinding signage, and strategically placed seating enhance user comfort and accessibility. Landscaping improvements add sustainable drainage design and diverse vegetation. New street lighting improves park safety in the evening. New play structures improve the playground's accessibility.

Rehabilitation of the basketball court, baseball field, and pickleball and tennis courts expand recreational opportunities.

Restored restroom facilities and a multipurpose pavilion which support the park's use as a hub for gatherings and events. Improved parking will accommodate increased visitor traffic. Additional amenities like dog waste stations, water fountains, bike racks, stroller parking, and art installations will be strategically placed to enhance park access and usability. Educational signage and a memorial to George Grietzer add cultural and historic value.

This proposal meets immediate community needs, ensures long-term sustainability and flexibility for future enhancements, and reflects a comprehensive vision for a vibrant, inclusive, and well-loved community space.

DETAILED DESIGN PLAN



NEW AMENITIES

The proposed 5.4 acre site plan includes a variety of new and improved amenities to diversify the park's user base. The proposal reccomends the construction of a fully accessible five-foot wide concrete-surface pathway network throughout the park. A new 2,370 feet of pathways link amenities, improve access for mobility-limited users, and provide walking and jogging space.

A new pedestrian entrance at Bernice Street separates pedestrian flows into the park from vehicles entering using the driveway. 1,170 feet of new fencing provides protection from Boland Drive traffic. Bike racks at the South entrance facilitate multimodal access. Racks are securely constructed on concrete pads directly connected to pathways and provide sufficient clearance for lock strollers to rack ends. Racks should use a standardized 'loop' or 'u' design that accommodates at least three bikes per rack.

The site plan proposal increases seating by adding 16 benches near major amenities and shaded resting places along pathways. New seating provides spectator areas and increases usability for senior populations. Benches are proposed to be standardized with Johnson City's recent procurements. Four new picnic tables are proposed in the pavilion to replace aging tables, as well as new recycling and garbage waste containers.

Rain gardens are added throughout the park to redirect site runoff and localize permeation. Diverse native plantings provide critical biodiversity and increase vegetation throughout the site, and 10 new trees will be added for natural shade. The Drainage section will expand on tree and rain garden placement, function, and plantings.









MEMORIAL

The site proposal includes a memorial space and plaque near the Bernice Street entrance to commemorate George Grietzer's contributions to the park. Griezter's loss of his son on the site spurred his efforts to establish a safe and accessible park on the site. The proposed memorial honors Grietzer's work by providing an accessible memorial space at the new Bernice Street entrance. The memorial should be an engraved metal plaque mountedd on a metal stand or memorial stone. The plaque tex should be legible to all users. Recommended memorial text was provided by Hope Grietzer and is included in the appendix.

COMMUNITY PAVILION

To align with community preferences and retain cost-efficiency, the proposed site plan retains the pavilion's existing structure, dimensions, and site while enhancing its functionality and accessibility. Repairs to the cracked concrete base restore ADA accessibility and mitigate hazards. Repainting columns and gables maintains structural integrity. The existing flexible seating layout is completely redesigned to eliminate obstacles and improve navigation and ADA accessibility. The new seating layout includes narrower and lower-profile picnic benches to increase seating capacity and designated permanently-protected accessible spaces, including spots at picnic tables. Various layout options may be implemented that prioritize fixed seating for gatherings or dining or flexible seating for multiple user groups.

The park pathway network includes an intersection through the center of the pavilion that connects the south entrance with pathways towards the restrooms and other recreational courts. The intersection adds movement through the pavilion space and creates a public social space that mixes users and groups, providing a neighborhood meeting and socializing center. Higher-speed pedestrian access can bypass the pavilion using a trail connection from the south entrance.

PLAYGROUND

The park redesign retains existing playground equipment, improves the playground surface, and expands its footprint. The expansion, bringing the total area to nearly 9,000 square feet, aims to integrate new features seamlessly with existing equipment to create a more versatile and accessible space. The redesign addresses drainage and accessibility issues with the existing playground by adding two rain garden areas adjacent to the playground and maintaining the woodchip surface. The design also incorporates small hills and mounds to add terrain variety and increase runoff capabilities.

Key additions to the playground include a small climbing wall and climbing web structure, as climbing features in other nearby playgrounds have very popular for younger age groups. There will aso be an accessible merry-go-round and see-saws to facilitate group play and teamwork. Educational play elements such as tic-tac-toe, hopscotch, and interactive playground equipment are intended to foster learning and creativity.

For older adults and seniors, an outdoor fitness area in a corner of the playground will include pull-up and push-up bars, Tai Chi spinners, an air walker machine, parallel dip bars, and a leg press station. These will be constructed with powder-coated steel to be weather resistent, and the surface will differ from the woodchip pad to have shock-absorbent rubber surfacing.

Shaded and open benches are added to enhance usability and comfort for adults and seniors. This redesign proposes adding basic manually-operated fitness equipment using the playground pad to increase proximate multigenerational uses. To improve drainage, the redesign adds rain gardens along the north end of the playground. Optional mid-height fencing may be desirable to clearly delineate play and drainage areas. Plantings should include a mix of interesting native vegetation to provide additional educational opportunities. The redesign's playground improvements aim to balance functionality, sustainability, and enjoyment for all users.









TENNIS & PICKLEBALL

The proposed plan restores tennis courts on the historic pad and adds pickleball courts to provide new athletic opportunities. The pad measures 114 feet by 90 feet and provides a pre-existing foundation for play surfaces. The proposal would construct a new concrete pad and clay surface shared by the tennis and pickleball courts, divided into one 60 by 114-foot tennis court and two 30 by 57-foot pickleball courts.

The tennis and pickleball courts would be surrounded and separated by an eight foot tall chain link fence, painted black to minimize visual impact. Entrances would be located on both the North and South of the courts to provide direct access. Access to the pickleball courts would be provided through the tennis court. Four benches would be added in the courts to add seating for players and spectators.

The tennis court will feature a multisport net that can be raised to volleyball or badminton height. The design concept provides flexible court space to ensure long-term facilities usage by a variety of user age groups and types. Drainage will be addressed through a large adjacent rain garden on the West side of the pad.







BASKETBALL COURT

The proposed site plan rehabilitates the existing basketball court to enhance usability while maintaining its existing footprint and location. A complete reseal ing of the court, which will be slightly expande to 40 x 82 feet, is proposed with resurfacings to fill cracks and restore the play surface. White court play lines

BASKETBALL COURT

should be repainted with acrylic resurfacer, and would delineate play areas. For drainage purposes, there should be a 1% slope (1 inch drop per 10 feet), and the surface should be broom-finished for optimal traction (same with tennis & pickleball).

To align the court configuration with Johnson City's standards and increase court flexibility, the proposal removes the end court hoops and adds two midcourt hoops back-to-back at the center of the court. These two heavy-duty hoops will have adjustable height systems that can be lowered for youth play, and pole padding will be added to improve play safety. This change allows multiple separate games to happen simultaneously and provides additional space for alternative activities around the court's sidelines, such as four-square and hopscotch, the lines for which can be painted on the cement surface.

To improve accessibility, the redesign adds standard six-foot concrete pathways connecting the basketball court to the pathway network. Two double-sided benches are added along the court's west side to provide seating options that face the basketball court as well as the rain garden and pickleball courts.





BASEBALL FIELD

The existing baseball field's usage is limited by nonstandard dimensions, a degrading play surface, and the lack of supporting facilities, such as bleachers and equipment storage. The proposed site plan constructs a Little League-compliant field to accommodate practice and games for Johnson City and the region's youth organizations.

The proposal moves the existing backstop 60 feet east to accommodate a clear 200 foot square outfield without impacting existing trees in the riparian buffer. The backstop fence would be extended 120 feet from the batter's cage using a standard six-foot or eight-foot black chain link fence to provide additional spectator safety and buffer the field from the access driveway and pathways.

Field grading irregularities from play would be filled by crowning the baseball field and pitchers mound, which would enhance drainage off the field and eliminate low spots that cause pooling. The field should also be aerated. The distance between bases would be standardized to the little league dimensions of 60 feet, and the infield would be dressed with an infield mix that is

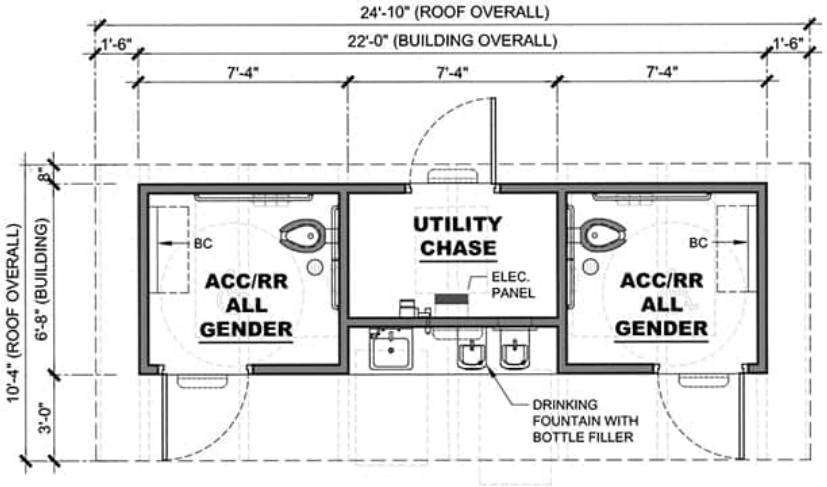
BASEBALL FIELD

60% sand, 20% silt, and 20% clay. Play amenities should be added, including new bases and repainted field lines.

The proposed site pathway loops around the backstop, providing connectivity to the restrooms, and to the North parking lot's accessible spaces. The proposal adds five-foot by 27-foot three-row bleachers between the pathway and backstop to provide seating for spectators and teams during games. The outfield will seamlessly integrate with the central open space of the park, which will be used for picnicking, catch games, community gatherings, and dog walking.







RESTROOMS

The proposed site plan restores the former restroom facilities with an improved two-stall ADA-accessible structure that references a floor plan from the Public Restroom Co. The restroom structure is proposed to be constructed of durable materials such as cinderblock to limit vandalism and extend the facility's lifespan. This site plan locates the restrooms on the pre-existing restroom pad to maintain proximity to water and sewer mains. Utility construction would include electrical hookups and new underground sewer and water distributor lines connected to mains under Boland Drive, a distance of about 80 feet. The proposed location is in close proximity to heavily used amenities including the pavilion, playground, and recreation courts.

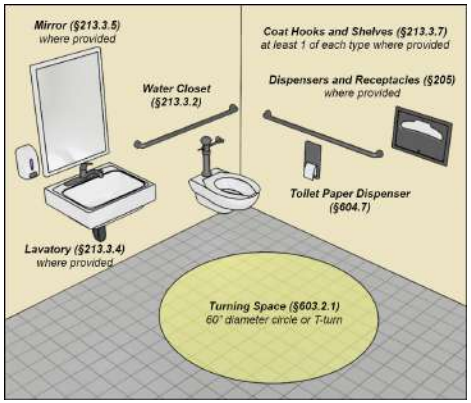
Structure dimensions would be 22 by 6.8 feet, with both stall entrances located on the east side of the structure adjacent to the accessible pathway. Fully-separated unisex stalls are proposed, with both stalls ADA-accessible. The stalls should be constructed from powder-coated steel for durability, with stainless steel fixtures that are easy to clean using a hose. Each stall should be accessible through an externally-opening lockable door. Handles, pulls, latches, locks, and other operating devices should be easy to use with one hand.

RESTROOMS

Lever-operated, push-type mechanisms, and U-shaped handles are suitable options.

ADA-compliant stalls must be at least 60 inches wide, with 16-18 inches of clearance from the side wall, and 60 inches of space for easy wheelchair turning. Sinks should be positioned at a height of at least 34 inches above the floor, with knee clearance of 27 to 30 inches wide and 11 to 25 inches deep. Grab bars should be mounted behind and beside the toilet, with an 18-inch minimum vertical grab bar and a second horizontal grab bar positioned within 12 inches of the first. Faucets, soap dispensers, and hand dryers must be operable with one hand.

The restrooms should be well-lit with IP65 LED bulkhead lighting, and full-height mirrors should be provided. QR codes or helpline numbers should be displayed at the restroom entrance or inside the stalls for easy access to assistance. Secondary amenities include two water fountains on the east side of the structure, requiring a potable water supply. Both stalls should feature changing stations for families. All facilities should be fully accessible to children.



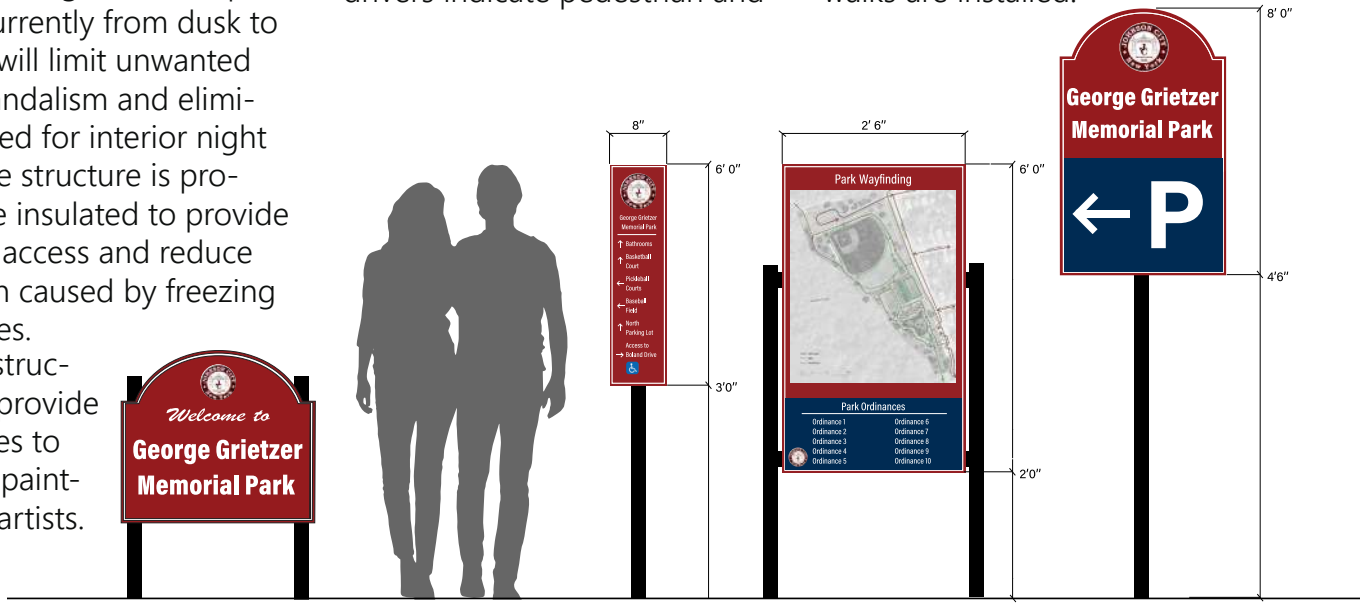
Example of accessible bathroom fixtures. Access Board

Restroom access should be controlled during hours the park is closed, currently from dusk to dawn. This will limit unwanted uses and vandalism and eliminate the need for interior night lighting. The structure is proposed to be insulated to provide year-round access and reduce degradation caused by freezing temperatures.
Finally, the structure's walls provide opportunities to add murals painted by local artists.

WAYFINDING

To improve park circulation and accessibility, the redesign proposes a comprehensive signage system including wayfinding, educational, and regulatory signs. The park pathway network requires wayfinding signage at critical intersections to guide users between amenities and access points. Wayfinding signage especially benefits mobility-impaired users by indicating short routes through the park. The proposed wayfinding signage uses a clear and cohesive visual language inspired by the Village's colors. Prominent entrance signs scaled for pedestrians and drivers indicate pedestrian and vehicle flows into the site, with more subtle intersection signs located at locations specified on the map. Signage should be compatible with future signage for the Vestal Rail Trail.

Educational signage is proposed around the rain gardens to provide information regarding plant species and drainage mechanics. Regulatory signage should be updated if necessary, including park regulation signage at the south entrance and accessible parking signs. Pedestrian signage should be implemented along Boland Drive if midblock crosswalks are installed.



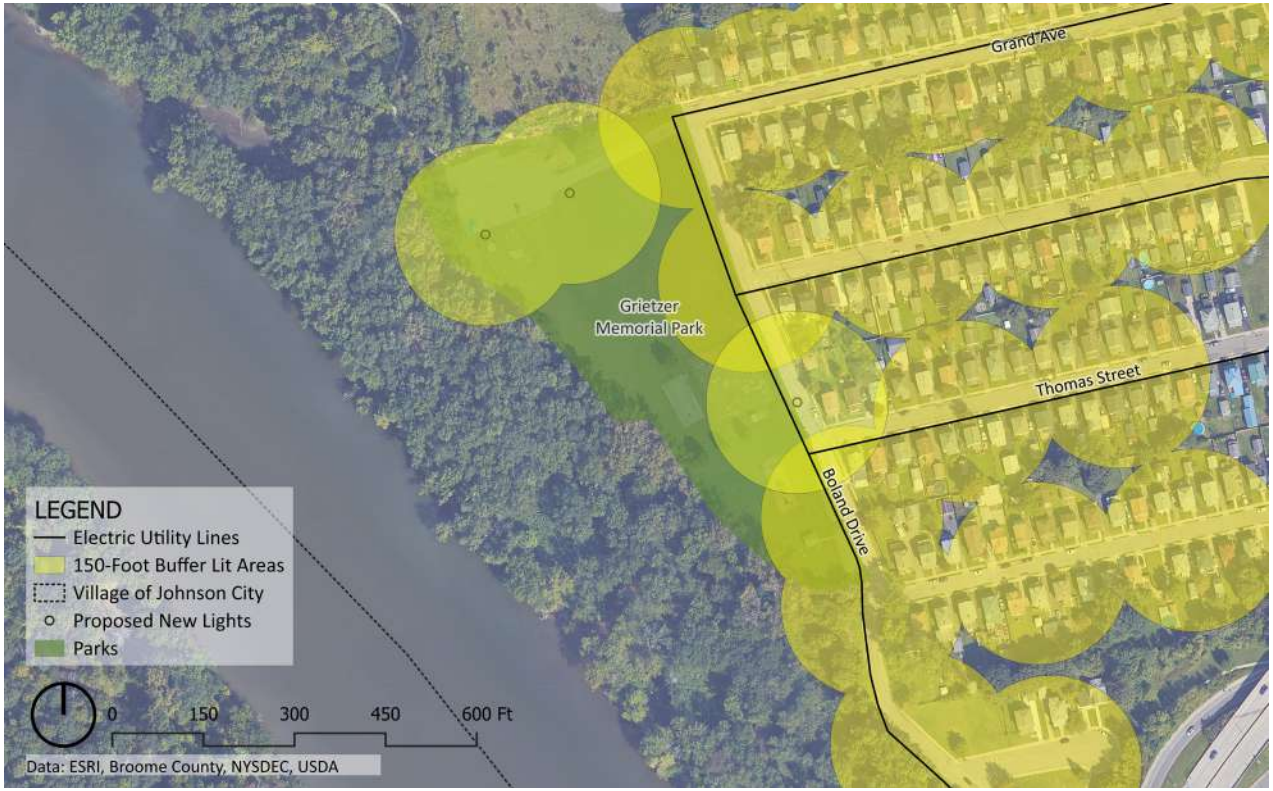
SAFETY & LIGHTING

The design proposal includes several improvements to park safety and accessibility. Existing lighting is limited to streetlights along Boland Drive, with no internal lighting throughout the park. The project team analyzed the possibility of adding a park-wide pathway lighting network to provide continuous park illumination, deter unwanted uses, and increase usage hours throughout the night.

The project team ultimately decided against including park-wide pathway lighting for various reasons. The village did not indicate an interest in expanding park hours from the current dawn to dusk, which reduces the need for and benefits from a park-wide lighting system. Pathway lighting would require underground power lines throughout the park, which would require expensive construction and maintenance. Night lighting may have adverse impacts on the neighboring residential community or increase unwanted night uses. For similar reasons, this design does not recommend floodlights for the recreational courts and fields.

The redesign instead proposes three new streetlights located along Boland Drive and in the north parking lot. The streetlights would provide a basic level of lighting to critical entrance points, pathways, and the parking lots along Boland Drive for park users leaving late. The entire east half of the park facing Boland Drive would be partially illuminated with a low level of overall light, providing critical safety lighting while minimizing unwanted night usage. In the future, the village may decide to install park-wide lighting or recreational floodlights. Planning should include outreach to neighbors and a cost-benefit analysis of induced uses.

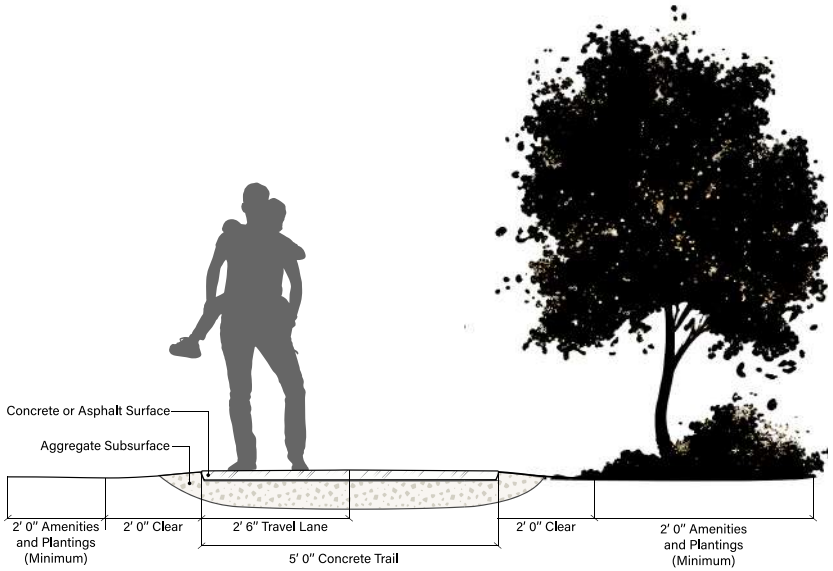
The proposed design extends the Boland Drive fence 300 feet to the north vehicular entrance to improve safety for children and recreational users along the road. The fencing should be a standard, durable six- or eight-foot chain link fence painted black to reduce its visual impact. Park vegetation and amenities are arranged to provide clear sight lines from Boland Drive through the site. Clear sight lines to neighboring houses enhances enforcement of regulations and community behavior by emphasizing the 'eyes on the street' and improves the perception of connectivity between the neighborhood and park.

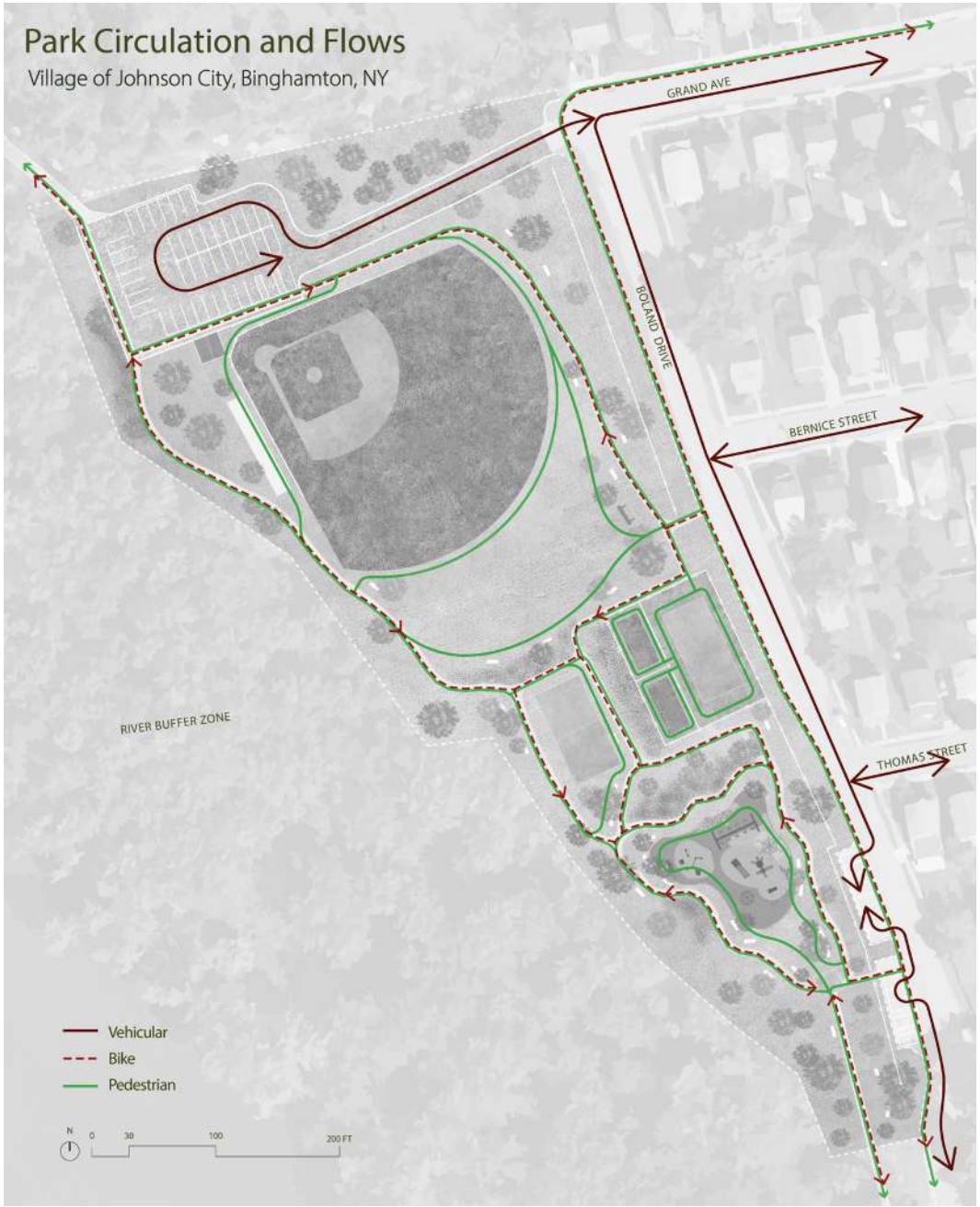


ACCESSIBLE PATHWAYS

The proposed redesign prioritizes improved ADA accessibility throughout the site and through connections to the adjacent neighborhood. All newly-added park amenities are designed to be fully ADA compliant. The restroom facilities, playground expansion, tennis and pickleball courts, and pavilion all include ADA-compliant gateways (36 inches minimum) and are connected to the accessible site pathway network.

The sitewide pathway network consists of five-foot wide pathways designed to allow two wheelchairs to pass at all points. The pathways are surfaced in concrete to provide a senior-friendly low-obstruction surface. To prevent flooding and maintain surface quality, all pathways are proposed to be raised one to three inches above the surrounding park turf with ADA-compliant gradient slopes. This will improve drainage flows through the park.





ACCESSIBLE PATHWAYS

A two-foot clear buffer on each side of the pathway limits obstructions and can be used to site amenities such as benches and wayfinding signage. Plantings - especially trees - and rain gardens should be located at least two feet from the trail clear area to minimize obstructions, terrain changes, and tree root hazards. The site's largely level topography eliminates most gradient challenges, with ramps necessary for the pickleball and tennis courts and pavilion access. Where necessary, pathway slopes are limited to the ADA-compliant gradient of 1:12.

Short pathway sections through the north parking lot repurpose the existing pavement to provide direct pedestrian access to additional parking spots and preserve a connection to the future Vestal Rail Trail. Pavement painting, bollards, or curb stops should be installed to differentiate and protect pedestrian areas.



Example trail with fencing. Broome County



Example multi-use trail. Town of Vestal

All benches and signage are constructed on concrete pads that allow seamless access from the pathway. New amenities are linked to the pathway network by standard pathway connections that should feature compliant connections to amenity surfaces.

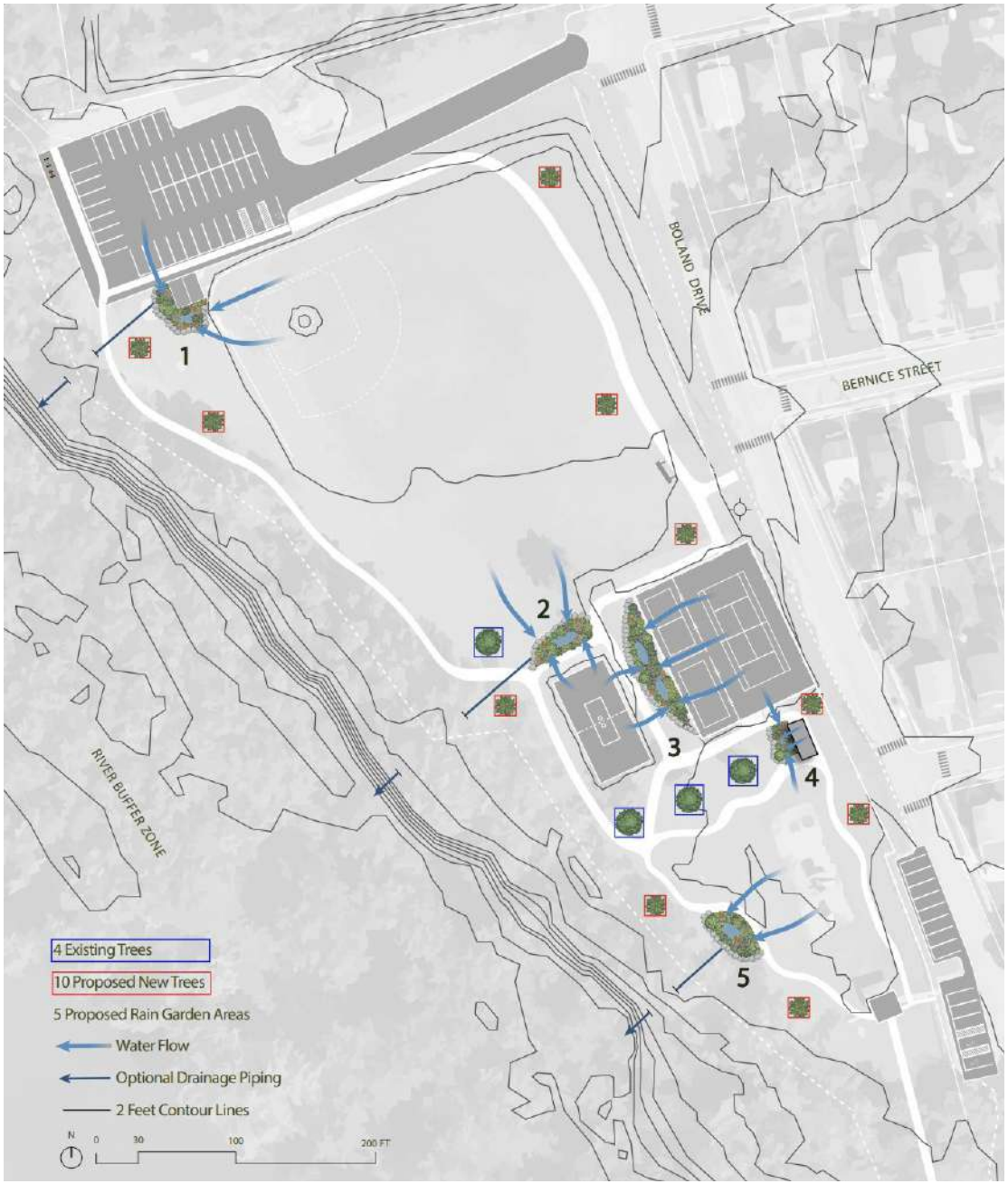
Two accessible parking spots are provided in both the north and south parking lots, with one van-accessible space possible in the south lot. The required ADA clear loading space in the south lot doubles as a pedestrian access point for the south entrance and provides seamless connectivity to the park pathway network.

The park redesign plan creates a new pedestrian entrance at Bernice Street to provide walk-up access to the park's north. The existing driveway at Grand Ave is closed to pedestrians to separate vehicle and pedestrian flows into the site and enhance safety. Pedestrian access points at the north and south entrances will require mid-block crosswalks across Boland Drive and Grand Ave. All new crosswalks should include ADA-compliant ramps to street level, tactile pavers, signage, and crosswalk gradients. With a future extension of the Vestal Rail Trail, Grietzer Memorial Park can serve as an accessible trailhead for users.



Example rail trail rendering in the Town of Vestal. Town of Vestal

DRAINAGE & PLANTINGS



The site plan uses rain gardens, vegetation, and limited regrading to decrease overground runoff. Rain gardens provide shallow vegetated depressions that capture and absorb runoff across poorly drained soil. Rain gardens can have a variety of plants depending on soil type, shade, and desired visual attractiveness. Deep-rooted vegetation breaks up compacted soil to enhance infiltration while shallow-rooted hydrophilic vegetation increases rapid runoff absorption.

The site plan adds slightly raised pathways that direct runoff towards five new rain gardens at site low points. Based on runoff volumes, water-level activated catch basins could be added in three rain gardens with direct outlets to the riparian buffer. To increase subsurface absorption, the site plan adds 10 new trees throughout the park. Tree roots break up the soil and provide a wider absorption draw.

Where necessary due to runoff volume or recreation conflicts, the site plan uses more intensive strategies including soil aeration and regrading. Soil aeration improves localized surface permeability and improves soil microbe levels, increasing absorption.

Where increasing subsurface flow is undesirable - especially on recreation fields - subtle regrading should be used to create 1% slopes towards the riparian buffer and rain gardens. The park's flat surface and multiple low points make regrading challenging. Tennis, pickleball, and basketball courts should be constructed with 1% slopes to facilitate runoff, and infield crowning will be applied to the baseball diamond.

PLANTINGS

Recommended site plantings species are included in the vegetation palette. Species included were observed on the site or determined to be compatible with soil types, moisture conditions, and USDA winter hardiness planting zones.

Scientific Name	Common Name	Sun Conditions	Soil Moisture	Zone	Size
Heuchera villosa	Coral Bells	Partial to full shade	Well-drained, average to moist soil	4-8	1-2 ft
Acer rubrum	Red Maple	Full sun	Occasionally saturated to occasionally dry soil	4-8	35-60 ft
Alnus glutinosa	Black Alder	Full sun	Occasionally saturated to occasionally dry soil	4-9	40-60 ft
Acer x freemanii	Freeman Maple	Full sun	Occasionally saturated to occasionally dry soil	4-8	45-70 ft
Maclura pomifera var.	Osage Orange	Full sun	Occasionally saturated to prolonged dry soil	5b-9	30-50 ft
Acer saccharum	Sugar maple	Full sun	Consistently moist, well drained soil	4-9	45-50 ft
Acer pseudoplatan	Sycamore	Full sun	Occasionally saturated to prolonged dry soil	5b-8	40-60 ft
Eutrochium purpureum	Joe Pye Weed	Full sun	Moist and well-drained	4-9	5-7 ft
Asclepias syriaca	Milkweed	Full sun	Dry or moderately moist soil	3-7	2-4 ft
Panicum virgatum	Switchgrass	Full sun	Dry or moist soil	3-8	3-6 ft
Cornus alba	Red Twig Dogwood	Full or partial sun	Consistently moist, well drained soil	4-9	8-9 ft
Aster novae-angliae	New England Aster	Full sun	Moist and well-drained	3-7	3-6 ft
Iris spuria	Blue Iris	Full or partial sun	Moist and well-drained	3-9	3-5 ft
Onoclea sensibilis	Sensitive Fern	Partial to full shade	Moist, well-drained	4-8	1-3 ft
Physostegia virginiana	Obedient Plant	Full sun to partial shade	Moist, well-drained	3-9	2-4 ft
Tiarella cordifolia	Foamflower	Partial to full shade	Moist, well-drained	3-8	0.5-1 ft
Chasmanthium latifolium	Northern Sea Oats	Partial shade to full sun	Moist, well-drained	3-8	2-3 ft

Scientific Name	Common Name	Sun Conditions	Soil Moisture	Zone	Size	Notes
Heuchera villosa	Coral Bells	Partial to full shade	Well drained, rich, moist	4-9	1-2 ft	Colorful foliage in fall
Phlox paniculata	Perennial phlox	Full sun	Well-drained, rich	4-8	2-4 ft	Fragrant flowers
Baptisia australis	Blue false indigo	Full sun	Well-drained, average	3-9	3-4 ft	Deep root system
Carex pensylvanica	Pennsylvania Sedge	Partial to full shade	Moist, well-drained	3-8	1-3 ft	Forms dense clumps
Echinacea purpurea	Coneflower	Full sun	Well-drained, average to dry	3-9	2-4 ft	Attracts butterflies and
Chelone lyonii	Pink turtle head	Partial shade to full sun	Moist, rich	3-8	2-3 ft	Attracts hummingbirds
Eupatorium perfoliatum	Boneset	Full sun to partial shade	Moist to wet, well-drained	3-8	3-5 ft	Leaves toxic if consumed
Amsonia hubrichtii	Hubricht's Bluestar	Full sun to partial shade	Well-drained, average	5-8	2-3 ft	Foliage turns yellow in fall
Panicum virgatum	Switch grass	Full sun	Well-drained, dry to moist	5-9	3-6 ft	Attractive in fall
Eutrochium spp.	Joe Pye Weed	Full sun to partial shade	Moist, well-drained	4-9	3-7 ft	Attracts pollinators
Astilbe spp.	Astilbe	Partial to full shade	Moist, well-drained	3-8	1-4 ft	Feathery plumes of
Symphyotrichum	New England Aster	Full sun	Moist, well-drained	4-8	2-4 ft	Late-season blooms
Asclepias tuberosa	Butterfly Weed	Full sun	Well-drained, dry to average	4-9	1-3 ft	Attracts butterflies
Aquilegia canadensis	Wild Columbine	Partial shade to full sun	Moist, well-drained	3-8	1-2 ft	Attractive to hummingbirds
Solidago flexicaulis	Zigzag Goldenrod	Partial shade to full shade	Moist, well-drained	3-8	1-3 ft	Good for woodland
Monarda spp.	Bee Balm	Full sun to partial shade	Moist, well-drained	4-9	2-4 ft	Attracts pollinators
Colocasia esculenta	Elephant Ears	Partial shade	Moist	8-11	3-5 ft	Large, tropical foliage
Athyrium niponicum	Japanese Painted Fern	Partial to full shade	Moist, well-drained	4-8	1-2 ft	Striking silver-green
Baptisia australis	Baptisia	Full sun	Well-drained	3-9	3-4 ft	Drought-tolerant
Itea virginica	Virginia Sweetspire	Full sun to partial shade	Moist, well-drained	5-9	3-5 ft	Fragrant flowers, fall
Geranium spp.	Cranesbill	Full sun to partial shade	Moist, well-drained	3-8	1-2 ft	Long-blooming flowers
Lindera benzoin	Spicebush	Full sun to partial shade	Moist, well-drained	4-9	6-12 ft	Attracts pollinators,
Onoclea sensibilis	Sensitive Fern	Partial to full shade	Moist, well-drained	4-8	1-3 ft	Spreads in moist areas

MAINTENANCE

Increasing the park's community and recreational amenities will increase maintenance needs. Given historically limited maintenance resources, this project aims to minimize maintenance required, with an estimated 1,060 hours required per year, equivalent to half a maintenance position. The village should prepare a maintenance plan based on precedent experience and expected needs.

The site restrooms and trash cans will require daily or semi-daily maintenance, including trash checks and pickups and restroom cleaning and restocking. The design facilitates maintenance by clustering these facilities around the restroom, pavilion, and north parking lot. All three locations can be directly accessed with a vehicle through gates in the Boland Drive fence.

Court netting, basketball hoops, playground equipment, and picnic tables will require semi-annual inspections and maintenance to identify hazards and maintain a state of good repair. Pathways, parking, and the pavilion may require seasonal leaf removal. Vegetation will require semi-monthly maintenance, including regular moving, tree pruning, and potential turf fertilization. Rain gardens will require semi-annual weeding and mulching.

The village should adopt a proactive maintenance program to promptly identify hazards and facility degradation, address repairs, clean bathrooms, and empty garbage. Regular inspections may be desirable to support clean and pleasant park conditions. The village should encourage park users to report maintenance issues using formal and informal channels and monitor reoccurring issues. A proactive maintenance regime will ensure park amenities remain fully functional for years to come.




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IMPLEMENTATION

COSTS

The project team developed a rough cost estimate including material, labor, mobilization, and contingency costs to support grant applications and future design. Costs were estimated based on past village project budgets provided by the project partners and national average costs of materials such as asphalt and gravel fill. Costs are estimated per-unit in precedent cases, then extrapolated based on the park redesign plan. Additional methodological notes can be found in the cost calculation sheet. This cost estimate adds a 15% contingency to cover unexpected project costs, a middle ground between the recommended 15%-30% and a precedent 2024 village project's contingency of 10%.

Labor costs are particularly difficult for the project team to estimate, given localism of labor costs, variation of costs between projects and contracts, and significant labor cost inflation since 2020. The estimates provided here are general and can provide a baseline to format more detailed cost estimates.

Category	Unit	Quantity	Low estimate	High estimate
Playground and Fitness				
Monkey Bars	Unit	1.00	$10,051.00	$20,044.00
Climbing Feature (Wall and Web)	Unit	1.00	$17,399.00	$27,599.00
New Equipment	Unit	1.00	$30,753.00	$46,129.50
Recreation				
Basketball Courts	Sq Ft	3,240.00	$9,720.00	$22,680.00
Tennis and Pickleball Courts	Unit	1.00	$61,061.00	$91,591.50
Baseball Infield Surface	Sq Ft	40,000.00	$1,900.00	$2,850.00
Baseball Field Drainage	Sq Ft	40,000.00	$21,800.00	$32,700.00
Baseball Reseeding	Sq Ft	40,000.00	$13,333.20	$19,999.80
Bathroom Amenities				
Water fountains	Unit	2.00	$3,957.00	$7,922.00
Toilets	Unit	1.00	$80,000.00	$250,000.00
Concrete for Structures (sitewide)	Cu Yd	80.00	$136,000.00	$204,000.00
Landscaping				
Rain Gardens	Unit	4.00	$80,000.00	$120,000.00
Tree Planting	Unit	1,000.00	$20,000.00	$30,000.00
Park Grass Reseeding	Sq Ft	80,000.00	$26,664.00	$39,996.00
Other Planting	Unit	80,000.00	$26,664.00	$39,996.00
Amenities				
Benches	Unit	16.00	$9,440.00	$33,296.00
Signage	Unit	10.00	$7,700.00	$30,000.00
Fence extension	Ln Ft	1,170.00	$77,220.00	$100,386.00
Lights	Unit	3.00	$5,997.00	$8,097.00
Sail Shades	Unit	2.00	$5,599.00	$18,299.00
Umbrella Shade	Unit	5.00	$24,120.00	$30,670.00
Trash Can (Commerical)	Unit	10.00	$13,380.00	$14,990.00
Connectivity				
Parking Lot Resurfacing	Sq Ft	25,600.00	$76,800.00	$179,200.00
Parking Lot Lines	Unit	50	$500.00	$1,200.00
Bike Racks	Unit	3.00	$7,824.00	$11,736.00
Crosswalks	Unit	3.00	$1,320.00	$1,980.00
Paths Undergrade	Cu Yd	86.18	$32,318.18	$42,013.64
Paths (Concrete)	Cu Yd	45.82	$188,024.76	$282,037.14
Totals			**Low estimate**	**High estimate**
Playground			$58,203.00	$93,772.50
Recreation Courts			$107,814.20	$169,821.30
Bathrooms			$219,957.00	$461,922.00
Landscaping			$100,000.00	$150,000.00
Amenities			$143,456.00	$235,738.00
Connectivity			$306,786.94	$518,166.78
Materials Total			$936,217.14	$1,629,420.58
Labor			$1,310,704.00	$3,258,841.15
Mobilization (4%)			$37,448.69	$65,176.82
Total			$2,284,369.83	$4,953,438.55
Contingency (15%)			$342,655.47	$743,015.78
Total Cost			**$2,627,025.30**	**$5,696,454.33**

FUNDING

Funding for Grietzer Memorial Park's redesign can be supported by a variety of New York State programs that fund community space preservation, enhancement, and accessibility improvements. The Consolidated Funding Application (CFA) streamlines applications for multiple state grants through a single application . Applications require a budget plan, supporting documentation, and evidence of community engagement.

Empire State Development Grant

ESDG Funds may cover up to 20% of project costs in pro-housing certified communities, with project sponsors required to contribute 10% of total project cost. The Capital Improvement Grants for Pro-Housing Communities Program offers up to $40 million in funding to support up to 50% of project costs for infrastructure improvements, blight removal, and placemaking projects.

Environmental Protection Fund

Grants for Parks, Preservation, and Heritage provide up to $26 million to support revitalization projects for parks and recreation areas. EPF grants prioritize sites where existing infrastructure has suffered degradation. The Local Waterfront Revitalization Program offers up to $13.975 million to enhance waterfront areas, including park improvements and natural resource access.

Consolidated Funding Application

CFA applications must include detailed cost estimates categorized by expenses including labor, materials, equipment, contracted services, planning, and design. Most CFA funding sources require applicants to provide financial matches or other forms of commitment, typically ranging from 10% to 50% of the total project cost. Local matches can be provided through direct cash equity, in-kind services, or additional external funding. Leveraging other public or private funding sources—such as federal grants, local government allocations, private investments, or philanthropic contributions—can strengthen project financials and CFA application competitiveness.

Recreational Trails Program

Johnson City may choose to apply for CFA funding in partnership with local governments and additional projects listed in the LWRS, such as the Vestal Rail Trail extension across the Susquehanna River. Individual elements of the park redesign may be eligible for additional grant funding programs if undertaken with partner projects. The Recreational Trails Program covers up to 80% of project costs for trail projects with a 20% local match, and could be used to construct the park pathways in conjunction with the Vestal Rail Trail extension. Alternative funding strategies could include partnering with recreation-based nonprofits for targeted fundraising.

Local Matches

Most federal and state funding sources require local matches contributed by municipal or county governments. The Village may choose to match funding independently using funding from the existing capital budget. Emphasizing the park's improvements to trail connectivity - including with planned county trails - could position the Village to obtain funding guarantees from Broome County to cover matches.



Former power generating station north of Grietzer Memorial Park. Design Connect

PHASING

The Grietzer Memorial Park redesign can be implemented in phases to split contracts by funding sources or across a longer timeline. Project phasing supports efficient implementation and allows key amenities to be targeted for early construction. The detailed project phasing timeline can provide a project monitoring and decision making tool for the village and key stakeholders. Given the park's small size, this phasing plan does not divide phases based on construction locations. Interdependencies between amenities on the site require construction to follow a specific phasing sequence. In particular, pathway construction and major planting can only occur once major amenities are installed, due to site access issues. The village should decide whether to concentrate construction across a short timespan, requiring a full park closure, or phase implementation gradually, allowing parts of the site to remain open continuously. Implementation planning should mitigate impacts on users and increased visitation at surrounding parks during construction.

Phase 1

Phase 1 focuses on planning and foundational improvements to establish a safe and functional environment for the community. Final design, engineering, site permitting, and grant applications are carried out in parallel to prepare the site for construction and identify financial resources available for following phases. Demolishing legacy infrastructure such as the restroom pad and tennis court addresses structural and safety concerns. Planning sewer, water, and electrical system installation avoids infrastructure conflicts in subsequent phases. Securing permits ensures the project adheres to federal, state, and local regulations, facilitating the development process.

- Final design and engineering
- Site permitting
- Demolition of existing infrastructure
- Re-site baseball field backstop
- Construction contracting

Phase 2

Phase 2 of the park redesign focuses on preparing and pre-installing major amenities. Major sports facilities like the tennis and pickleball court, basketball court, and baseball field should be built first, as they require significant groundwork, including excavation, concrete bases, and grading. Next, the restroom infrastructure is prioritized to provide essential facilities for visitors. Playground construction follows, with surface preparation first to ensure safety. Subsurface lighting utilities are added and pathways are surveyed after to avoid disrupting other construction, followed by landscaping and art installations. This sequence minimizes construction conflicts and allows parts of the park to remain open during construction.

- Construct concrete foundations
- Site regrading as necessary
- Construct utilities

Phase 3

Phase 3 constructs and installs major amenities. Playable surfaces, play lines, fencing, and seating are installed on the tennis and pickleball courts, basketball court, and baseball field. restroom construction adds insulation, drainage, electrical hookups, and fixtures. Playground equipment is installed and tested for safety and regulations. Lighting and landscaping are finalized. Local organizations and artists are contacted to begin planning for park unveiling and use.

- Install court play surfaces and fencing
- Reseed grass where possible
- Construct restroom structure
- Install new playground equipment
- Install streetlights and electrical utilities
- Make planting preparations and landscaping for rain gardens
- Install site fencing
- Construct site pathway as surrounding amenities finish construction

PHASING

Phase 4

Phase 4 adds minor amenities and finishing touches of the park that enhance accessibility, comfort, and safety. A memorial space honors the history of the park and the Grietzer family. Minor amenities including seating, water fountains, bike racks, and signage are added to begin welcoming the park visitors to the final version of the park.

- Install minor playground equipment
- Install restroom lighting, water fountains, and doors
- Install benches and signage
- Install bike racks
- Connect with local sports teams to prepare for practices and games at the park
- Plant trees throughout the site
- Plant grass and rain gardens and complete landscaping as major construction finishes
- Surface baseball infield with infield mix
- Paint play lines on all courts

Phase 5

With the park complete, a vital part of this project is ensuring that the local community is aware of its presence and utility. To 'hand off' the park to local residents, hold a community event like an unveiling or community day to dedicate the memorial, local art, and thank funding partners. Final rain garden planting could be done by schools or volunteer groups. Gather interest from existing neighborhood groups on monitoring park conditions, usage, and issues.

- Hold an event to unveil the finished park with emphasis on memorial and art installations. Consider a community event like a picnic or field day.
- Consider planting rain gardens and sensory gardens as a volunteer or school field trip



SUMMARY

This project brought students, Village of Johnson City staff, and local residents together to create a vision for a more accessible, sustainable, and community-oriented recreational space that honors the park's historical significance while meeting contemporary needs. Community engagement, including public workshops, surveys, and presentations to the village board provided visions and feedback on design choices.

The resulting proposal balances active and passive recreation, improves environmental sustainability and universal accessibility, and respects the site's existing character and constraints. It integrates connectivity improvements that will support future projects that improve regional recreation.

This redesign proposal, together with site plans, GIS documents, and renderings produced in the design process can be used for grant applications for further design and implementation. The project team hopes these materials will support the redevelopment of George Grietzer Memorial Park in the near future to improve residents' access to high-quality recreational facilities.


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APPENDIX

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MEMORIAL TEXT

The recommended memorial text included below was written and recommended by Hope Grietzer for a memorial plaque in the park. The recommended text belongs to Hope Grietzer.

George Grietzer
b. 1925 – d. 1979

George Grietzer served as a Democratic trustee in the Village of Johnson City from 1974 to 1979. A veteran of WWII, throughout Grietzer's tenure as trustee he was recognized by both the mayor and his fellow trustees, regardless of political party, as a man of integrity whose word was
his bond. He embodied the honest values of the village's founding fathers that made Johnson City "The Home of the Square Deal."

After his five-year-old son drowned in the Susquehanna River in March, 1963 while playing in the area that is now this park, Grietzer worked for years to have the property transformed from an industrial dump to a safe recreational area. He was successful in his efforts, despite battling cancer the last three years of his tenure. Upon his untimely death in 1979, the Village of Johnson City renamed this park in his honor.

ENGAGEMENT DOCUMENTS

Boland Park Redesign Survey

AGE

What age range do you fall under?

- [ ] Under 18
- [ ] 19-29
- [ ] 30-60
- [ ] 61 and above

FREQUENCY OF VISITS

What often do you visit the park?

- [ ] Daily
- [ ] Weekly
- [ ] Month
- [ ] Rarely/Never

TRANSPORTATION

How do you usually access the park?

- [ ] Walking
- [ ] Driving
- [ ] Biking/Scootering
- [ ] Public Transit

SAFETY

How would you rate the safety of the park?

- [ ] Very Unsafe
- [ ] Somewhat Unsafe
- [ ] Somewhat Safe
- [ ] Very Safe

NOISE LEVEL

Do you prefer a quiet park or don't mind some noise?

- [ ] Prefer quiet
- [ ] Don't mind noise

PARK USAGE

What do you typically do when you visit?

- [ ] Walk/Jog
- [ ] Use the playground
- [ ] Play basketball
- [ ] Play baseball / softball
- [ ] Play soccer
- [ ] Sit under the pavilion

Other: _____

COMMUNITY AMENITIES

Which amenities would like to see improved?

- [ ] Playground equipment
- [ ] Basketball court
- [ ] Baseball field
- [ ] Pavilion
- [ ] Walking paths

Other: _____

What amenities would you like to see added?

_____

_____

_____

_____

BOLAND PARK REDESIGN SURVEY



WHAT IS YOUR AGE GROUP?

○ Under 18 ○ 19-29 ○ 30-60 ○ 61-above

HOW DO YOU GET TO BOLAND PARK?

○ Drive ○ Walk ○ Bike ○ Bus

HOW OFTEN DO YOU USE BOLAND PARK?

○ Daily ○ Weekly ○ Monthly ○ Rarely or Never

HOW WOULD RATE THE SAFETY OF THE PARK?

○ Very Unsafe ○ Somewhat Unsafe ○ Somewhat safe ○ Very safe

WHAT DO YOU TYPICALLY DO WHEN YOU VISIT?

WHAT AMENITIES WOULD YOU LIKE TO SEE ADDED TO THE PARK OR IMPROVED/EXPANDED?

ADDITIONAL COMMENTS

ENGAGEMENT DOCUMENTS

