

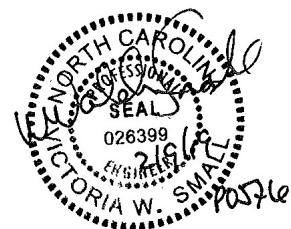


City of Greensboro Smith Community Park Master Plan February 2019



WS WESTCOTT, SMALL
— & ASSOCIATES —

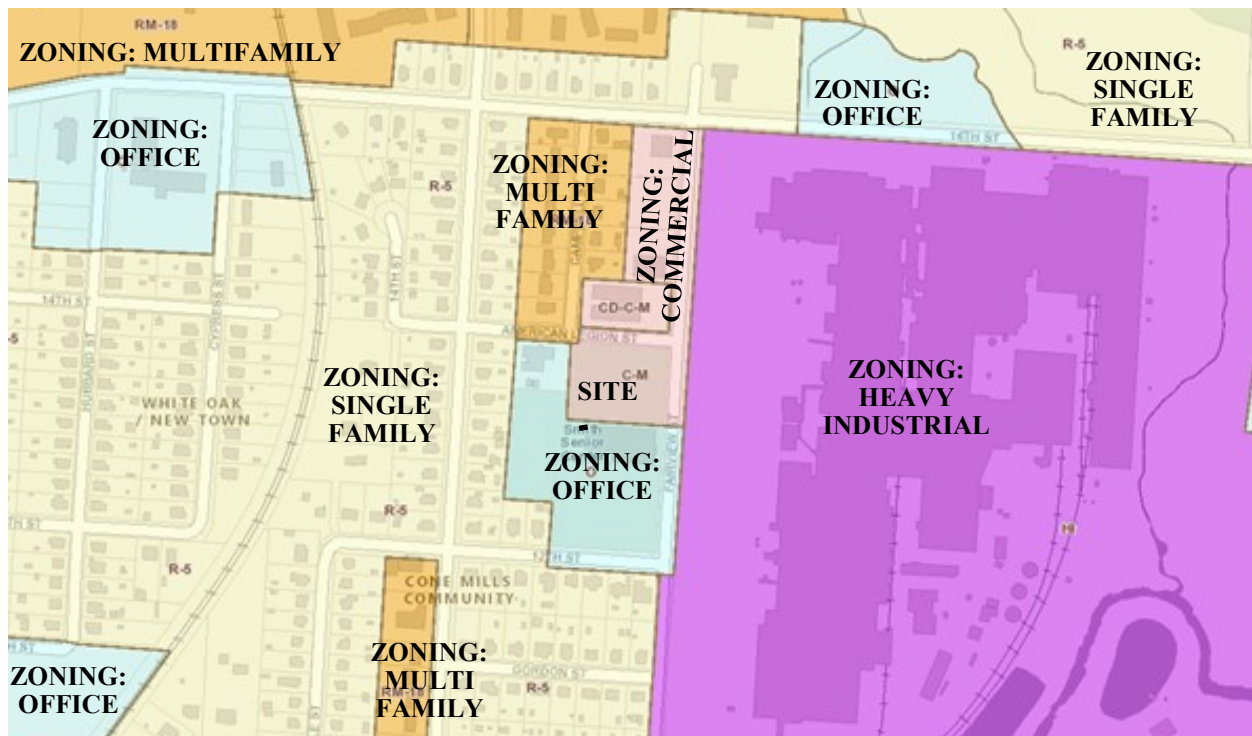
125 S. ELM STREET, SUITE 606, GREENSBORO, NC 27401 PHONE 336.310.9722



BACKGROUND

The City of Greensboro manages over 130 facilities, including more than 85 neighborhood parks and 14 Community Parks with Recreation Centers and one Senior Center throughout the City. Each of these facilities has its own identity and should serve as a neighborhood hub while providing a variety of safe, family-oriented recreational opportunities. Often the parks also serve as locations for community-wide events, such as holiday picnics, Neighborhood Night Out, etc. Park amenities generally include a playground, active recreation opportunities (tennis, basketball, etc.) and open space for quiet or passive activities. Parking lots, restroom facilities and picnic shelters are typically located within community and regional parks that provide a broad range of activities and more amenities.

Smith Community Park is located at 2401 Fairview Street within the Cone Mills Community in northeastern Greensboro. The park is located on approximately 5.4 acres and features a 17,000 sf senior center, tennis courts, horseshoe pits, bocce ball courts, playground, community garden, open space and multiple parking lots. The site is bordered by roadways on three sides, with the former Cone Mills White Oak Plant located across Fairview St. The site is adjacent to an American Legion Post and several single family homes. The surrounding area is a mixture of established single family neighborhoods (former mill villages) and former/vacant textile plants that are being repurposed for mixed use development. The site encompasses three lots which are zoned commercial and office.



According to demographics provided by ESRI, the area within a 5-minute walking radius of Smith Community Park includes 374 people with a median household income of \$47,616. The median age is 38.3 years, and unemployment is 2.2%. There are eight recognized businesses within the area employing 1110 people. The 5-minute walking radius demographic figures will be significantly impacted by the planned renovation of the former textile plant into a mixed use (residential, commercial, etc.) facility. Expanding the area to a 10-minute walking radius from Smith Community Park includes 1,126 people with a median household income of \$31,116. The median age is 34.9 years, and unemployment is 2.1%. Expanding the area again to a 15-minute walking radius from Smith Community Park includes 2,143 people with a median household income of \$28,168. The median age is 37.0 years, and unemployment increases slightly to 3.4%. The population is aging with the surrounding area increasing from approximately 25% of the population in the 15 minute area comprised by 55 years and older in 2010 to an anticipated population of 32% 55 years and older in 2022.

Key Facts for Smith Community Park

2401 Fairview St, Greensboro, North Carolina, 27405 (Walk time of 5 minutes)
2401 Fairview St, Greensboro, North Carolina, 27405
Walk Time: 5 minute radii

Prepared by Esri
Latitude: 36.10622
Longitude: -79.77273

BACKGROUND

KEY FACTS



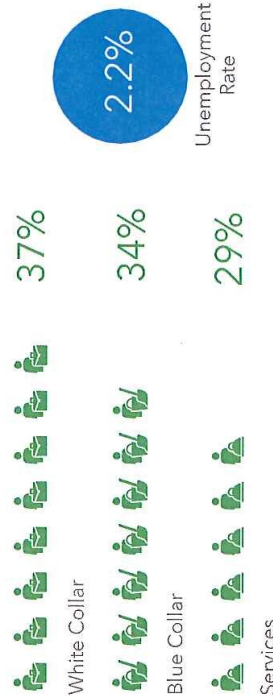
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (18.5%)
The smallest group: \$150,000 - \$199,999 (5.3%)

Indicator	Value	Difference
<\$15,000	12.6%	0
\$15,000 - \$24,999	13.2%	+2.3%
\$25,000 - \$34,999	9.3%	-1.5%
\$35,000 - \$49,999	16.6%	+2.3%
\$50,000 - \$74,999	18.5%	+0.5%
\$75,000 - \$99,999	9.9%	-2.1%
\$100,000 - \$149,999	6.0%	-5.7%
\$150,000 - \$199,999	5.3%	+0.6%
\$200,000+	7.9%	+3.1%

Bars show deviation from
Guilford County



Key Facts for Smith Community Park

2401 Fairview St, Greensboro, North Carolina, 27405 (Walk time of 10 minutes)
2401 Fairview St, Greensboro, North Carolina, 27405
Walk Time: 10 minute radii

Prepared by Esri
Latitude: 36.10622
Longitude: -79.77273

KEY FACTS

1,126
Population



Average
Household Size

34.9
Median Age

\$31,116
Median Household
Income

BUSINESS



40
Total Businesses



493
Total Employees

INCOME



\$31,116
Median Household
Income



\$24,755
Per Capita Income



\$13,094
Median Net Worth

EDUCATION

7%
No High
School
Diploma



32%
High School
Graduate



35%
Some College



26%
Bachelor's/Grad/Prof
Degree

EMPLOYMENT

White Collar
39%



Blue Collar
33%



Services
28%



Unemployment
Rate
2.1%



Households By Income

The largest group: \$15,000 - \$24,999 (24.0%)

The smallest group: \$150,000 - \$199,999 (2.1%)

Indicator	Value	Difference
<\$15,000	21.1%	+8.5%
\$15,000 - \$24,999	24.0%	+13.1%
\$25,000 - \$34,999	7.4%	-3.4%
\$35,000 - \$49,999	17.9%	+3.6%
\$50,000 - \$74,999	15.7%	-2.3%
\$75,000 - \$99,999	6.0%	-6.0%
\$100,000 - \$149,999	2.8%	-8.9%
\$150,000 - \$199,999	2.1%	-2.6%
\$200,000+	3.0%	-1.8%

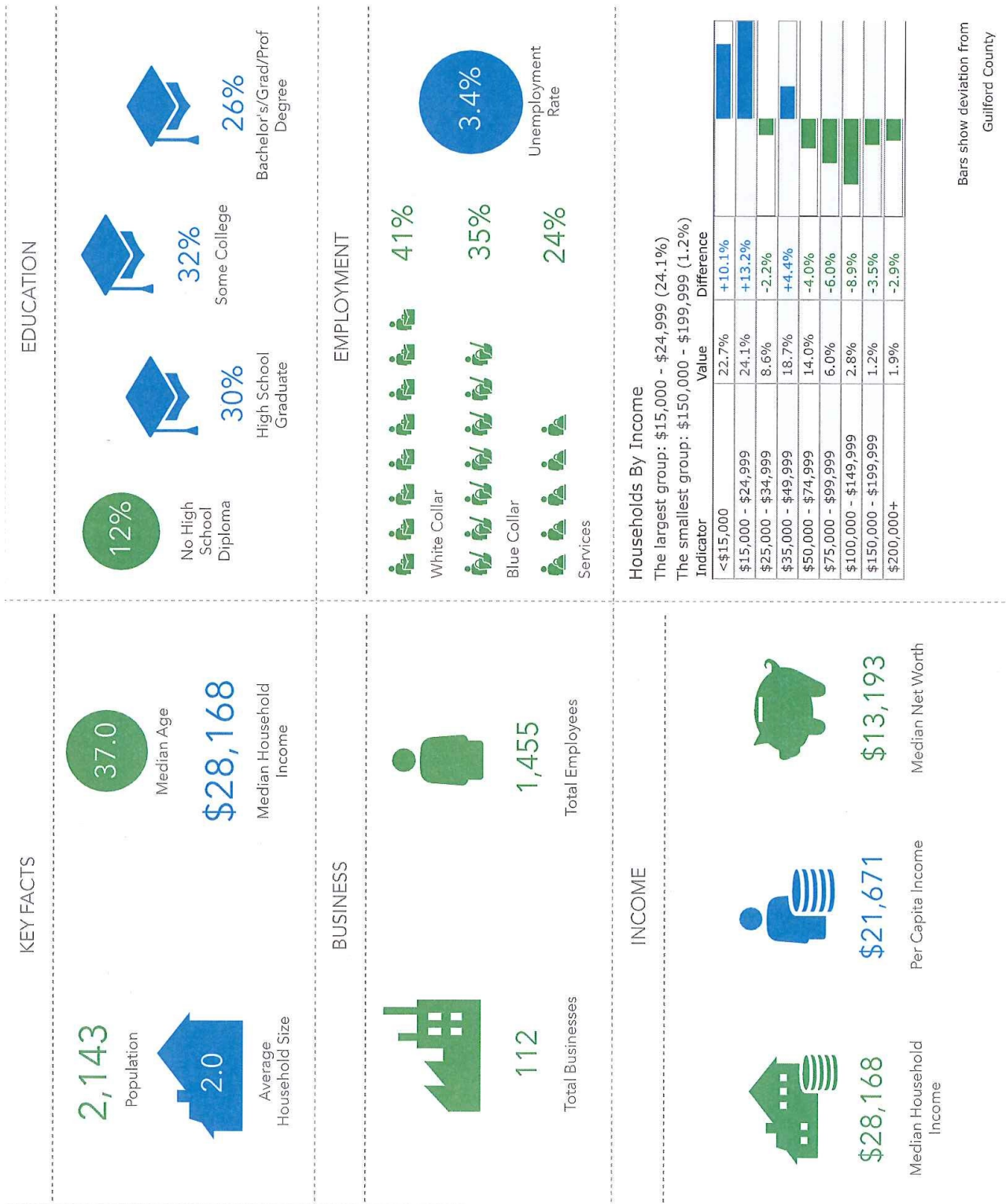
Bars show deviation from
Guilford County

Key Facts for Smith Community Park

2401 Fairview St, Greensboro, North Carolina, 27405 (Walk time of 15 minutes)
 2401 Fairview St, Greensboro, North Carolina, 27405
 Walk Time: 15 minute radii

Prepared by Esri
 Latitude: 36.10622
 Longitude: -79.77273

BACKGROUND



BACKGROUND

Smith Senior Center is the focal point of the park. The mission of Smith Senior Center is to provide diverse, year-round programs, activities and services that meet the physical, social, mental and cultural needs of senior adults in Greensboro and Guilford County. Seniors 55 years and older can enjoy wellness programs, exercise classes and leisure activities, as well as the fitness room and indoor pool facilities. As such, Smith Senior Center provides a lounge, activity rooms, fitness center, indoor pool and outdoor bocce courts and horseshoe pits. The Fairview Recreation Center was built in 1976 and was renamed the Mabel D. Smith Center at Fairview in honor of City of Greensboro employee and community leader Mabel D. Smith in 1982. The site has evolved and added amenities over the course of its operation. Additional improvements to outdoor amenities to alleviate crowding and heavy use indoors as well as to meet the changing needs of the surrounding community and the City's senior population are necessary. In order to better leverage bond funding available for the conversion of the tennis courts to pickleball courts, the City of Greensboro decided to complete a master plan for the park.

Smith Community Park is bisected by a gravel drive that was formerly a public street. Utilities run within this closed right-of-way. A gravel drive serving the single family homes encroaches along the rear property lines, but is located within an established 15-foot alley easement. The American Legion utilizes the existing gravel parking area on the northwest corner of the site to supplement their limited onsite parking for hotdog sales that occur on Saturdays approximately 30 times a year. A parking agreement between the City of Greensboro and the American Legion (Cone Post 386 American Legion, Inc.) allows non-exclusive use of the existing gravel parking area by the American Legion Post. The agreement is effective through June 30, 2021 and may be extended for two one-year terms unless terminated.

Smith Community Park is accessible via alternative modes of transportation including sidewalks and public transit. Routes 6, 15, and 21 stop west of the site at the intersection of 12th Street and Yanceyville Street and north of the site at the intersection of 16th Street and Fairview Street. Routes 6 and 15 also stop west of the site at the intersection of 14th Street and Yanceyville Street. In addition to two larger onsite parking lots, on street parking is available on surrounding streets including both sides of Fairview Street at the entrance to the Senior Center.



BACKGROUND

Westcott, Small & Associates, PLLC (WSAA) was selected by the City of Greensboro to provide master planning services at Smith Community Park in early 2018. On January 3, 2018, WSAA met with Parks & Recreation and Community Center staff to discuss current operations, possible improvements and funding sources. The Center is open Monday — Friday with limited hours on Saturdays and serves approximately 7000 users each month, up from approximately 5000 just a few years ago. The Senior Center's gym is overtaxed by various uses including walking laps. This leads to limited usage for various groups as well as additional maintenance requirements on the flooring. There have been complaints about the state of the existing horseshoe pits, and tennis courts are in need of repair. Senior Center staff stores large round tables and chairs inside the building that must be physically moved into place for any outdoor events. This cumbersome activity leads to a decrease in planned outdoor events and increases the space conflicts in activity rooms. It also produces additional wear and tear on the tables and chairs. The Center has an active outdoor garden program although water is not readily available. The northern parking area was constructed in 2013 and contains several ADA compliant parking spaces. This parking lot and on-street parking along both sides of Fairview Street are heavily utilized. The existing southern parking area is currently underutilized and does not include ADA compliant parking spaces or access to amenities.

Through previous planning efforts, Smith Community Park has been identified as a location for construction of pickleball courts. Additionally, growth in the senior population and participation in Senior Games has led to the need for accessible cornhole play areas and horseshoe pits. In order to gauge interest in these and other proposed amenities, two community input sessions were held on February 6, 2018 at the Smith Community Center. These meetings were publicized in all 12 Community Center message boards, the City's website and the January 25, 2018 edition of the Greensboro News and Record. Over 430 notices were sent via direct mail to surrounding neighbors, and an additional 2800 notices were sent to Senior Center members.

At the drop-in sessions, attendees were introduced to the purpose of the meeting, master planning process, possible grant applications and City funding sources. The current site layout, property boundaries and development constraints were discussed. Attendees were asked to vote on several amenities:

- Permanent Cornhole
- Horseshoe Pits
- Picnic Shelter with Restrooms
- Walking Trail with Outdoor Fitness Equipment
- Pickleball

43 people attended the public input sessions. Each attendee was allowed up to three votes, which could be distributed in any manner they chose. Each vote was signified by placing a sticker on a board including an example of the amenity. The votes were distributed as follows:

- Pickleball: 43 votes
- Picnic Shelter with Restrooms: 29 votes
- Walking Trail with Fitness Equipment: 25 votes
- Permanent Cornhole: 7 votes
- Horseshoe Pits: 6 votes

Additional votes were received for:

- Park area with trees, shrubs & flowers: 17 votes
- Volleyball: 2 votes
- Building Expansions 1 vote
- Track with 50 yard dash: 1 vote



COMMUNITY conversations

Park at Smith Senior Center

Come join us and be a part of the conversation to help shape the future of the park at Smith Senior Center.

Tuesday, February 6 • 10 am - noon & 5 - 7 pm
Drop-in meeting to discuss site specific master plan & receive feedback.

Tuesday, March 6 • 11 am & 6 pm

Formal public meeting to reveal master plan for the site, discuss PARTF project and Plan2Play group exercise.

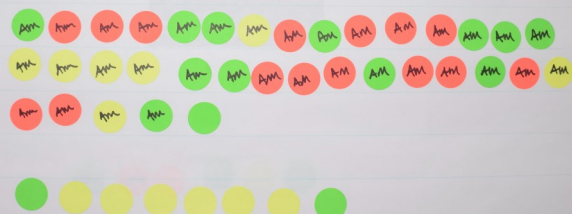
*We plan to apply for a grant to the Parks and Recreation Trust Fund (PARTF) to improve the park at Smith Senior Center. Plan2Play is a comprehensive plan to guide the future park and program priorities.

Smith Senior Center
2401 Fairview Street
Greensboro, NC 27405

To learn more about GSO P&R, visit:
www.GSOParksandRec.org
or call 336-373-CITY



6 COURT PICKLEBALL COMPLEX



BACKGROUND



Example Horseshoe Courts



Example Picnic Shelter with Restrooms



Example Corn Hole



Example Outdoor Fitness Equipment



Example Pickleball Courts

MASTER PLAN

Two additional public input sessions were held on March 6, 2018. At these sessions, the possible funding sources including 2016 bond funds and a North Carolina Parks and Recreation Trust Fund (PARTF) grant were discussed. The preliminary plan presented to the community at these sessions would be completed at one time if a PARTF grant is obtained. Without PARTF funding, only the pickleball renovation, ADA parking spaces in the southern parking lot and sidewalk connection between the two would be constructed as Phase I. There is no additional funding available at this time.

Reviews of the master plan elements were positive, with no dissenting opinions provided at the first meeting. At the final meeting, members of the adjacent American Legion Post raised a concern about the removal of the City's gravel parking area and the possible impact to their hotdog sales if the parking area they utilize during these Saturday events is removed. The American Legion has since entered into a parking agreement with the City to allow the American Legion use of the existing gravel parking area. In order to address the concern of the adjoining owner and to account for some long-term use of a portion of the current leased parking area, the master plan was further refined to allow approximately 15 gravel parking spaces to remain and to provide an accessible sidewalk from the existing paved parking lot to the Legion's parking lot. Additional reductions in impervious surface through reduced trail length and removal of a section of existing paved parking were also proposed.



This compromise was presented to the American Legion Post Executive Board on April 2, 2018. At that time the American Legion Executive Board indicated that they could not support a plan on the adjoining park property that did not include at least 30 parking spaces for their use, which would require the entire existing gravel parking area to remain. In order to address the concerns of the neighboring American Legion Post, schematic designs to attempt to maintain the entire gravel parking area were developed. If the gravel parking area initially slated for demolition were reconfigured and paved, a bioretention cell for treatment of stormwater would be required to account for the additional impervious surface being proposed. The proposed horseshoes, cornhole and picnic shelter would be relocated on the site to assist with these potential changes.

MASTER PLAN

While developing alternative plans to attempt to mitigate the concerns of the neighboring property, the City exhausted all options to develop a cost effective plan to provide the necessary elements for park users while considering the neighbors concerns. However, the cost implications of creating an attractive, permanent parking lot to replace the gravel parking area coupled with the need for a permanent bioretention cell do not allow the City to move forward with a plan to meet the wishes of the adjoining property owner. The additional construction costs for the parking lot and bioretention cell are estimated at \$150,000. The biocell in particular will also have substantial long term maintenance costs. The additional costs would have required recreational plan elements supported by the majority of the other stakeholders to be removed. Therefore, the Parks and Recreation Leadership Team decided to pursue completion of the master plan that included all recreational plan elements and 15 gravel parking spaces adjacent to the American Legion Post and to work with the Legion to develop a formal joint use parking agreement that can be adopted by the City of Greensboro.

During development of the final master plan, it was determined that extenuating circumstances would alter the timeline of the approvals needed for the plan to meet PARTF requirements. Therefore, any additional site development would be based on funding from the City of Greensboro. Although the major elements of the plan should be considered long range (at least 10 years for completion), phasing of some items can occur. Many of the Phase 1 improvements will be funded by existing bond funds, with construction to begin as early as Fall 2018. The City has been awarded a Parks for All People grant by the Junior League of Greensboro in conjunction with the University of North Carolina - Greensboro. This grant will allow for design and construction of the Phase 1 social seating area. Additional elements of the plan can be constructed as funding allows. Ideally, Phase 2 elements would be constructed as a single project, but may be separated. For instance, the picnic shelter is easily modified as a stand alone project. Additionally, the walking trail and outdoor fitness area can easily be constructed independent of the horseshoe/cornhole activity area. However, removal of the large gravel area must occur before additional impervious surface can be added to the site.

Phase 1 elements of the master plan include:

- Conversion of two tennis courts to six pickleball courts
- Installation of ADA parking spaces at southern parking area
- Construction of accessible sidewalk between pickleball courts and southern parking area
- Striping of parking spaces on Fairview St.
- Removal of dead/damaged/dying trees near existing tennis courts and horseshoes
- ADA access from parking lot to playground
- Social area/seating between courts and playground

Phase 2 elements of the master plan include:

- Permanent cornhole with ADA access to building and parking
- Horseshoe pits with ADA access to building and parking
- Paved walking trail with ADA access to building and parking
- Outdoor fitness equipment with ADA access to building and parking
- ADA access to Fairview St.
- Removal of existing gravel drive bisecting the site
- Renovation of community garden area, including removal of concrete/debris
- Installation of yard hydrant near garden
- Removal of gravel area at northwest corner of site
- Landscaping at property lines as required by the development ordinance
- Removal and repair of existing retaining wall between garden and parking
- Installation of shade structures at fitness area
- Construction of picnic shelter with restrooms

The plan elements will be utilized by the surrounding community and Smith Senior Center patrons on a regular basis while allowing Smith Senior Center to better support participation in the North Carolina Senior Games. Providing for an exterior walking loop and fitness equipment will relieve some pressure off the interior spaces at Smith Senior Center enabling interior programming to evolve and reach more seniors. Many of the exterior elements will allow for multi-generational use and interaction, further increasing users' health and well-being.

MASTER PLAN



SMITH COMMUNITY
PARK MASTER PLAN

COST ESTIMATE

Total funding, allowing for inflation and design fees, required for the completion of all master plan elements is approximately \$700,000. In addition to possible general fund or bond funding, the City should also pursue grants and sponsorships for specific items. Local foundations, religious institutions, boy scout troops and corporations may be solicited in order to fund smaller park projects or portions of larger projects. For instance, UNCG in conjunction with the Junior League of Greensboro has already selected Smith Senior Center for a Parks for All People Grant to construct the planned social space to be located between the pickleball courts and existing playground.

A cost breakdown associated with the major elements of the proposed master plan follows:

Phase 1	Pickle Ball Courts	\$130,000
	Sidewalk	\$ 10,000
	Social Area	\$ 10,000
	ADA Signage	\$ 2,000
	Paint On-Street Parking	\$ 4,000
	Tree Removal	\$ 10,000
Phase 2	Cornhole	\$ 5,000
	Bocce`	\$ 5,000
	Horseshoe (5– ADA)	\$ 20,000
	Sidewalk	\$ 15,000
	Shelter with Restrooms	\$150,000
	Garden/Wall/Yard Hydrant	\$ 20,000
	Walking Trail	\$ 70,000
	Fitness Pad & Equipment	\$ 30,000
	Shade Structures (3)	\$ 15,000
	Landscaping	\$ 20,000
	Fencing	\$ 20,000
	Bike Racks, Benches, Trashcans, etc.	\$ 10,000
	Demolition	\$ 10,000
	Engineering & Architecture	\$100,000



RECOMMENDATIONS

The current facility is generally built-out with a variety of outdated recreation opportunities. Improving physical and recreational access while addressing recreational deficiencies and quality amenities will encourage park use. Today approximately 20% of Greensboro's population is over 60 years old, and Greensboro's population is projected to trend older in the coming decade. Between 2010—2016, persons 65 years and older grew by 7%. The master plan attempts to better utilize the existing spaces, while providing enhanced opportunities for active recreation and community gathering, especially for an aging, but active population. Additionally, elements that have fallen into disrepair will be refurbished or replaced with more current elements. The major elements of the plan other than the pickleball renovation should be considered long range (at least 10 years for completion). Many elements can be constructed as distinct projects to allow for phased construction of the master plan. Construction of cornhole, horseshoe pits, the picnic shelter, walking trail and outdoor fitness area can occur at any time that funds are available.

In order to begin implementing the master plan, the following steps should be taken:

- Market Smith Community Park as a park for all ages, not just as the site of a senior center
- Create formal Adopt-A-Park committee and establish neighborhood contacts
- Encourage Adopt-A-Park committee to contact corporations, civic and religious groups for project support
- Design, bid and construct Phase 1 improvements
- Continue to review recreational programs as elements are revised/refurbished
- Begin grant review and preparation for additional funding. Seek alternative funding through grants/foundations/partners, including non-traditional partners (i.e. Junior League of Greensboro)
- Continue to develop park programming and special events to increase park usage
- Develop construction drawings for additional phases as funds become available
- Continue to evaluate progress towards master plan completion and changes in the user community that could lead to re-evaluation
- Continue to review grant opportunities and capital funding requests to continue phased implementation of park elements

Corporate or civic group sponsorships may also be available for specific master plan elements in the future. The creation of an Adopt-A-Park committee would help with outreach to organizations that may support amenities within the community. Programming at the park should evolve with the new and refurbished facilities.



Example Outdoor Fitness Equipment

Existing Gravel Area/Underutilized Space



APPENDIX

Community Conversation Packet (2/6/18)

Community Conversation Packet (3/6/18)

Parking Lease Agreement



PARKS & RECREATION

Community Conversation

PROJECT: Smith Community Park

ATTENDEES: Greensboro Parks and Recreation Staff:

- Shawna Tillery – Manager - Planning and Project Development
- Vonda Martin, Planner
- Jerome Williams, Facilities Project Manager
- Charles Jackson, Special Programs Superintendent
- Jennie Matkins, Senior Services Coordinator
- Teania Jackson, Senior Center Director

Westcott, Small & Associates

- Tori Small, PE

Public

- See attached sign-in sheet

LOCATION: Smith Senior Center, 2401 Fairview St, Greensboro

MEETING DATE: February 6, 2018, 10:00am-12:00pm and 5:00pm – 7:00pm

A drop-in public meeting was held to receive input from residents to assist the City's parks and recreation department in determining which recreational amenities should be placed at Smith Community Park. The meeting was held on this date and the following was discussed.

I. Outreach Methods

- a. Over 3200 postcards were mailed to area residents and members of the Senior Center mailing list two weeks in advance of the 2/6/2018 meeting. (addresses attached)
- b. Community Conversation posters were placed on all 12 community center electronic bulletin boards throughout the City.
- c. Press Release was placed on the City's website and in the local newspaper, Greensboro News & Record on January 25, 2018.

II. Welcome

- a. Shawna Tillery greeted attendees.

III. Stations



PARKS & RECREATION

- a. Two stations were set-up: Station #1 was an aerial topo map with highlighted park boundaries; Station #2 was a series of picture boards for the attendees to select through a dot exercise the park amenities most important to them and the community. The park amenities on the picture boards included cornhole courts, horseshoe courts, outdoor fitness equipment area with walking loop, Pickleball courts, picnic shelter with restrooms and an “other” board to capture ideas beyond the examples provided. Tori Small manned station #1 to inform attendees about Smith Community Park, its boundaries and history of the site. Vonda Martin manned station #2 and provided instructions for the dot voting exercise.

IV. Results

- a. 43 residents attended both sessions of the Community Conversation
- b. Picture Board voting counts:
 - i. Cornhole courts (3): 7 votes
 - ii. Horseshoe courts (5): 6 votes
 - iii. Outdoor Fitness Equipment area with walking loop: 25 votes
 - iv. Pickleball courts (6): 43 votes
 - v. Picnic Shelter with Restrooms: 29 votes
 - vi. Other:
 1. Park area with plants, flowers and shrubs: 17 additional votes
 2. Need for Building expansion: 1 additional vote
 3. Volleyball: 2 additional votes
 4. 50 yard dash held here

END OF COMMUNITY CONVERSATION –PUBLIC MEETING NOTES

Attachments:

Base Map with boundaries	Community Conversation Poster
SignInSheet.pdf	Press Release
Picture Board with voting results	Community Conversation Postcard

Cc: Shawna Tillery & Tori Small

Name	Email Address	Zip Code	Phone (home/mobile)
Deborah Staves	debstaves@gmail.com	27405	336 501-7920
Ronald Cooper		27401	336-508-3203
Nina Walker		27406	336-212-7768
Ellen Drehmann	ellen4752@gmail.com	27455	336 549 3842
Bonnie Hensel	bonnie.hensel@yahoo.com	27410	336 852-2717
Joshua Garrett	JMGelite33@gmail.com	27405	336-493-3122
Valentyn Allen		27301	336-697-0399
Aruf Spiny		27405	336-621-5114
Dianne Davis	Sddavis1915@hotmail.com	27405	336-661-5836
Deane McLeod	shekinahglory@yahoo.com	27455	336 286 5967
Bill Barrier	bluffmount@yahoo.com	27468	336 288 9762
Ron Massenbauer	ronwanda@bellsouth.net	27403	336-852-6142
Kathy Harper	Hooper58@triad.rr.com	27313	336-674-8374
Mildred D. Johnson	—	27405	336 2753925
Billy Miller		27405	336-686-8695
Cynthia Upotts		27249	336-656-7883
Cynthia Dagostino		27403	336-852-9486
Sue C. Davis		27455	336 282-0274
Charles Starks	csfukes1789@att.net	27406	(336) 684-2703

Name	Email Address	Zip Code	Phone (home/mobile)
• Joe Alexander	JazzyJoe49@triad.rr.com	27405	336.621.5067
• Paula Davis	Paula.davis.101@yahoo.com	27407	336.215.4024
• Evangeline Thorne		27406	336.274-5135
• Shirley Covington	Covington-Shirley@yahoo.com	27406	336-272-1242
• Emerson Williams	CARedHill@hotmail.com	27405	336-301-9132
• Susan Heiss	Sue-heiss@outlook.com	27301	607.407-0220
• Marlene DAVIS		27455	336-282-6506
• Joe Marshall	joeM209@yahoo.com	27407	336.285.6189
• Jan Skwier	georgiamae311@gmail.com	27455	336-288-7888
• Terry Daniels	danielstauri06@aol.com	27455	336-282-5349
• ANN McIntyre	ann.mae.4304@Bellsouth.net	27405	336-315-3363 - 708-6000
• Regina Schomberg	RSchamb@Triad.rr.com	27408	336-392-5038
• SANDRA BAYNE	sbayne.nc@gmail.com	27408	336-272-0919
• Rob Massengale	rob@robmassengale.com	27405	336.375.1999
• Ron Elapp	RPCLAPP@HOTMAIL.COM	27301	336.375.6142
• CRAIG BELL	Craig748@gmail.com	27012	336.813.3815
• Nora Butler	NoraButler766@gmail.com	27405	336-554-4874
• Steve Cobble		27405	336-456-3428
• John Collier	John.Collier44@gmail.com	27455	336.895.4692
• Ivy Collier	Ivy.Collier.44@gmail.com	27455	336.895.4692
• Alton Rucker	alrucker@ncat.edu	27411	336-697-7186
• Teresa Tollison	ttollison@triad.rr.com	27214	336-202-9817
• Harriet Guy	HeGias@aol.com	27410	336-855-8441

[illegible]

Mr. James

pm call
to Smith
center

336-763-2700

Bring up in the meeting for him!
Volleyball for Seniors

• AM

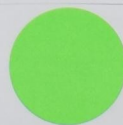
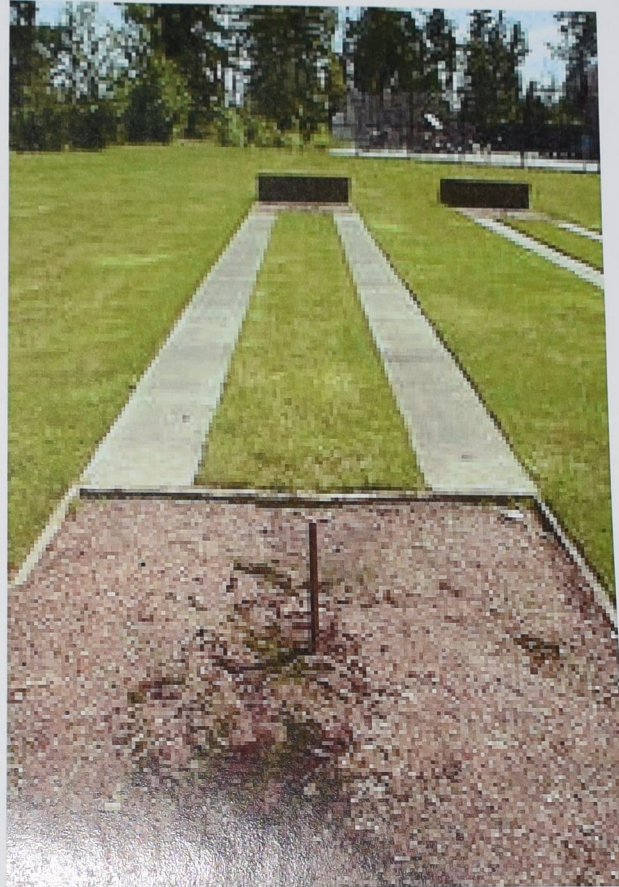
CORNHOLE COURTS (3)



SIMILAR LAYOUT TO HORSESHOE PITS



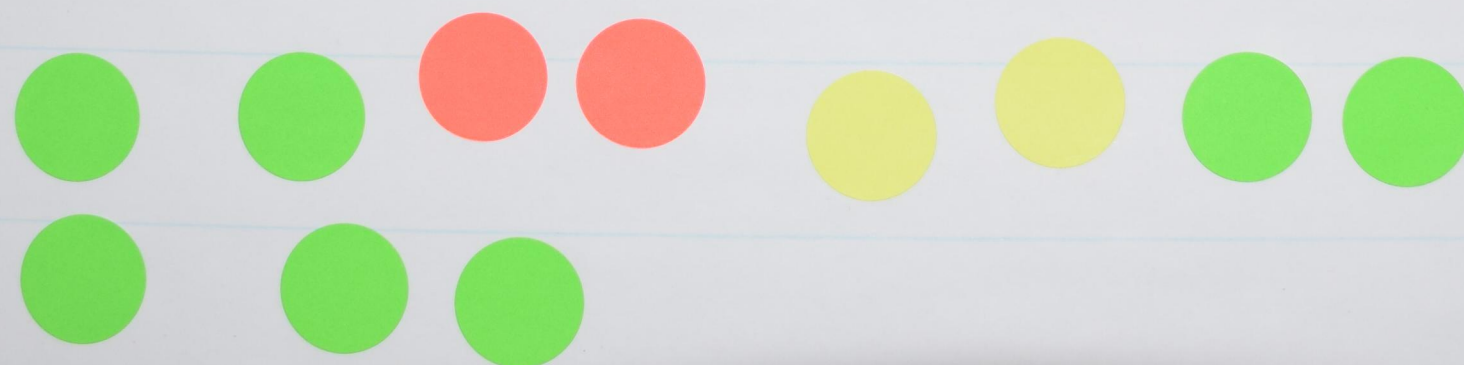
HORSESHOE COURTS (5)



OUTDOOR FITNESS AREA WITH SHADE SAIL AND WALKING LOOP



on
Walking loop
\$ add flowers & shrubs



6 COURT PICKLEBALL COMPLEX

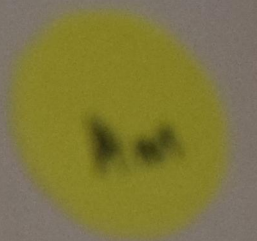
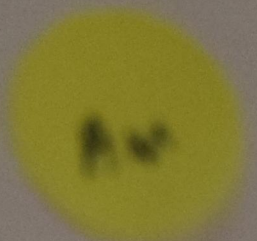


PICNIC SHELTER WITH RESTROOMS



OTHER

"Park" area with path, flowers & shrubs



Not for bldg expansion

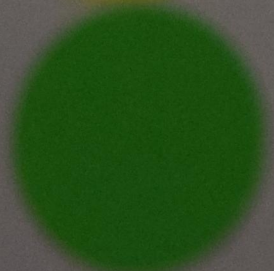
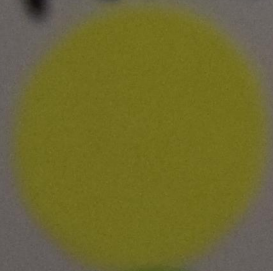
YES!

(to both areas)



Volleyball

← soccer games 50y dash talk here





GREENSBORO
PARKS & RECREATION



COMMUNITY conversations

Park at Smith Senior Center

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Greensboro, NC 27405

To learn more about GSO P&R, visit:
www.GSOParksandRec.org
or call 336-373-CITY



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**CITY OF GREENSBORO
FOR IMMEDIATE RELEASE**

Contact: Vonda Martin
Phone: 336-373-7710

Community Conversations Set for Park Improvements at Smith Senior Center

GREENSBORO, NC (January 25, 2018) -- The Greensboro Parks and Recreation Department is hosting a series of two community conversations to develop a master plan for the park at Smith Senior Center. A drop-in meeting to discuss park improvements and receive feedback is scheduled for Tuesday, February 6 from 10 am – Noon & 5 – 7 pm. An additional Community Conversation will be held in a public meeting format to reveal the master plan, discuss the Parks and Recreation Trust Fund (PARTF) grant project and conduct a Plan2Play group exercise. The Parks and Recreation Department will be applying for a PARTF grant for park development at Smith Senior Center to meet the community's recreational needs and improve recreational opportunities at Smith Senior Center. Plan2Play is a comprehensive plan to guide future park and program priorities. All meetings will be held at Smith Senior Center located at 2401 Fairview Street. Residents are invited to attend the community conversation series to share their voice, exchange ideas, and shape their community. For more information contact Vonda Martin, Park Planner with the Greensboro Parks and Recreation Department, at 336-373-7710 or [online](#).

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PARKS & RECREATION

Project Meeting Memorandum

PROJECT: Smith Community Park Phase I

ATTENDEES: Greensboro Parks and Recreation Staff:

- Shawna Tillery – Manager - Planning and Project Development
- Vonda Martin, Planner
- Elizabeth Jernigan, Planner
- Charles Jackson, Special Programs Superintendent
- Jennie Matkins, Senior Services Coordinator
- Teania Jackson, Senior Center Director

Westcott, Small & Associates

- Tori Small, PE

Public

- See attached sign-in sheet

LOCATION: Smith Senior Center, 2401 Fairview St, Greensboro

MEETING DATE: March 6, 2018, 11:00am-12:00pm and 6:00pm – 7:00pm

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

I. Welcome

- a. Shawna Tillery introduced the staff
- b. Vonda Martin provided an overview of the PARTF grant process.

II. Presentation of PARTF Project

- a. Vonda Martin explained that a number of factors went into the identification of park amenities for the updated site plan for Smith Community Park. These factors included information received from the public from past community conversations, PARTF scoring (like, new and renovated facilities) to make sure that the application being submitted would be competitive in the PARTF scoring process, and the amount of funding available through PARTF grant and local match.
- b. Vonda highlights the following amenities that are part of the PARTF project:
 - i. New Facilities – Paved Walking Loop with Outdoor Fitness Equipment and two Cornhole Courts



PARKS & RECREATION

- ii. Like Facilities – Horseshoe Courts (6)
- iii. Renovated Facilities – Pickleball Complex of Six (6) Courts
- iv. Support Facilities – Accessible Routes, Benches, Trashcans and a Bike Rack

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. Will the removal of the retaining wall above the parking lot allow debris to flow into the parking area? Should it be removed or replaced?
 - ii. Placement of horseshoe courts will affect parking for American Legion events.
 - iii. Are the Pickleball Courts being installed with a freeze/thaw layer?
 - iv. Love the walking loop!
 - v. Like the plan!
 - vi. It was asked if there is prioritization for future facilities to complete the entire site plan for Smith Community Park. Staff commented that if PARTF funding was received that new, like and renovated facilities would be included in Phase I. If PARTF funding is not received only the Pickleball courts will be renovated in Phase I. The staff shared that no additional funding has been identified past Phase I and PARTF.
 - vii. Community members wished us luck with the application and support the improvements to the park.

IV. Closing

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

END OF MEMORANDUM

Attachments:

Sign In Sheet

Community Conversation Poster

Community Conversation Postcard

Press Release

Cc: Shawna Tillery & Tori Small

Timestamp	Name	Email	Home zipcode	Would you like to receive information about the Smith Community Park project from Parks and Recreation?				
3/6/2018 10:56:27	Larry Kuepferle		27455					
3/6/2018 10:56:52	Bobby Hill		27455					
3/6/2018 10:57:15	Harry Bowers		27405					
3/6/2018 10:57:50	April Barnes	agb913@yahoo.com	27401	Yes				
3/6/2018 10:58:32	Steve Rockwood	scrockwood@gmail.com	27410	Yes				
3/6/2018 10:58:57	Joe Alexander		27405					
3/6/2018 10:59:45	Irene Linford	swampfox50@earthlink.net	27410	Yes				
3/6/2018 11:00:24	Ellen Drehmann	ellen4752@gmail.com	27455	Yes				
3/6/2018 11:01:18	Deborah Staves	debstaves@gmail.com	27405	Yes				
3/6/2018 11:05:30	Judith Graves	lajudea@yahoo.com	27455	Yes				
3/6/2018 11:06:11	Bobbie Walker	bw1@triad.rr.com	27410	Yes				
3/6/2018 11:06:43	Steve Walker	swalker12@triad.rr.com	27410	Yes				
3/6/2018 11:13:40	Bonnie Hensel	bonniehensel@yahoo.com	27410	Yes				
3/6/2018 11:17:58	Jannie Booker		27406					
3/6/2018 18:01:37	Emerson Williams	cared411@hotmail.com	27405	Yes				



GREENSBORO
PARKS & RECREATION



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Contract Routing Control Sheet

Parks & Recreation

Contact: Phil Fleischmann Phone: 3275

Lease Agreement

Tracking#: 15289 Date Submitted: 11/30/2018 Date Needed: 12/7/2018
 Date Started: 7/1/2018 Est End Date: 6/30/2021
 Contract#: Change Order#: Lease#: Bid#:
 Coliseum#: NCDOT#: Resolution#:
 Requisition#: Email For Pickup: ☐ Rush: ☐
 Description: Lease agreement for parking
 Comments: Collections to bill by 5-1- ; of each year for an invoice due July 1. Please return to P & R Admin. Attn: Debbi LaRue

Vendor:	Cone Post 386 American Legion	Account #	CBR	Amount
Vendor#:		101-5046-01.7801		\$1.00
Location:		Total:		\$1.00

Inc.
 1206 American Legion Street
 Greensboro, NC 27405



Signatures

<input checked="" type="checkbox"/> Dept Director	Reviewed By: <u>Phil Fleischmann</u>	Date: <u>12/3/18</u>
<input checked="" type="checkbox"/> Finance	Reviewed By: <u>ABW</u>	Date: <u>12-5-18</u>
<input checked="" type="checkbox"/> Accounting	Reviewed By: <u>Terri A Jones</u>	Date: <u>12/12/18</u>
<input checked="" type="checkbox"/> Attorney	Reviewed By: _____	Date: _____
<input checked="" type="checkbox"/> City Manager	Reviewed By: _____	Date: _____
<input type="checkbox"/> Mayor	Reviewed By: _____	Date: _____
<input checked="" type="checkbox"/> Deputy City Clerk	Attested By: <u>Angela Reed</u>	Date: <u>12-12-18</u>
<input type="checkbox"/> PSD	Reviewed By: _____	Date: _____

RECEIVED

DEC 12 2018

City Clerk's Office

PARKS RECREATION CONTRACT REQUEST FORM

REQUESTED BY:

Phil Fleischmann

Date Requested

11/29/2018

Date Needed

ASAP

Rush

Payment Due Date(s)

7/1 of each year

Start Date

7/1/2018

End Date

6/30/2021

Agreement Type

☒ Contract

☐ Partnership

☐ Co-Sponsors

Department

PARKS AND RECREATION

Department Director

Nasha McCray

Division

Community Recreation Services

Division Head

Charles Jackson

Contact Person

Phil Fleischmann

Phone Number

373-3275

Account Number

101-5046-01.7801

CBR#

Amount

\$1.00/year

Vendor Number

Cone Post 386 American Legion Inc.

Vendor

Address

1206 American Legion Street Greensboro NC 27405

Women Owned

Racial Ethnic Codes

Contract #

C/O

Service or Item Description

Lease Agreement for Parking

Comments

Ask Collections to bill by May 1 of each year for an invoice due July 1

Three year agreement with 2 1 year renewal options

Resolution No

THIS SECTION COMPLETED BY ADMINISTRATION:

AUTHORIZATION

Debrai Salas

DATE AUTHORIZED

11.30.18

TRACKING NUMBER

15289

LEASE AGREEMENT

This LEASE AGREEMENT (the "Agreement") is made and entered into this the 15th day of July, 2018, by and between Cone Post 386 American Legion Inc., a North Carolina non-profit corporation (hereinafter "Post") and the City of Greensboro, a North Carolina municipal corporation (hereinafter "City").

WHEREAS, the City owns and operates a recreational facility known as Smith Senior Center, located at 2401 Fairview Street, Greensboro; and

WHEREAS, the Post owns and operates a facility at 1206 American Legion St., Greensboro that abuts the Smith Senior Center; and

WHEREAS, the Post is desirous of leasing a portion of the Smith Center property which abuts its property which is utilized as a parking area and which is depicted in Exhibit A (hereinafter, "Property"); and

WHEREAS, the City is desirous of leasing this portion of Smith Center property to the Post for non-exclusive use by Post activities, and

NOW, THEREFORE, the parties agree to the following terms and conditions:

1. The Post will have non-exclusive use of the Property for the provision of a parking area for its activities, and cannot exclude the public from use of the Property.
2. If the City wishes to utilize the Property for its activities it shall coordinate with the Post. The City shall provide the Post with advance notice of its need to use the Property and the Post shall permit the City to use the Property.
3. The Post shall be allowed, under the supervision of the City, to improve the Property by the addition of gravel and parking timbers. Land disturbing activity shall be limited to minor grading.
4. The Post shall maintain the gravel surface of the Property including the replacement of the gravel. Such maintenance shall be done under the supervision of the City.
5. The Post shall also maintain the property by keeping it free from vegetation and debris.
6. Insurance The Post shall secure and maintain general liability insurance in the amount of \$1,000,000 to cover its activities on the Property. The City of Greensboro shall be named as an additional insured party on the insurance policy and a copy of the current insurance and additional insured endorsement is to be provided to the City annually.
7. Indemnification The Post does hereby agree to indemnify and save harmless the City of Greensboro, its officers, agents and employees, against all claims, actions, lawsuits and demands, including reasonable attorney fees, made by anyone for any damages, losses or injuries of any kind, including environmental, which may arise from the sole negligence of the Post, its agents or employees, or as a result of work performed pursuant to this Agreement.

8. Risk and Responsibility. Both the City and the Post acknowledge and agree that all use of the Property and other operations of their respective facilities shall be conducted solely at the party's own risk. Neither the City nor the Post assume any responsibility for items, equipment, or property which may be lost, damaged, or stolen during the course of actions associated with this Agreement.
9. Rules and Regulations. The City and the Post shall be responsible for ensuring that users of the Property abide by all Federal, State, and local laws and regulations while on the Property.
10. Fee and Payment. The Post agrees to pay the City One Dollar (\$1.00) annually for the use of the Property. The City shall invoice the Post on or before July 1 of each year that the agreement is in effect in order to receive payment. The Post shall maintain the Property to include replacement of the gravel as noted in paragraph 4 and shall permit public use of the Property as required through this agreement. Said requirements shall constitute the fair rental value as determined by the City Manager.
11. E-Verify. The Post certifies that it currently complies with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, and that at all times during the term of this Agreement, it will continue to comply with these requirements. The Post also certifies that it will require that all of its subcontractors that perform any work pursuant to this Agreement to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes. Violation of this section shall be deemed a material breach of this Agreement.
12. Iran Divestment Act Certification. As of the date of this Agreement, the Post certifies that it is not listed on the Final Divestment List created by the State Treasurer pursuant to N.C.G.S. 147-86.58 and that the Post will not utilize any subcontractor found on the State Treasurer's Final Divestment List. All individuals signing this Agreement on behalf of the Post certify that they are authorized by the Post to make this certification.
13. Non-Discrimination. The Post shall not discriminate against any member of the public in the use of City facilities or in the delivery of City programs, services or activities on the basis of sex, race, gender, color, ethnicity, national origin, age, familial status, marital status, military status, political affiliation, religion, physical or mental disability, genetic information, sexual orientation, gender expression, or gender identity.
14. Term. This Agreement shall remain in effect for a period of three years, from July 1, 2018 through June 30, 2021, unless terminated by either party upon 30 days written notice to the other party. The Agreement may be renewed for two successive one-year periods upon mutual written agreement of the parties.
15. Amendment. Except as otherwise provided in this Agreement, this Agreement may not be amended, changed, modified or altered except by written agreement of the City and the Post. This Agreement shall inure to the benefit of, and is binding upon, the City and the Post and their respective heirs and assigns.

16. Governing Law. This Agreement is governed by and shall be construed in accordance with the laws of the State of North Carolina. Venue shall lie in Guilford County, North Carolina.
17. Notice. All notices, certificates or other communications shall be sufficiently given and shall be deemed given when delivered or mailed by registered or certified mail, postage prepaid, as follows:

City: City of Greensboro
Parks and Recreation Department
Attn: Director
P O Box 3136
Greensboro NC 27402-3136

Post: Cone Post 386 American Legion Inc.
1206 American Legion Street
Greensboro NC 27405

IN WITNESS WHEREOF, this Agreement is hereby signed and sealed by its duly authorized officials, all on the day and year first above mentioned and this Agreement is executed in triplicate.

CONE POST 386 AMERICAN LEGION INC.

By: Gordon M. Perry
Name:
Title: Commander

Attested by: Ramon H. Whitham Jr.
Name:
Title: Vice Commander

[a separate City signature page will be attached]



City of Greensboro Contract Signature Sheet

Recommended by: (P&R Employee Name)

Date: _____

Charles Jackson
Parks and Recreation Division Manager

Date: 11/29/18

[Signature]
Parks and Recreation Director

Date: 12/3/18

Contracts greater than \$1,000

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

N/A
City Manager
(Only required if contract is \$20,000 or greater)

N/A ABR
Deputy Finance Officer

Approved as to form:

Attest:

Denia A Jones
City Attorney

Angela R. [Signature]
City Clerk
(Only required if contract is greater than \$1,000)

Date: 12-12-18

ATTACHMENT A (next page)

Property / Parking areas shown in Red Highlighted Area, which are designated for use by Post through this Agreement

Designated area is 75 feet X 150 feet.



NATIONWIDE MUTUAL INSURANCE COMPANY
ONE NATIONWIDE PLAZA
COLUMBUS, OH 43215-2220

05606
RENEWAL

COMMERCIAL GENERAL LIABILITY DECLARATIONS

Policy Number: **ACP GLO 3027792221**

Named Insured: **CONE POST 386 AMERICAN LEGION INC**

Address: **1206 14TH ST
GREENSBORO NC 27405-4906**

Agent: **Michael Glick Agency, Inc** **32-05606-060**
Address: **BURLINGTON NC 27215** PRODUCER: **MICHAEL GLICK AGENCY INC**

Policy Period: From **06/17/18** to **06/17/19** 12:01 A.M. standard time at the address of the named insured as stated herein.

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

LIMITS OF INSURANCE

GENERAL AGGREGATE LIMIT (other than products-completed operations)	\$	2,000,000
PRODUCTS-COMPLETED OPERATIONS AGGREGATE LIMIT	\$	2,000,000
PERSONAL AND ADVERTISING INJURY LIMIT	\$	1,000,000
EACH OCCURRENCE LIMIT	\$	1,000,000
DAMAGE TO PREMISES RENTED TO YOU LIMIT (any one premises)	\$	100,000
MEDICAL EXPENSE LIMIT (any one person)	\$	5,000

Retroactive Date (CG0002 only)

The Named Insured is: **CORPORATION**
Business of the Named Insured is: **VETERANS CLUB**
Audit Period:

ENDORSEMENTS ATTACHED TO THIS POLICY

SEE COMMERCIAL GENERAL LIABILITY FORMS AND ENDORSEMENTS SCHEDULE

TOTAL ADVANCE PREMIUM \$ 500.00M

Replacement or
Renewal Number **ACP GLO 3017792221**
A PACKAGE MODIFICATION FACTOR HAS BEEN APPLIED

Countersigned By _____
Authorized Representative

GL-D (10-98)

DIRECT BILL L53H 18109

INSURED COPY

ACP GLO 3027792221

808374924

35

0005515

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – MANAGERS OR LESSORS OF PREMISES

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designation Of Premises (Part Leased To You): 1206 AMERICAN LEGION ST GREENSBORO, NC 27405-4912
Name Of Person(s) Or Organization(s) (Additional Insured): THE CITY OF GREENSBORO PARKS AND RECREATION DEPARTMENT PO BOX 3136, GREENSBORO, NC 27402-3136
Additional Premium: \$ 35
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person(s) or organization(s) shown in the Schedule.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

- B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
 2. Available under the applicable Limits of Insurance shown in the Declarations;
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All terms and conditions apply unless modified by this endorsement.



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