City of Greensboro Parks & Recreation Keeley Park Master Plan Update

April 2016

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EXECUTIVE SUMMARY

Mission of Greensboro Parks & Recreation

The Greensboro Parks and Recreation Department exists to provide professional and diverse leisure opportunities through inclusive programs, facilities, parks and open space, ensuring that Greensboro is a desirable place to work, live and play.

Vision of Greensboro Parks & Recreation

We see ourselves as leaders, building better lives to build a better community.

Master Plan Update Overview

The purpose of this document is to update the original master plan for Keeley Park, a regional park within the City of Greensboro Parks and Recreation system. The information contained in this document shall be used to guide the development of the park and will take the place of the previous master plan for all levels of implementation for the park from its publishing date forward. The Mission and Vision of the Greensboro Parks and Recreation department hold true throughout this master plan and the site plans contained within. The elements planned for Keeley Park shall keep the pastoral nature of the park while introducing new programs to be enjoyed by people of any and all age groups, backgrounds, and abilities. Keeley Park established itself as an oasis in northeastern Greensboro upon its opening and is sure to be treasured as such by generations to come.



INTRODUCTION





- 1.1 **Property History**
- 1.2 Future of Keeley Park
- 1.3 Goals of the Master Plan Update



1.1 Property History

Keeley Park, located in northeastern Guilford County and technically located in the town of McCleansville, staked its claim as a City of Greensboro regional park in 2012. Like many large parks in North Carolina, the 138-acre property began its inhabited life as a family farm. Charles Keeley, a World War I soldier from Pennsylvania, moved to Greensboro in 1924 and his family followed two years later. Keeley, whom had received the Purple Heart and two valor awards from the French government, volunteered to serve his country again in World War II as an Army major and troop commander making trans-Atlantic trips transporting US troops to war zones and repatriating POWs rescued from imprisonment in Germany. Keeley spent his time between and after the wars starting the Southern Rubber Company, owning a family farm, and accruing an impressive collection of war memorabilia. On August 13, 1973, Charles and his wife Helene sold the family property to the City of Greensboro to be used for the City's plant nursery. Unfortunately, Charles died trying to put out a brush fire in 1977 at the age of 83.



Army Major Charles Keeley

The property functioned as Keeley Nursery for the City of Greensboro, cultivating trees for the city's parks and properties, until July 2000. The property began its journey as a park in 2006 when the first Master Plan was created. The first phase of the park, as it stands today, opened on Sunday, April 22, 2012. The funding for the \$6.7 million construction project came from the City of Greensboro and a funding grant from the North Carolina Parks and Recreation Trust Fund (PARTF). Over the past four years, thousands of attendees, over 143,000 in 2014 alone, have come from all over Guilford County to enjoy Keeley Park's serene setting, walk the trails around its five ponds, play in the water at the sprayground, expel energy on the playground, and grow bushels of food at the community garden. Most recently, the park received a grant from REI to install a pump track (mountain bike training course) to be built southeast of the community garden.



Keeley Nursery

1.2 The Future of Keeley Park

The expansion of the City of Greensboro has necessitated expansion of its road and highway system and led to the development of the "Urban Loop", a highway that will loop around the city and connect to I-85 and I-40. Unfortunately, the Urban Loop will impact the northeast corner of Keeley Park; the highway will actually cross the park's property and the park is losing approximately 24 acres to the roadway. With the impact of the Urban Loop, the current success of the regional park, and the existence of a decade old masterplan, the City of Greensboro's Parks and Recreation department decided that now is a great time for Keeley Park to enter its second phase and expand the park's wonderful programing. The future of Keeley Park involves the physical land and elements throughout the park, as well as children whom enjoy its sprayground and playgrounds; both the park itself and the small patrons it deserves a masterplan that plans for the growth of the park and its loyal guests, allowing people of any age and ability to enjoy it for years to come. This document will serve as the Keeley Park Master Plan Update and will outline the elements to be implemented for Phase Il of the park's development.



Vicinity Map. Latitude/Longitude of Keeley Park: 36.111036, -79.709201

1.3 Goals of Master Plan

Goal 1: Analyze the existing park and its elements and evaluate the existing master plan for feasibility as envisioned

Goal 2: Gather public input on what the community and patrons of the park would like to experience at Keeley Park in the future and to build community consensus and support for the elements within the master plan update

Goal 3: Design an updated park master plan that will function within the physical constraints of the park property, is supported by the City of Greensboro and the community, can be constructed in a reasonable time frame, and contains elements the City can afford to build, staff, and maintain.

SITE ANALYSIS





- 2.1 Existing Park
- 2.2 Surrounding Land Use
- 2.3 Utilities
- 2.4 Topography
- 2.5 Soils
- 2.6 Hydrology
- 2.7 Vegetation
- 2.8 Wildlife



2.1 Existing Park

The Keeley property, though located at a McCleansville address and located in an unincorporated area of Guilford, was annexed the into the city limits of Greensboro during its time as the City Nursery. After losing +/- 24 acres to the Urban Loop, currently under construction, the park will encompass 113.95 acres. The majority of the park remains predominately pastoral, a feature treasured by its patrons. The existing park features, from the west side of the park at Rankin Mill Road to the east side, include:

- Walking loop near Rankin Mill Road (concrete)
- Parking lot near Rankin Mill Road to serve walking loop and Community Garden
 - 43 standard parking spaces
 - 3 ADA parking spaces
- **Community Garden**
 - Stone columns and wooden
 - Three storage sheds
 - Greenhouse
- Shelter next to Community Garden, rentable •
- Office and restroom building next to Community Garden
- Trails around the park's ponds and connecting to parking areas and site amenities (asphalt)
- Two fishing piers
- Two adjacent Playgrounds
- Main parking lot
 - 68 standard parking spaces
 - 4 ADA parking spaces
- Sprayground
 - Restroom building
 - Rentable shelter
 - Patio with picnic tables
- Pedestrian bridge across large pond
- Maintenance facility at end of Keeley Road
- Parking at maintenance facility
 - 10 standard parking spaces
 - 2 ADA parking spaces
- Cross Country Trail

Inventory of the existing park can be seen on the next page.





Winter at the Community Garden



Scupture installation



Summer at the Sprayground

Playground





2.2 Surrounding Land Use

The properties directly adjacent to the park are largely single family residential and agricultural. The properties across Keely Road have a zoning designation of either RS-30-MH, AG-SP, or AG, and are currently occupied by single family homes. The properties to the south of Keeley Park are mostly zoned AG, with a few designated as RS-30-MH. The property west of the park, directly across the intersection of Rankin Mill Road and Keeley Road is a cemetery; directly west and south of the cemetery is the White Street Landfill, owned by the City of Greensboro. North and east of the park, and commandeering approximately 20 acres of land originally part of Keeley Park, the Urban Loop is being constructed. The Urban Loop will be a multi-lane divided freeway that will circumnavigate Greensboro. Beyond the Urban Loop, east of the park, lies Camp Burton, a former prison farm for the NC Prison Department; the Urban Loop will completely sever the common property boundaries shared by the park and old prison property.

2.3 Utilities

The utilities located at Keeley Park pose some planning obstacles. Prior to the implementation of Phase I, two major electrical easements containing transmission lines traversed the site. One line runs northsouth on the eastern portion of the site and the other runs east-west in the southern third of the park. The second line also contains a City of Greensboro major sewer line. Prior to the park's development, two wells and two septic fields served the property and its former nursery operations. Phase I development called for one of the previous wells to remain and two additional wells to be dug; the three wells now in use are located east of the community garden, on the southeast side of the large pond, and southeast of the maintenance facility. During the park's development, the City performed a feasibility assessment to look into city water and sewer for the property. Accessing the sewer line for removal of sanitary waste at the park proved to be a difficult and expensive venture. The feasibility study can be seen in Appendix II of this document. Given these findings, three septic fields were installed to handle the park's waste: one located in the southern portion of lawn within the Walking loop, and two adjacent fields located up the hill just east of the main entrance. All of the existing utilities will remain on the site and will need to be evaluated for expansion with the addition of more restroom facilities in Phase II.

2.4 Topography

Keeley Park's topography can be described as gently rolling to rolling. Outside of shaping the land to create a flatter surface for the main parking lot and the sprayground, the topography of Keeley has been largely unaltered with the implementation of Phase I. The rolling hills, with some flatter areas and few steep slopes makes the property perfect for the additional passive park elements (walking trails, disc golf, mountain bike trails) that will traverse the vast majority of the park,



Rolling hills of Keeley Park



Urban Loop under construction at northeast corner of Keeley Park



Neighbors along Keeley Road



Duke Energy powerlines traversing the property



and the existing slope will lend itself well to the implementation of a festival area in Phase II and an amphitheatre in the future. Reference page number 7 of the original Keeley Park Master Plan in Appendix IV for additional slope information.

2.5 Soils

The soils at Keeley Park have not changed from the Phase I development, except that some of the soils have shifted slightly to create the landforms for the installed park elements. The prominent soils located within the park, Enon Fine Sandy Loam, Appling Sandy Loam, and Iredell Fine Sandy Loam, will support the park features designed within those soils. Reference page numbers 6 and 7 of the original Keeley Park Master Plan in Appendix IV for more detailed soil information.

2.6 Hydrology

The hydrology of Keeley Park creates one of the park's most treasured features, its ponds. The ponds, which anchor the center of the park and are encircled by the parks trail system, are fed by two stream systems which merge into the large pond.

During the original master planning process in 2006, CWS conducted an on-site field investigation which indicated that there are (6) jurisdictional stream channels, (15) jurisdictional wetland areas, and (6) jurisdictional open water areas (ponds). Jurisdictional waters include unnamed tributaries to Buffalo Creek. Buffalo Creek is within the Cape Fear River basin and is rated "Class C waters" by the NCDEQ. On-site jurisdictional waters of the U.S. were surveyed using a sub-meter GPS unit and total approximately 13.22 acres. The GIS mapping for Guilford County, the county in which Keeley Park is located, shows no floodplains or flood zones located within the park or on adjacent properties.



Cypess trees ringing the edge of the pond

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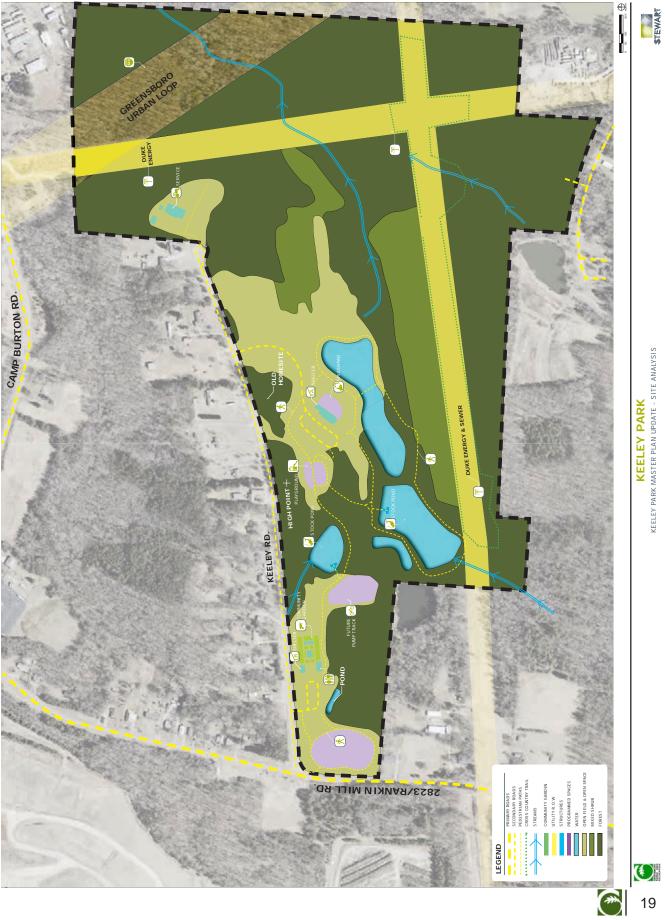
The hydrology of the site will not be impacted by the development of Phase II. Additional hydrological information can be found on page numbers 9 and 10 of the original Keeley Park Master Plan in Appendix IV.

2.7 Vegetation

Keeley Park's eastern and southern quadrants are predominately tree covered. The canopied areas of the park remained largely intact after the Phase I development and are dominated by white oak, northern red oak, post oak, black oak, sweetgum, hickory, and beech. Understory trees include can be found throughout the wooded areas and along the edges of the denser hardwood areas and include many dogwood, sourwood, black cherry, and holly trees. Several sites along the southern and eastern boundaries contain pine trees and appear to be a result of farmland succession. Cypress trees ring several of the ponds on the eastern portion of the park and line the old farm entrance



View across one of Keeley Park's ponds



KEELEY PARK KEELEY PARK MASTER PLAN UPDATE - SITE ANALYSIS

and current service entrance east of the playground along Keeley Road. Some clearing was performed on the site to construct Phase I of the park and hardwood trees were planted along the entrance road and within the parking areas. Throughout the park, particularly in the southern and eastern portions, remnants of the City's former tree nursery can be found. Clusters of ornamental trees still remain and appear more wild and unkempt than their former neighboring specimens that were removed for planting on city properties and have been maintained all of their lives. The City is currently performing a tree survey of the property and the identified specimen plants will be incorporated into the design of the Arboretum Walk when it is constructed in a future phase. Pecan trees are also present around the old Keeley family home site and care will be taken to preserve as many of the trees as possible during Phase II construction. Additional information about the site's flora habitat can be found on page number 8 of the original Keeley Park Master Plan in Appendix IV.

2.8 Wildlife



Fishing Pier

Wildlife species present within the park and site include, but are not limited to: deer, wild turkey, red fox, eastern coyote, skunk, raccoon, hawk, owls, beaver, woodpecker, frogs, lizards, salamanders, and turtles. The ponds on the property hold fish species including, but not limited to: bream, crappy, bass, and catfish. Many park patrons remarked how much they enjoy the walks around the park's ponds and the large number of birds and animals they have the opportunity to observe.



PUBLIC INVOLVEMENT





- 3.1 Overview
- 3.2 Public Survey
- 3.3 Community Conversation 1
- 3.4 Community Conversation 2
- 3.5 Community Conversation 3
- 3.6 Public Meeting: PARTF



3.1 Overview

Keeley Park, beloved by its patrons, could not undergo a new master planning process without the input of the public. The public process provided the planning team another tool, beyond analyzing the site itself, to assess the suitability of the previous master plan to the needs of the park-goers a decade later. The process allowed individuals to provide their feedback on the park's next phase in several different ways, including a survey and several community conversations. The previous master plan called for a "cloverleaf" of four baseball fields that, given the site constraints now impacting the park with an existing septic field and the construction of the Urban Loop, lack feasibility in their designed location. One major inquiry weighing on the park's design, from the perspective of the planning team and the Greensboro's Parks and Recreation department, remained whether the ball fields still existed as a pertinent need or desire for the community at Keeley Park at this time. The public survey and community conversations provided the platforms to evaluate the ball fields and any other elements on the previous master plan, as well as other potential uses of the park, in an open and collaborative process.

3.2 Public Survey

A public survey was distributed to gather the preferences of park users regarding future park features. The City of Greensboro Parks and Recreation department sent out 2,000 postcards to property owners within one mile of the park inviting them to fill out the survey and to attend the public meetings. The survey opened on February 5, 2016 and closed on March 6, 2016. During this time, Time Warner Cable News 14 covered the park's story, interviews with Greensboro's Park Planner, Vonda Martin, and Keeley Park's Manager, Tony Royal, and promoted the public survey and meetings. The public survey was completed by 234 individuals whom provided extensive information regarding their likes and dislikes of the current park and their needs and desires for the park as it grows. The survey allowed respondents to fill in their own answers as well as select from a predetermined list on most questions. Input was also gathered from postings on the Greensboro Parks & Recreation's Facebook page. The responses for the guestion asking surveyed individuals to "Please rate your interest in potential recreational opportunities for Keeley Park" are in order below. The full survey results can be seen in Appendix I of this document.

- 1. Walking/nature trails
- 2. Special events (concert, movies, festivals)
- 3. Additional playground
- 4. Amphitheatre
- 5. Land acquisition to expand park
- 6. Additional picnic shelters
- 7. Outdoor fitness equipment
- 8. Greenway connection
- 9. Mountain bike trails
- 10. Ropes course
- 11. Dog Park
- 12. Camping
- 13. Additional Parking

COMMUNITY conversations Keeley Park

Come join us and be a part of the conversation to help shape the future of Keeley Park.

Thursday, February 11 Thursday, March 10

Thursday, March 17 MEETINGS HELD AT 7 PM: Peeler Recreation Center 1300 Sykes Avenue, Greensboro Complete the Community survey by 3/6: https://www.surveymonkey.com/r/keeleypark To learn more, call 336-373-CITY or visit: www.GSOParksandRec.org



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- 14. Multi-purpose field (soccer, lacrosse)
- 15. Athletic fields (softball, baseball)
- 16. Horseshoes/ corn hole courts
- 17. Volleyball courts
- 18. Additional gardening classes
- 19. Disc golf
- 20. Pump track

The following chart shows the level of interest the survey takers showed for each site improvement element:



3.3 Community Conversation 1: Site Analysis & Community Input

The first public meeting was held at the Peeler Recreation Center on Thursday, February 11, 2016 at 7pm, and was attended by several public officials and nine (9) members of the community. The purpose of this meeting was to explain to the public the process for updating the master plan for Keeley Park and to gather their input on elements that should be included in the master plan and implemented in Phase II of the park's development. An aerial map of the existing park, the site analysis of the park, the existing master plan, and the previous PARTF plan were on display for attendees to view; these items can be seen in Appendix II. A PowerPoint scrolled on a large screen displaying images of different potential park elements as outlined within the community survey. The discussion comments discussed by community members present at the meeting were recorded and are outlined as follows:

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1. Items to be considered in the new master plan:

A. Disc-golf

- 1. Several members of a local disc golf club were present and expressed a strong interest in having a disc golf course at Keeley.
- 2. The group has already designed an 18-hole course on the back side of the park. [This plan was provided to Stewart via email after the meeting.]
- 3. The group expressed concerns about the course design and wanted to ensure that Greensboro Parks and Recreation uses a course designer to layout the hole design if a course is implemented.
- B. The Multi-purpose field shown on the master plan on the south side of the utility easement was of interest to some attendees.
- C. Desire for more walking trails. Patrons felt that the current trails are very pleasing.
- D. Basketball court for youth, middle age, and older groups. This was expressed as a place/activity where the community really comes together and mentoring and multigenerational fun takes place.
- E. There was interest in highlighting the history of the site as a nursery and using any old nursery stock for beautification at the park.
- F. Orchard or expansion from the 3-4 existing fruit trees at the Community Garden.
- G. Camping
- H. More parking for current and future facilities.

2. Changes proposed to the existing master plan:

A. Reduction of the four field clover-leaf baseball layout to single field or removing the fields from the plan completely.

3. Other noted items:

A. Attempts should be made to save pecan trees near old home site.

The complete agenda, minutes, sign-in sheet, and displayed maps/ boards are located in Appendix II.

3.4 Community Conversation 2: Draft Master Plan & Community Input

Community Conversation 2 was held at the Peeler Recreation Center on Thursday, March 10, 2016 at 7pm, and the meeting was attended by twelve (12) community members. The purpose of this meeting was to present the draft of the updated master plan for Keeley Park and obtain feedback on the plan from the community. The results of the community survey were presented and the survey process was explained. Attendees witnessed a presentation of the draft plan and were asked to vote on the elements shown in the plan that were the top three elements they would like to see implemented at the park. The voting was done using colored dots, and each person received three dots. The green dot was to be placed on the provided image



Community Conversation 1 at Peeler Recreation Center



Disc golf enthusiasts and Greensboro Parks & Recreation Staff viewing the park analysis boards





Community Conversation 2 in the Peeler Recreation Center gym



Meeting attendees, Greensboro staff, and planning team discussing the draft master plan



Presentation at Community Conversation 3

board next to the name and image of the park element they desired most; the yellow dot was to be placed next to their second priority and red by their third.

The elements with the highest priority votes were:

- 1. Basketball
- 2. Disc Golf
- 3. Walking Trails
- 4. Court Games
- 5. Shelters

The elements that received the most voting dots overall were:

- 1. Court Games
- 2. Low Ropes
- 3. Amphitheatre
- 4. Basketball
- 5. Walking Trails

The complete agenda minutes, sign-in sheet, draft master plan, site plan with recommended changes and scan of the voting board are located in Appendix II.

3.5 Community Conversation 3: Keeley Park Master Plan Update

Community Conversation 3 was held at Peeler Recreation Center on Thursday, March 17,, 2016 at 7pm, and the meeting was attended by nine (9) community members. The purpose of Community Conversation 3 was to reveal the final updated master plan for Keeley Park to the public. Stewart provided an overview of the design process and presented the Keeley Park Master Plan Update, including an explanation of the following features included in the plan:

- Outdoor fitness equipment with shade sail near Rankin Mill Road
- Community Garden renovation and expansion (ADA Accessible)
- Beginner mountain bike trail
- Intermediate mountain bike trail
- Pump Track (under construction)
- Cornhole Courts (4 ADA Accessible)
- Playground renovation for Inclusive Play with shade sails
- New shelters with picnic tables (4 total, 1 with bathroom)
- Sprayground renovation with shade structure
- Additional parking throughout the park
- Festival Field with Amphitheater
- Food Truck parking area
- Dog Parks (large and small dog areas)
- Walking trails (Arboretum Walk)
- 18-hole Disc Golf Course
- New park entrance off of Oakleigh Road

Several attendees asked questions about elements of the park plan, but no concerns were expressed for the proposed plan. The illustrative rendering of the master plan can be seen on the following page. The complete minutes, sign-in sheet, and displayed maps/boards are located in Appendix II.







Presentation at PARTF Public Meeting

3.6 Public Meeting: PARTF

The PARTF public meeting was held at Peeler Recreation Center on Thursday, March 17, 2016 at 8pm, and the meeting was attended by nine (9) community members. The purpose of this meeting was to explain the Parks and Recreation Trust Fund (PARTF) grant application process, present to the public the elements of the Keeley Park Master Plan Update for which PARTF funding is being requested, and obtain the public's consent to proceed with the grant process for Keeley Park Phase II.

The presentation included a breakdown of the elements to be included in the PARTF Request:

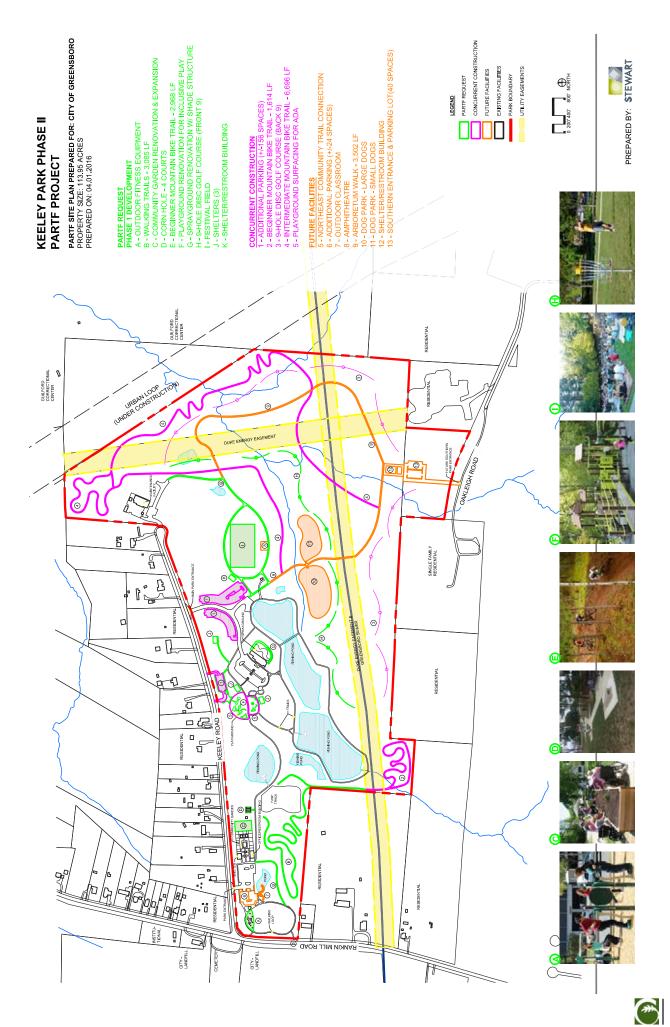
- New Facilities Outdoor Fitness Equipment with Shade Sail, Cornhole Boards (4 sets that are ADA accessible), Festival Field (includes patio for a temporary stage), Beginner Mountain Bike Trails, 9 hole Disc Golf Course
- Like Facilities Shelters with picnic tables (3), Shelter with Bathroom and picnic tables (1), Walking Trails (8 ft. wide)
- Renovated Facilities Playground renovation to include an Inclusive Playground with shade sail, renovation to the Sprayground to extend the patio and add shade, and expansion to the Community Garden to include raised beds that will be ADA accessible.
- Support Facilities benches, disc golf baskets, trashcans, utilities, landscaping

Concerns about basketball not being included in this plan, though it was highly requested at Community Conversation 2, were addressed with an explanation that basketball courts are located in Greensboro's neighborhood parks and not in the regional parks. A map was also supplied at the meeting that located three basketball facilities within a few miles of Keeley Park.

Concerns about volleyball being eliminated in the final plan, as it was shown in the draft plan, were addressed through an explanation that eight courts will be installed at Hester Park and that portable nets can be erected in the fields at Keeley Park upon request.

All the other comments from the attendees were positive and consent was given from attendees to proceed with the PARTF grant funding application and request for Keeley Park. The proposed PARTF site plan can be seen on the following page. The complete minutes, including all attendee comments, sign-in sheet, and displayed plans are located in Appendix II.







PROGRAM DESCRIPTION





- 4.1 Overview
- 4.2 Physical Needs
- 4.2.1 Phase II Elements for PARTF Request
- 4.2.2 Concurrent Construction
- 4.2.3 Future Phase





4.1 Overview

Keeley Park's passive recreation draws park patrons from northeast Greensboro, McLeansville, and surrounding areas, and the public input showed a great desire for the park to remain more pastoral and exclude active recreation from its future. The new master plan for Keeley Park focuses on park elements that can be used by people of all ages and abilities. Keeley Park currently has a strong patronage by young families to the playground and sprayground; the master plan update incorporates elements that will keep Keeley Park a place where those families can continue to grow.

The physical challenges and changes occurring at Keeley Park, including the construction of the Urban Loop, the installation of the Pump track, and the desperate need for additional parking comprise several of the reasons that initiated this master plan update. The feedback from the public input survey and public meetings confirmed the public's desire to see Keeley Park evolve. The top nine desired facilities have been incorporated into the plan along with the top requests from the public meetings.

The updated Master Plan for Keeley Park should be implemented in at least two phases, depending on available funding for implementation. Land acquisition, though listed as a part of the Future Phase, can be executed at any time; acquiring additional land for Keeley Park is a desire of the Greensboro Parks and Recreation Department. Through all phases of development, the lack of a municipal waste and sewer connection to the site should be taken into account. During the initial park development a feasibility study for creating these connections was conducted and determined too costly for implementation. The feasibility study is included with this master plan as Appendix III.

4.2 Physical Needs

The recommended physical needs for Keeley Park are separated into three sections: Phase II Elements for PARTF Request, Concurrent Construction by the City of Greensboro, and Future Phase Elements. Phase II of Keeley Park should be constructed within the next one to three years and will be included in a 2016 application to receive grant funding from the Parks and Recreation Trust Fund (PARTF) program. The items designated as Concurrent Construction should be implemented at the same time as Phase II or within a year afterwards in order to reduce site impact and enhance the constructability of the elements, thereby reducing overall costs. The Future Phase Elements shall be implemented within the next four to eight years, as funding becomes available.

4.2.1 Phase II Elements for PARTF Request:

 <u>Outdoor Fitness area:</u> Approximately eight pieces of outdoor exercise equipment shall be installed on an accessible surface within the Walking Loop on the western end of the park nearest Rankin Mill Road. At least half of the equipment should be able to be used by those in a wheelchair. A shade sail will be erected over the equipment to provide shade for users.



Example of a pump track. Photo Courtesy of the GoFundMe site for "Pump Track for Greensboro"



Outdoor fitness equipment





Raised garden beds



Permanent Cornhole boards



Beginner Mountain Bike Trail



Inclusive Playground with accessible ramps



Keeley family home site surrouned by pecan trees overlooking the large pond

- <u>Expansion of Community Garden:</u> The current community garden is used extensively and has a dedicated gardener for the program. The plots are typically 100% reserved at the beginning of a year for the entire growing season and a waiting list for plots continues throughout the year. Expansion of the garden will include raised beds that will be ADA accessible and make it easier for older adults and those with physical challenges to participate in the gardening program.
- <u>Cornhole courts (4) with ADA accessibility:</u> Cornhole is a popular game that can be enjoyed by people of all ages and abilities. Greensboro hosts Senior Games and other events that involve cornhole tournaments. Implementing four courts that are ADA accessible will allow large groups to enjoy the facility and tournaments to be held at Keeley Park.
- <u>Beginner Mountain Bike Trail (+/- 2,968 LF):</u> The Beginner Mountain Bike Trail serves as the next step up from the Pump Track for those just starting out in the mountain bike sport. The rolling topography of Keeley Park makes the site a great location for a short, introductory trail to accompany the Pump Track facility. The trail has been laid out to avoid conflicts with walkers, runners, and more leisurely cyclists on the park's main trails.
- Renovation of Playground to an Inclusive Playground: Due to delays in construction during Phase I, the existing playground equipment was installed late and spent several years exposed to the elements. Therefore, the current playground equipment shows much more wear and increased maintenance needs than its age would typically warrant. Additionally, the playground is considered ADA accessible, but is not fully inclusive for use by children of all abilities. The new playground would be an "all children's playground" that can be fully enjoyed by everyone and provides shade over many of the play components. Greensboro currently does not have an inclusive playground, so the implementation of this playground use to many children in the Greensboro area with physical, cogitative, and sensory challenges that currently does not exist.
- Shelters at Inclusive Playground (2): The two shelters to be constructed in the playground area will provide more seating for playground users and fulfill the many requests for additional shade at the playground. The shelters will also be able to be rented for parties and events, providing additional income for the park. The architecture of the new shelters should match the current shelter at the Community Garden and the other existing structures at the park.
- <u>Shelter near Main Entrance</u>: The shelter located between the playground and the main park entrance will be nestled amongst the old growth pecan trees that once surrounded the old Keeley family home. The shelter will be constructed



at the precise location that the home stood and, being on the highest point on the property, will overlook the park's largest pond. The architecture of the new shelter should match the current shelter at the Community Garden and the other existing structures at the park.

- <u>Sprayground Patio Renovation with Shade Structure:</u> The existing sprayground is enjoyed by thousands of children every summer, including 42,023 visitors in the summer of 2015. However, the shelter at the sprayground is rented much of that time, leaving no place for patrons to get out of the hot southern sun. The expansion of the patio area will allow for more seating and picnic area and provide a covered area on the southern end of the sprayground for retreating from the sun.
- <u>Additional trails (+/- 3,085 LF)</u>: The public survey results show walking and running combined have the highest rate of participation at Keeley Park. Sixty-two percent of respondents also stated that they were extremely interested in additional walking and nature trails for potential recreational opportunities at the park. One of the new trails will connect the existing Walking Loop near Rankin Mill Road around the south side of the nearby pond, through the woods, and around to the Pump Track and Cornhole area. A new walking loop will encircle the Festival Field, while additional trails will connect the loop to the existing trails around the ponds and also to the maintenance facility on the northeast side of the property.
- <u>Festival Field with Stage area and Food Truck parking:</u> The festival lawn will be the headquarters for the events, movies, and concerts that will begin taking place at Keeley Park at the completion of Phase II. This area will be open and flexible for use during many different types of events. The trail on the southern side of the Festival Field has an expanded area for parking Greensboro Parks & Recreation's "show wagon" portable stage and room for a dance floor and/or accessible seating in front of the stage. The trail on the west side of the Festival Field will be designated for food truck parking and will have utility connections available for their use. The Future Phase designates this area and the "show wagon" to be upgraded to a permanent stage structure and amphitheatre.
- <u>Shelter with Restroom Facilities at Festival Field</u>: The shelter located northwest of the Festival Field will provide shade, picnic tables, and restrooms to service the Festival Field and the trails on the east side of the park. The restroom facility will be approximately 1,000 square feet of enclosed space. The architecture of the new shelter should match the current shelter at the Community Garden and the other existing structures at the park.
- <u>9-Hole Disc Golf Course:</u> Disc golf was one of the most requested park elements at the public meetings. Each hole will have a basket and two concrete tee boxes, one each for



Family enjoying shade at a sprayground



Existing walking trails at Keeley Park



Festival Field



Existing Shelter at Community Garden



Teenager playing disc golt



lesser and more experienced players. Phase II will include the 9-Hole "Front Nine" course, with installation of the "Back Nine" in concurrent construction by the City.

4.2.2 Concurrent Construction

- Intermediate Mountain Bike Trail (+/- 6,696 LF):
 - The Intermediate Mountain Bike Course will serve as the next step up in the mountain bike training programs at Keeley Park. After mastering the Pump Track, cyclists can move up to Beginner Mountain Bike Trail, and on to the Intermediate Trail, which will allow users to experience a more rugged course over tougher hills and embankments. The trail will be designed for users to test their skills before venturing to the 50 miles of mountain biking and hiking trails around the City's three lakes - Higgins, Brandt, and Townsend - for more advanced trail rides. The trail has been laid out to avoid conflicts with walkers, runners, and more leisurely cyclists on the park's main trails.
- <u>Parking Lot at Inclusive Playground (+/-22 spaces):</u> The Parking Lot along Keeley Road north of the Inclusive Playground will allow playground users to park closer to the playground areas. The elevation of this parking lot will be close to the elevation of the playground, allowing playground users with physical challenges a way to arrive at the playground without traversing the large ramp from the main parking lot. There will also be an opportunity for additional ADA parking spaces in this lot.
- <u>Parking Lots at Main Entrance (2 lots, +/- 134 spaces)</u>: The two additional parking lots located on either side of the Main Entrance will alleviate the parking strains of the park, particularly on busy days at the Sprayground. The parking lots are situated in the grassed areas currently used for overflow parking. The additional parking will also serve the park for events at the Festival Field, trail users, disc golf players, and future park elements.
- <u>9-Hole Disc Golf Course:</u> The additional 9-Hole Disc Golf Course, or "Back Nine", will support the 9-Hole Disc Golf Course being constructed as part of the Phase II PARTF Request. Each hole will have a basket and two concrete tee boxes, one each for lesser and more experienced players. The second set of nine holes will allow users to play two different 9-hole courses or combine them for a full regulation game of eighteen holes.



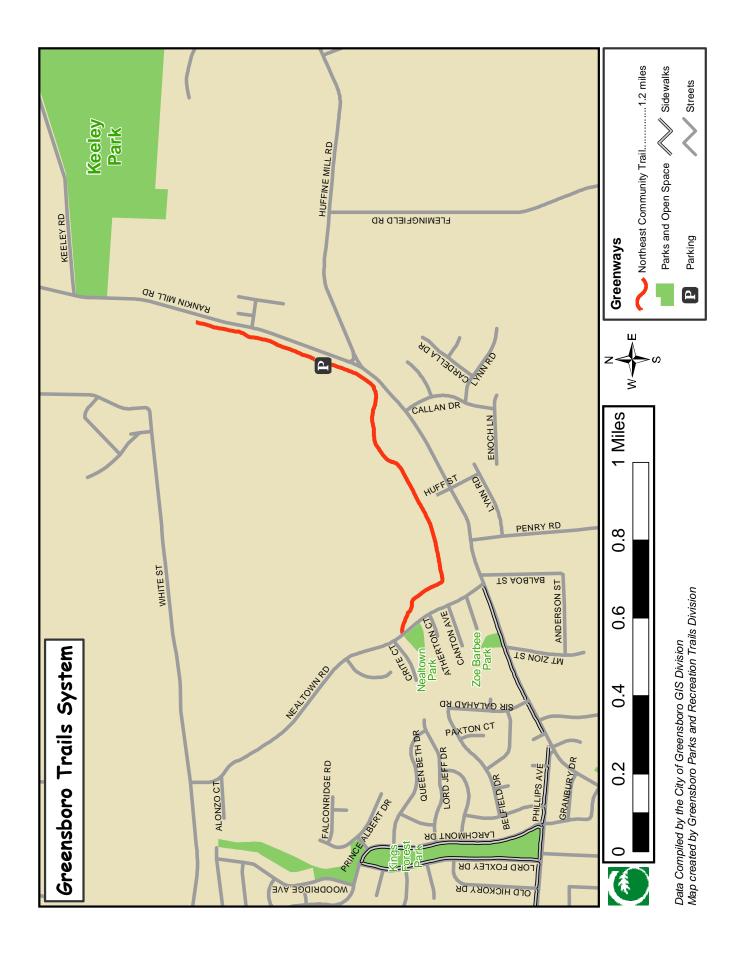
Intermediate mountain bike trail



Child wheeling herself around playground



Disc golf course





Existing trail segement for Northeast Community Trail



Existing parking lot at Community Garden to be expanded



Children learning at an outdoor classroom



Dog enjoying off-leash time



Amphitheatre at Oak Ridge Town Park

4.2.3 Future Phase Elements

- <u>Northeast Community Trail Connection:</u> The Northeast Community Trail is a greenway on the northeast side of Greensboro. The next section of the greenway to be built is 1,500' in length and a portion of that will follow along Rankin Mill Road to connect to Keeley Park. The City of Greensboro is hoping to obtain additional grant funding to construct this trail section. A map of the existing portion of the trail and its current proximity to Keeley Park is shown on the following page.
- Parking Lot expansion at Community Garden (+/-24 spaces): The parking lot at the Community Garden will be the primary parking for not only the Community Garden, but the Outdoor Fitness, Cornhole courts, Pump Track, Northeast Trail Connection and Outdoor Classroom. As these elements are constructed and their programing increases, additional parking will be necessary at the western side of the park.
- <u>Outdoor Classroom</u>: The Outdoor Classroom, located at the pond near the Walking Loop, will feature a patio, seating, a shade structure, rope bridge over the pond, and educational and interpretive signage about the lifecycles in a pond, local flora and fauna habitat, and other nature topics. School and community groups will be able to reserve the Classroom for field trips and educational sessions. Casual park users will also be able to enjoy the space while learning about the nature at Keeley Park.
- <u>Dog Park (Small and Large dog areas)</u>: The Dog Park will allow the many dog owners who are already utilizing the park for enjoyment with their canine companions to freely throw a tennis ball or let their dog run around without having to be on a leash. The Dog Park has been placed further away from the child-centric activities of the Sprayground and Inclusive Playground, and will be a fenced in area predominately under full shade. The park is separated into two sections: a 1.34 acre lot for larger dogs (typically over 25lbs); and another 0.86 acre lot for small dogs (25lbs and under).
- <u>Amphitheatre:</u> The Amphitheatre stage structure will eventually be installed on the south side of the Festival Lawn where the "show wagon" and dancing pad are currently to be located. The exact size of the stage and structure will be determined during a detailed design process and shall be large enough to accommodate any potential uses for the stage and the festival area. The architectural design and materials of the structure shall be in keeping with the farm theme, stone, metal roofs, and red accents used in the current park structures.

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- Southern Entrance with Parking Lot (+/- 40 spaces): The Southern Entrance to the park will provide a new entrance to Keeley Park off Oakleigh Road that will be located closer to the interchange for the Urban Loop than the current park entrances off Keeley Road. An interchange for the Urban Loop is currently under construction at the southern end of Oakleigh Road. Parking for approximately 40 vehicles will be provided at this entrance and will primarily serve the trails, Dog Park, Disc Golf courses, and the Shelter to be located in the southern portion of the park at this entrance. The character (signage, fencing, columns, etc) shall match the character of the existing park entrances.
- <u>Shelter & Restroom facilities at Southern Entrance</u>: The Shelter and Restroom facilities at the Southern Entrance will provide a picnic space for park users who would prefer to be in a quieter, more secluded location than the other shelters. The shelter will be able to be reserved, providing additional income for the park. The architecture of the new shelter should match the current shelter at the Community Garden and the other existing structures at the park.
- Arboretum Walk (+/- 3,502 LF): There are many trees left in the park from the property's days as a tree nursery, and a tree survey of the property is currently being performed on the site of the naturally growing and planted trees. The Arboretum Walk will be laid out to take users past the different species of trees, native and cultivated, that will be labeled with the common and scientific names. The accessible walk will allow users to learn more about the land and the trees they are traversing by, exercising their bodies and their minds. The Arboretum Walk will also be a great complement to the Outdoor Classroom for school and community groups to continue their field trip to Keeley Park and learn more about the flora at the park.
- <u>Land Acquisition</u>: The City of Greensboro Parks and Recreation Department desires to acquire additional property for Keeley Park and to grow its footprint. All parcels that become available in the direct vicinity of the park can be considered for purchase by the City for expanding Keeley Park. Priority will be given to properties along the southern border of the current park property. All potential property purchases will be evaluated thoroughly and will not occur unless sufficient funds are available.



Existing column and fencing along Keeley Road



Tree marker for arboretum walk

3



SITE PLANS





- 5.1 Overview
- 5.2 Master Plan Update
- 5.3 Phase II Site Plan for PARTF Request





5.1 Overview

The following pages display the overall master plan for Keeley Park and the site plan for the PARTF request. The master plan is the final design resulting from the site analysis and public input gathered through the planning process. The illustrative image of the master plan shows the relative sizes and locations of all the elements included in the three phases, PARTF Request, Concurrent Construction, and Future Phase, described in Chapter 4. All of the elements will need to go through a detailed design process before they can be implemented on the site. The detailed design process will involve the work of landscape architects, civil engineers, and site surveyors to verify and design the precise locations, sizes, materials, and specifications for each element. The Phase II Site Plan is the plan that will be included with the PARTF request. In order to meet the requirements of the grant application, this plan has been simplified from the master plan to a line drawing. The color-coding of the elements denote which phase each elements belongs in - PARTF Request, Concurrent Construction, or Future Phase. Items for which PARTF funding is being requested are shown in green; elements being implemented as part of the concurrent construction are shown in magenta; and elements included in the future phase are showing in orange. Existing facilities (black/white), park boundaries (red), and utility easements (yellow) are also located on the plan.



PAGE TO BE REPLACED BY 11X17 ILLUSTRATIVE MASTER PLAN



PAGE TO BE REPLACED BY 11X17 ILLUSTRATIVE MASTER PLAN



PAGE TO BE REPLACED BY 11X17 PARTF SITE PLAN



PAGE TO BE REPLACED BY 11X17 PARTF SITE PLAN



PROJECT COSTS





- 6.1 Overview
- 6.2 Probable Costs for Keeley Park Master Plan Update
- 6.3 Funding Strategies





6.1 Overview

The costs of the elements outlined for each phase of development in Chapter 4 have been estimated. Quantities are based upon the master plan update for Keeley Park included in this document and will need to be reevaluated as detailed design is performed on each element to be built. All unit costs include the costs of the materials and their installation, and are shown in 2016 US dollars. The nonmaterial costs included with this cost estimate are the mobilization fees, a contingency, and the planning costs. Mobilization, typically around 5%, is a fee that contractors charge in order to fund the initial costs of the project including purchasing the first series of supplies and equipment, rental of equipment, and to set up operations at the construction site. A contingency of 5% has been applied to each phase to provide a cushion for any incidental items that may arise during the detailed design or construction stages of each phase. The Planning costs include but are not limited to surveying, landscape architecture, civil engineering, site or soil testing, and construction administration performed during the detailed design and construction processes of a project. These fees typically range from 8-12 percent of the construction costs, and a 10% fee has been applied for each phase of this cost estimate. Construction costs typically increase each year, therefore escalation or inflation of materials and labor costs. Permitting fees for each phase nor land acquisition costs for future phase are not included in the estimate. The total projected cost for the development of all phases is \$2,982,743.

6.2 Probable Costs for Keeley Park Master Plan Update

The opinion of probable costs for the development of Keeley Park Master Plan Update is provided on the following pages.

PARTF Request

52 🔗

Phase/Element	Quantity	Units	Unit Cost	Subtotal
NEW FACILITIES				
Outdoor Fitness & shade sail	1	LS	\$45,000	\$45,000
Cornhole (4 perm. Sets, ADA accessible)	1	LS	\$15,000	\$15,000
Festival Field - clearing/ grading/ seeding	1	LS	\$20,000	\$20,000
Festival Field - Patio for temp stage	2400	SF	\$5	\$12,000
Beginner Mountain Bike Trail	4292	LF	\$5	\$20,001
Disc Golf Baskets	9	EA	\$500	\$4,500
Disc Golf (9 hole) - Tee boxes (5'x12')	9	EA	\$300	\$2,700
Disc Golf (9 hole) - Selective Clearing	9	EA	\$1,000	\$9,000
LIKE FACILITIES				
Shelters (w/ picnic tables)	3	EA	\$32,000	\$96,000
Shelter w/ Restroom (w/ picnic tables)	1	EA	\$80,000	\$80,000
Walking Trails - 8' wide (veh/ped)	3085	LF	\$40	\$123,400
RENOVATED FACILITIES				
Playground - equipment	1	LS	\$180,000	\$180,000
Playground - shade sail	1	EA	\$25,445	\$25,445
Sprayground - patio expansion	3415	SF	\$5	\$17,075
Sprayground - picnic covering	1	EA	\$40,000	\$40,000
Sprayground - add'l fencing	62	LF	\$40	\$2,480
Community Garden Expansion - Raised Beds	1	LS	\$10,000	\$10,000
Community Garden Expansion - Walls	1	LS	\$20,000	\$20,000
SUPPORT FACILITIES				
Benches	10	EA	\$800	\$8,000
Trashcans	8	EA	\$300	\$2,400
Utilities	1	LS	\$30,000	\$30,000
Landscaping	1	LS	\$30,000	\$30,000
Erosion Control	1	LS	\$25,000	\$25,000
Earthwork	1	LS	\$35,000	\$35,000
Stormwater	1	LS	\$30,000	\$30,000
	Cost to Dev	elop PARTI	F Phase Project	\$883,001
Contingency (5%)				\$44,150
Planning Costs (10%)				\$88,300
		DADT		\$1 01E 4E1

PARTF Phase TOTAL \$1,015,451

Concurrent Construction

Phase/Element	Quantity	Units	Unit Cost	Subtotal
	20000	6 -	Ċ4.2	6226 425
Playground - PIP surfacing	26890	SF	\$13	\$336,125
Parking Lots	1	LS	\$570,000	\$570,000
Parking Lot - 22 spaces at playground				
Parking Lot - 55 spaces west of entrance drive				
Parking Lot - 79 spaces east of entrance drive				
Intermediate Mountain Bike Trail	6696	LF	\$6	\$40,645
Bollards	2	EA	\$450	\$900
Disc Golf (9 hole) - Baskets	9	EA	\$500	\$4,500
Disc Golf (9 hole) - Tee boxes (5'x12')	9	EA	\$300	\$2,700
Disc Golf (9 hole) - Selective Clearing	9	EA	\$1,000	\$9,000
Big Belly - solar-powered trash compactor at				
sprayground	1	EA	\$5,000	\$5,000
Additional landscape	1	LS	\$25,000	\$25,000
·			Subtotal	\$993,870
Mobilization (5%)				\$93,844
		Con	struction Total	\$1,087,713
				4= 4 0 0 0
Contingency (5%)				\$54,386
Planning Costs (8%)				\$79,510
	<u>Concu</u>	rrent Cons	truction TOTAL	\$1,221,608
PARTF REQUES	ST & CONCURREN	NT CONSTR	UCTION TOTAL	<u>\$2,237,059</u>



Future Phase

Phase/Element	Quantity	Units	Unit Cost	Subtotal
Shelter w/ Restroom	1	EA	\$60,000	\$60,000
South Entrance & Parking Area - 40 spaces	1	LS	\$125,000	\$125,000
Outdoor Classroom & Swing bridge	1	LS	\$60,000	\$60,000
Parking Lot - 24 spaces (expansion at community garden)	1	LS	\$96,000	\$96,000
Amphitheatre stage structure	1	LS	\$100,000	\$100,000
Dog Park - fencing	1828	LF	\$29	\$53,012
Dog Park - gates	4	EA	\$300	\$1,200
Dogipot	4	EA	\$150	\$600
Benches	4	EA	\$800	\$3,200
Trashcans	2	EA	\$300	\$600
Utilities	1	LS	\$30,000	\$30,000
Landscaping	1	LS	\$30,000	\$30,000
Erosion Control	1	LS	\$25,000	\$25,000
Earthwork	1	LS	\$35,000	\$35,000
Stormwater	1	LS	\$30,000	\$30,000
			Subtotal	\$649,612
Mobilization (5%)				\$32,481
		C	onstruction Total	\$682,093
Contingency (5%)				\$34,105
Planning Costs (10%)				\$64,961
				,501 ,501
		<u>Fut</u>	ure Phase TOTAL	\$781,158
]	TOTAL COST (OF MAST	ER PLAN UPDATE	<u>\$3,018,218</u>



6.3 Funding Strategies

The Comprehensive Parks & Recreation Master Plan for the Greensboro Parks and Recreation system was completed in 1998, updated in 2005, and is effective until 2017. The Future Phase and its elements in this plan shall be included in the next plan. The comprehensive planning process should identify potential funding sources for design and construction of future park elements and additional land acquisition; the funding may include City budget allocations, future bond funding, or grant funding. The following elements may need to be re-evaluated when selecting future park features to be funded, designed, and constructed:

Cost of Facility Development – an estimate for the project has been completed and it has been determined that it is financially feasible to build the park facility.

Cost of Facility Maintenance – an evaluation of the project has been completed and it has been determined that the facility can be maintained in accordance with City policies. Volunteer groups related to the amenity (i.e. mountain bike club, Adopt-A-Trail group) have offered to maintain the facility.

Public Support – the surrounding neighborhoods and communities support development of the facility.

Source of Funding – funds have been committed to the project; other agencies or private sector groups have committed funds in support of the project (i.e. partnerships have been established).





APPENDIX COMMUNITY SURVEY



I.1 Community SurveyI.2 Community Survey Results





I.1 Community Survey

2/4/2016

[SURVEY PREVIEW MODE] Keeley Park Community Survey



Keeley Park Community Survey

Share your voice, exchange ideas and shape your community by taking this very brief survey!

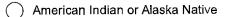
1. Location Information

City/Town:

7	I	Р	•
_	l		٠

2. What is your ethnicity?

Hispanic or Latino



) Asian

\bigcirc	Black	or Afri	can Ar	nerican

Native Hawaiian or Other Pacific Islander

White

Other (please	e specify)
---------------	------------

3. How long have you lived in that zip code?



─ 3-10 years

10+ years

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(

) I don't live in Greensboro

4. What is your gender?

() Male

🔵 Female

5. What is your age?

- 17 and under
- () 18 to 24
- 25 to 34
- () 35 to 44
- () 45 to 54
- 🔵 55 to 64
- 🔵 65 to 74
- 🔵 75 or older

6. What is the highest degree or level of school you have completed? If currently enrolled, highest degree received.



- Nursery school to 8th grade
- 🔵 Some high school, no diploma
- High school graduate, diploma or the equivalent (for example: GED)
- Some college credit, no degree
- Trade/technical/vocational training
- Associate degree
- Bachelor's degree
- Master's degree

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Doctorate degree

7. What recreational opportunities did you participate in while visiting Keeley Park? (check all that apply)

Fishing
Gardening
Picnicking
Playing on the playground
Photography
Renting a shelter
Running
Special Events
Visiting the sprayground
Walking
Wildlife observation
Other (please specify)

8. How often have you visited Keeley Park in the past 12 months?

\bigcirc	Daily
\bigcirc	Weekly
\bigcirc	Monthly

-) Less than once a month
-) Never

9. Please rate your interest in potential recreational opportunities for Keeley Park.

	Not at all interested	Moderately interested	Extremely interested	
Additional gardening	\sim	~	~	
https://www.surveymonkey.com/r/?sm=gz4g%2fBKq9b%2bASDBF4idK5eLvtGNoO0KVtN5PgHYOxhPpSjle%2f9p8mwDfP4hQ1f87sG6M%2bXTWXzeMhyis 3/6				



2/4/2016 classes		EW MODE] Keeley Park Community Survey	\bigcirc
Additional parking	\bigcirc	\bigcirc	\bigcirc
Additional picnic shelters	\bigcirc	\bigcirc	\bigcirc
Additional playground	\bigcirc	\bigcirc	0 0
Amphitheater	\bigcirc	\bigcirc	\bigcirc
Athletic fields (softball, baseball)	\bigcirc	0	\bigcirc
Camping	\bigcirc	\bigcirc	\bigcirc
Disc golf	\bigcirc	\bigcirc	\bigcirc
Dog park	\bigcirc	\bigcirc	\bigcirc
Greenway connection	\bigcirc	\bigcirc	\bigcirc
Horseshoes/corn hole courts	\bigcirc	\bigcirc	\bigcirc
Land acquisition to expand park	\bigcirc	\bigcirc	\bigcirc
Mountain bike trails	\bigcirc	\bigcirc	\bigcirc
Multi-purpose field (soccer, lacrosse)	\bigcirc	\bigcirc	\bigcirc
Outdoor fitness equipment	\bigcirc	\bigcirc	\bigcirc
Pump track	\bigcirc	\bigcirc	\bigcirc
Ropes course	\bigcirc	\bigcirc	\bigcirc
Special events (concerts, movies, festivals)	\bigcirc	\bigcirc	\bigcirc
Volleyball courts	\bigcirc	\bigcirc	\bigcirc
Walking/nature trails	\bigcirc	\bigcirc	\bigcirc
Other (please specify)			

https://www.surveymonkey.com/r/?sm=gz4g%2fBKq9b%2bASDBF4idK5eLvtGNoO0KVtN5PgHYOxhPpSjle%2f9p8mwDfP4hQ1f87sG6M%2bXTWXzeMhyis... 4/6

10. What are the most important reasons	you/your family participate in recreational
activities?	

	Not important	Moderately important	Extrememly important
To have fun	\bigcirc	\bigcirc	\bigcirc
To be outdoors	\bigcirc	\bigcirc	\bigcirc
It is free/affordable	\bigcirc	\bigcirc	\bigcirc
To be with family/friends	\bigcirc	\bigcirc	\bigcirc
For relaxation	\bigcirc	\bigcirc	\bigcirc
To learn/education	\bigcirc	\bigcirc	\bigcirc
For health/fitness	\bigcirc	\bigcirc	\bigcirc
Other (please specify)			

11. How do you find out about recreation programs offered at Keeley Park?

	City website
	From neighbors/friends
	TV/Radio
	Social media (@GSOParkandRec)
	Email listserv
	Newspaper
Oth	er (please specify)

12. Please share any additional thoughts or comments.

https://www.surveymonkey.com/r/?sm=gz4g%2fBKq9b%2bASDBF4idK5eLvtGNoO0KVtN5PgHYOxhPpSjle%2f9p8mwDfP4hQ1f87sG6M%2bXTWXzeMhyis... 5/6

13. The Parks & Recreation Department will be applying for a Parks and Recreation Trust Fund (PARTF) grant to improve recreational opportunities at Keeley Park. To show our appreciation for your support, all survey respondents that complete the information below by 3/6/16 will be entered into a drawing for a chance to win four passes to the Greensboro Science Center. Thank you again for your support and involvement.

Name:	
Address:	
City/Town:	
State:	select state V
ZIP:	
Email Address:	
	Submit
	Powered by

See how easy it is to create a survey.

https://www.surveymonkey.com/r/?sm=gz4g%2fBKq9b%2bASDBF4idK5eLvtGNoO0KVtN5PgHYOxhPpSjle%2f9p8mwDfP4hQ1f87sG6M%2bXTWXzeMhyis...6/6



I.2 Community Survey Results The results of the community survey are shown below for each

The results of the community survey are shown below for each question on the survey. For any open ended questions or additional comments added, no edits, even for grammatical errors, have been made to the statements.

Q1 Location Information

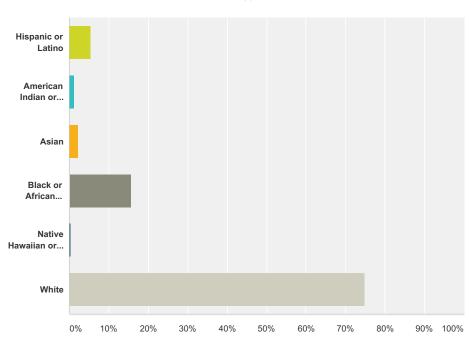
Answered: 234 Skipped: 0

nswer Choices	Responses	
Name:	0.00%	0
Company:	0.00%	0
Address:	0.00%	0
Address 2:	0.00%	C
City/Town:	100.00%	234
State:	0.00%	(
ZIP:	100.00%	234
Country:	0.00%	(
Email Address:	0.00%	(
Phone Number:	0.00%	



Q2 What is your ethnicity?

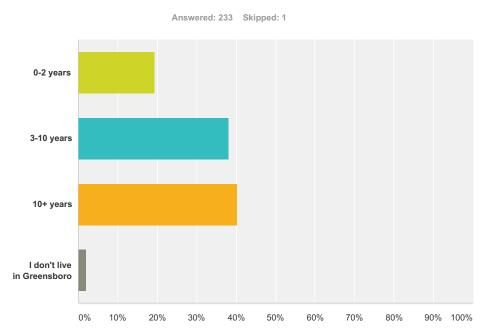
Answered: 223 Skipped: 11



Answer Choices	Responses	
Hispanic or Latino	5.38%	12
American Indian or Alaska Native	1.35%	3
Asian	2.24%	5
Black or African American	15.70%	35
Native Hawaiian or Other Pacific Islander	0.45%	1
White	74.89%	167
Total		223



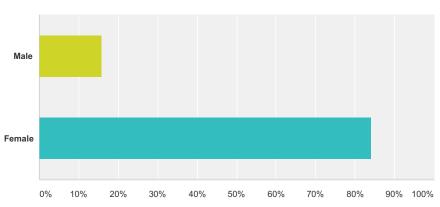
Q3 How long have you lived in that zip code?



Answer Choices	Responses	
0-2 years	19.31%	45
3-10 years	38.20%	89
10+ years	40.34%	94
I don't live in Greensboro	2.15%	5
Total		233

Q4 What is your gender?

Answered: 232 Skipped: 2

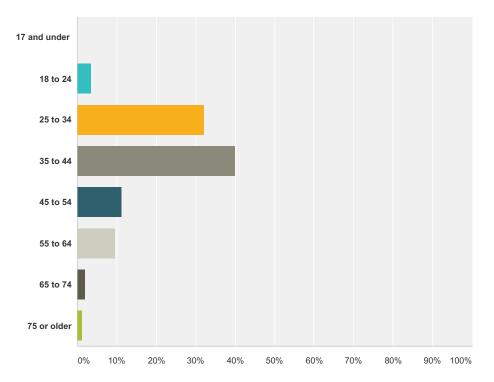


Answer Choices	Responses	
Male	15.95%	37
Female	84.05%	195
Total		232

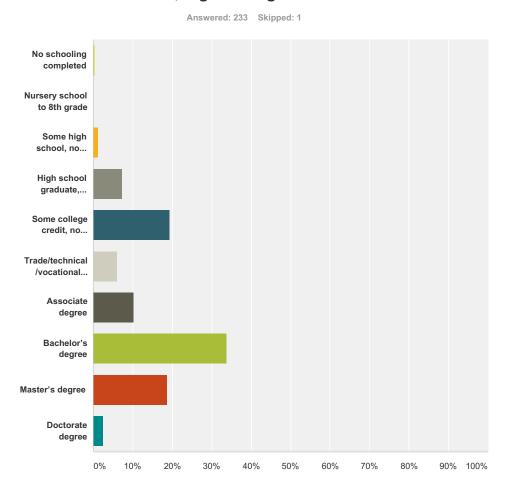


Q5 What is your age?

Answered: 230 Skipped: 4

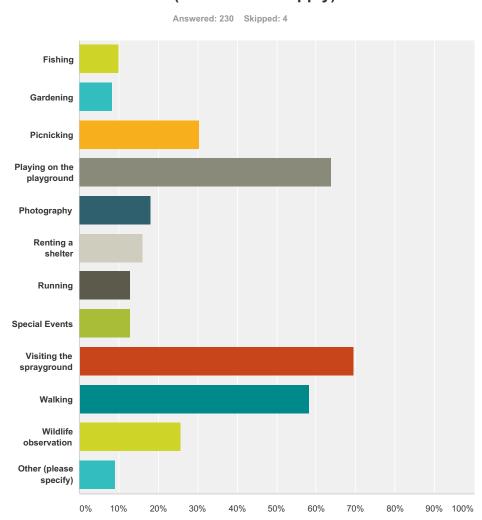


Answer Choices	Responses
17 and under	0.00% 0
18 to 24	3.48% 8
25 to 34	32.17% 74
35 to 44	40.00% 92
45 to 54	11.30% 26
55 to 64	9.57% 22
65 to 74	2.17% 5
75 or older	1.30% 3
Total	230



Q6 What is the highest degree or level of school you have completed? If currently enrolled, highest degree received.

swer Choices	Responses	
No schooling completed	0.43%	
Nursery school to 8th grade	0.00%	
Some high school, no diploma	1.29%	
High school graduate, diploma or the equivalent (for example: GED	7.30%	1
Some college credit, no degree	19.31%	4
Trade/technical/vocational training	6.01%	1
Associate degree	10.30%	2
Bachelor's degree	33.91%	7
Master's degree	18.88%	4
Doctorate degree	2.58%	
al		23

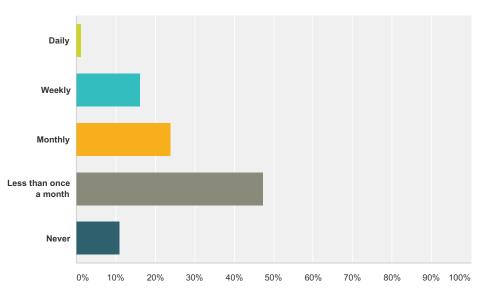


Q7 What recreational opportunities did you participate in while visiting Keeley Park? (check all that apply)

Answer Choices	Responses	
Fishing	10.00%	23
Gardening	8.26%	19
Picnicking	30.43%	70
Playing on the playground	63.91%	147
Photography	18.26%	42
Renting a shelter	16.09%	37
Running	13.04%	30
Special Events	13.04%	30
Visiting the sprayground	69.57%	160
Walking	58.26%	134
Wildlife observation	25.65%	59
Other (please specify)	9.13%	21
Total Respondents: 230		

Q8 How often have you visited Keeley Park in the past 12 months?

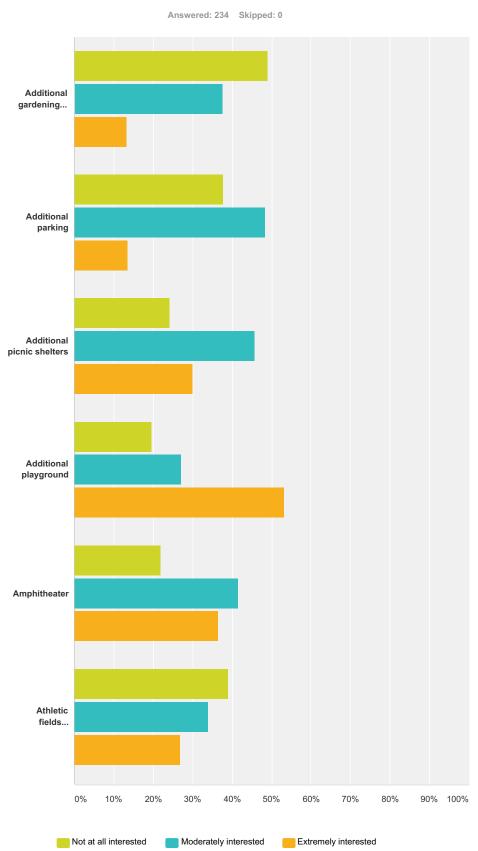


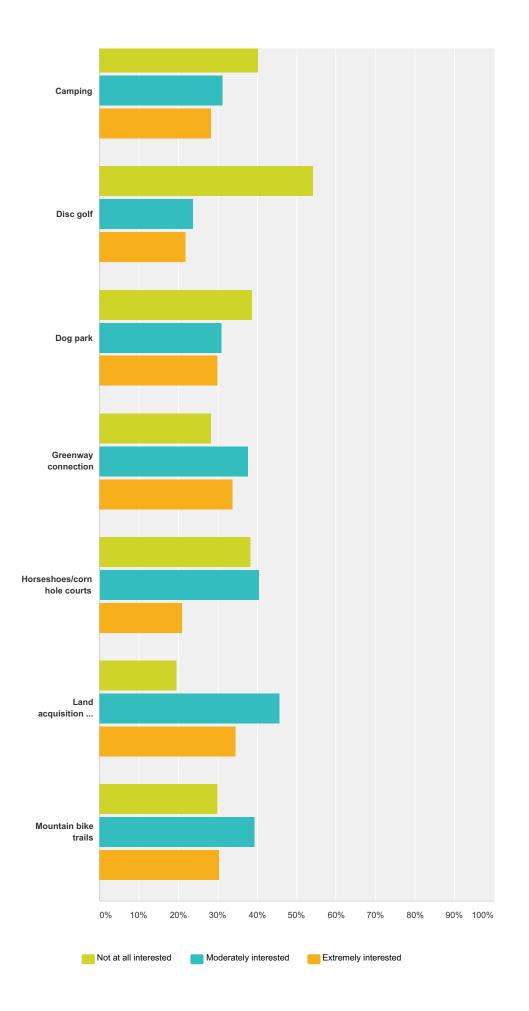


Answer Choices	Responses	
Daily	1.28%	3
Weekiy	16.24%	38
Monthly	23.93%	56
Less than once a month	47.44%	111
Never	11.11%	26
Total		234

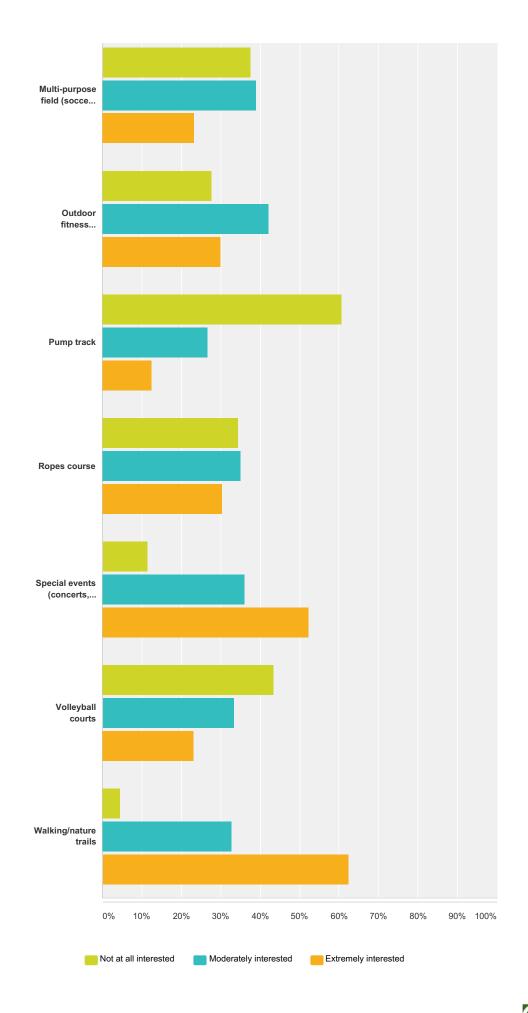


Q9 Please rate your interest in potential recreational opportunities for Keeley Park.



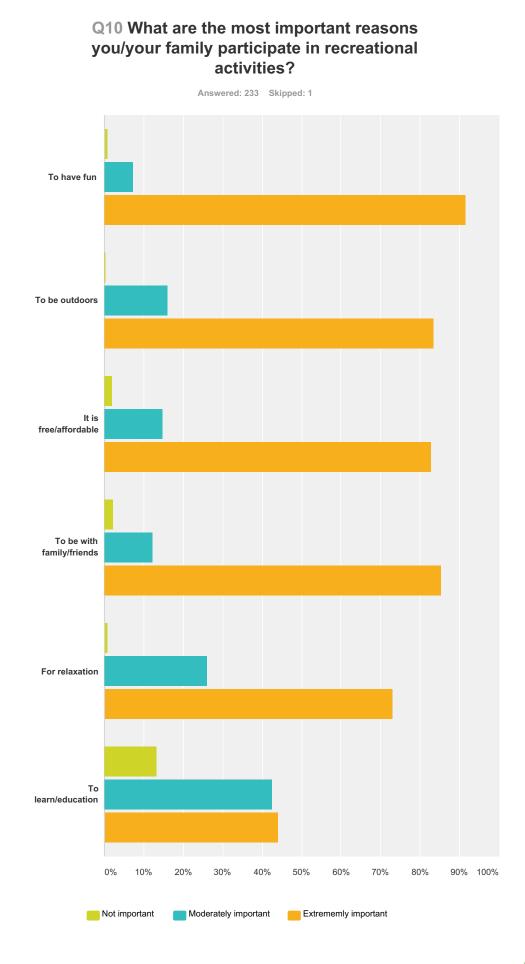


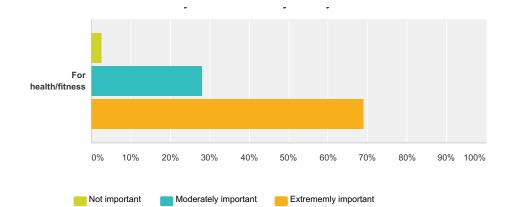




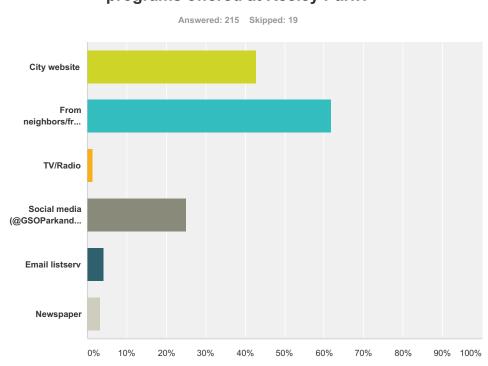


	Not at all interested	Moderately interested	Extremely interested	Total
Additional gardening classes	49.01% 99	37.62% 76	13.37% 27	20
Additional parking	37.88% 75	48.48% 96	13.64% 27	1
Additional picnic shelters	24.27% 50	45.63% 94	30.10% 62	2
Additional playground	19.52%	27.14% 57	53.33% 112	2
Amphitheater	21.95% 45	41.46% 85	36.59% 75	2
Athletic fields (softball, baseball)	39.09%	34.01% 67	26.90% 53	1
Camping	40.20% 82	31.37%	28.43% 58	2
Disc golf	54.31% 107	23.86% 47	21.83% 43	1
Dog park	38.83% 80	31.07% 64	30.10% 62	2
Greenway connection	28.43% 58	37.75% 77	33.82% 69	
Horseshoes/corn hole courts	38.46%	40.51% 79	21.03% 41	
Land acquisition to expand park	19.60% 39	45.73% 91	34.67% 69	
Mountain bike trails	30.00% 60	39.50% 79	30.50% 61	
Multi-purpose field (soccer, lacrosse)	37.56%	39.09% 77	23.35% 46	
Outdoor fitness equipment	27.67% 57	42.23% 87	30.10% 62	2
Pump track	60.73% 116	26.70% 51	12.57% 24	1
Ropes course	34.48% 70	34.98% 71	30.54% 62	2
Special events (concerts, movies, festivals)	11.57% 25	36.11% 78	52.31% 113	2
Volleyball courts	43.43% 86	33.33% 66	23.23% 46	-
Walking/nature trails	4.69% 10	32.86% 70	62.44% 133	2





	Not important	Moderately important	Extrememly important	Total
To have fun	0.87%	7.39%	91.74%	
	2	17	211	230
To be outdoors	0.43%	16.09%	83.48%	
	1	37	192	230
It is free/affordable	2.18%	14.85%	82.97%	
	5	34	190	229
To be with family/friends	2.20%	12.33%	85.46%	
	5	28	194	22
For relaxation	0.90%	26.01%	73.09%	
	2	58	163	223
To learn/education	13.43%	42.59%	43.98%	
	29	92	95	21
For health/fitness	2.69%	28.25%	69.06%	
	6	63	154	22



Q11 How do you find out about recreation programs offered at Keeley Park?

swer Choices	Responses	
City website	42.79%	92
From neighbors/friends	61.86%	133
TV/Radio	1.40%	3
Social media (@GSOParkandRec)	25.12%	54
Email listserv	4.19%	9
Newspaper	3.26%	7
tal Respondents: 215		

Q12 Please share any additional thoughts or comments.

-

Answered: 59 Skipped: 175

Note: The results of Q12 are located in the next section, titled "Other Responses"

Q13 The Parks & Recreation Department will be applying for a Parks and Recreation Trust Fund (PARTF) grant to improve recreational opportunities at Keeley Park. To show our appreciation for your support, all survey respondents that complete the information below by 3/6/16 will be entered into a drawing for a chance to win four passes to the Greensboro Science Center. Thank you again for your support and involvement.

nswer Choices	Responses	
Name:	99.52%	209
Company:	0.00%	0
Address:	98.57%	207
Address 2:	0.00%	0
City/Town:	98.57%	207
State:	99.05%	208
ZIP:	98.57%	207
Country:	0.00%	0
Email Address:	98.10%	206
Phone Number:	0.00%	0

Answered: 210 Skipped: 24



Other Reponses

The results of the community survey questions that were open ended are shown below. No additional comments added, no edits, even for grammatical errors, have been made to the statements.

Question 9:

Please rate your interest in potential recreational opportunities for Keeley Park.

OTHER - comments

Paddleboats 3/6/2016 7:42 PM View respondent's answers Great park, and the location is great. 3/5/2016 10:23 PM View respondent's answers A pool with waterslide 2/13/2016 1:45 PM View respondent's answers a swimming pool would be really nice 2/10/2016 12:19 AM View respondent's answers Disc Golf 2/9/2016 12:52 PM View respondent's answers Play ground desperate needs shades 2/9/2016 12:45 PM View respondent's answers Shaded area for the playground 2/9/2016 10:29 AM View respondent's answers Expand the spray ground 2/8/2016 10:51 PM View respondent's answers basketball court 2/8/2016 9:46 PM View respondent's answers I'd like to see Keeley Park start to look something like High Point City Lake. Every year I see people from Greensboro flocking to that location to spend money (economic opportunities) because Greensboro doesn't offer anything like that. 2/8/2016 9:43 PM View respondent's answers Restrooms, bike wash station 2/8/2016 9:18 PM View respondent's answers maybe a pool. more places to stop for taking pics of family .. 2/8/2016 5:39 AM View respondent's answers Expand the spray ground 2/8/2016 10:51 PM View respondent's answers basketball court 2/8/2016 9:46 PM View respondent's answers I'd like to see Keeley Park start to look something like High Point City Lake. Every year I see people from Greensboro flocking to that location to spend money (economic opportunities) because Greensboro doesn't offer anything like that. 2/8/2016 9:43 PM View respondent's answers Restrooms, bike wash station 2/8/2016 9:18 PM View respondent's answers maybe a pool. more places to stop for taking pics of family... 2/8/2016 5:39 AM View respondent's answers shelters closer to play ground 2/6/2016 9:12 PM View respondent's answers Shaded pier / dock 2/6/2016 8:32 PM View respondent's answers Water slides one for children and bigger one for teens. 2/6/2016 7:52 PM View respondent's answers Year round indoor pool 2/6/2016 7:09 AM View respondent's answers Football Fields / Basketball Courts 2/5/2016 10:49 PM View respondent's answers Make spray ground larger so it is not as crowded. Extended hours on the weekend 2/5/2016 3:17 PM View respondent's answers kayaking

2/5/2016 12:12 PM View respondent's answers

Question 12:



Facebook Reponses

The comments recieved on the Greensboro Parks & Recetation Facebook page in reference to the Keeley Park Community Survey are shown below. No additional comments added, no edits, even for grammatical errors, have been made to the statements.





Mindy Allen and why do you need info about our education,age,sex and race? Like · Reply · Message · 1 · February 9 at 12:50am

View previous replies



Greensboro Parks and Recreation We are using the survey of our residents to identify needs and preferences for recreational opportunities. The results will be used to establish recreational priorities. To insure the survey is distributed to a broad and representative sample of reside...See More Like · Reply · Commented on by Madeleine Carey · February 9 at 11:48am



Anita Davis Where is Keeley Park?

Like · Reply · Message · 1 · February 9 at 9:16am

Greensboro Parks and Recreation Keeley Park is located at 4100 Keely Rd, McLeansville, NC 27301. You can find more information about it on our website, http://www.greensboro-nc.gov/index.aspx?page=1203



City of Greensboro, NC : Keeley Park

Fax: 336-373-2060Hours of Operation: Park opens at 8 am daily, weather permitting, except closed... GREENSBORO-NC.GOV

Like · Reply · Remove Preview · 1 · Commented on by Madeleine Carey · February 9 at 11:50am



Jon Meadows Tyler Keeley Unlike · Reply · Message · 1 · February 9 at 9:22pm



Tyler Keeley My Grandfathers old farm. Great memories. Unlike · Reply · Message · 1 · February 9 at 9:47pm



APPENDIX COMMUNITY CONVERSATIONS



- II.1 Community Conversation 1
- II.2 Community Conversation 2
- II.3 Community Conversation 3
- II.4 Public Meeting: PARTF





II.1 Community Conversation 1

The agenda, sign-in sheet, minutes, and boards displayed from Community Conversation 1 held on February 11, 2016 are shown below and on the following pages.



Community Conversation Thursday, February 11, 2016 Peeler Community Recreation Center

City of Greensboro Parks and Recreation Department KEELEY PARK MASTER PLAN UPDATE

Agenda

Welcome & Introductions	Vonda Martin, Park Planner
Landscape Architect Presentation	Stewart, Inc.
Open Discussion	Audience

Next Steps

- 1. Provide public input through a needs assessment survey by March 6, 2016: https://www.surveymonkey.com/r/keeleypark
- 2. Attend next Community Conversation to introduce conceptual plans and receive additional community input Thursday, March 10, 2016 – Peeler Community Recreation Center
- 3. Attend the final Community Conversations to receive feedback on the final master plan and the Parks and Recreation Trust Fund (PARTF) grant Thursday, March 17, 2016 Peeler Community Recreation Center

Background

Keeley Park is a +/- 138 acre existing regional park located in District 2 in northeast Greensboro. The Phase I development concluded in October 2011 from a site specific master plan created in 2006. The Phase I development features a playground, picnic shelters (2), sprayground, greenhouse, community garden, trails, ponds (5), restrooms, maintenance building and two parking areas. Orginally farmed by the Keeley family, the property was purchased by the City of Greensboro in the early 1970's, and was used as a municipal nursery for over three decades. Nursery operations ceased in 2001 and is now home to one of the five regional parks in the City's park system.

The original master plan was developed nearly a decade ago. Demographics, community need and surrounding construction development, all necessitate an updated plan. In December 2015, the Parks and Recreation Department began the soliciation for professional master planning services to update the original plan and to prepare on behalf of the department a submittal of an additional Parks and Recreation Trust Fund (PARTF) grant.

PARTF provides matching grants to local governments to assist with public park and recreation projects. Phase I funding was originally secured through a PARTF grant and 2000 bond.

PROJECT GOAL

The purpose of this initiative is to create a comprehensive vision for future development of Keeley Park to meet the community's recreational needs and preserve the site's natural resources.

City of Greensboro Parks & Recreation, Master Plan Update Meeting #1: Peeler Recreation Center - February 11, 2016 @ 7:00pm

Project No.: X16004

SIGN-IN SHEET

Name	Email	Phone	Zip Code
1. Jeremy Langhoff	j <u>plangho@uncg.edu</u>	336.419.8456	27410
2. Drew Smith	<u>drewsmith7312@gmail.com</u>	336.327.5438	27410
3. James Hopkins	<u>imneagle1987@yahoo.com</u>	256.404.2315	27403
4. Auria Chamberlain	<u>aachambz@gmail.com</u>	862.202.3755	27410
5. Therricka Wooten	DJRock2025@yahoo.com		27405
6. Ronney Martin		299.6432	
7. Bob Kollan	<u>bobkollar@peoplepc.com</u>	317.459	27409
8. Jamal T. Fox			27409
9. Valerie Niles			27405
10			
11			
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PROJECT MEETING MEMORANDUM

PROJECT:	Keeley Park Master Plan Update
TROJECT.	Recie y l'ark master l'har opuate

Stewart Project# X16004

ATTENDEES: Greensboro Parks & Recreation Staff:

- Vonda Martin, Park Planner
- Tony Royal, Keeley Park Manager
- Steve Branson, Interim Park Management and Operations Division Manager
- Cliff Greeson, Assistant Park Manager, Keeley Park
- Josh Avalos, Park Attendant, Keeley Park
- Jerome Williams, Engineering and Inspection, Project Manager
- Gregg Everett, P&R Safety Administrator

Stewart:

- Jon Wood, Manager of Landscape Architecture
- Emily Blackwell, Landscape Architect
- Cameron Rodman, Landscape Designer

Officials

- Jamal Fox, City Councilman, District 2
- Bob Kollar, Parks & Recreation Commission
- Public
 - See the attached sign-in sheet.

LOCATION: Peeler Recreation Center

MEETING DATE: February 11, 2016, 7:00pm - 8:30pm

A Project Meeting was held on this date and the following was discussed.

- I. Presentation
 - a. All members of the Greensboro Parks & Recreation staff, Stewart, and the public officials introduced themselves.
 - b. Vonda provided an overview of Keeley Park and the masterplan process for the park design and explained the PARTF grant process.
 - c. Emily provided an overview of the park site, presented the inventory and analysis performed by Stewart, explained more about the previous plans for the park, and opened the floor for input from the attendees on what they would like to see at Keeley Park.
- II. Public Discussion:
 - Below is a list of items/comments brought to the floor by the community members whom attended the public meeting:

 Disc-golf
 - Several members of a local disc golf club were present and expressed a strong interest in having a disc golf course at Keeley.
 - 2. The group has already designed an 18-hole course on the back side of the park. [This plan was provided to Stewart via email after the meeting.]
 - The group expressed concerns about the course design and wanted to ensure that Greensboro P& Re uses a course designer to layout the hole design if a course is implemented.





- The Multi-purpose field shown on the masterplan on the south side of the utility easement was of interest to some attendees.
- iii. Desire for more walking trails. Patrons felt that the current trails are very pleasing.
- iv. Basketball court for youth, middle age, and older groups. This was expressed as a place/activity where the community really comes together and mentoring and multigenerational fun takes place.
- v. There was interest in highlighting the history of the site as a nursery and using any old nursery stock for beautification at the park.
- vi. Orchard or expansion from the 3-4 existing fruit trees at the Community Garden.
- vii. Camping
- viii. More parking for current and future facilities.
- b. Changes proposed to the plan:
 - i. Reduction of the four field clover-leaf baseball layout to single field or removing the fields from the plan completely.
- c. Other noted items:
 - i. Attempts should be made to save pecan trees near old home site.

III. Next Steps

- a. Stewart will be processing this input and using it to inform their conceptual plans for the park.
- b. The next public meeting to present the conceptual Master Plans will be held at the Peeler Recreation Center at 7pm on Thursday, March 10th.
- c. The PARTF plan meeting will also be held at Peeler Recreation Center at 7pm the following week on Thursday, March 17th.

Please notify this office should there be any additions, deletions, or revisions needed within the next five days.

END OF MEMORANDUM

Submitted By: Emily Blackwell

Date: March 1, 2016

Attachments: 16 0211_KeeleyPark_PublicMtg1_SignInSheet.pdf

cc: Vonda Martin Jon Wood Cameron Rodman

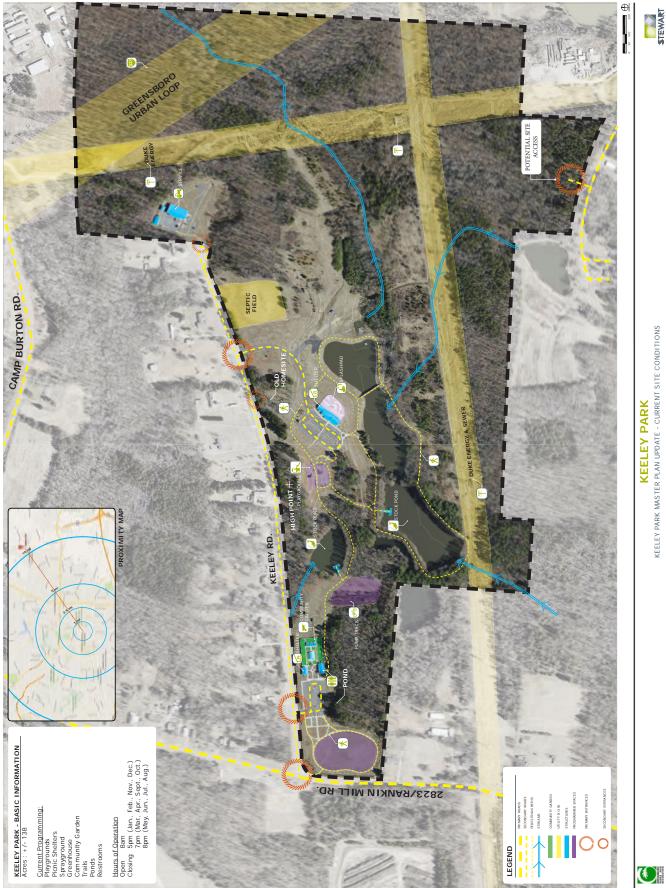




KEELEY PARK MASTER PLAN UPDATE - SITE IMAGERY

STEWART





KEELEY PARK KEELEY PARK MASTER PLAN UPDATE - CURRENT SITE CONDITIONS

STEWART





KEELEY PARK KEELEY PARK MASTER PLAN UPDATE - 2007 MASTER PLAN (SITE SOLUTIONS)



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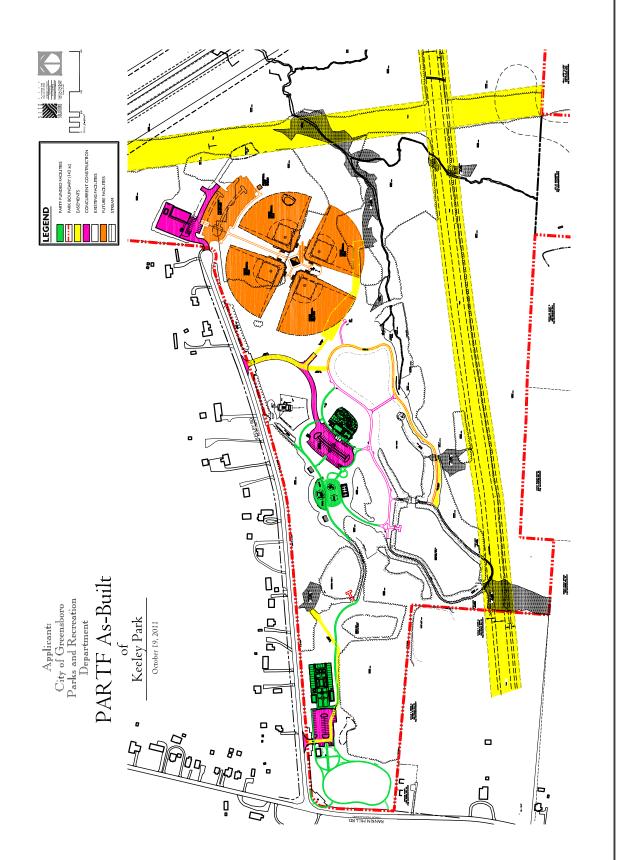


STEWART

KEELEY PARK MASTER PLAN UPDATE - 2011 PARTF PLAN (SITE SOLUTIONS) **KEELEY PARK**



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II.2 Community Conversation 2

The agenda, sign-in sheet, minutes, and boards displayed from Community Conversation 2 held on March 10, 2016 are shown below and on the following pages.



Community Conversation Thursday, March 10, 2016 Peeler Community Recreation Center

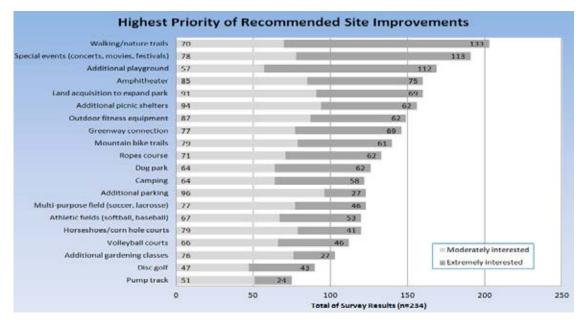
City of Greensboro Parks and Recreation Department KEELEY PARK MASTER PLAN UPDATE

Agenda

Welcome	Vonda Martin, Park Planner
Presentation	Stewart, Inc.
Open Discussion	Audience

Next Steps

 Attend the final Community Conversations on Thursday, March 17, 2016 @ 7 PM – Peeler Community Recreation Center to see the final master plan and show support for the Parks and Recreation Trust Fund (PARTF) project.



234 responses

85% from Greensboro and McLeansville (72 % Greensboro residents / 13% McLeansville residents)

Thank you for your feedback through the community survey!

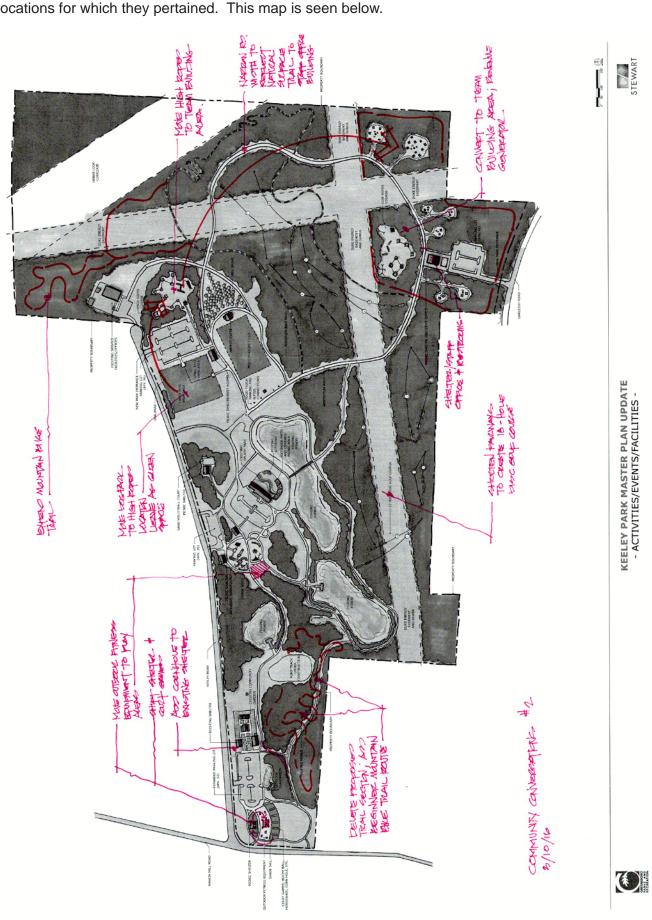
PROJECT GOAL

The purpose of this initiative is to create a comprehensive vision for future development of Keeley Park to meet the community's recreational needs and preserve the site's natural resources.



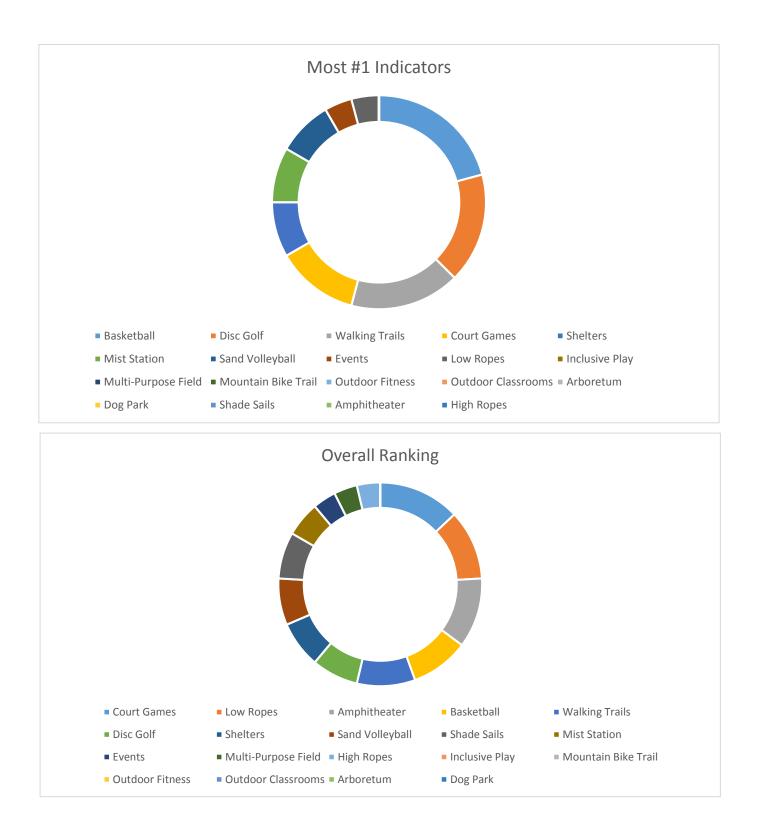
Name	Email Address	Zip Code	Phone (home/mobile)
Courtney Hemphill	Ophemphi II(Chotmail.com	achte	
Tremy Langhoff	i plangho@ wagedu	27410	
Roger + Faith Moore	roary moore 3362 Mahua. Com	27301	
Perine Smith	Dinnismith 660 bitmailieu m	27412	
Reputer MAR	Mr. Rick 232 Co Yoke . COM	20200	
Justin WASHINSTON	SHARKTAILIG MHOU, CON	27406	
Thenick Wester			
Tostal Site		37426	
TONN BASINI	mon many a to Have a the How .	29737	
Mariel Hookins	hopkinsmarie O Vahuo. com	2730)	
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Sign-In Sheet for Keeley Park Master Plan Update - Community Conversation - Thursday, March 10, 2016



In lieu of meeting minutes, the discussions at this meeting were captured as notes on the plan, pointing to the elements and/or locations for which they pertained. This map is seen below.

The results of the voting board are shown in the graphs below:



Note: The four boards from Community Conversation 2 were presented along with the two following boards.







KEELEY PARK MASTER PLAN UPDATE - ACTIVITIES/EVENTS/FACILITIES -



OUTDOOR FITNESS EQUIPMENT	MIST STATION	AMPHITHEATER	
MOUNTAIN BIKE TRAIL	DOG PARK	EVENTS	VOTING FOR YOUR FAVORITES 1ST MOST DESIRED 2ND MOST DESIRED 3RD MOST DESIRED 3RD MOST DESIRED 3RD MOST DESIRED
DISC GOL	SHELTERS	SHADE SAILS	COURT GAMES
MULTI - PURPOSE FIELD	ARBORETUM	WALKING TRAILS	HIGH ROPES
INCLUSIVE PLAY	OUTDOOR CLASSROOMS	VOLLEY BALL	LOW ROPES



II.3 Community Conversation 3

The agenda, sign-in sheet, minutes, and boards displayed from Community Conversation 3 held on March 17, 2016 are shown below and on the following pages.



Community Conversation

Thursday, March 17, 2016 – 7 PM Peeler Community Recreation Center

City of Greensboro Parks and Recreation Department KEELEY PARK MASTER PLAN UPDATE

Agenda

Welcome

Vonda Martin, Park Planner

Final Community Conversations to reveal the final site plan

Presentation of Master Plan

Emily Blackwell, Stewart, Inc.

Speakers from the Floor

Community Conversations will be closed.



Name	Email Address	Zip Code	Phone (home/mobile)
Deremy Langhoff), planghar uncaredu	27410	
Del 2.5.	Lowsman 2312 Q quail . con	27410	
Justin wasting Ton	SHARKTALL & YAHOON CON	27406	
Roger + Faith Moore		374,27301	
Samuel insuren		27405-	
LAWA BLACKSTOCK	blackspoch () Att. net	satic	
Jerome (dillions	i evome williams Coresensibus marchau	27405	
Charles for fartaine	Charlerprefertaine 404-Qamail. com	_	
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Sign-In Sheet for Keeley Park Master Plan Update - Community Conversation - Thursday, March 17, 2016



PROJECT MEETING MEMORANDUM

PROJECT:	Keeley Park Master Plan Update
Stewart Project#	X16004

ATTENDEES: Greensboro Parks & Recreation Staff:

- Vonda Martin, Park Planner
- Tony Royal, Keeley Park Manager
- Steve Branson, Interim Park Management and Operations Division Manager
- Cliff Greeson, Assistant Park Manager, Keeley Park
- Josh Avalos, Park Attendant, Keeley Park

Emily Blackwell, Landscape Architect

• Jerome Williams, Engineering and Inspection, Project Manager

Stewart: • Er

- Randi Gates, Bicycle & Pedestrian Project Manager
 Public
- See the attached sign-in sheet

LOCATION: Peeler Recreation Center

MEETING DATE: March 17, 2016, 7:00pm - 7:30pm

A Project Meeting was held on this date and the following was discussed.

I. <u>Welcome</u>

- a. Vonda Martin introduced herself and the staff from Stewart.
- b. Vonda provided an overview of Keeley Park and the masterplan process for the park design and explained the PARTF grant process.
- II. Pr<u>esentation</u>

 Emily Blackwell provided an overview of the park planning process, and gave a detailed explanation of the components of the Updated Master Plan which includes the following:

- i. Outdoor fitness equipment with shade sail near Rankin Mill Road
- ii. Community Garden renovation and expansion (ADA Accessible)
- iii. Beginner mountain bike trail
- iv. Intermediate mountain bike trail
- v. Pump Track (under construction)
- vi. Cornhole Courts (4 ADA Accessible)
- vii. Playground renovation for Inclusive Play with shade sails
- viii. New shelters with picnic tables (4 total, 1 with bathroom)
- ix. Sprayground renovation with shade structure
- x. Additional parking throughout the park
- xi. Festival Field with Amphitheater
- xii. Food Truck parking area
- xiii. Dog Parks (large and small dog areas)
- xiv. Walking trails (Arboretum Walk)
- xv. 18-hole Disc Golf Course
- xvi. New park entrance off of Oakleigh Road
- b. Emily opened the floor for input from the attendees on what liked and disliked for the proposed facilities at Keeley Park.

III. Public Discussion:

STEWART

a. Below is a list of items/comments brought to the floor by the community members who attended the public meeting:

- i. Southern entrance
 - A member of the community asked what facilities would be located at the proposed southern entrance.
 - 2. Emily explained that there would be parking here, as well as a shelter and would be located next to the proposed disc golf course, which would be a great starting point for a disc golf tournament.
 - Vonda added that any future land acquisition to extend the park's footprint would be to the south where there is currently open land.
- ii. Urban Loop
 - 1. Emily added that the southern entrance would be close to an interchange of the Urban Loop.
 - 2. Vonda noted that the city feels that Keeley Park will lose acreage to the Urban Loop, but there may be a land swap opportunity with NCDOT or the County.
 - 3. There was some discussion about the noise you may here at the park from the Urban Loop.
- iii. A member of the community asked if sidewalks were planned for Rankin Mill Road. Staff discussed the plans to extend the greenway and the connections planned. Vonda explained that there is currently an opportunity to apply for funding from the Land and Water Conservation Fund for the extension of the greenway.
- iv. Note: Additional comments were received during the PARTF portion of the meeting, and are captured as part of those meeting minutes.
- IV. Closing

With there being no further comments, this part of the meeting was closed and a public meeting was held to discuss the Parks and Recreation Trust Fund (PARTF) Project.

Please notify this office should there be any additions, deletions, or revisions needed within the next five days.

END OF MEMORANDUM

Submitted By: Randi Gates

Date: March 21, 2016

Attachments: 16 0317_KeeleyPark_PublicMtg3_SignInSheet.pdf

cc: Vonda Martin Jon Wood Emily Blackwell







II.4 Public Meeting: PARTF

The agenda, sign-in sheet, minutes, and boards displayed from the public meeting regarding the PARTF request held on March 17, 2016 are shown below and on the following pages.



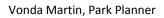
Public Meeting

Thursday, March 17, 2016 – Following Community Conversation Peeler Community Recreation Center

City of Greensboro Parks and Recreation Department PARKS AND RECREATION TRUST (PARTF) FUND PROJECT

Agenda

- PARTF Background
- Presentation of PARTF project
- Speakers from the Floor



Randi Gates, Stewart, Inc.







Name	Email Address	Zip Code	Phone (home/mobile)	
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Sign-In Sheet for Parks and Recreation Trust Fund (PARTF) project - Keeley Park Phase II Public Meeting - Thursday, March 17, 2016



PROJECT MEETING MEMORANDUM

PROJECT:	Keeley Park Phase II PARTF Project

Stewart Project# X16004

Greensboro Parks & Recreation Staff: ATTENDEES:

- Vonda Martin, Park Planner
- Tony Royal, Keeley Park Manager
- Steve Branson, Interim Park Management and Operations Division • Manager
- Cliff Greeson, Assistant Park Manager, Keeley Park
- Josh Avalos, Park Attendant, Keeley Park

Emily Blackwell, Landscape Architect

Jerome Williams, Engineering and Inspection, Project Manager •

Stewart: •

- Randi Gates, Bicycle & Pedestrian Project Manager Public
 - See the attached sign-in sheet

LOCATION:	Peeler Recreation Center

MEETING DATE: March 17, 2016, 7: 30pm - 8: 00pm

A Meeting to discuss the City of Greensboro's Parks and Recreation Trust Fund (PARTF) Project, Keeley Park Phase II, was held on this date and the following was discussed.

L. . . Welcome

a. Vonda Martin provided an overview of the PARTF grant process. Vonda explained that the city's match for the PARTF application is b. coming from Bonds that were approved in 2008.

II. Presentation of PARTF Project

- a. Randi Gates explained that a number of factors went into the identification of projects from the Updated Master Plan to include in the PARTF funding request. These factors included information received from the public through the online survey and also past community conversations, PARTF Scoring (like, new and renovated facilities) to make sure that we were submitting a project that we feel has the best chance of receiving funding, and the amount of funding available through the PARTF grant and local match.
- b. Randi highlighted the following elements that are part of the PARTF project:
 - i. New Facilities Outdoor Fitness Equipment with Shade Sail, Cornhole Boards (4 sets that are ADA accessible), Festival Field (includes patio for a temporary stage), Beginner Mountain Bike Trails, 9 hole Disc Golf Course
 - ii. Like Facilities Shelters with picnic tables (3), Shelter with Bathroom and picnic tables (1), Walking Trails (8 ft. wide)
 - iii. Renovated Facilities Playground renovation to include an Inclusive Playground with shade sail, renovation to the Sprayground to extend the patio and add shade, and expansion to the Community Garden to include raised beds that will be ADA accessible.





- iv. Support Facilities benches, disc golf baskets, trashcans, utilities, landscaping
- c. Vonda explained that a total of 18 holes would be constructed as part of the Disc Golf Course, but only 9 are included in the PARTF project.
- d. Randi also explained that there would be elements of Keeley Park that would be under construction concurrently with the PARTF project, and also elements that would be constructed as part of a later phase.
- e. Vonda added that in the past there was comments from the community that more basketball courts were needed. She discussed that basketball courts are not generally part of a regional park and handed out a map showing public basketball court locations throughout the city. Vonda also mentioned that the city is currently working on developing a park locator so that citizens know where facilities are located and what is offered at each.
- III. Public Discussion:
 - a. Below is a list of items/comments brought to the floor by the community members who attended the public meeting:
 - i. Beautiful park!
 - ii. Love that Keeley Park is for all ages, and the addition of the new facilities will add to that.
 - iii. Members of the community who are older walk at Keeley Park every day and feel safe and comfortable.
 - iv. Keeley Park gives the kids something to do!
 - v. There was initial concern that there would not be enough parking, but this has not been addressed.
 - vi. Like the plan!
 - vii. It was asked if there will still be free admission to the sprayground. City staff answered that there has been talk about charging \$1.00, but this is not currently supported
 - viii. It was asked if the sewer field would be an open area.
 - ix. It was asked if a pool would ever be built at the park. Vonda answered that there are four (4) public pools in the city's system already and that no pool is planned for Keeley Park.
 - x. It was asked if you could have family reunions at the shelters. Staff answered absolutely yes, and added that you can also rent the spraygound.
 - xi. Very impressed!
 - xii. It was asked what happened to the high/low ropes courses that were once part of the Master Plan Update. Vonda answered that research into this did not show a need since there are ropes courses in the area already and the city didn't feel the spending of tax payers' money on this was justified.
 - xiii. A member of the community commented that they liked the plan, but were disappointed that there were no volleyball courts. The city staff explained where public volleyball courts are located in the city. Vonda added that there is an



Keeley Park Phase II PARTF Project STEWART Project # X16004 03/17/2016 Page 3

area at Keeley Park to possibly set up temporary nets in the grass field at the park when requested.

- xiv. It was asked if there is prioritization of future facilities. Staff commented that if the city spends funding wisely on the elements laid out in the PARTF project, additional elements may be pulled into Phase II.
- xv. It was asked if you can fish in the ponds. Staff answered yes and explained the fees.

IV. Closing

With there being no further comments, the meeting to discuss the PARTF project was ended.

Please notify this office should there be any additions, deletions, or revisions needed within the next five days.

END OF MEMORANDUM

Submitted By: Randi Gates

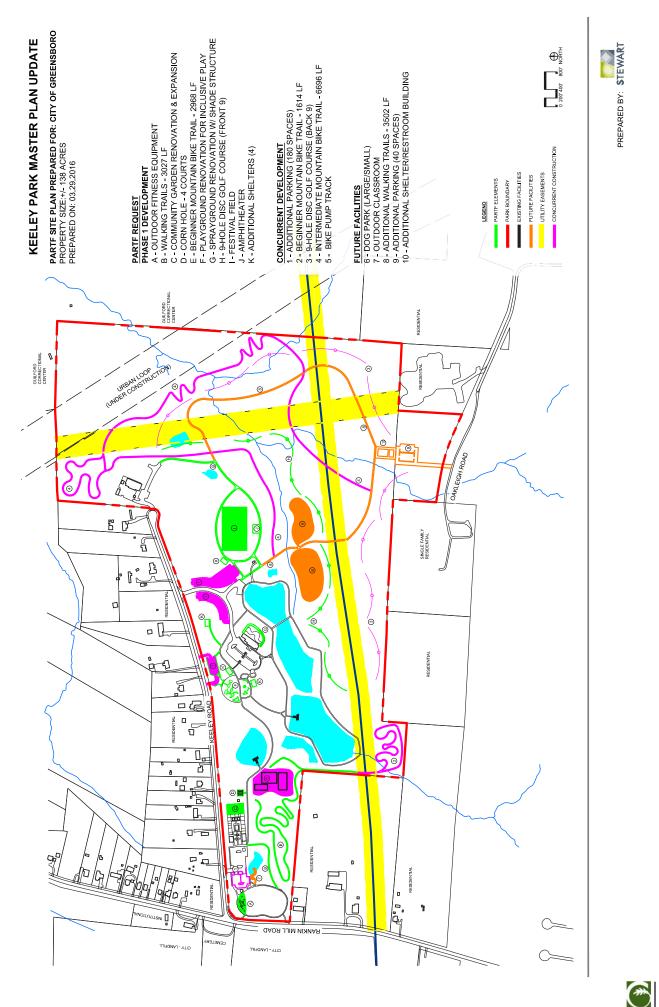
Date: March 21, 2016

Attachments: 16 0317_KeeleyPark_PARTFmtg_SignInSheet.pdf

cc: Vonda Martin Jon Wood Emily Blackwell









APPENDIX - WATER & SEWER FEASIBILITY STUDY



III.1 Memorandum

121



III.1 Memorandum

The document below and on the next page is the memorandum drawn up to demonstrate the costs of connecting Keeley Park to Greensboro's water and sewer systems during Phase I of the park's development. Due to the exorbitant amount of funds this would require, the decision was made for the property to continue to be served by wells and septic systems, which were much more cost efficient for this property.



TO:

MEMORANDUM

Administration (336) 373-2055 Fax (336) 412-6305 Howard Reginald Lee

Customer Service (336) 373-2344 Fax (336) 412-3932

Water Supply Mitchell Plant (336) 373-5855 Fax (336) 373-5834

Townsend Plant (336) 373-7530 Fax (336) 373-7526

Water Reclamation North Buffalo Plant (336) 373-5913 Fax (336) 274-7585

T.Z. Osborne Plant (336) 373-7740 Fax (336) 373-7720

Construction & Maintenance (336) 373-2033 Fax (336) 412-3936

Meter Services (336) 373-2071 Fax (336) 574-4067

Water Conservation (336) 373-7610 Fax (336) 412-6305

Stormwater Management (336) 373-2055 Fax (336) 412-6305

City of Greensboro - Engineering & Inspections FROM: Brian Boyd City of Greensboro - Water Resources

DATE: June 17, 2009

SUBJECT: 4100 Keely Rd. Property

Per your request we have reviewed the above property to determine the feasibility of providing water and sewer service. The referenced property falls within Utility Service Area "C" of Greensboro's current Water and Sewer Service Area. Water is available to the far south of the property as a 16" main along Huffine Mill Road. Water will be required to be extended to the north along Rankin Mill Road as a 12" main to Keely Road, then to the west along Keely Road as an 8" main to across the property frontage for service. The engineer will have to demonstrate to Water Resources staff that the existing water mains can provide both adequate pressure and flow for both domestic service and fire protection. Sewer is currently not available to the area. Sewer would have to be extended through the property following the natural draw as an outfall in various sizes ranging from 8" to 15" that would allow service to the property as well as any upstream properties. Sewer would then flow through a proposed 30" outfall to the east to flow into a proposed sewer pump station sized for the overall basin. Sewer will then be pumped through a proposed 16" force main into the existing 30" force main along Dicks Mill Road. Easements for any sewer outfalls, pump station and force main will have to be obtained and dedicated to the City of Greensboro. The engineer will have to demonstrate to Water Resources staff that the existing downstream sewers have adequate capacity to handle the projected flows from the proposed development. Note that if the project moves forward then the engineer will need to start the sewer flow allocation process with Water Resources staff. The proposed sewer pump station and force main will need to be permitted by the NCDENR-DWQ. We will recommend approval of these extensions at the owner / developers expense, subject to approval by the City of Greensboro Planning Department for compliance with the Comprehensive Plan and by the City of Greensboro City Council.

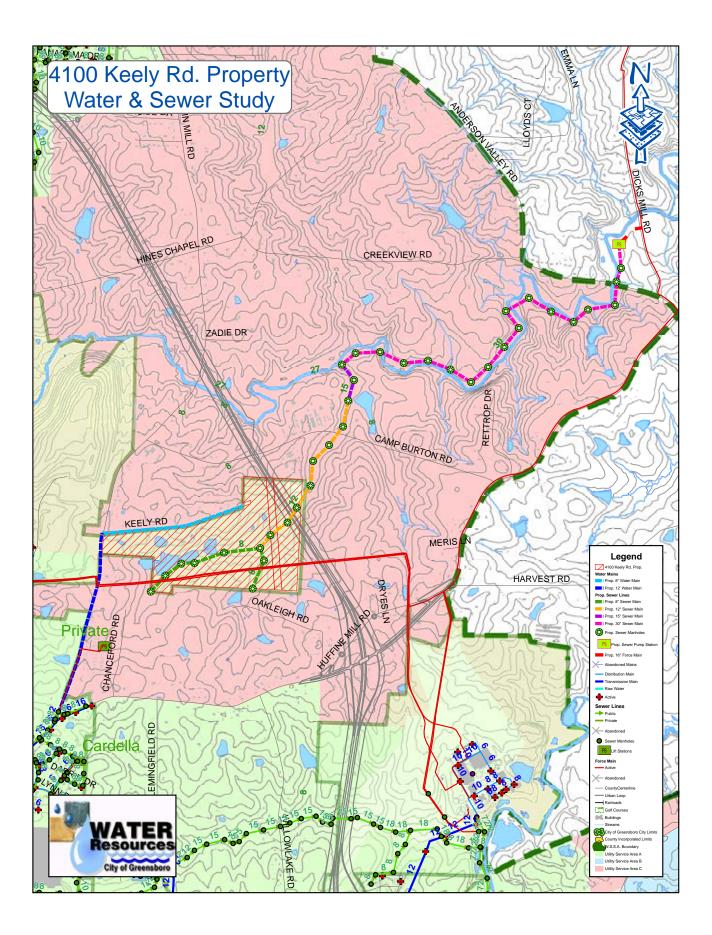
Please see the attached map for line routing and quantities. The estimated cost of providing service to this site is:

Description	<u>Amount</u>	<u>Unit Cost</u>	<u>Subtotal</u>
Furnish and Install 8" Water Main	2,991 LF	\$ 52.00	\$ 155,532.00
Furnish and Install 12" Water Main	4,052 LF	\$ 78.00	\$ 316,056.00
Furnish and Install 8" Sewer Main	899 LF	\$ 72.00	\$ 64,728.00
Furnish and Install 12" Sewer Main	3,700 LF	\$ 96.00	\$ 355,200.00
Furnish and Install 15" Sewer Main	854 LF	\$ 120.00	\$ 102,480.00
Furnish and Install 30" Sewer Main	8,722 LF	\$ 240.00	\$2,093,280.00
Furnish and Install Sewer Pump Station	1 LS	\$1,250,000.00	\$1,250,000.00
Furnish and Install 16" Sewer Force Main	608 LF	\$ 88.00	\$ 53,504.00
Engineering and Contingency Fees @ 15% - Water	1 LS		\$ 70,738.00
Engineering and Contingency Fees @ 20% - Sewer	1 LS		<u>\$ 783,838.00</u>
Estimated Total			\$ 5,245,356.00

If we can be of further assistance, please call (336) 373-2055.

bmb





APPENDIX - KEELEY PARK MASTER PLAN, 2006



IV.1 Keeley Park Master Plan, 2006



V



Keeley Park Master Plan



City of Greensboro Parks and Recreation Department

December 13, 2006





CITY OF GREENSBORO KEELEY PARK MASTER PLAN

Acknowledgements

Mayor

Keith Holliday

Mayor Pro-Tem

Sandra Anderson Groat

City Council

Florence F. Gatten Yvonne J. Johnson T. Dianne Bellamy-Small Goldie Wells Tom Phillips Mike Barber Sandy Carmany

City Manager

Mitchell Johnson

Parks and Recreation Commission

Robert Douglas, III, Chair Ken Free, Sr. David Hoggard, Vice Chair Lori Galbreath Randy Scott Paul Brown Marc Bush Rose Marie Ponton Judi Rossabi



CITY OF GREENSBORO KEELEY PARK MASTER PLAN

Parks and Recreation Director

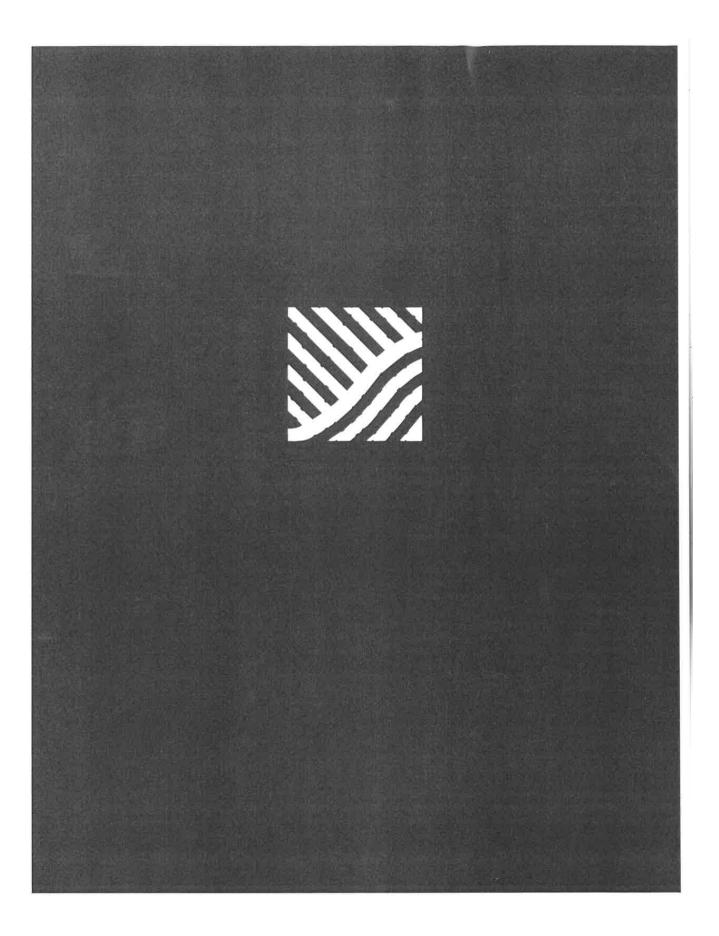
Bonnie C. Kuester

Parks and Recreation Staff

Candice Bruton Dan Maxson John Hughes Chris Wilson Brooks Mullane H. Reginald Lee Richard Wagner

Planning Consultant

Site Solutions 2320 West Morehead Street Charlotte, NC 28208







Large Bald Cypress surround one of the site's seven ponds.

Site History

Keeley Park is located in northeast Guilford County on Rankin Mill Road. Originally farmed by the Keeley family, the property was purchased by the City of Greensboro the early 1970's, and was used as a municipal nursery for over three decades. In July of 2000, the city removed their nursery operations, but the site maintains its natural passive character reminiscent of the years when Mr. Keeley ran the farm.

Today, the 138-acre site has been annexed by the City of Greensboro, but is currently surrounded by unincorporated county land. While rural in character today, this area of Guilford County/Greensboro will change significantly in the next decade. The City's vision in acquiring this property and creating a community park to serve the citizens of northeast Greensboro and Guilford County will become apparent as the rural landscape of this area gives way to new homes and businesses.



City of Greensboro

Master Plan for Keeley Park

Zoning

The current zoning of the property is Public and Institutional District (PI). Based on Greensboro's zoning ordinance, this zoning classification is "intended to accommodate mid and large sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential".

Under the PI zoning, setbacks range from 20 to 35 feet (depending on adjacent zoning) and maximum building height is 55 feet. Athletic fields are allowed under the PI zoning, but must have direct access to a collector or thoroughfare street. Rankin Mill Road, which is a state collector road, will allow the construction of athletic fields. A second stipulation of athletic field development is the provision that ballfield lighting not shine directly into any residential lot.

On-site parking is required. Parking requirements vary, depending upon the use/activity. Parking requirements include:

- 25 spaces/ballfield
- 1 space per batting cage, or tee at a driving range
- 1/300sf for indoor recreation facilities
- 1 space for every 2 stalls for riding stables
- 1/100sf of pool surface
- 3 spaces per tennis court
- 1 space per every 5 people of design capacity for band shells and auditoriums
- · Must include overflow parking, dependent upon use

The PI zoning carries several requirements for landscaping and tree preservation. All trees within 25 feet of the rear and side property lines must be saved. Likewise, all parking lots must be planted with trees and all slopes greater than 3:1 must be planted.

The PI zoning is very appropriate for the development of a municipal park. This zoning classification will allow the development of most any typical park activity. The zoning requirements will ensure that park development is compatible with the surrounding land use, and does not negatively impact adjacent property owners.

Surrounding Land Use

As noted in the opening section, the Keeley Park site is located in the northeast section of Guilford County in a relatively rural area. While the land use in this area will increase in density and intensity over the coming decade, current land use is predominately rural residential with pockets of business and light industrial.

Land to the south of the park site is zoned Agricultural and is predominately woodland



The land surrounding Keeley Park is rural residential.

Existing Conditions City of Greensboro Park and Recreation Depar Keeley Road 3

Site Analysis: Man-made Features

Site Analysis: Man-made Features

and pastures. There is one property immediately adjacent to the park site on Oakleigh Road that is used for light industrial. The land immediately south of the park site at the end of Oakleigh Road would provide an excellent opportunity for park expansion. This property contains a pond and open fields. Its gentle slopes would be ideal for additional active recreation.

The property to the east of the park site is predominately undeveloped and is zoned Public and Institutional District (as the park site). Based on the alignment of the proposed outer loop, this land will be completely separated from the main body of the park. The proposed outer loop provides a unique challenge for the development of Keeley Park. The proposed future alignment cuts through the park, isolating the northeast corner of the park from the main body of the park. The City of Greensboro should explore the possibility of a land swap with adjacent property owners to the east. The diagonal alignment of the outer loop results in a small triangle of the park (\pm 6 acres) being segregated from the main body of the park. Likewise, the future outer loop will sever a small triangular section of the adjacent property; isolating it on the eastern side of the future loop road. A judicial land trade by the city and the adjacent owners could result in the elimination of these two isolated triangles.

Land use to the north of the park site along Keeley Road is single family residential. This area is zoned RS 30 MH SF Residential. Almost the entire north side of Keeley Road is lined with low-density single-family homes. Park development should be sensitive to these neighbors.

Finally, land to the west of the park site (across Rankin Mill Road) is predominately zoned CD-H Heavy Industrial. This is the site of the White Street Landfill. Current buffering and landfill operations minimize the visual impact of this site.



Electric transmission lines cross the site in two locations.

Utilities

As a rural property, utility service to the site is limited. Currently there is no water or sanitary sewer service available at the site. While these services will ultimately be extended to the site, they will not be available in time for initial park development. Alternate means of servicing park buildings (septic systems/ wells) will be required.

Electrical service is available on site; with three phased power located at Rankin Mill Road. In addition to the electrical power to serve the site, the site is an intersection of transmission power lines. Two major electrical easements run through the site.





Existing Structures

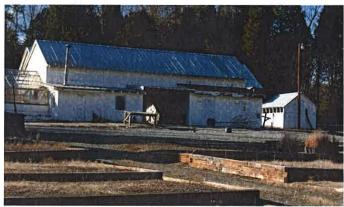
As noted in other sections of the site analysis, the Keeley Park site has been used for nursery operations for over three decades. In addition to the nursery operation, the site served as the residence for the previous owner. Through those years of residential and nursery use, a number of buildings have been constructed on the site. The largest of these structures is the residence that is located in the north central part of the site adjacent to Keeley Road. This structure served as the residence for the original owner and has since been used as a caretaker house for the property while owned by the city. The existing residence is an approximately 2,000 square foot, two-story structure. The house includes four bedrooms/two baths as well as living room, dining room, and kitchen. It's central location and close proximity to Keeley Road provides an excellent control point for the site. Bringing this house up to current building/ADA code requirements to allow public use would require significant renovations; however, the existing residence would make an excellent ranger or park manager residence.

In addition to the existing residence, there is a compound of relatively small buildings located in the center of the site. These structures were used as the office, maintenance, and storage areas for the nursery operation. These buildings include:

- 2 story pole barn
- 1 story pole barn
- Small chemical storage building
- Quonset hut storage
- Small storage/office building
- Greenhouse
- Chemical cleanout wash pit



The existing residence could be reused as a park ranger/manager's residence.



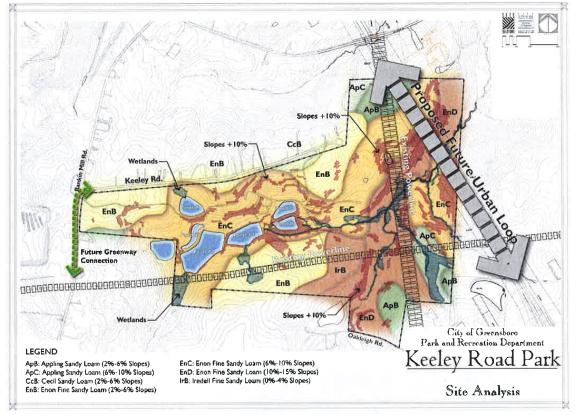
The city's nursery operation was housed in a centrally located compound of utility buildings.

Predominately block buildings, these buildings have no architectural significance. While they could be used for park maintenance/storage, their central location in the park makes this difficult. Park maintenance/operations are typically located in remote areas of a park; separating the visual clutter and operations from park users. Based on this principal, the majority of these utility buildings should be removed. The two pole barns could be renovated and used as a picnic shelter for group picnicking.

Soils

The Keeley Park site is comprised of sandy loam soils. Three types of soils are found on the site. These types include:

- Appling Sandy Loam
- Enon Fine Sandy Loam
- Iredell Fine Sandy Loam



Based on the Guilford County Soils Map, these soils have the following general characteristics:

Enon Fine Sandy Loam

The majority of the site (approximately 60%) is covered in Enon Fine Sandy Loam. These are well drained soils typically found on broad, smooth lands between streams. These soils typically have low organic content in their surface layer. Permeability is slow and available water capacity is low. Shrink/swell potential is high.

Most of the flatter Enon Fine Sandy Loam areas are used for crops and pasture, while the areas of steeper slope are woodlands. The potential for urban uses (houses, streets, etc.) is low because of slow permeability and high shrink/swell. Potential for recreational use is moderate.



Appling Sandy Loam

Appling Sandy Loam covers approximately 20 to 30% of the site. These soils are found predominately along the side slopes of the stream that runs south to northeast in the eastern portion of the site. These soils are well drained soils typically found along upland ridges. Like the Enon soils, organic content of the surface layer is low; however, permeability is moderate, and available water capacity is medium. Shrink/swell potential of these soils is moderate. These soils are better suited for urban uses and the potential for recreation is high (depending on slope).

Iredell Fine Sandy Loam

One area of the park site adjacent to the south central boundary contains Iredell Sandy Loam. The Iredell Sandy Loam soil is a moderately drained soil with slow permeability, low available water capacity, and high shrink/swell potential. These characteristics make this soil type limited in its potential for both urban and recreational use.

Recreational Development Potential

	Picnic Areas	Playgrounds	Trails
Appling	Slight	Moderate	Slight
Enon	Slight	Moderate, perks slowly	Slight
Iredell	Too clayey	Perks slowly	Slope

Slopes

The slope of the Keeley Park site could be classified as gently rolling to rolling. The majority of the site has slopes that range from 5-10% in gradient. There are some areas along Rankin Mill Road, at the end of Keeley Road, and along the south central property line where slopes are relatively flat (0 to 5%). Likewise, there are areas in the eastern section of the property that are predominately greater than 10% slopes.

This combination of flatter ridgeways and steeper side slopes provide a perfect balance for park development. There are



Gently rolling topography provides variety and interest to the site.

adequate areas of gentler slopes to allow some active recreation; with associated play fields. Likewise, there is sufficient change in topography and elevation to provide interest and visual quality to the site. The topography found on the Keeley Park site makes it an excellent site for development of a community park.



Vegetation

For over three decades, the Keeley Park site was used as a landscape nursery. Originally farmland, and later as a city-run nursery operation, this site has been a center for plant propagation and growth for many decades. While the majority of the nursery operations centered on the growth of container grown plant material, several tracts of the property were used for growing trees. Remnants of the tree farm operations can be found in the fields adjacent to Rankin Mill Road and Keeley Road, as well as some of the open fields adjacent to the power line right-of-way running east/west in the southern quadrant of the site.

The site's variety of topography and soils, as well as previous land use, has provided perfect conditions for a variety of vegetation. While the site has more areas under tree cover than open fields, there is a nice balance of natural spaces. The majority of the site's eastern and southern quadrants are tree covered. Most



Scattered trees throughout the center of the site create wonderful open spaces with islands of shade.

of the canopied areas on the site are covered in a mix of deciduous species. Tree species include:

- White Oak
- Northern Red Oak
- Post Oak
- Black Oak
- Sweetgum
- Hickory
- Beech
- Understory trees including Dogwood, Sourwood, Black Cherry, and Holly.

Not all of the wooded areas are covered in deciduous varieties. There are several areas of the site along the southern and eastern boundaries that are covered in pines.

In addition to the heavily wooded areas of the site, there are many relatively open areas where large deciduous trees grow individually or in small clusters. This setting occurs in the central area of the site in the areas associated with the former nursery operation and the existing residence. One of the most striking features of the site are the rows of majestic Bald Cypress that line several of the ponds and natural walkways. These trees, which appear to have been planted along the pond's edges, provide an almost "church-like" backdrop for passive recreation.

These areas of scattered canopy trees provide an excellent setting for passive recreation where the ground is open and visible, but the large deciduous trees provide shade and canopy. The variety of trees and other plant materials provide an excellent opportunity for plant identification/education/and interpretive activities.





Hydrology

As with many large park sites, hydrology provides perhaps the most opportunities and potential challenges of any of the site's natural and man-made features. The site is divided by two stream systems that converge in the middle of the property.

One drainage way runs centrally through the site from west to east. This drainage way feeds a series of small farm/irrigation ponds that served the nursery operation. These ponds vary in size, depth, and water quality,

but collectively they provide an outstanding passive setting for the park. All of the ponds were constructed with earthen manmade dams; with a variety of primary and emergency spillways. As part of the site analysis process, ECS Carolinas, a geotechnical, construction materials, and consulting environmental engineering firm, conducted a thorough investigation of the site's seven dams. A detailed report of the findings was developed. Based on their height and storage capacity, all of the existing dams are considered low hazard and



Large trees and other vegetation grow on the earthen dams.

exempt from the NC State Dam Safety Laws. The report identifies a general state of disrepair on most all of the dams based on a lack of maintenance and adequate dam structures (spillways, embankments, etc.). For the long term use of the park and safety of park users, there is considerable work to be accomplished on each of the seven dams. ECS Carolina indicates this work in the dam inspection report.

A second creek runs through the property from the southeast corner to the northeast boundary. This stream system converges with the stream running through the middle of the site before it exits the site. These streams ultimately flow into Buffalo Creek, which is within the Cape Fear River Basin. This drainage system provides a wonderful opportunity for passive recreation and a focal point for hiking and biking trails in this area of the site.

The combined creeks leave the site in the northeast quadrant of the site in the area where the future outer loop will be constructed. The Parks and Recreation Department should work closely with the Department of Transportation to ensure a pedestrian connection is provided along the creek in this area. This pedestrian connection will ensure that park users to the east will have a pedestrian connection to the park.

A final component of the hydrological system of the site is the presence of wetlands. The combination of creeks, farm ponds, and slow permeating soils has resulted in a variety of jurisdictional wetlands, stream channels and open waters on the site. Carolina Wetland Services (CWS) conducted an extensive identification/

delineation of the site to locate areas of jurisdictional concern. From that delineation, CWS flagged 5,437 linear feet of jurisdictional channels (approximately .46 acres), 5.98 acres of wetlands, and 6.78 acres of open water. While these delineated areas comprise a relatively large area of wetlands, their presence on a 138 acre park site does not pose a tremendous impact on park development. The location of these jurisdictional areas must be considered in park facility layout. Active recreation/field sports should be located in areas minimally impacted by the jurisdictional wetlands. With sensitive design, passive recreation/trails can be designed to incorporate and enhance these

140



The farm ponds are a component of the 13 acres of jurisdictional wetlands/ waters.

10

wetland features. Interpretive signage can be used to educate the public on the environmental importance of these wetlands on water quality.

Public Input/First Public Meeting

The most important aspect of the planning process for Keeley Park was obtaining an understanding of the public's desires/needs for park development. To better understand the public's vision for Keeley Park, several public meetings were held to discuss the park master plan.

The first public meeting was held on August 9, 2006 at Peeler Recreation Center. This meeting was held as part of a regularly scheduled Parks and Recreation Advisory Committee meeting. The Greensboro Parks and Recreation Department promoted the meeting through press releases, direct mailings to adjacent property owners, spots on Channel 13, and flyers handed out to neighborhood organizations. Attendance at the meeting was excellent. Over 25 citizens attended the workshop to discuss the plans.



The public reviewed the site analysis and "voted" for park activities.

Candice Bruton, Greensboro's Strategic Planning Administrator, opened the meeting by welcoming those in attendance and providing background information on how the city purchased the property and the plans to develop a community park. She briefly described the planning process and schedule and then turned the meeting over to the planning consultants.

Derek Williams and Jeff Ashbaugh of Site Solutions, the planning consultant, lead the participants through a discussion of the findings

from the site analysis as well as a review of how Keeley Park fits into the overall Greensboro Parks and Recreation Department's system. The meeting was then opened for discussion/input from the citizens.

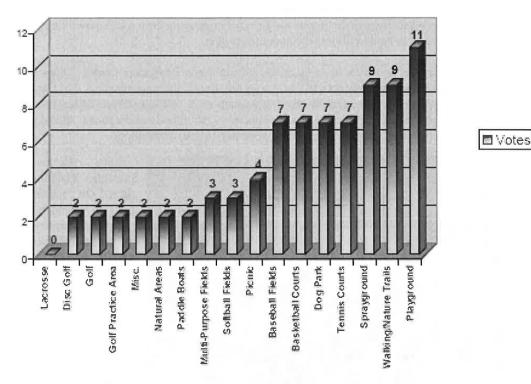
Overall, everyone in attendance was supportive of the park, acknowledging the need for park facilities in this area of the city. Several neighbors adjacent to the park were present. They expressed a desire to see the park as a good neighbor and asked for consideration on traffic, crowd noise, and lighting.

The majority of the discussion regarding potential park activities revolved around picnicking, trails, and passive recreation. Several people expressed a desire for maintaining the ponds and the passive nature of the site.

Following a 20 to 30 minute discussion on park planning issues, attendees were given five blue dots and asked to "vote" on the park activities they would most like to see in the park. The following park activities received votes:



Planning Process



Ballot Summary of Keeley Park Meeting #1

As a final wrap-up to the park input session, attendees were asked to develop a list of words to describe the type of park that should be developed. Participants came up with the following list:

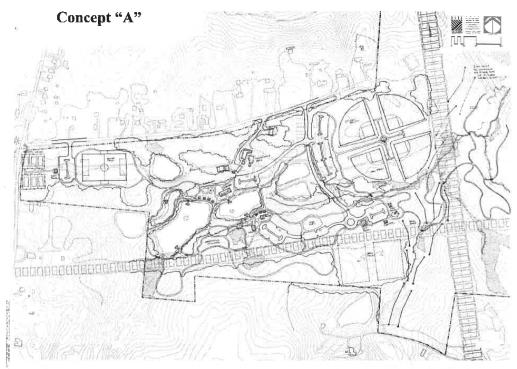
- Safe
- Inviting
- Green Space
- Community Friendly
- Diverse

All attendees were thanked for taking the time to attend the meeting and reminded to attend the next public meeting in September to review the Preliminary Master Plan.



Concept Development

With the site analysis and the first public meeting completed, the next step in the planning process was to develop a Preliminary Master Plan. The first step in this planning process was to establish alternative concepts for park development reflecting various levels of facility impact. Two concepts for park development were considered. One concept provided minimal active recreation/play fields. This plan contained primarily passive recreational activities (trails, picnicking, etc.). The second concept included considerable active recreation/play fields (baseball, softball, multi-purpose fields, etc.).



Concept "A" proposed a more active program for park development.

Both concepts were presented to Parks and Recreation staff for consideration. Following considerable review and discussion, it was determined that a compromise plan was needed. The resultant plan included some active recreation/play fields. These fields are oriented toward softball and/or youth baseball. It was also felt that the active recreation component should be confined to one area, leaving the remainder of the park for passive recreation.

Preliminary Master Plan

Park Program

Utilizing the information gathered at the first public meeting, as well as staff knowledge of system-wide recreational facility needs, the following list of desired activities for the park were established:

- Playground(s)
- Sprayground
- Walking/nature trail
- Ballfields
- Picnic facilities

Dog park

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- Community gardens
- Fishing docks
- Mountain bike trails
- Disc golf

With this program and input from the first public meeting, a Preliminary Master Plan was developed that provided a four-field ball complex, maintained the existing system of ponds, and provided a largely passive park while maintaining the natural quality of the site.

Following several meetings with staff to review the plans, a second public meeting was scheduled to present the preliminary master plan to the public.





Public Input/Second Public Meeting

A second public meeting to discuss the Keeley Park Master Plan was held on September 21 at the Peeler Recreation Center. As with the first public meeting, this meeting was advertised through press releases, direct mailings to adjacent property owners, spots on Channel 13, and flyers handed out to neighborhood organizations. Approximately 20 people attended the public workshop.

Candice Bruton, Greensboro's Strategic Planning Administrator, opened the meeting by welcoming everyone, providing a brief history of the planning effort to date, and describing the process and time line for building the park. She then turned the meeting over to the planning consultant, Site Solutions.

Derek Williams and Tristan McMannis, from Site Solutions, quickly reviewed the findings from the site analysis and first public meeting. Following the brief background information, the Preliminary Master Plan was presented.

Overall, those present felt the proposed plan reflected community needs and minimized impacts on adjoining properties. The majority of discussion revolved around creating buffers/edges along park boundaries to limit access to the park through adjacent properties. There was a concern from several adjacent property owners that people may walk across private property to get to the park. Several people suggested berms (earthen mounds) or plants with thorns to dissuade people from trespassing.

Other comments included a desire to see the ballfields constructed as soon as possible because of the need for fields. Finally, several people discussed the need for picnic facilities and the desire for a safe and well maintained park.

Overall, there was significant support for the park and a desire to get park construction underway. Following a 25 to 30 minute discussion, those present were thanked for their participation as asked to attend the final public meeting.

Park Master Plan

As described in the site analysis, the Keeley Park site is a beautiful property, ideally suited for a community park. Its rolling topography, variety of woodlands, open fields, and unique water features provide a wonderful setting for both active and passive recreation.

The variety of landforms and natural features divide the park into several distinct outdoor rooms. The passive area along Keeley Road at Rankin Mill Road, the open area in the center of the site associated with the ponds, the open area adjacent to Keeley Road, and the wooded area along the creek in the eastern section of the site all have unique physical characteristics. Each area offers unique opportunities for park users. The Master Plan calls for each of these unique natural "rooms" to be developed as park nodes. Each of these nodes provide specific types of recreation opportunities. All nodes are interconnected with a park-wide trail system.





Rankin Mill Road Park Area

The first node park users will see as they turn onto Keeley Road will be the Rankin Mill Road park area. This park area is located in the open pasture at the corner of Rankin Mill Road and Keeley Road. This area is a relatively low impact area and functions much like a neighborhood park. Facilities will include a playground, walking trails, restroom, and picnic shelters. A separate park entrance and parking for 42 cars will be provided at this node.

In addition to the more traditional park activities, this area includes a community garden area, where citizens can reserve a small garden plot for raising vegetables, flowers, etc. The community garden area provides fenced-in garden plots, a small shelter with individual storage, and a community greenhouse. The community garden not only provides users with a place to grow their own vegetables, but it calls back to the site's history as a place for plant growth.



Keeley Road Active Recreation Area

The most intensely developed area of the park will be on the open field at the end of Keeley Road which was previously used for container layout during the nursery operations. This area is relatively flat and open, providing the best opportunity for an active recreation node.

Baseball/softball was one of the few active recreation facilities that was mentioned in the public meetings. Likewise, there is a system-wide need for baseball/softball in this area of the city. The active recreation area will provide four fields to meet these expressed needs. These fields will vary in size (300'/275') and will be lighted.

The four fields will be developed in a cloverleaf configuration with a $\pm 1,200$ square foot central restroom/ concession building. This central restroom/concession building will include restrooms and a small concession area. This type of facility will allow the sale of drinks, popcorn, peanuts, etc., but will not provide for food preparation (hotdogs, hamburgers, etc.). The ballfield complex will include paved walkways, bleachers, dugouts, and a small play area. This area will have a separate park entrance at the end of Keeley Park and paved parking for 160 cars. This parking area will also provide access to the mountain bike and walking trails on the eastern side of the park.



Central Ponds Recreation Area

The central theme of the Keeley Park site is the chain of farm ponds that run through the center of the site. These wonderful ponds are the focus of this recreation area. This activity node will include paved trails to allow park visitors access to the ponds. Wooden docks will allow fishing, sitting, and remote controlled boats. Several of the existing nursery structures will be renovated to provide shelters for group picnics and a large playground will offer additional recreational activity.

Since swimming will not be allowed in the ponds (health and safety regulations), an alternative water play activity is proposed for this area. A large 0-depth sprayground will be constructed in the area of the former nursery buildings and parking. This sprayground will provide a wonderful outdoor water activity without the operational and liability costs of a swimming pool. A small restroom/changing building will be constructed at the site. This park structure will also contain a small park control space where tickets for the sprayground, fishing, etc. can be purchased.

The central ponds recreation area will include parking for 57 cars. This node, as all others, will be connected to the other park nodes by a park-wide trail system.



Corporate Picnic Area

The corporate picnic node will be located in the southern portion of the site, just south of the ponds. This node is oriented around a large corporate picnic shelter (with restrooms). Activities in this node are planned to enhance corporate picnic events. Two volleyball courts, a large playground, horseshoes, and shuffleboard courts all provide activities aimed at large group activities. In addition, a ropes challenge course in this area will provide an opportunity for corporate team building.

In addition to the group picnic activities, this node also includes a dog park. Dog parks are becoming increasingly popular park amenities. As urbanization and leash laws make it harder for people to find places to let their dogs run and play, dog parks provide a fenced area for their "best friends" to romp and play with other dogs. A smaller picnic shelter will be provided in this area.

The corporate picnic area also provides a starting point for an 18-hole disc golf course which runs through the southern and eastern sections of the park. As with all other nodes, the corporate picnic area is connected to other areas of the park with a park-wide walking/jogging trail.





Maintenance

As noted in the site analysis, there is an existing residence on site that will make an ideal ranger/park manager residence. This resident manager will provide a valuable security and control component to the park. As noted in the site analysis, the house's central location works well for keeping an eye on the park.

A park maintenance facility will be built on the northern part of the site adjacent to the active recreation area. This maintenance facility will be approximately 7,200 square feet (120' x 60') and will include a small office, restrooms, and indoor storage. A fenced outdoor storage area will provide additional secure storage.

Keeley Park Master Plan Cost Estimate December 13, 2006

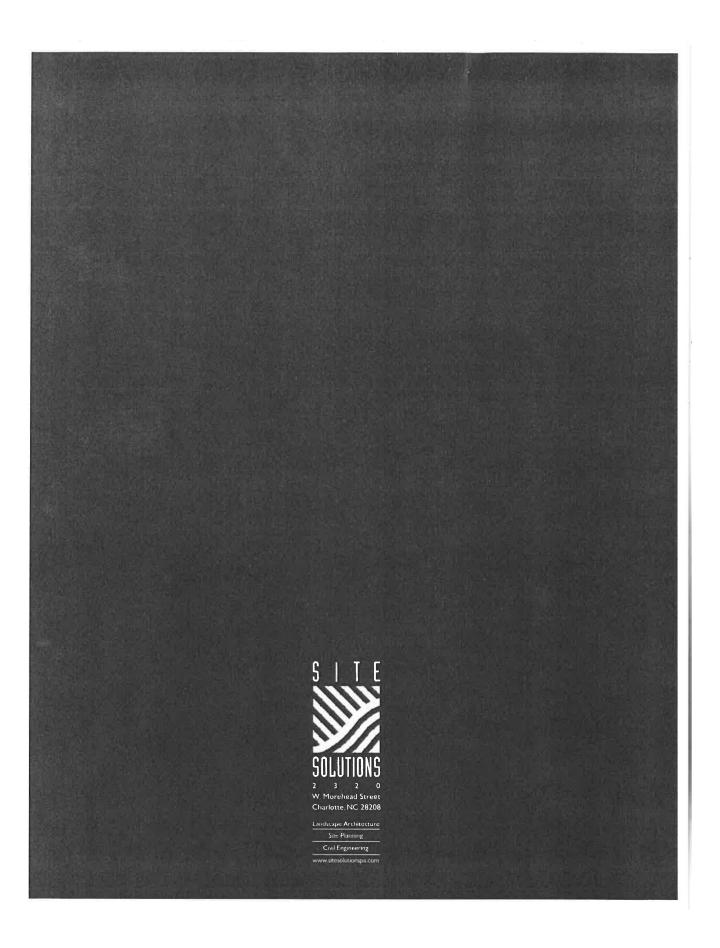
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Demolition & Clearing Cost	\$182,873.50
Grading/ Erosion Control Cost	\$1,533,518.30
Storm Sewer Cost	\$330,060.00
Paving Cost	\$686,594.50
Trail Cost	\$1,286,350.00
Utilities Cost	\$366,175.00
Basic (1) 300' Baseball Field Cost	\$85,561.55
Basic (3) 275' Baseball Field Cost	\$218,184.65
Basic (1) Multi-purpose Field Cost	\$74,640.00
Amenities Cost	\$2,833,195.00
Landscaping Cost	\$180,000.00
Pond Cost	\$1,078,400.00
Interpretative Pond Cost	\$89,460.00
Total	\$8,945,012.50
Contractor overhead, profit, and GC fees (14%)	\$1,252,301.75
Contingency-6%	\$536,700.75
Project Construction Budget	\$10,734,015.00
Upgrades-includes contingency and GC fees	
Upgrade 1-Irrigation System	\$237,000.00
Upgrade 2-Soil Conditioners	\$161,106.00
Upgrade 3-Sprigging	\$39,168.00
Upgrade 4-Lighting	\$555,600.00
Project Budget Total w/ upgrades	\$11,726,889.00
Inflation factor-increase budget by (6%) per year	







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