June 2023

Greensboro Aquatic Facilities Master Plan

Greensboro, North Carolina

The future of aquatics is aligned with the City's mission "...to shape an inclusive future for equitable economic opportunity and sustainable, safe neighborhoods through resident focused services and programs."

-City of Greensboro mission statement

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

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ACKNOWLEDGMENTS

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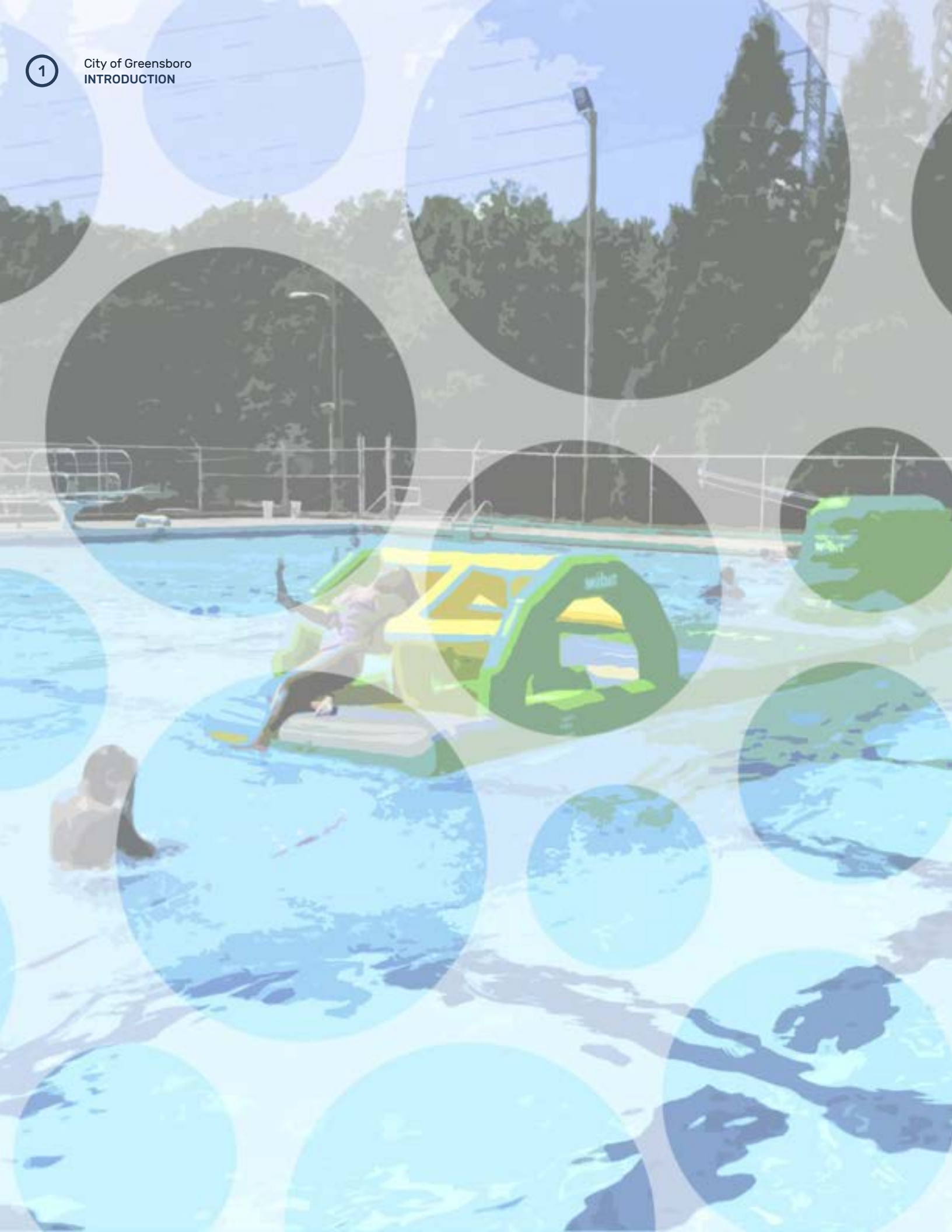

INTRODUCTION

The City of Greensboro, located in Guilford County, has a diverse population of 299,035 as of 2021. According to the US census Bureau, Greensboro grew by 29,369 people between 2010 and 2020, an increase of 10.9%. The Parks and Recreation Department completed the systemwide comprehensive plan in 2019 and part of the recommendations was to provide specific focus on the existing, aging City-owned aquatics facilities and the future of aquatics provision to align with City's mission. Site were selected through initial evaluations of the City-owned facilities. A master plan was undertaken to best focus the resources and the future of aquatics to align with the city's mission "...to shape an inclusive future for equitable economic opportunity and sustainable, safe neighborhoods through resident focused services and programs."

PROJECT BACKGROUND

For over 80 years, the city of Greensboro has had a rich history of providing exceptional program, services, facilities and beautiful parks and gardens. The City's 170 parks, gardens and special facilities have earned recognition, awards and accolades from residents, visitors, NC Recreation and Parks, and National Recreation and Park Association. In 2020, the department was awarded its 4th NRPA Gold Medal for its demonstration of excellence in long-range planning, resource management, and innovative approaches to delivering superb park and recreation services with fiscally sound business practices.

In February 2019, the department completed its system wide comprehensive master plan, **Plan2Play**. Plan2Play is based on the recommendations that are framed around three themes: ***Enhance, Expand, and Connect.*** These ideas establish a framework for reinvesting in the city's legacy of parks and recreation facilities, while strategically expanding the Department's reach to new areas of need and programming.

The framework of the plan was set on the basic of nine big ideas:

- Bring Up the Basics
- Create a Strong Brand
- Bring Nature to Our Backyards
- Strengthen Partnerships
- Create Transformative Programs
- Create Community Hearts
- Make Greensboro Accessible
- Connect the Trail System
- Improve Trails and Park Paths

Through the community engagement process with **Plan2Play**, over 7,000 residents were engaged and across all forms, the department heard that residents resoundingly desired access to fun interactive and cool water play. Access to spraygrounds, indoor pools and outdoor pools emerged as a major community priority early in the process and remained a top request throughout the seven months of plan engagement. Based upon this information, Greensboro Parks and Recreation knows that aquatics is important to residents, but the outdated and aging facilities do not lend to creative and interactive water play.

The three outdoor pools located in the system are Lindley Pool, Peeler Pool and Warnersville Pool. The outdoor pool located at Windsor Community Recreation Center will be replaced in the future as part of a larger joint use development project and will include an indoor aquatic component with a fun-lazy river, slide, zero-entry features, and a lap pool. The City possesses one indoor warm water, therapeutic pool which is located at Smith Active Adult Center and operates 2 spraygrounds located in the Southeast and Northeast side of town. According to attendance data from the last four years, the community has enjoyed the spraygrounds 400% more than any of the pools and they are 5 times more likely to visit a sprayground. This is most likely due to operational hours for pools being more restricted than those for spraygrounds, general condition of pools, lack of pool-adjacent amenities, as well as pool use requiring adult supervision.

Outdoor aquatics within the city of Greensboro have had a longstanding history in the community. The pools are rich with history and are still loved by the community; but, countless band-aid repairs have been done to extend their 75-year lifespan. It should also be noted that all three pools do not have ADA accessible locker rooms and restrooms. The pool pumps at Peeler and Warnersville are outdated and only one contractor within the city is willing to service them. As of January 2023, there is a current contract with Carolina Pool Management.

Since 2016, each pool has had a slight decline in attendance numbers. Peeler Pool, for example, has had a 5% decrease in attendance from 2016 to 2019. Pool attendance amongst all four pools has had an almost 2% decrease in attendance, with attendance reaching 12,890 in 2016 and 7,099 in 2019.
Additionally, summer camp participants are calculated into the pools' attendance. On average, Greensboro Parks and Recreation has around 500 summer campers a week for 10 weeks attending the pools. For the 2019 pool season, there were a total of 7,099 in attendance for all four pools combined. When subtracting the number of summer campers (5,000) from the total 2019 pool season attendance (7,099) that only leaves 2,099 community members using the pools.

FACILITY DESCRIPTIONS

Peeler Outdoor Pool

Located at 1300 Sykes Ave. Greensboro, North Carolina, with a volume of 202,477 gallons and a surface area of 3,352 sq. ft. This pool has a men's and women's locker room, as well as a storage room. As of 2021, Peeler Pool is open 5 days a week and available to the public 20 hours a week with the option for after hour rentals. In Fiscal Year 19/20, Peeler Pools expenditures were $16,280 with a total revenue of $459 serving 373 community residents.

Warnersville Outdoor Pool

Located at 610 Doak St. Greensboro, NC and has a surface area of 5,165 sq. ft. and holds 182,295 gallons. Warnersville Pool has men's and women's locker rooms, a storage closet, a guard room, and a 300-sq.-ft. wading pool. As of 2021, this pool is open 6 days week and available to the general public 24 hours a week with an option for after hour rentals. In FY 19/20, Warnersville Pools expenditures were $16,522 with a total revenue of $1,863 serving 1,738 community members.

Lindley Outdoor Pool

Located at 2907 Springwood Dr. Greensboro, NC with a surface area of 12,375 sq. ft. and a volume of 447,562 gallons. As the largest outdoor swimming pool that the City owns, Lindley Pool has men's and women's locker rooms, storage closets, a guard room, and diving boards. This pool also has a small wading pool with a surface area of 706 square feet, which is planned to be filled in as a project in 2023. The pump room and pool deck at Lindley swimming pool are deteriorating. In Fiscal Year 19/20, the Lindley pools expenditures were $46,511 with $9,447 in total revenue. Lindley pool serves the most community members and residents with a total attendance of 4,472. Lindley Pool also has several partners and co-sponsor groups including water polo, swim lessons, swim teams, and camps. As of 2021, this pool is open to the general public 6 days a week for 24 hours a week with after hour rentals available.

Smith Indoor Pool

The pool at Smith Active Adult Center (AAC) is located at 2401 Fairview St, Greensboro, NC. It is an indoor, therapeutic warm-water pool with a surface area of 1,152 square feet and holds 42,000 gallons of water. Smith AAC'S pool has lockers on the deck and a pool lift on the deck. The men's and women's restrooms, which serve the center, also serve as the changing areas for the pool and need updating and conversion to zero-entry showers. The pool is open 5 days a week year-round and is available to the general public from 8 am-5 pm. In FY 19/20 Smith AAC's pool's M&O expenditures were $7,242 with total revenues of $16,930 and served 9,159 community members.

Barber Park Sprayground

Barber Park Sprayground is located at 1500 Barber Park Dr. Greensboro, NC and has a surface area of 14,000 sq. ft. and offers 11 different water features, a shade structure, a concession stand with a ticket office, restrooms which serve the sprayground inside the fence, and park restrooms on the backside of the building, an outdoor shower and 9 picnic tables. It has a storage room for janitorial supplies, a storage room for pool furniture, a pump room and a 3,000-gallon surge tank. The sprayground is open 7 days a week, available to the general public 43.5 hours a week and is free to the public. Groups/parties of 10 or more people can enjoy the facility for a fee. The park offers two before or after regular hour private party rentals 7 days a week. In Fiscal Year 19/20, Barber Park mechanical expenditures were $2,146.00, total revenue was $5,689.00, roster wages totaled $18,893.76 and the park served 27,384 patrons. There are no mechanical issues at this time. The building and picnic tables are facing cosmetic issues such as fading.

Keeley Park Sprayground

Keeley Park Spray Ground is located at 4110 Keeley Rd. McLeansville, NC, has a surface area of 16,800 sq. ft., offers 16 different water features, 2 shelters, a concession stand with a ticket office, restrooms which serve the sprayground inside the fence, park restrooms on the front side of the building, an outdoor shower, 18 lounge chairs and 16 picnic tables with umbrellas. It has a storage room for janitorial supplies, a storage room for pool furniture, a pump room, a chemical room and a 3,000-gallon tank.

The spray ground is open 7 days a week, available to the general public 43.5 hours a week, free of costs. Groups/parties of 10 or more people can enjoy the facility for a fee. The park offers two before or after regular hour private party rentals 7 days a week. In Fiscal Year 19/20, Keeley Park mechanical expenditures were $30,24.68, total revenue was $18,025.00, roster wages totaled $25,709.38 and the park served 23,562 patrons. There are no mechanical issues at this time. The splash pad surface is in need of repainting due to iron in the water and fading. It is important to note that the sprayground is service by a well not currently on city water.

MASTER PLAN PROCESS

The master plan followed a phased approach to ensure there was accurate data collection prior to master plan development. The phases included:

Phase 1 | Community Engagement

February 2022 - March 2022, September 2020

During phase one, Community Engagement, the consultant team engaged the community and received input from community residents, community stakeholders, and neighborhood associations. The results of the community engagement are summarized in Chapter 4 and details are included in the appendix.

Phase 2 | Facility Audit

February 2022 - March 2022

The Facility Audits took a three-pronged approach. A team with an architect, mechanical engineer, plumbing engineer, electrical engineer, civil engineer/ landscape architect, and aquatics expert visited each of the six sites. The team identified and documented current conditions and issues pertaining to everything from short term critical issues for re-opening to longer term equipment replacements. This included documenting issues with exterior envelope integrity, structural components, mechanical, electrical, and plumbing infrastructure conditions, life safety and building code deficiencies and interior finishes. The results of the Facility Audits are included in Chapter 3.

Phase 3 | Equity + Inclusion Assessment

February 2022 - August 2022

To evaluate the City's current degree of equitable access to aquatic facilities, the project team evaluated park access, social vulnerability, inclusion and investment. The DEI assessment included:

- Access: Evaluating the geospatial distribution and access to facilities;
- Inclusion: Evaluating and identifying presence or lack of inclusive environments that remove barriers and embrace a diversity of abilities, cultures and ethnicities represented by the City's community;
- Social Vulnerability Indices: Originally developed by the Center for Disease Control (CDC) to measure risk and resilience of certain communities to natural hazards, Social Vulnerability Indices (SVI's) can be applied to equity and recreation planning. SVI's rank census tracts based on 15 social factors including poverty, lack of vehicle access, unemployment rates, and per capita income to name a few. The project team used SVI's to develop a composite map depicting where geographic gaps align with underserved areas of a community. When proposing new recreation amenities, these areas should receive priority attention; and
- Investment: Understanding where an agency directs investment can reveal unintentional gaps in investment across the system. Qualitative results from a park / program assessment, quantitative measures such as operating expenditures per park (normalized on a per-acre basis) and the City's fee structure will identify the presence or lack of equitable investment across a recreation system. The project team makes recommendations where disparities in investment exist across the system.

Phase 4 | Programming + Master Planning

May 2022 - October 2022

During the Programming and Master Planning task the consultant used data collected from the facility audits, community engagement, and repair/ maintenance plan to:

- Perform a needs assessment of each facility to determine ability for reuse, reconstruction, closure or conversion to interactive water play. Provide an analysis is each potential option.
- Examine existing demographics of surrounding communities of existing aquatics. Determine the opportunities for aquatic access based on the needs of the community. Also determine if pool aquatics is needed for specific programming needs for that site. Demographics research was aquatics related.
- Develop a master plan for a new facility at each pool that is designed to satisfy the estimated demand.
- Focus review of the spraygrounds on the repair/maintenance plan and assessment for replacement of water feature/equipment components. No site, facility, amenity upgrades are needed. Existing spraygrounds did not need new programming/master planning as an existing master plan exists for Barber and Keeley.
- Identify any existing elements that can be incorporated into the new facility. If projected demand cannot be met incorporating any existing elements, then assume a complete demolition and reconstruction of the facility.

Master Plans are included in Chapter 5.1

Opinion of Probable Cost

December 2022 - January 2023

An opinion of probable cost was developed that included repair/replacement and maintenance at the six sites developed from the facility audits as well as a general cost estimate for each site based upon the final master plan. The opinion of probable cost is included in Chapter 5.3.

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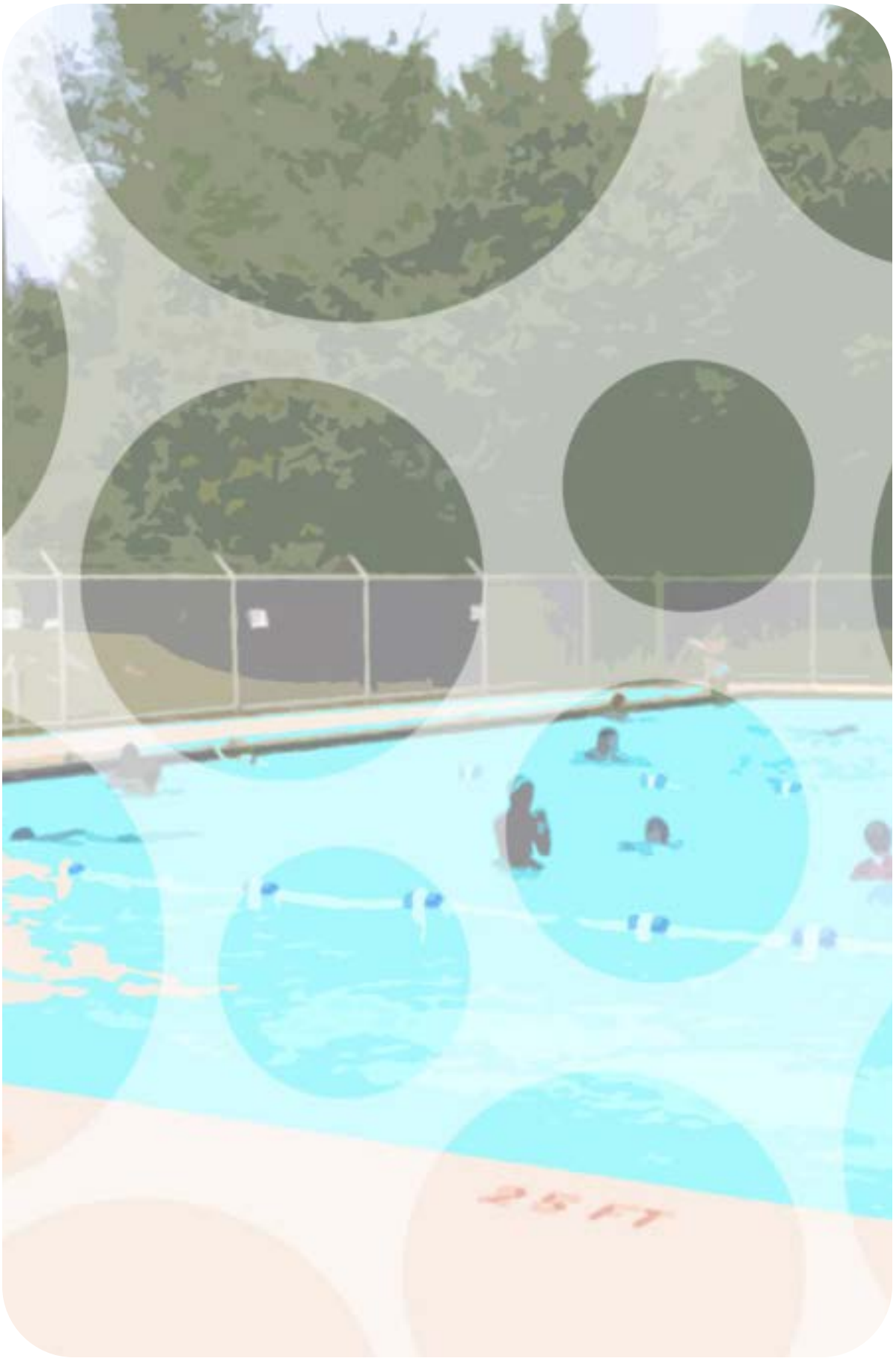

2 | EQUITY ASSESSMENT

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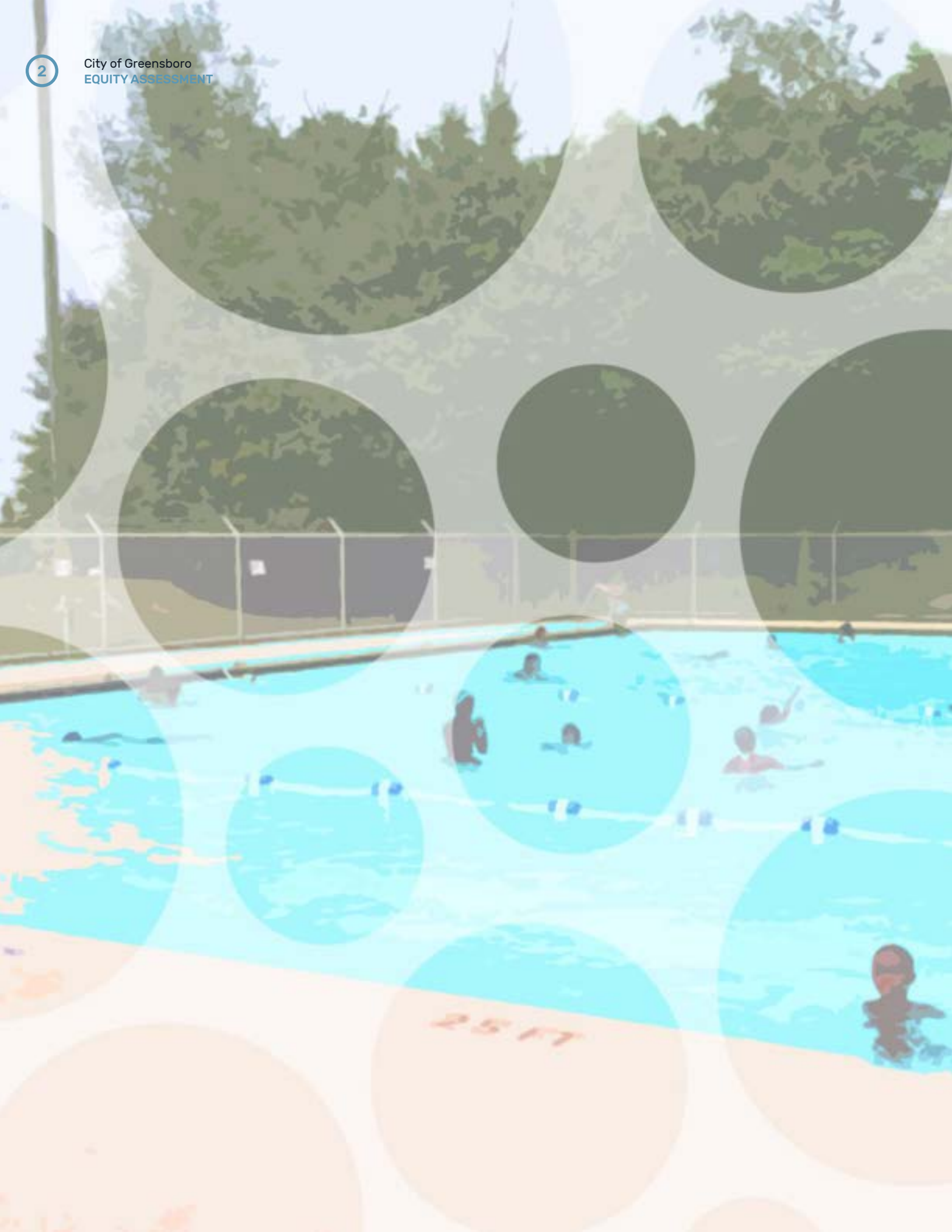


EQUITY ASSESSMENT

INTRODUCTION

The purpose of this assessment is to examine the equitability of aquatic facilities in the City of Greensboro using factors such as geospatial distribution of facilities, social vulnerability, demographics, walkability and funding. Government investment in parks and recreation facilities is intended to create benefits for individuals and the wider community. The study builds upon findings from the site assessment in Chapter 3.

Inequalities in recreational facilities were born out of the Jim Crow era. Separate but equal laws ensured that Blacks and Whites went to separate but "unequal" facilities such as schools, libraries, swimming pools and parks. During the Jim Crow era, parks were segregated with separate entrances, campgrounds, bathrooms and picnic tables. "Whites only" and "Coloreds only" signs were used as physical markers and reminders (NRPA Equity in Parks and Recreation Report, 2021). Pools were no different as institutional and structural racism plagued black and brown communities seeking access to pools or aquatic facilities throughout the US.

Well known Robert Moses, former New York City Parks Commissioner was intent on restricting access to pools for Blacks and Puerto Ricans. Moses limited funding for parks in Black and Puerto Rican communities such as Harlem and resorted to tactics of keeping water temperatures extremely cold to discourage Blacks and Puerto Ricans from mingling with Whites in public pools (Murphy, 1972). Middle-class Whites expressed concerns with intermingling and eventually left public pools to begin attending private swim clubs or pools (Wiltse, 2007). Aware of this history of inequities in parks and pools, local government leaders seek the examination and assessment of inequities that may exist in the provision of public recreational facilities which are accessible to all.[1] [2]

Providing parks and recreation facilities to all residents is important, and this analysis is intended to serve as a baseline assessment for guidance on future decision making and investment in aquatics facilities. The Greensboro Plan2Play Parks and Recreation Master Plan (**Plan2Play**) is the most recent comprehensive parks and recreation master plan intended to guide planning and development of the parks and recreation system within the city over the next twenty years (2018-2038). Plan2Play expresses a vision that will ***enhance*** and ***expand*** parks, facilities and programs, and ***reconnect*** Greensboro into a healthy community for all generations and neighborhoods. The department currently provides a variety of program offerings both in-house and through outside partnerships. However, gaps were identified in aquatics programs due to the lack of indoor aquatics amenities and dated outdoor pool facilities. Additionally, limited pool hours and offerings at those facilities do not necessarily meet the needs of the community. Plan2Play recommends further exploring the need for growth in aquatics programs.

1 Murphy, J. F. (1972). *Egalitarianism and separatism: a history of approaches in the provision of public recreation and leisure service for blacks, 1906-1972* (Doctoral dissertation).

2 Wiltse, J. (2007). *Contested waters: A social history of swimming pools in America*. Chapel Hill, NC: University of North Carolina Press.

Residents with higher social vulnerability rankings live in areas where they may not have means to access parks and recreation services needed to improve social and health outcomes. In areas with higher social vulnerability rankings, parks and recreational facilities such as spraygrounds and pools may provide a valuable resource people may not otherwise have access to. Providing parks and recreation facilities to all residents is important, and this analysis is intended to serve as a baseline assessment that can guide future decision making for investment in aquatics facilities.

WHAT IS SOCIAL VULNERABILITY?

Social vulnerability refers to the inability of people, groups of people, organizations, and societies to withstand adverse impacts from multiple stressors to which they are exposed. These impacts are due in part to characteristics inherent in social interactions, institutions, and systems of cultural values.

Social vulnerability research frequently focuses on risk management analysis, particularly related to the impacts of natural hazards. This chapter recognizes that many of the factors that determine a community's resilience to natural hazards are the same factors that leave communities vulnerable to ongoing public health risks, such as a lack of access to parks and open space.

The following factors influence social vulnerability:

- Socioeconomic status
- Age
- Health and disability status
- Race and ethnicity
- English language proficiency
- Medical issues and disability

Continued reading:

Planning for an Emergency: Strategies for Identifying and Engaging At-Risk Groups: A Guidance Document for Emergency Managers. Centers for Disease Control and Prevention (CDC) n.d.

Penny Gordon-Larsen, Melissa C. Nelson, Phil Page, Barry M. Popkin. *Inequalities in the Build Environment Underlies Key Health Disparities in Physical Activity and Obesity*. n.d.

METHODOLOGY

The Social Vulnerability Index combines demographic characteristics commonly used as indicators for areas considered at risk of experiencing negative social or health outcomes. Social vulnerability includes an analysis of socioeconomic status, household composition and disability, minority status and language, and housing and transportation to determine the area's vulnerability. The data set for this analysis is created by the Center for Disease Control and Prevention with the intention of assisting communities after a natural disaster. More recently, this data set has been applied to community planning, especially in the areas of public health, parks and recreation and greenway planning.

The Center for Disease Control and Prevention social vulnerability index "uses U.S. Census data to determine the social vulnerability of every census tract. Census tracts are subdivisions of counties for which the Census collects statistical data. The social vulnerability index ranks each tract on 15 social factors, including poverty, lack of vehicle access, and crowed housing, and groups them into four related themes. Each tract receives a separate ranking for each of the four themes, as well as an overall ranking."

OVERALL SOCIAL VULNERABILITY	**SOCIOECONOMIC STATUS**	Below Poverty
		Unemployed
		Income
		No High School Diploma
	HOUSEHOLD COMPOSITION + DISABILITY	Age 65 or Older
		Age 17 or younger
		Civilian with a Disability
		Single-Parent Households
	MINORITY STATUS + LANGUAGE	Minority
		Speak English "less than well"
	HOUSING + TRANSPORTATION	Multi-Unit Structures
		Mobile Homes
		Crowding
		No Vehicle
		Group Quarters

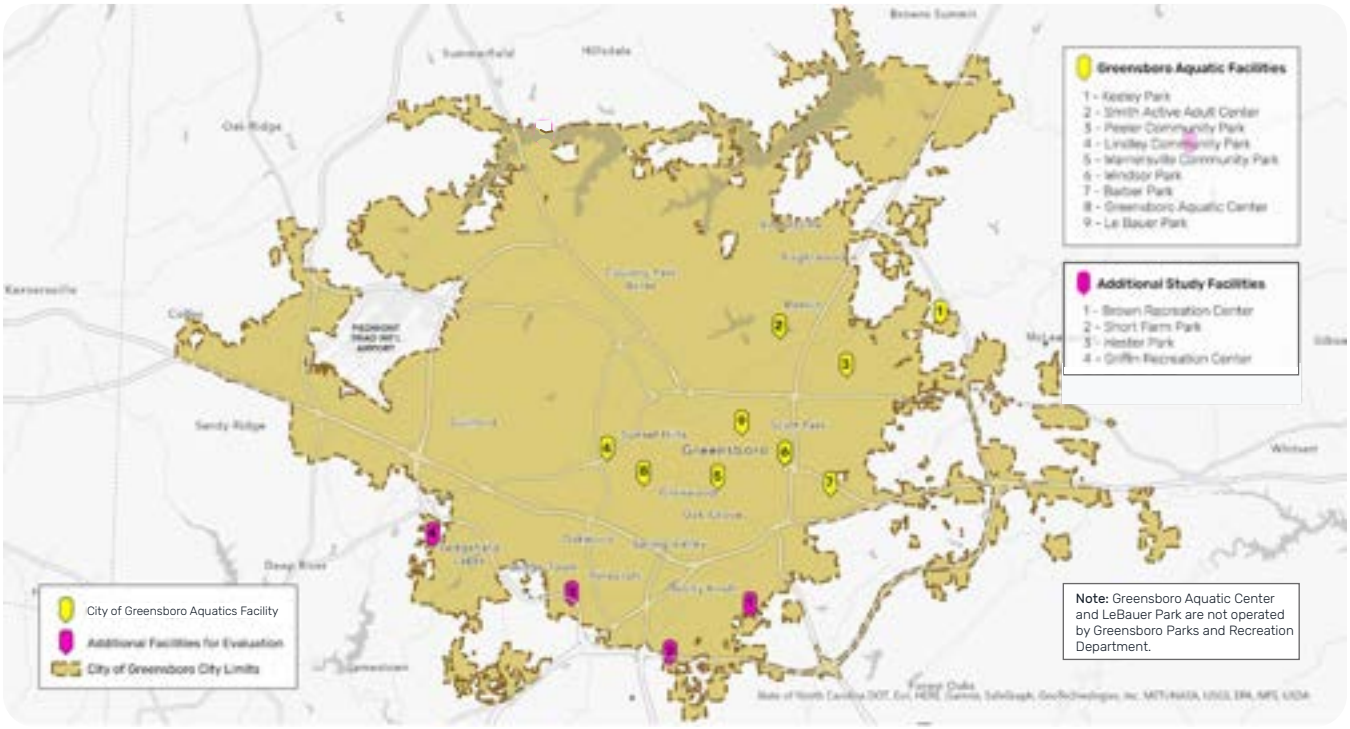
Components of the overall social vulnerability index and four composite indices

GEOSPATIAL DISTRIBUTION OF FACILITIES

The map below shows public, city-owned and operated aquatics facilities included in the study. The majority are located in the northeast and southeast sections of the city only, leaving no public facilities in any other section of the city.

Note: Greensboro Aquatic Center (GAC) is not included in the scope of work for this study. The center is operated by the Greensboro Coliseum and not operated through Greensboro Parks and Recreation. It is a public competitive aquatic meeting site primarily serving as a competitive and instructional venue. Built at a cost of nearly $19 million, the GAC brings together all major aquatic sports – competitive swimming and diving, water polo, synchronized swimming and other unique sports - all in one venue and has received national accolades. The GAC's versatility offers Greensboro the opportunity to host any kind of aquatic competition.

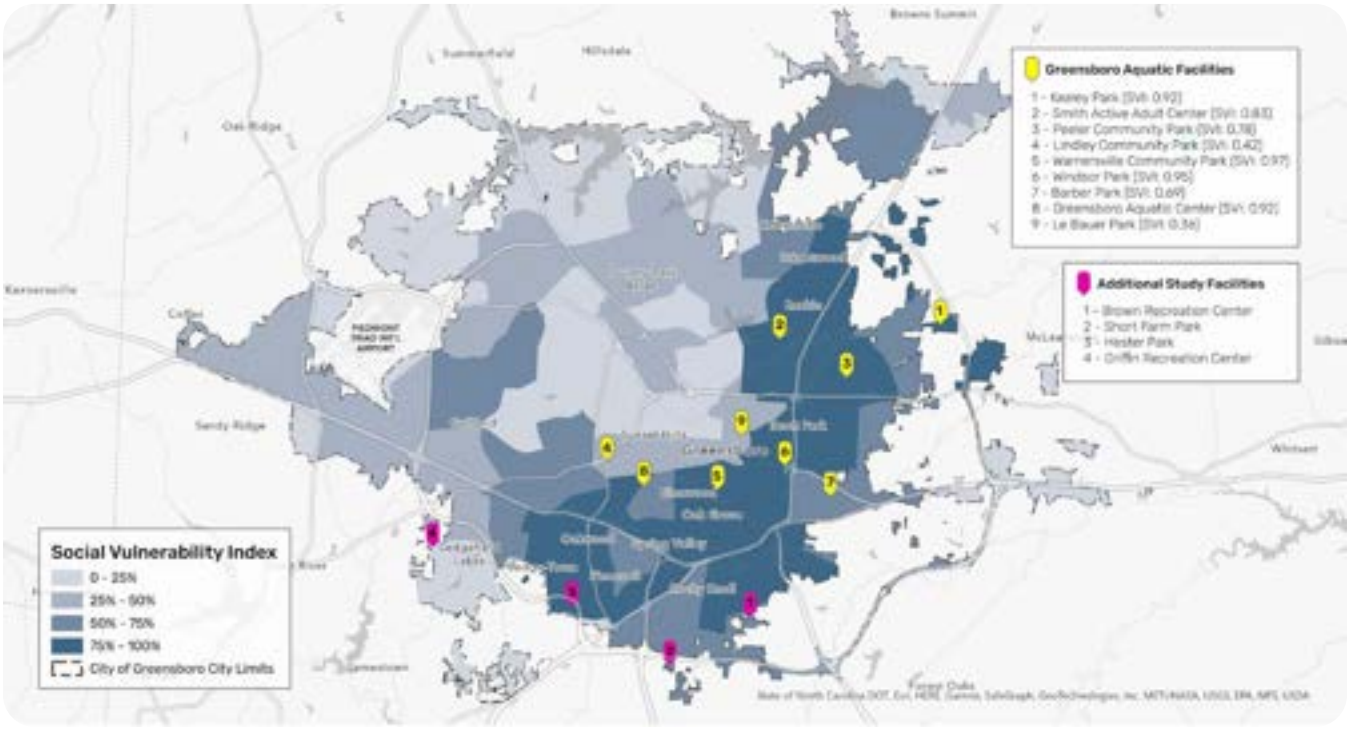
Additionally, while owned by the City, the splash pad at LeBauer Park was not included in the scope of the study.



City of Greensboro Aquatics Facilities

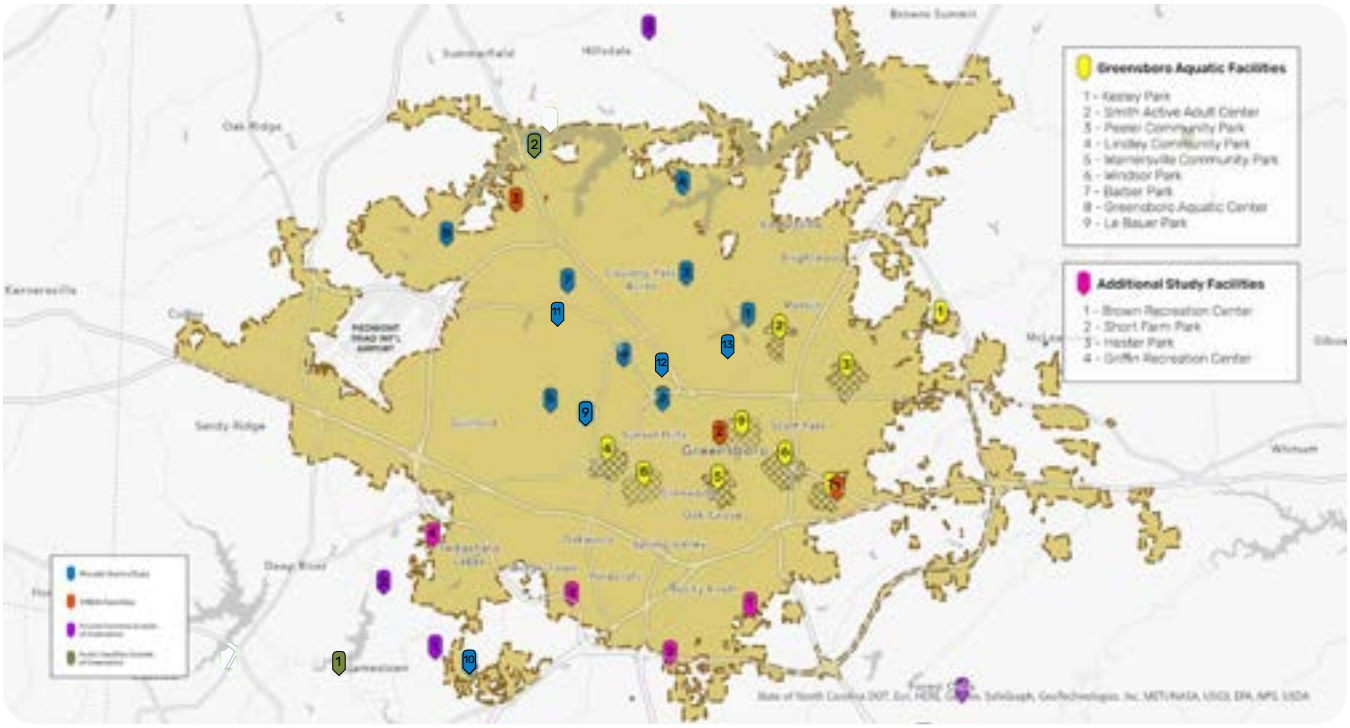
SOCIAL VULNERABILITY ASSESSMENT

As shown in the map below, the overall social vulnerability index indicates that aquatics facilities are located throughout each of the social vulnerability rankings in the city. Most of the facilities are located in the highest social vulnerability area. These include Keeley Park sprayground, Peeler Community Park Outdoor Pool, Smith Active Adult Center Indoor Pool, Warnersville Community Park Outdoor Pool and Windsor Community Park Outdoor Pool. Barber Park sprayground and Lindley Community Park Outdoor Pool are in the lower social vulnerability area. For the purposes of this study, five components of the Social Vulnerability Index were used to conduct this aquatics equity assessment- minority status, median income, walkability, vehicle ownership and mass transportation.



Overall Social Vulnerability Index for the City of Greensboro including aquatics facilities

The map below shows the distribution of City of Greensboro public facilities, YMCA facilities, private aquatics facilities and private swim clubs located throughout the city. YMCA facilities are located in mid- and high-ranking social vulnerability areas. Though private swimming pools and aquatic facilities are located in the lowest social vulnerability rankings, Greensboro Parks and Recreation pools are not available within those areas limiting access for populations residing there.



Public and Private aquatics facilities in Greensboro

- PRIVATE CLUBS IN GREENSBORO	CLUB / FACILITY
1	Sherwood Swim + Racquet Club
2	Friendly Park and Tennis Club
3	Lawndale Swim and Tennis Club
4	Green Valley Park
5	Hamilton Lakes and Tennis Club
6	Lake Jeanette Swim and Tennis Club
7	Friendly Acres Neighborhood Club
8	Cardinal Swim and Tennis Club
9	Starmount Country Club
10	Grandover Swim + Racquet Club
11	Pinetop Sports Club
12	Elks Lodge
13	Greensboro Country Club
- YMCA FACILITIES IN GREENSBORO	**CLUB / FACILITY**
1	Hayes - Taylor Family YMCA
2	Kathleen Price Bryan Family YMCA
3	Alex W. Spears III YMCA
- PRIVATE CLUBS ADJACENT TO GREENSBORO	**CLUB / FACILITY**
1	Mary Perry Ragsdale Family YMCA
2	Cedarwood Swim and Tennis Club
3	Ridgewood Swim and Tennis Club
- PUBLIC FACILITIES ADJACENT TO GREENSBORO	**CLUB / FACILITY**
1	High Point City Lake Park
2	Bur-Mil Park

Public and Private Aquatics Facilities in the City of Greensboro

The table above shows a listing of private aquatics facilities and swim clubs in Greensboro. Overall comparisons of public and private facilities reveal the majority of public facilities are located in the southeast section of the city. The north and southwest sections of the city have private aquatics facilities but lack public, city-owned facilities. However, these areas have low SVI ratings, medium to high income levels and high vehicle access. Residents living in these areas are likely to have access and the ability to pay fees associated with use of private aquatics facilities. YMCA facilities are located in the southeast section of the city. The cost of memberships at YMCAs may create financial challenges for some families unable to pay fees which may limit access to YMCA facilities. However, some YMCA facilities base membership fees on income to provide affordable programs to lower income residents living in high SVI areas.

Establishing partnerships between the city and private aquatics facilities who can provide needs-based scholarships may increase affordability of programs.

	Highest Social Vulnerability			Lowest Social Vulnerability
Ranking	1	2	3	4
Total number of aquatics facilities	5	1	1	0
Population within area	89,705	58,418	72,976	74,349

Summary of areas within the City of Greensboro based on social vulnerability ranking

The table above summarizes data from the map of overall social vulnerability rankings. Each column includes a summary of all aquatics facilities within all census tracts of that category. There are 5 aquatics facilities located within census tracts ranking high for social vulnerability. This is the greatest number of aquatics facilities of any social vulnerability ranking. There are housing developments in high SVI area that do not traditionally have access to aquatics facilities. There is one aquatics facility located in each census tract with mid-level and low social vulnerability.

When numbers are adjusted to account for population and square mileage, the data indicates that the highest-ranking social vulnerability areas have the most aquatics facilities (4 total). Locating recreation facilities such as pools and spray grounds in areas where they serve the majority of people, increases opportunities to serve and reach the most vulnerable populations.

The analysis indicates that Greensboro Parks and Recreation Department provides aquatic facility access to populations living in higher and lower social vulnerability areas. Areas in the highest vulnerability rankings have more spray grounds and pools when comparing populations living within those areas to the total population. While the most vulnerable areas appear to have equitably distributed aquatics facilities across the city, these areas may be underserved for their level of need or variety in programming at those facilities. The same principle would be true of the lowest vulnerability areas appearing to lack equitable distribution of aquatics facilities. They may also be underserved in their level of need or program variety for aquatic facilities as well. Public outreach to these communities will help identify needs and programming gaps for future program development.

The 2022 National Recreation and Park Agency Performance Review provides benchmarking data to assist park and recreation professionals in the effective management and planning of operating resources and capital facilities. Twenty-five percent of agencies with populations over 250,000 reported having at least one aquatics center. Overall, 67% of agencies reported operating, maintaining or contracting services for outdoor swim facilities or water parks, while 32% reported the same data for indoor swim facilities or parks. Per the population size, Greensboro provides more aquatics facilities than most agencies of its size.

DEMOGRAPHICS

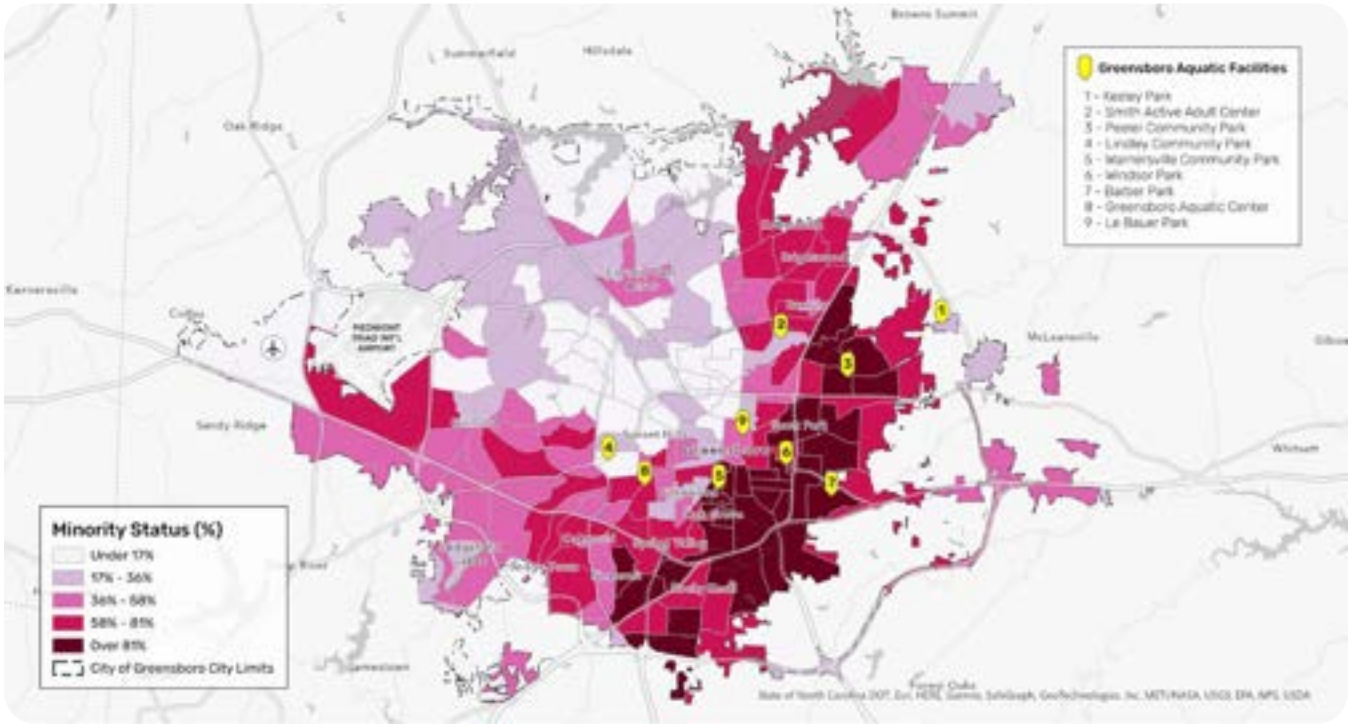
The five following figures map the components of the Social Vulnerability Index used to conduct this aquatics equity assessment- minority status, median income, walkability, vehicle ownership and mass transportation. The report does not include the detailed metrics for each index, but the maps provide an important visual context.

Minority Status

According to the July 2021 US Census Data, the demographic makeup of Greensboro shows the largest proportion of minority population comprising 54.5% of the population and Whites Alone at 41%. Minority population in Greensboro are 42.4% Black or African American, 8% Hispanic or Latino, 5% Asian, 3.4% Two or more races, 0.6% American Indian or Alaska Native and 0.1% Native Hawaiian or Pacific Islander. The total population of Greensboro is 295,448 people.

Three aquatics facilities are located in the low social vulnerability areas near Smith Active Adult Center Indoor Pool, Keeley Park sprayground and Lindley Community Park Outdoor Pool where less than 36% of minorities live. There are four aquatics facilities located in the highest social vulnerability ranking for minority status- Peeler Community Park Outdoor Pool, Warnersville Community Park Outdoor Pool, Windsor Community Park Outdoor Pool and Barber Park sprayground. Over 81% of minorities live near these facilities. The social and economic marginalization of communities of color has rendered these populations more vulnerable. Facilities located in high vulnerability areas should develop strategies for creating nontraditional means of public outreach, dual language marketing of recreational materials and facility signage and programming to increase inclusivity and acceptance of these communities. The presence of diverse communities creates opportunities for celebrating cultural heritage.

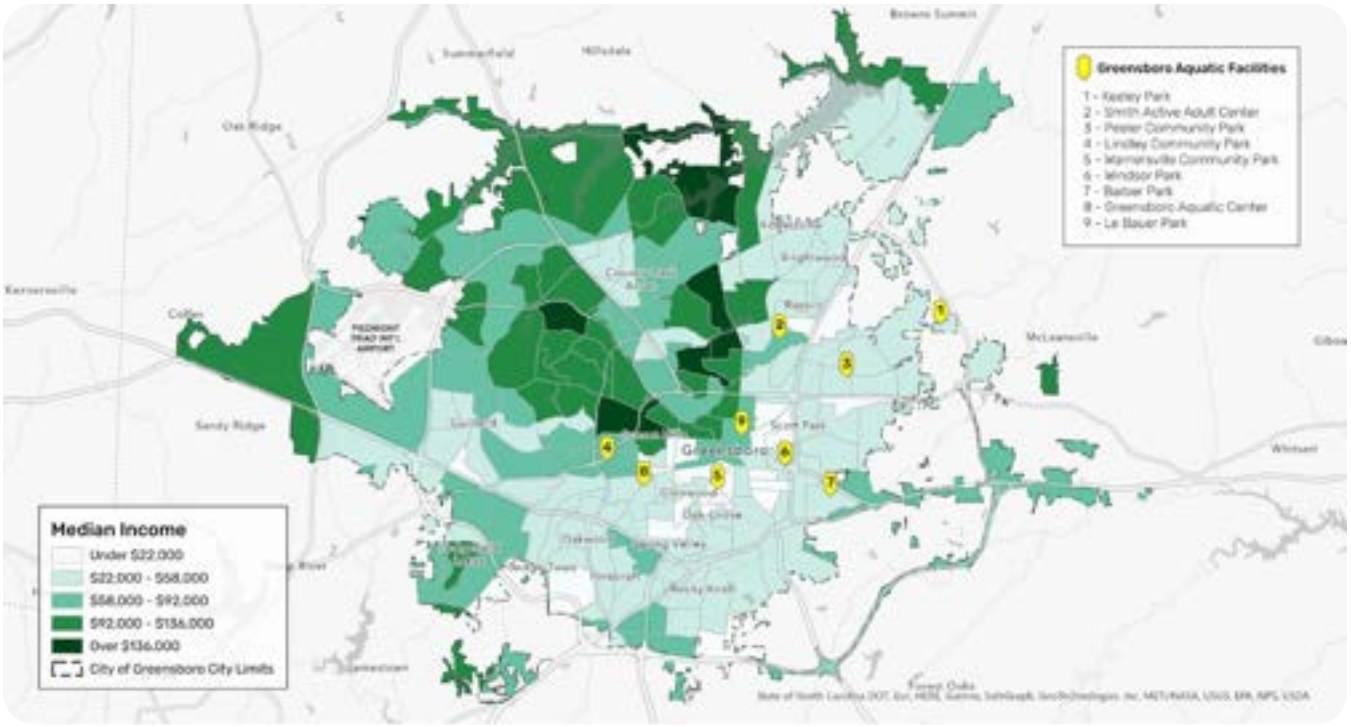
Areas in the northern and central portions of the city have the lowest percentage of minorities at 36% or less and in some of the areas minorities make up less than 17% of the population. These areas of the city lack access to public, city-owned and operated aquatics facilities and programming.



Minority status Social Vulnerability Index for the City of Greensboro including aquatics facilities

Median Income

In general, areas in the northern and central portions of the city have the highest median income levels ($58,000- over $136,000 annually) when compared to areas surrounding aquatics facilities with lower income levels (less than $22,000- $92,000 annually). However, there are a few sections with lower income in those portions of the city. Income levels near Warnersville Community Park Outdoor Pool are the lowest averaging less than $22,000. Communities near Keeley Park sprayground, Peeler Community Park Outdoor Pool, Windsor Community Park Outdoor Pool and Barber Park sprayground range from $22,000-$58,000 annually. Smith Active Adult Center Indoor Pool and Lindley Community Park Outdoor Pool have median incomes of $58,000-$92,000. Economically disadvantaged populations are less likely to have disposable income for leisure and recreational activities. Facilities catering to these populations should offer affordable programming to meet the needs of the community which will prove important to increasing participation while reducing financial barrier to entry. The City should evaluate fee structures, differential pricing, and cost recovery goals to ensure programs are affordable to residents of all income levels. Additionally, engaging vulnerable populations during the planning phases of facilities and programs can help Greensboro offer amenities and programs residents need and generally use.



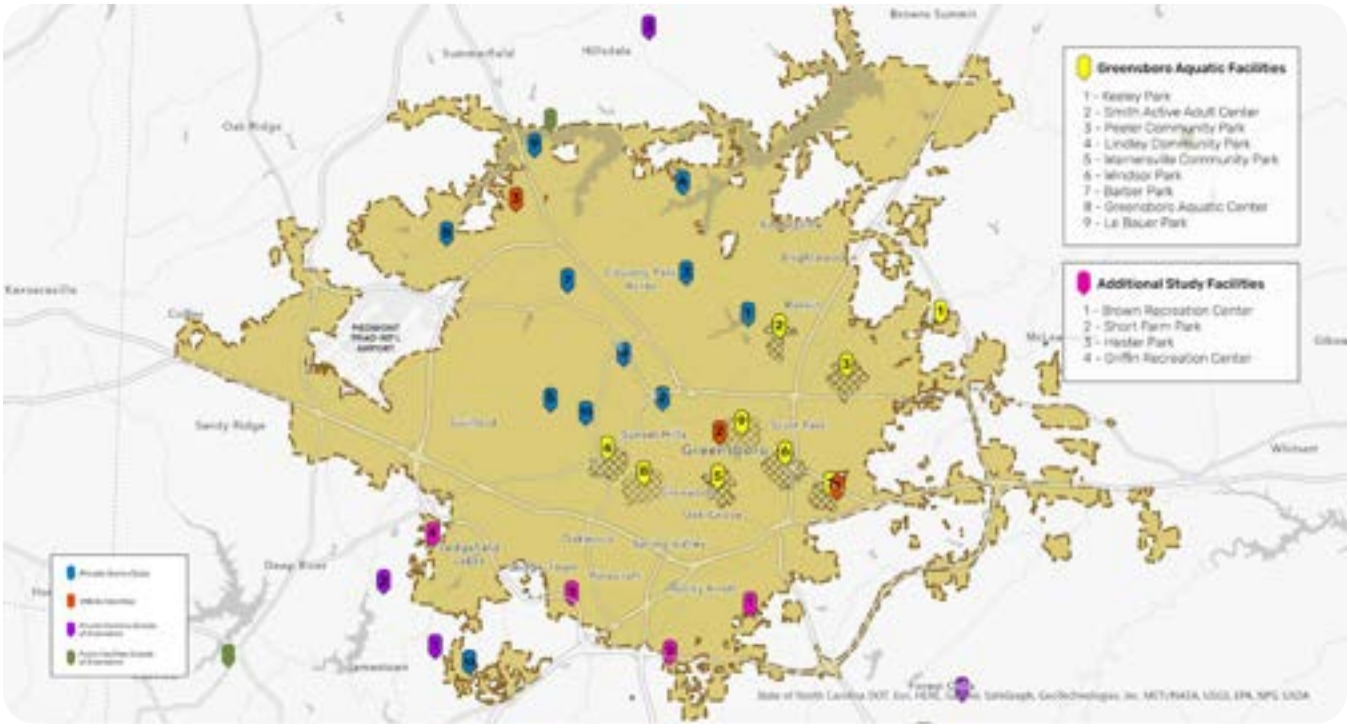
Median Income Status Social Vulnerability Index for the City of Greensboro aquatics facilities

ACCESS

Walkability

Studies show that people have better health outcomes when living near a park or recreational facilities. In order to assess the health benefits that recreational facilities provide, people must be able to access such facilities. Though accessibility comes in many forms, having a park or recreational facility within a 10-minute walk of home is considered ideal access for a person to incorporate physical activity as part of their regular routine.

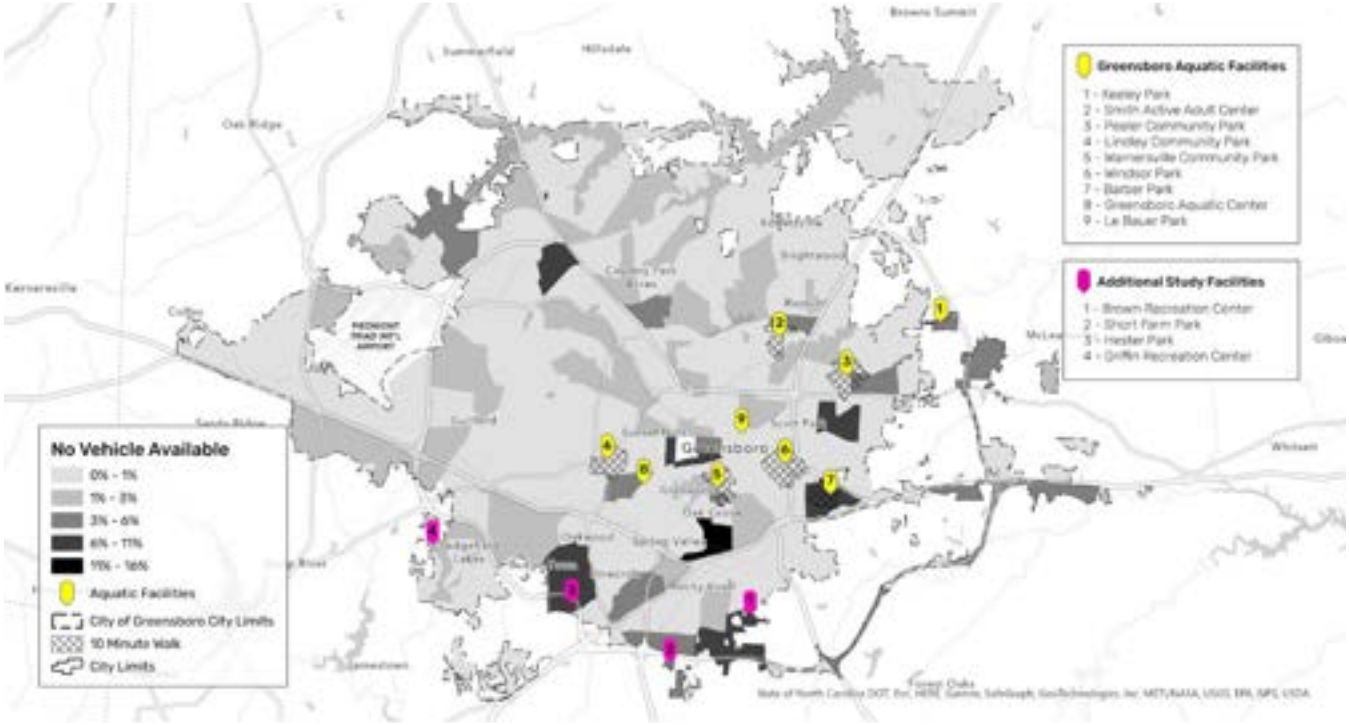
Source: https://www.nrpa.org/blog/10-minute-walk-opportunities/. The figure below shows the walkability of aquatics facilities in the city.



Walkability of the City of Greensboro aquatics facilities

Vehicle Ownership

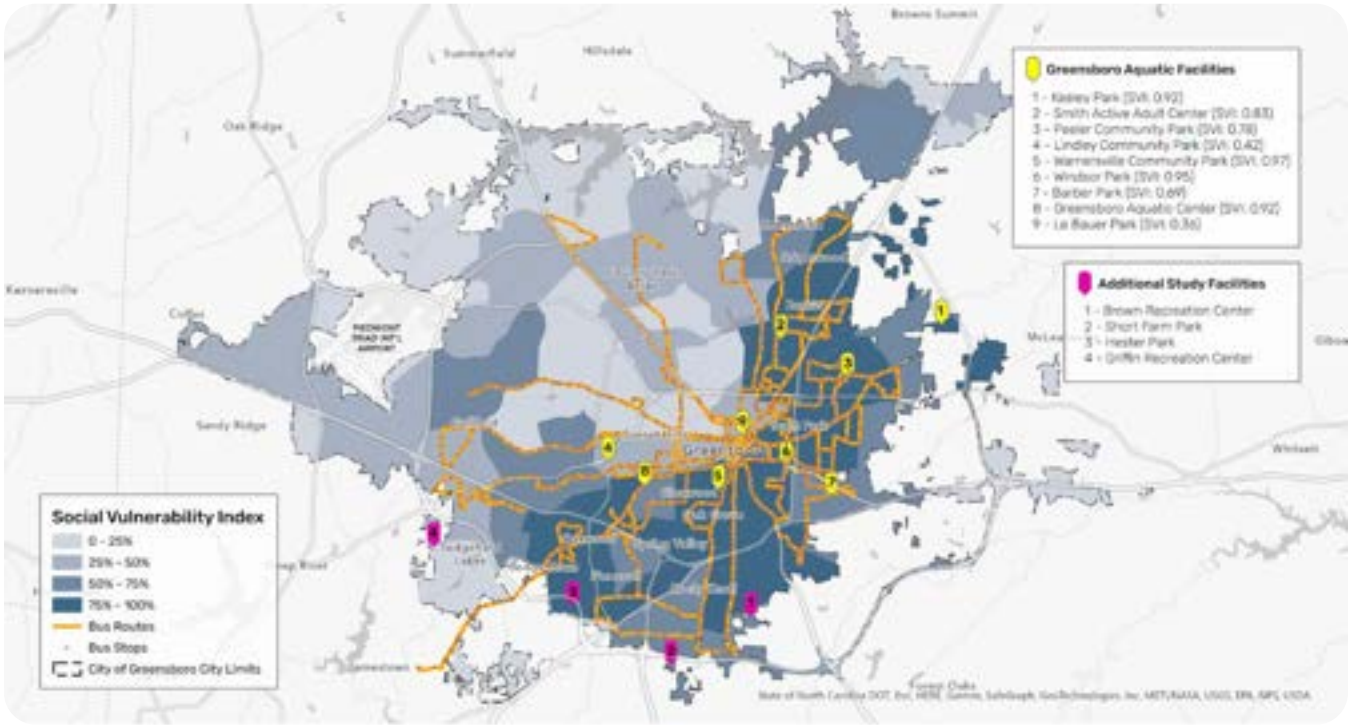
This analysis examines vehicle ownership of populations living near aquatics facilities. Per the map below, the social vulnerability index shows most of the central and northern areas have less than 3% of the population without vehicle access. Communities surrounding Windsor Community Park Outdoor Pool and Lindley Community Park Outdoor Pool have less than 1% of the population within a 10-minute walk of those facilities without vehicle access. Areas within a 10-minute walk of Keeley Park sprayground, Smith Active Adult Center Indoor Pool, Peeler Community Park Outdoor Pool and Warnersville Community Park Outdoor Pool have 6-11% of its population without vehicle access. Barber Park area has the largest non-vehicle access population of 11-16% without vehicle access. Access to personal or public transportation is a key factor for vulnerable communities as transportation is tied to personal wealth and can limit access to facilities.



Vehicle Ownership Status Social Vulnerability Index for the City of Greensboro aquatics facilities

Mass Transportation

The map below shows alternative transportation routes near spraygrounds and aquatic facilities. With the exception of Keeley Park sprayground, all of the facilities are located at or near local bus routes. Implications for these aquatic facilities include ensuring residents have access to aquatic facility within walking distance or alternative transportation options to facilities. The city should seek to not only provide alternative transportation options for resident access to aquatics facilities, but also provide programming reflective of the populations living near or within walking distances of those facilities.



Mass Transportation Status Social Vulnerability Index for the City of Greensboro aquatics facilities

DEMOGRAPHIC CHARACTERISTICS	10-MINUTE WALK AREA (2021 ACS DATA)	CITY OF GREENSBORO (2021 ACS DATA)	DEVIATION
Total Population	10,724	290,809	
Total Households	4,086	120,236	
Median Household Income	$31,579	$49,806	$18,227 (36.6%)
Racial Characteristics			
White	1,695 / 15.8%	127,665 / 43.9%	28.1%
Black	8,129 / 75.8%	121,849 / 41.9%	22.9%
American Indian	54 / 0.5%	1,454 / 0.5%	0%
Asian	226 / 2.1%	16,577 / 5.7%	3.6%
Pacific Islander	8 / <0.1%	291 / 0.1%	<0.1%
Other	301 / 2.8%	13,377 / 4.6%	1.8%
-1.8% Two or More Races	311 / 2.9%	9,596 / 3.3%	0.4%
Unemployment (per U.S. Bureau of Labor Statistics	11.7%	6.1%	5.6%
Households with income below poverty	35.0%	15.9%	19.1%
Households with one or more people with a disability	25.8%	19.3%	6.5%

Demographic Characteristics of Greensboro and 10-minute Walk Areas of Parks

Note: Comparison data derived from 2019 U.S. census data

Equitable parks and recreation facilities such as pools and spraygrounds must also be concerned with the question of who facilities are serving. This analysis summarizes the demographics, or the who, of those residents living within a 10-minute walk of aquatics facilities. A comparison of the demographics of residents living within 10-minute walk of an aquatic facility to the overall demographic characteristics of Greensboro is then analyzed. If the demographic makeup of residents having access to an aquatic facility within a 10-minute

walk is comparable (less than 5% deviation) to the City's general demographics, a higher degree of equity is inferred. This analysis uses common indicators of social vulnerability to determine whether Greensboro aquatic facilities are serving a representative sample of the population or if facilities disproportionately serve certain segments of the population.

This analysis specifically examines the walkability of aquatics facilities in high social vulnerability areas. Figure 9 is a walkability assessment map showing the areas of Greensboro within a 10-minute walk of existing aquatics facilities. Figure 11 is a map of alternative transportation routes located near aquatics facilities. Each of the aquatics facilities has at least one alternative mode of mass transportation, with the exception of Keeley Park sprayground which is located outside of the city limits.

The demographic characteristics table of Greensboro residents within a 10-minute walk compared to the overall population of the city. Greensboro provides a ten-minute walk to aquatics facilities that serves less than 4% of all City residents. Demographic characteristics indicate the City is comprised of 43.9% White, 41.9% Black or African American, 0.5% American Indian, 5.7% Asian, 0.1% Pacific Islander, 4.6% Other races and 3.3% Two or more races. Characteristics of residents within a 10-minute walk of Greensboro aquatics facilities vary: 15.8% White, 75.8% Black or African America, 0.5% American Indian, 2.1% Asian, <0.1% Pacific Islander, 2.8% Other races and 2.9% Two or more races. More African Americans and Whites live within a 10-minute walk of aquatics facilities. American Indians, Asians, Pacific Islanders, Other races and Two or more races have percentages that are slightly lower than the overall populations living in Greensboro.

Other demographic characteristics include unemployment rates, households below the poverty level and households with one or more people with a disability. Data reveal unemployment rates and households with income below poverty level are two times higher for those living within a 10-minute walk of aquatics facilities when compared to the overall population. Households with one or more persons living with a disability are higher (25.8%) than the overall population (19.3%). These results show that residents who are unemployed and living below the poverty level have more access to aquatics facilities within a 10-minute walk area than the overall population. Additionally, households with one or more persons living with a disability have greater access to aquatics facilities than the overall population.

QUALITY ASSESSMENT AND CRIME DATA

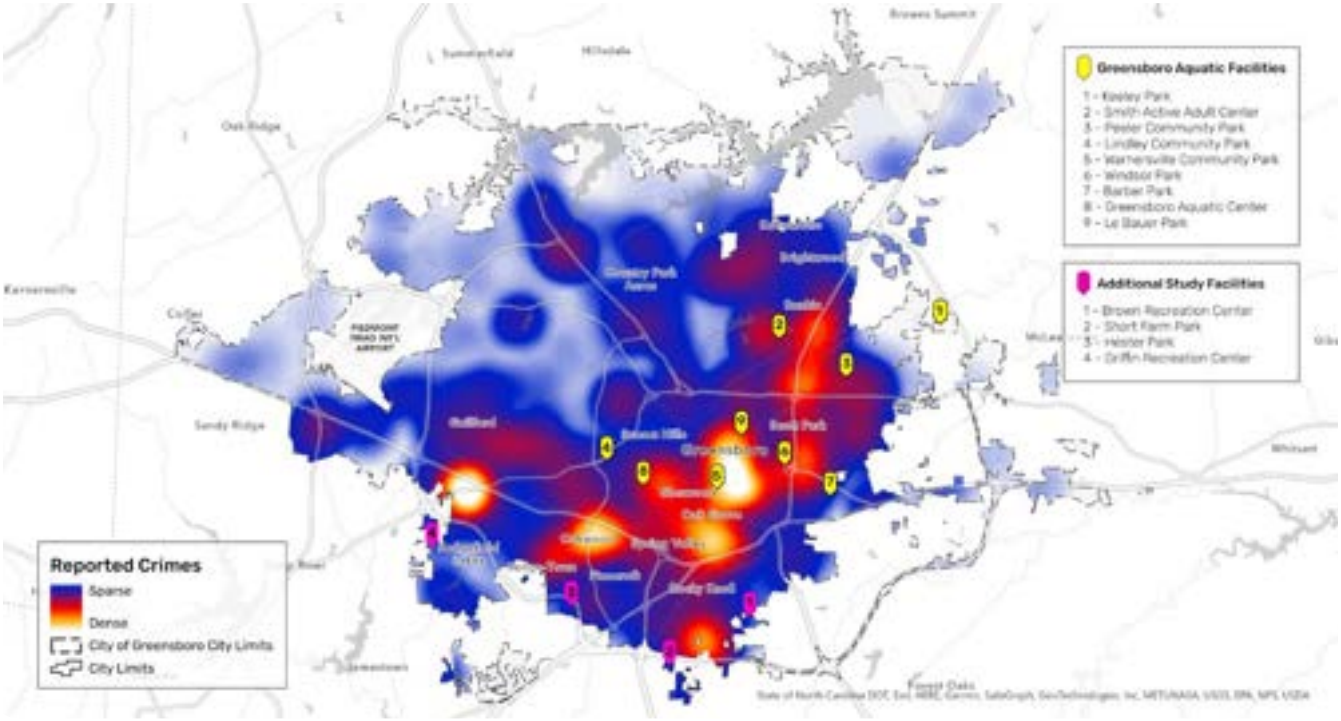
Equitable distribution of aquatic facilities throughout the city does not always equal quality of amenities, programs or conditions. Different parks or facilities may have amenities and programs that vary across park systems depending upon initial construction budgets, ongoing maintenance levels and staffing levels, which impact the equity existing in each facility. Recurring Vandalism and break-ins at park facilities can contribute to crime rates. Thus, an equity lens was applied during each site visit to further assesses the quality and physical condition, safety and funding of aquatic facilities. Please refer to Site Assessment chapter for details on quality and physical conditions. While the assessment chapter includes the perception of welcoming environment, this section examines crime data to evaluate the sense of safety and the funding of staffing and operations of facilities. Safety rankings were obtained using crime heat maps which indicate criminal activities at or close to aquatics facilities, impacting the welcome feel and safety of participants. Rankings range from 1 to 5 with 5 being high rate of crime, 3 as the middle range and 1 as low rate of crimes. Funding levels for maintenance and repair, operations and staffing were used to review the equity in fund distribution.

When combined with the site-specific assessment findings, the physical conditions of aquatics facilities clearly ranked within one of three categories: new/ like, functional or needs renovations or needs replacement (Refer to site assessment chapter for details). Keeley and Barber Park spraygrounds are the newest facilities with the most current amenities and low/medium crime rates. Though constructed in 1975, Smith Active Adult Center's Indoor Pool amenities remain functional and reliable with low crime rates. Amenities at Warnersville Community Park Outdoor Pool are functional, though this pool site experiences the most frequent vandalism of the pool facilities. Amenities necessary for safe access and use at both Peeler Community Park Outdoor Pool and Lindley Community Park Outdoor Pool need replacement or renovation.

Peeler Community Park Outdoor Pool has experienced mechanical issues resulting in site closures the past two seasons, in addition to the recreation center on-site being under construction. Windsor Community Park Outdoor Pool is scheduled for replacement. See the map below for additional crime rankings data.

Crime Data Rankings

Low crime rates- 1
Low to mid-crime rates- 2
Mid-range crime rates- 3
Mid to high crime rates- 4
High crime rates- 5



Crime data for the City of Greensboro

FUNDING ANALYSIS

Revenue + Expenditures

City staff provided budget data on spray grounds and pools during the years 2016-2022. Years 2020-2021 were not included in this analysis due to facility closures resulting from the Covid-19 pandemic extending from March 2020 to March 2022. Thus, comparisons were made from data using pre-pandemic timeframes, more reflective of normal operations. During 2017-2018, the aquatics budget for chemicals, mechanical, and staffing ($296,217) accounted for 5.4 percent of the parks and recreation department's maintenance and operations adopted budget ($5,357,267).

Aquatic revenues generated 2 percent ($45,460) of the total department revenues of $2,241,258. Total participants served was 56,428 people.

During years 2021- March 2022, the aquatics budget of $224,685 reflects 3.1 percent of the parks and recreation department's maintenance and operations adopted budget ($7,226,636). Revenues generated 9.8 percent of the total department revenues of $2,285,306. Participation in aquatics facilities (which includes spraygrounds and pools) from FY 2016-2022 total 326,571 people, an average of over 65,000 people per year. No data shown FY 2020-2021 due to facility closures resulting from the pandemic

CHEMICAL & MECHANICAL EXPENDITURES BY LOCATION

	Barber Sprayground	Keeley Park Sprayground	Lindley Community Park Outdoor Pool	Peeler Community Park Outdoor Pool	Warnersville Community Park Outdoor Pool	Windsor Community Park Outdoor Pool	Smith Active Adult Center Indoor Pool
FY 2016/17	$ 2,824.24	$ 4,438.04	$ 41,770.00	$ 16,127.00	$ 17,368.00	$ 13,178.00	$ 4,025.00
FY 2017/18	$ 2,907.52	$ 2,782.60	$ 41,907.00	$ 11,754.00	$ 25,222.00	$ 7,672.00	$ 4,627.00
FY 2018/19	$ 1,109.68	$ 11,379.56	$ 66,762.00	$ 18,302.00	$ 31,922.00	$ 16,035.00	$ 15,576.00
FY 2019/20	$ 2,186.70	$ 3,024.68	$ 46,511.00	$ 16,280.00	$ 16,522.00	$ 15,032.00	$ 7,241.00
FY 2021/22	$ 1,838.00	$ 2,631.00	$ 20,556.55	n/a	$ 9,268.67	$ 8,681.92	$ 10,424.00
Total	**$ 10,866.14**	**$ 24,255.88**	**$ 217,506.55**	**$ 62,463.00**	**$ 100,302.67**	**$ 60,598.92**	**$ 41,893.00**

Aquatic Facility Expenditures

STAFFING COST BY LOCATION

	Barber Sprayground	Keeley Park Sprayground	Lindley Community Park Outdoor Pool	Peeler Community Park Outdoor Pool	Warnersville Community Park Outdoor Pool	Windsor Community Park Outdoor Pool	Smith Active Adult Center Indoor Pool
FY 2018/19	$ 15,752.00	$ 20,237.14	$ 66,762.00	-	$ 31,922.00	$ 16,035.00	$ 60,589.00
FY 2019/20	$ 18,893.76	$ 25,709.38	-	-	-	-	$ 57,967.00
FY 2021/22	$ 27,632.50	$ 38,205.00	$ 62,926.93	-	$ 29,045.98	$ 23,899.26	$ 52,577.00
Total	**$ 62,278.26**	**$ 84,151.52**	**$ 129,687.93**	-	**$ 60,967.98**	**$ 39,934.26**	**$ 171,133.00**

Aquatic Facility Staffing Costs

Participation Rates

Comparing overall data from 2016-2020, participation rates at Keeley Park and Barber Park spraygrounds remained strong, though Barber Park sprayground rates declined along with Lindley Community Park Outdoor Pool in FY 2021-2022. Warnersville, Windsor and Peeler Community Parks Pools show consistent decline FY2018-2020, though Peeler has been closed since 2020. FY 2021-2022 show Warnersville's Pool projected numbers to increase over the 2,084 participants averaged the past 5 years. No data shown FY 2020-2021 due to facility closures resulting from the pandemic. For FY 2016-2022, Smith Active Adult Center Indoor Pool participation rates were tracked by senior swim pass purchases and individual classes such as water aerobics, totaling 11,777, an average of 2,355 users yearly. Passes are only used for Active Swim (open swim) access. Each pass sold accounts for 30 visits. Participants registering for the 6-week water aerobics classes are only counted once per 6-week session.

AQUATIC FACILITY ATTENDANCE BY LOCATION

	Barber Sprayground	Keeley Park Sprayground	Lindley Community Park Outdoor Pool	Peeler Community Park Outdoor Pool	Warnersville Community Park Outdoor Pool	Windsor Community Park Outdoor Pool
FY 2016/17	31,576	30,983	7,079	1,890	2,231	1,690
FY 2017/18	29,010	27,354	9,387	1,704	2,367	1,415
FY 2018/19	21,658	24,939	5,894	682	1,973	1,282
FY 2019/20	27,384	23,658	4,472	373	1,738	516
FY 2021/22	17,183	28,017	4,947	n/a	2,111	1,281
Total	**126,811**	**134,951**	**31,779**	**4,649**	**10,420**	**6,184**
Average Annual Attendance	**25,362**	**26,990**	**6,356**	**930**	**2,084**	**1,237**

Aquatic Facility Attendance by Location

Operating Expenditures

Except for FY 2018-2019, chemical and mechanical budgets gradually declined the past few years, with significant decline FY 2021-2022. Staffing budgets remain mostly consistent at Barber Park sprayground, Warnersville Pool, Windsor Community Park Outdoor Pool and Smith Active Adult Center Indoor Pool, though significantly less than Lindley Community Park Outdoor Pool. From 2016-2022, staffing costs have gradually increased to nearly doubling the original amounts at both Barber Park and Keeley Park spraygrounds, even though participation rates have significantly declined at Barber and slightly at Keeley.

Keeley Park sprayground is the only sprayground facility showing consistent revenue increases or at least maintaining current levels since FY 2017-2018. Past revenue generation at Lindley Community Park Outdoor Pool has not completely returned, but projections show some increase anticipated FY 2021-2022. Lower revenues remain consistent at Barber Park sprayground and Peeler Community Park Outdoor Pool, Warnersville Community Park Outdoor Pool and Windsor Community Park Outdoor Pool.

The 2019-2028 Capital Improvement Budget reflects $19,891,920 requested for pool repairs and/or replacement to potentially be funded through a future bond program. Funding strategies such

as these should be reviewed to determine future status of aquatic facilities needing repair and/or replacement. No data shown FY 2020-2021 due to facility closures resulting from the pandemic.

SUMMARY OF FINDINGS

The social vulnerability analysis indicates that the City of Greensboro's aquatics facilities are located throughout each of the social vulnerability rankings. The majority of the facilities are located in the highest social vulnerability area with no facilities located in the central, north and southwest portions of the city. Areas with mid-level to high level vulnerability rankings have the highest concentration of aquatic facilities, while areas in the lowest socially vulnerability rankings have few. However, the equitable distribution of amenities could be strengthened by providing a variety of amenities and programming which supports the function and purpose of each facility, ensuring that diverse recreation opportunities are provided more equitably to meet community recreation needs.

Facilities in high social vulnerability areas in need of replacement or renovations are Peeler and Windsor Community Parks Outdoor Pools, the later one being scheduled for replacement. Warnersville Community Park Outdoor Pool and Smith Active Adult Center Indoor Pool provide communities of color and senior populations with access to aquatic facilities though crime rates vary from medium to high rates. However, challenges exist for 6-11% of the population without vehicle access to those sites, including Keeley Park sprayground. In mid-ranking social vulnerability areas, Barber Park sprayground is in good condition with participant support though vehicle access may pose problems for the 6-11% of the population without cars. Lindley Community Park Outdoor Pool, which needs replacement or renovation, is the only aquatics facility in the lowest ranking social vulnerability area. With less than 1% of the population without vehicle access and medium income levels, this segment maybe able to visit nearby aquatics facilities for temporary or permanent use depending upon funding decisions to replace or renovate the facility.

Additionally, assessing the needs and desires of residents regarding the existing aquatic facilities throughout the city will help determine the future of those aquatic facilities needing replacement or renovations. Findings from the public engagement process for citizen input are included in this report to provide the City with data to determine future aquatic needs of residents, priority rankings of repairs and replacements and programming priorities for each aquatic facility. Additionally alternative funding strategies (cost recovery model development, public and private partnerships, future bond program, etc.) should be developed to support priority listing outcomes. Facilities located in high vulnerability areas should develop strategies for creating nontraditional means of public outreach, dual language marketing of recreational materials and facility signage, developing specific programming to increase inclusivity and acceptance of these communities.

- Additionally, the following section provides overall summary and considerations for decision making as demonstrated by analysis of the factors measuring the geographic distribution of facilities, social vulnerability, demographics, walkability and funding.
- According to the 2022 National Recreation and Park Agency Performance Review which provides benchmarking data to assist park and recreation professionals in the effective management and planning of operating resources and capital facilities, twenty-five percent of agencies with populations over 250,000 reported having at least one aquatics center. Greensboro provides more aquatics facilities than most agencies of its size.

- Greensboro Parks and Recreation Department provides aquatic facility access to populations living in higher and lower social vulnerability areas. Most of the public, city-owned facilities are located in the highest social vulnerability areas.
- A variety of amenities and programming which supports the function and purpose of each facility, should be created and implemented to ensure diverse recreation opportunities are provided more equitably to meet community recreation needs.
- Residents who are unemployed and living below the poverty level have more access to aquatics facilities within a 10-minute walk area than the overall population. Additionally, households with one or more persons living with a disability have greater access to aquatics facilities than the overall population. Programming reflective of the populations living near or within walking distances of city-owned aquatics facilities should be implemented.
- Each aquatics facility has at least one alternative mode of mass transportation, with the exception of Keeley Park sprayground located outside of city limits.
- YMCA facilities, private aquatics facilities and private swim clubs are located throughout the city.
- Staffing budgets remain mostly consistent at Barber Park sprayground, Warnersville Community Park Outdoor Pool and Windsor Park Pool, though significantly less than Lindley Community Park Outdoor Pool. Staffing costs have gradually increased to nearly double the original amounts at both Barber and Keeley Park spraygrounds, even though participation rates have significantly declined at Barber and slightly at Keeley Park.
- Keeley Park sprayground and Barber Park spraygrounds are the newest facilities with the most current amenities and low/medium crime rates.
- Funding strategies should be reviewed to determine future status of aquatic facilities needing repair and/or replacement.
- Amenities at Warnersville Community Park Outdoor Pool are functional, though the site needs renovation due to current condition.
- Amenities necessary for safe access and use at both Peeler and Lindley Community Park Outdoor Pools need replacement or renovation.
- Peeler Community Park Outdoor Pool has experienced mechanical issues resulting in site closures the past two seasons, in addition to Peeler recreation center currently under construction.
- Windsor Community Park Outdoor Pool is scheduled for replacement.
- Participation rates at Keeley and Barber spraygrounds remained strong, though Barber Park sprayground rates declined along with Lindley Community Park Outdoor Pool. Warnersville, Windsor and Peeler Parks Outdoor Community Pools show consistent decline.
- If new aquatics facilities are added to the parks and recreation system, locating those facilities in areas where they serve the majority of people, especially those in areas of high social vulnerability, is critical in improving the lives of Greensboro citizens through site activation.
- Facilities located in high vulnerability areas should develop strategies for creating nontraditional means of public outreach, dual language marketing for recreational materials and facility signage and programming to increase inclusivity and acceptance of these communities.
- Fee structures and cost recovery goals should be evaluated to ensure programs are affordable to residents of all income levels.
- Partnerships between the city and private aquatics facilities should be developed to provide needs-based scholarships and affordable programs to residents.
- Alternative transportation options are needed for resident access to aquatics facilities.

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3 | FACILITY AUDIT

IN THIS CHAPTER

3.1 | SITE ASSESSMENTS

INTRODUCTION

The 2019 Parks and Recreation Master Plan "Plan2Play" focuses on the framework of Enhance, Expand, and Connect. The framework "Enhance" suggests the City should focus on the existing assets within the parks and recreation system and developing a strategy to update and maintain them. Plan2Play also sets forth the Department's goals through 10 Big Ideas. One Big Idea that emerged from this was "Bring up the Basics".

Following goal and objectives were highlighted in the plan to accomplish this:

GOAL: Ensure resources are in place so that all Greensboro parks, facilities, and programs are high quality, safe and well-maintained.

> **Objective:** Prioritize renovation of facilities with critical issues that currently impact the ability of the Department to serve the community.
>
> **Objective:** Identify a phased strategy for facility upgrades to ensure the city provides the highest quality spaces, equitably distributed across the city, including implementation of existing park master plans

Another Big Idea is to "Create Community Hearts". The ideology behind this idea is to focus on community parks and make them best fit the use and identity of the surrounding neighborhood and community. Below are key objectives to achieve this idea:

> **Objective:** Focus additional activity in large neighborhood parks and centers to become community gathering spaces.
>
> **Objective:** Seek community input before investments are made to ensure local needs are met.

As part of the master plan implementation process, City of Greensboro identified the existing aquatic facility assessments as one of the priority projects. The City of Greensboro boasts several aquatics facilities, ranging from spraygrounds to indoor and outdoor pools. Since the introduction of the City's first public pool in the 1950s, Greensboro has developed several strategically placed aquatics facilities throughout the city limits. However, aging and deferred maintenance funding needs have resulted in facilities to become unattractive to visitors reducing the program participation rates. In addition, the older, traditional pool facilities are not meeting the needs of the community to enjoy the latest trends in aquatics.

The City decided to focus on the following aquatic facilities as priority projects to assess their existing conditions and provide recommendations on infrastructure improvements:

- Barber Park, sprayground
- Keeley Park, sprayground
- Smith Active Adult Center, indoor pool
- Lindley Park, outdoor pools
- Warnersville Recreation Center, outdoor pools
- Windsor Recreation Center, outdoor pool
- Peeler Park, outdoor pool

Image pictured to the left is a generic image / *photo credit*

These site assessments will help the project team better understand the infrastructure needs and the decision-making process for renovating existing pools, removing existing pools, or reusing pool areas for other recreation amenities. Specific recommendations deriving from these site assessments include but are not limited to parking needs, site vehicular and pedestrian circulation, landscape and hardscape renovations, and overall placemaking recommendations to enhance the visitor experience at the site. The site assessment findings will also form the basis for equity assessment to ensure that the high-quality facilities are distributed equitably across the City and recreation needs of most vulnerable populations within the City are being met.

METHODOLOGY

Site assessments of Greensboro's aquatic facilities took place on March 2nd, 2022. The project team, comprised of CPL Architects and Engineers, WTI, and McAdams, toured each facility and surrounding park for usability and appearance. Aquatics facilities included both spraygrounds and outdoors pools, and indoor pool, with each pool having an adjacent pool house / facility with changing rooms, showers, and operational rooms. According to City of Greensboro staff, all the aquatics facilities operate seasonally from Memorial Day to Labor Day.

To evaluate the facilities and provide recommendations accordingly, each criterion was rated on a scale from 0 (feature or condition not present) to 5 (excellent condition/offering present) The following criteria was considered during the site assessment process.

Sense of arrival to facility from main entrance – Vehicular

(0-5 points, average from the below)

- Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)
- How is the condition of landscape and hardscape from entrance? (0-5 points)
- Does the parking appear ADA accessible to the closest facility? (0: Not accessible; 5: accessible)

Sense of arrival to facility from main entrance – Pedestrian

(0-5 points, average from the below)

- Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)
- How is the condition of landscape and hardscape along sidewalks/ paths to facility? (0-5 points)
- Is the facility accessible/ walkable for pedestrians? (0-5 points)
- Are there greenway connections visible from site? (0-5 points)

Accessibility and Safety

(0-5 points, average from the below)

- Do ramps, stairs, paths, and trails appear to be ADA compliant? (0-5 points)
- Does the site feel safe? Safety hazards? Safety concerns from P&R? (0-5 points)
- Landscape in compliance with CPTED guidelines? (0-5 points)
- Adequate site lighting? (0-5 points)
- Comfort facilities are present outside the main building - restrooms, seating areas, water fountains, bike racks. Condition of elements?
- Crime Data: Refer to Equity Assessment, p. 24, for map and explanation of data.

Note: Accessibility and Safety ratings have been determined based on the team's review and perception of the site. Precise measurements have not been conducted to ensure compliance with Americans with Disability (ADA) or any other local, state, and national standards.

Sustainability

(0-5 points, average from the below)

- Does the site infrastructure incorporate any sustainable elements such as recycling, Low Impact Development strategies for stormwater management, bike racks, etc. (0-5 points)
- Unique environmental features enhancement opportunity? (0-5 points)

Quality and Physical Conditions

- Identify facility equipment and operating system assets to determine usability, safety, and life span based on the facility history and facility condition. (Existing, 0-5 points, evaluated by the below criteria)
  - Does the facility need replacement or extensive renovations? (0-1 point)
  - Is the facility functional and reliable for continued use without major investment? (2-3 points)
  - Is the facility new or like new? (4-5 points)
- Is the facility site clean? Well-maintained? (Existing, 0-5 points)
- Adequate space for outdoor programs? (Existing, 0-5 points)

SITE ASSESSMENTS

The next pages detail the site observations obtained on March 2nd, 2022.

Barber Park

Site Address: 1500 Barber Park Dr.
Site Acreage: 117.82 AC
Aquatic Facility Type: Sprayground
Aquatic Facility Size: ±11,300 SF
Year Constructed: 2010

PARK AMENITIES:

- (6) shelters
- (2) sets of restrooms
- Concessions
- Grass amphitheater
- 18-hole disc golf course
- Indoor sports courts
- Event center
- Walking trails
- Penn Wright Baseball Stadium

NEARBY CONNECTIONS/DESTINATIONS:

- Gateway Gardens
- Hayes-Taylor Memorial YMCA
- 3+ neighborhood pedestrian connections
-

GENERAL OBSERVATIONS

- Well-maintained and welcoming site
- Signage at main entrance, directional signage throughout the site
- Ample lighting structures in parking lots
- Accessible picnic tables between front sprayground entry and playground
- Accessible parking at main entrance of sprayground
- Parking spread throughout the site
- Restrooms, sidewalks and parking lots in good condition
- Main entrance/admission desk accommodates wheelchair access
- The indoor ball courts are in the floodplain.

GENERAL CONDITION

- New/Like New

SOCIAL VULNERABILITY INDEX (SVI)

- 0.2500 - 05002 (scale 0 -1.000)

Sense of Arrival to Facility from Main Entrance – Vehicular

Barber Park underwent extensive renovations in 2009, adding a splashpad, playground, shelters, and concessions/restrooms building adjacent to the splashpad as part of a master plan. Therefore, the update made visual and signed access to the splash pad easy from a vehicle. The splash pad is accessible from the nearby parking via a central entry plaza.

Sense of Arrival to Facility from Main Entrance – Pedestrian

The entire park property is easily accessible via pedestrian connections to the surrounding neighborhoods. The placement of exterior and wayfinding signs direct visitors to the parks generous offerings of facilities, including the splash pad. Most of the park has relatively even walking surfaces, and the amenities appear accessible.

Accessibility and Well-Being

The Barber Park splash pad is comparatively flat, eliminating the need for ramps or stairs to access the splash pad. There are ramps and steps needed to transverse the site from the playground to the splash pad, with these features appearing to be ADA compliant with adequate slope and handrails. A variety of seating opportunities are present at different locations within the immediate area of the splash pad as well as throughout the park.

The site is characterized by limbed up trees and shrubs that are maintained at a low height providing clear sightlines within the park. In addition to the landscape, site structures and paths are located properly to invoke a sense of safety and security by minimizing low-visibility areas.

Sustainability

Although lacking innovative sustainable practices, Barber Park has maintained most of the natural habitats through its various expansion and renovations projects. The inclusion of stormwater elements or using native plantings would provide sustainable and educational site components.

Quality and Physical Condition

The age of renovations at the park and the variety of amenities and uses lends itself to the condition and upkeep of Barber Park. Generally, the landscaping is well-maintained as are the structures and furnishings. On the splash pad, peeling paint and loose fixtures were observed at the time of the visit.

Other Considerations

The southern portion of the site where the indoor sports courts are located is in the flood plain and flood way of South Buffalo Creek, however the playground and splash pad are built at a higher elevation out of the flood plain. Immediately surrounding Barber Park are several neighborhoods, the Hayes-Taylor Memorial YMCA, and the Gateway Gardens, all accessible via a 5-10 minute walk on pedestrian dedicated trails and paths.

Entry plaza at Barber Park. Sprayground is beyond the restroom and concession structure in the foreground.

Playground adjacent entry plaza and sprayground.

SITE ASSESSMENT SCORE CARD

Criteria	Points
Sense of arrival to facility from main entrance – Vehicular	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	5
is the condition of landscape and hardscape from entrance? (0-5 points)	5
Does the parking appear ADA accessible to the closest facility? (0: No, 5: Yes)	5
TOTAL / POSSIBLE	**15/15**
Sense of arrival to facility from main entrance – Pedestrian	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	4
How's the condition of landscape and hardscape along paths to facility? (0-5 points)	5
Is the facility accessible/ walkable for pedestrians? (0-5 points)	5
Are there greenway connections visible from site? (0-5 points)	3
TOTAL / POSSIBLE	**17/20**
Accessibility and Safety	
Do ramps, stairs, paths, and trails appear to be ADA compliant? (0-5 points)	5
Does the site feel safe? Safety hazards? Safety concerns from P&R? (0-5 points)	5
Landscape in compliance with CPTED guidelines? (0-5 points)	5
Adequate site lighting? (0-5 points)	4
Comfort facilities are present outside the main building - restrooms, seating areas, water fountains, bike racks. Condition of elements?	4
Crime Data	4
TOTAL / POSSIBLE	**27/30**
Sustainability	
Does the site infrastructure incorporate any sustainable elements such as recycling, Low Impact Development strategies for stormwater management, bike racks, etc. (0-5 points)	3
Unique environmental features enhancement opportunity? (0-5 points)	3
TOTAL / POSSIBLE	**6/10**
Quality and Physical Condition	
Identify facility equipment and operating system assets to determine usability, safety, and life span based on the facility history and facility condition. (Existing, 0-5 points)	4
Is the facility site clean? (Existing, 0-5 points)	5
Adequate existing space for outdoor programs? (Existing, 0-5 points)	5
TOTAL / POSSIBLE	**14/15**

SCORE SUMMARY

Sense of Arrival to Facility from Main Entrance - Vehicular	Sense of Arrival to Facility from Main Entrance - Pedestrian	Accessibility and Well-Being	Environmental Sustainability	Quality and Physical Condition
5	**4.25**	**4.5**	**3**	**4.7**

Barber Park Total Score: **4.4** out of 5

Keeley Park

Site Address: 4110 Keeley Road McLeansville, North Carolina 27301
Site Acreage: 126.65 AC
Aquatic Facility Type: Sprayground
Aquatic Facility Size: ±9,500 SF
Year Constructed: 2012

PARK AMENITIES:

- All-Inclusive playground
- (6) shelters. 2 adjacent to splash pad
- (3) sets of restrooms
- (5) fishing ponds
- Disc golf course
- Community garden and greenhouse
- Paved walking trails
- Food truck pedestals
- Bike pump track
- Mountain Bike Trails
- Cross-Country course
- Outdoor fitness area
- Cornhole

NEARBY CONNECTIONS/DESTINATIONS:

- N/A

GENERAL OBSERVATIONS

- Beautiful site, well-planned and maintained- fresh mulch throughout park
- Large, stone entryways with main signage and entry gate + directional signage throughout the site
- Street address on buildings for quick access during emergencies
- Accessible parking, walkways, sidewalks and crosswalks throughout site
- Seating provided in front of building
- Ample covered, shaded areas in sprayground area
- Picnic areas have grills and accessible picnic tables
- Restrooms separated by divider to keep access equal between playground, general park users and sprayground

GENERAL CONDITION

- New/Like New

SOCIAL VULNERABILITY INDEX (SVI)

- 0.7502 - 1.000 (scale 0 - 1.000)

Sense of Arrival to Facility from Main Entrance – Vehicular

Keeley Park was created in phases starting in in 2012, adding a splashpad, playground (the current all-inclusive playground replacing a phase one playground), shelters, community garden, pump track and shelter/mechanical building adjacent to the splashpad as part of a master plan. Considering the park is one of Greensboro's newest, Keeley Park is well and consistently signed directing visitors to the splash pad whether on foot or in a vehicle. The splash pad and adjoining structure is immediately adjacent to the parking lot, making assess easy.

Sense of Arrival to Facility from Main Entrance – Pedestrian

The park is not located within walking distance from any surrounding destinations. The rural nature of the park and surrounding area lends itself to the need to access the site via road network. The placement of exterior and wayfinding signs directs visitors to the park's generous offerings of facilities, including the splash pad. Keeley Park has even walking surfaces and the majority of amenities across the expansive site appear to be accessible to all park visitors. As more development occurs in this part of the city pedestrian connections would be easily achievable.

Accessibility and Well-Being

The Keeley Park splash pad is located on a leveled ground, with the land beyond sloping down to a lake, eliminating the need for ramps or stairs to access the splash pad. There are ramps and steps needed to transverse the site from the playground to the splash pad and beyond, with these features appearing to be ADA compliant with adequate slope and handrails. A variety of seating opportunities are present at different locations withing the immediate area of the splash pad as well as throughout the park, especially around the playground and lake. A decorative fence around the splash pad with limited egress points allow visitors to easily keep an eye on children using the splash pad. The large playground is all-inclusive, making it a destination playground much adore by all who visit it.

Sustainability

Keeley Park has limited sustainable features which include recycling receptacles, compost locations, wildlife houses, an array of wildlife habitats, as well as a lake which serves as the stormwater feature. The splash pad uses recirculated water sources locally from an on-site well. To further establish sustainable principles, the addition of educational signage would introduce a way to inform visitors of the sustainable elements on site.

Quality and Physical Condition

The age of Keeley Park and the variety of amenities and uses lends itself to the condition and upkeep of the site. Generally, the landscaping is well-maintained as are the structures and furnishings. On the splash pad, peeling paint and loose fixtures were observed at the time of the visit. Also, the use of well water has caused rust staining on the surface.

All-Inclusive playground near sprayground

Bridge and pond near sprayground

SITE ASSESSMENT SCORE CARD

Criteria	Points
Sense of arrival to facility from main entrance – Vehicular	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	5
is the condition of landscape and hardscape from entrance? (0-5 points)	5
Does the parking appear ADA accessible to the closest facility? (0: No, 5: Yes)	5
TOTAL / POSSIBLE	**15/15**
Sense of arrival to facility from main entrance – Pedestrian	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	5
How's the condition of landscape and hardscape along paths to facility? (0-5 points)	5
Is the facility accessible/ walkable for pedestrians? (0-5 points)	5
Are there greenway connections visible from site? (0-5 points)	5
TOTAL / POSSIBLE	**20/20**
Accessibility and Safety	
Do ramps, stairs, paths, and trails appear to be ADA compliant? (0-5 points)	5
Does the site feel safe? Safety hazards? Safety concerns from P&R? (0-5 points)	5
Landscape in compliance with CPTED guidelines? (0-5 points)	5
Adequate site lighting? (0-5 points)	4
Comfort facilities are present outside the main building - restrooms, seating areas, water fountains, bike racks. Condition of elements?	4
Crime Data (not available for Keeley Park: Out of City limits)	
TOTAL / POSSIBLE	**23/25**
Sustainability	
Does the site infrastructure incorporate any sustainable elements such as recycling, Low Impact Development strategies for stormwater management, bike racks, etc. (0-5 points)	4
Unique environmental features enhancement opportunity? (0-5 points)	5
TOTAL / POSSIBLE	**9/10**
Quality and Physical Condition	
Identify facility equipment and operating system assets to determine usability, safety, and life span based on the facility history and facility condition. (Existing, 0-5 points)	4
Is the facility site clean? (Existing, 0-5 points)	5
Adequate existing space for outdoor programs? (Existing, 0-5 points)	5
TOTAL / POSSIBLE	**14/15**

SCORE SUMMARY

Sense of Arrival to Facility from Main Entrance - Vehicular	Sense of Arrival to Facility from Main Entrance - Pedestrian	Accessibility and Well-Being	Environmental Sustainability	Quality and Physical Condition
5	**5**	**4.6**	**4.5**	**4.7**

Keeley Park Total Score: **4.8** out of 5

Smith Active Adult Center

Site Address: 2401 Fairview Street
Site Acreage: 5.4 AC
Aquatic Facility Type: Indoor Pool
Aquatic Facility Size: ±3,000 SF
Year Constructed: 1975

PARK AMENITIES:

- Community garden
- (6) pickleball courts
- Gazebo
- Playground
- Bocce courts
- Horseshoe pits
- Recreation Center: Gymnasium, fitness/activity rooms, and indoor pool.

NEARBY CONNECTIONS/DESTINATIONS:

- Former Cone Textile Mill (being redeveloped)
- Neighborhood
- Revolution Mill

GENERAL OBSERVATIONS

- Well-maintained site at entrance and parking areas
- Low seat wall near parking area is hazard for parking vehicles
- Branded signage on park-end of site and at entrance of active adult center
- Two parking areas at active adult center and park-side near tennis/pickleball courts
- Sidewalks connect parking and facility entrances with some cracking
- Small indoor heated pool onsite with deck and handrails, no zero-entry.

GENERAL CONDITION

- Functional and Reliable

SOCIAL VULNERABILITY INDEX (SVI)

- 0.7502 - 1.000 (scale 0 - 1.000)

Sense of Arrival to Facility from Main Entrance – Vehicular

Smith Active Adult Center is located in a dense grid of streets created as part of a mill millage associated with the White Oak Cone Textile Mill. Signs at both vehicular entrances greet visitors to the site, where two parking lots are available to access the center's amenities.

Sense of Arrival to Facility from Main Entrance – Pedestrian

Being within an urban setting, street sidewalks allow for pedestrian access on all sides of the facility.Signs at the property corners, as well as the entrances to each facility/amenity inform visitors.

Accessibility and Well-Being

All paths to and around the center appear to be ADA compliant with adequate ADA parking being within a short walk to the recreation center and indoor pool. Vegetation, although mostly mature, is maintained to keep visibility high. Areas are well-defined and site circulation works well to connect various site amenities.

Sustainability

There does not appear to be many sustainable elements, aside from the retention of old-growth trees and the inclusion of a community garden, which provides the opportunity for composing. Stormwater features and the introduction of native plantings would enhance the site's sustainability.

Quality and Physical Condition

Located within a former mill village, the recreation center does not match or compliment the architectural style of the mill across the street. The landscaping around the building, as well as the parking lot and all amenities seem to undergo routine maintenance, given the clean and manicured look throughout the site.

Main entry signage

Community Garden

Playgrounds, pickleball courts, and gazebo add to the programming of the site.

SITE ASSESSMENT SCORE CARD

Criteria	Points
Sense of arrival to facility from main entrance – Vehicular	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	5
is the condition of landscape and hardscape from entrance? (0-5 points)	4
Does the parking appear ADA accessible to the closest facility? (0: No, 5: Yes)	5
TOTAL / POSSIBLE	**14/15**
Sense of arrival to facility from main entrance – Pedestrian	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	4
How's the condition of landscape and hardscape along paths to facility? (0-5 points)	4
Is the facility accessible/ walkable for pedestrians? (0-5 points)	5
Are there greenway connections visible from site? (0-5 points)	0
TOTAL / POSSIBLE	**13/20**
Accessibility and Safety	
Do ramps, stairs, paths, and trails appear to be ADA compliant? (0-5 points)	5
Does the site feel safe? Safety hazards? Safety concerns from P&R? (0-5 points)	5
Landscape in compliance with CPTED guidelines? (0-5 points)	5
Adequate site lighting? (0-5 points)	5
Comfort facilities are present outside the main building - restrooms, seating areas, water fountains, bike racks. Condition of elements?	4
Crime Data	3
TOTAL / POSSIBLE	**27/30**
Sustainability	
Does the site infrastructure incorporate any sustainable elements such as recycling, Low Impact Development strategies for stormwater management, bike racks, etc. (0-5 points)	2
Unique environmental features enhancement opportunity? (0-5 points)	2
TOTAL / POSSIBLE	**4/10**
Quality and Physical Condition	
Identify facility equipment and operating system assets to determine usability, safety, and life span based on the facility history and facility condition. (Existing, 0-5 points)	3
Is the facility site clean? (Existing, 0-5 points)	5
Adequate existing space for outdoor programs? (Existing, 0-5 points)	5
TOTAL / POSSIBLE	**13/15**

SCORE SUMMARY

Sense of Arrival to Facility from Main Entrance - Vehicular	Sense of Arrival to Facility from Main Entrance - Pedestrian	Accessibility and Well-Being	Environmental Sustainability	Quality and Physical Condition
4.7	**3.25**	**4.5**	**3**	**4.3**

Smith Active Adult Center Total Score: **4.0** out of 5

Lindley Park

Site Address: 2914 Springwood Drive
Site Acreage: 107 AC
Aquatic Facility Type: Outdoor Pool + Poolhouse
Aquatic Facility Size: ±34,000 SF
Year Constructed: c. 1955 -1971

PARK AMENITIES:

- Recreation Center
- Nearby Connections/Destinations:
- Neighborhood
- (2) Playgrounds
- (2) baseball fields
- Outdoor basketball courts
- Bike repair and air station

NEARBY CONNECTIONS/DESTINATIONS:

- Greensboro Arboretum
- Market Street Park
- Neighborhoods

GENERAL OBSERVATIONS

- Pool shares parking lot with adjacent recreation center. Parking lot equipped with lighting, but striping is barely visible.
- Sidewalks and parking lot are worn, showing ridges and cracks.
- Handicapped parking located near front entrance.
- Worn and rusted chain link fencing at perimeter property lines
- Check-in/admissions window not accessible for person using wheelchair
- No welcome or entrance sign identifying park, pool or recreation center on-site
- No zero-entry area for pool

GENERAL CONDITION

- Needs replacing / rehabbing

SOCIAL VULNERABILITY INDEX (SVI)

- 0.2500 - 0.5002 (scale 0 - 1.000)

Sense of Arrival to Facility from Main Entrance – Vehicular

The pool and recreation center at Lindley Park is accessible via Springwood Drive, which opens into the vast parking lot separating the pool and recreation center. Painted markings are minimum, and tree islands are non-existent making the parking unorganized. There are no signs indicating the designated site entrance from the surrounding area. However, bold lettering on the buildings indicates the location and use of the facilities.

Sense of Arrival to Facility from Main Entrance – Pedestrian

Pedestrian access is limited to walking on the neighborhood roads and through the parking lot to access the facilities due to the lack of sidewalks. The approach to the pool from the parking lot is pleasing, with mature vegetation and a well-maintained pool house with bold lettering making wayfinding easy.

Accessibility and Well-Being

Lindley Park is a large park fragmented by roads and highways. To the north of Wendover Avenue and adjacent to Greensboro Arboretum, the park contains the ball fields and an additional playground. The pool and recreation center areas do not have paved pedestrian connections from the surrounding area. The existing sidewalks appear to be ADA compliant with only the pool being on a paved route. The playground and little library, as well as the stone bridges requires one to leave the path and transverse the generally steep topography.

Sustainability

Aside from recycling, there does not appear to be any sustainable elements in this part of Lindley Park. The reduction of hardscape and inclusion of native plantings would improve the sustainability of the facility.

Quality and Physical Condition

Being amongst the oldest aquatics and recreation facilities in Greensboro, the pool is showing various visible signs of degradation. The pool house facade is unique, creating architectural interest and identity. The pool deck surface is spalling in various areas and has been patched as needed, creating inconsistency in color and texture. Rusted chain link fence topped with barbed wire is not desirable for a community setting. Mature trees and landscaping, as well as the stone bridges allow the facility to blend in with the surrounding neighborhood, adding to the charm of the Lindley Park area.

The pool is heavily used by the community. Improving the site by including signage, including more wide-spread landscaping, and a complete renovation of the pool deck would preserve the pool for use for the next generation of users.

Little Library and playground adjacent to the pool

Highway is visible and audibly noticeable from the pool.

SITE ASSESSMENT SCORE CARD

Criteria	Points
Sense of arrival to facility from main entrance – Vehicular	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	4
is the condition of landscape and hardscape from entrance? (0-5 points)	4
Does the parking appear ADA accessible to the closest facility? (0: No, 5: Yes)	5
TOTAL / POSSIBLE	**13/15**
Sense of arrival to facility from main entrance – Pedestrian	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	4
How's the condition of landscape and hardscape along paths to facility? (0-5 points)	4
Is the facility accessible/ walkable for pedestrians? (0-5 points)	3
Are there greenway connections visible from site? (0-5 points)	0
TOTAL / POSSIBLE	**11/20**
Accessibility and Safety	
Do ramps, stairs, paths, and trails appear to be ADA compliant? (0-5 points)	3
Does the site feel safe? Safety hazards? Safety concerns from P&R? (0-5 points)	3
Landscape in compliance with CPTED guidelines? (0-5 points)	5
Adequate site lighting? (0-5 points)	5
Comfort facilities are present outside the main building - restrooms, seating areas, water fountains, bike racks. Condition of elements?	3
Crime Data	5
TOTAL / POSSIBLE	**24/30**
Sustainability	
Does the site infrastructure incorporate any sustainable elements such as recycling, Low Impact Development strategies for stormwater management, bike racks, etc. (0-5 points)	0
Unique environmental features enhancement opportunity? (0-5 points)	2
TOTAL / POSSIBLE	**2/10**
Quality and Physical Condition	
Identify facility equipment and operating system assets to determine usability, safety, and life span based on the facility history and facility condition. (Existing, 0-5 points)	2
Is the facility site clean? (Existing, 0-5 points)	4
Adequate existing space for outdoor programs? (Existing, 0-5 points)	5
TOTAL / POSSIBLE	**11/15**

SCORE SUMMARY

Sense of Arrival to Facility from Main Entrance - Vehicular	Sense of Arrival to Facility from Main Entrance - Pedestrian	Accessibility and Well-Being	Environmental Sustainability	Quality and Physical Condition
4.3	**2.75**	**4**	**1**	**3.7**

Lindley Park Total Score: **3.1** out of 5

Warnersville Recreation Center

Site Address: 601 Doak Street
Site Acreage: 15.92
Aquatic Facility Type: Outdoor pool / pool house
Aquatic Facility Size: ±16,600 SF
Year Constructed: 1960

PARK AMENITIES:

- Recreation Center (gymnasium, classrooms, fitness center)
- Playground
- Baseball field
- Basketball court
- Shelter

NEARBY CONNECTIONS/DESTINATIONS:

- David D. Jones Elementary School (Spanish Immersion)
- Neighborhood
- Hampton Homes (Greensboro Housing Authority)
- The Salvation Army
- Boys and Girls Club of Greensboro
- Reynolds Center

GENERAL OBSERVATIONS

- Welcoming site with trees, green space, seating, but no main entrance sign or directional signage on site.
- Recreation center located on site adjacent to pool
- Multiple access points that connect site with neighborhood, recreation center and small parking area
- Main access to pool not obvious, being located through unmarked, side door.
- Small parking area with no lighting
- Spanish emersion elementary school adjacent to pool and recreation center
- Pool vandalism occurs most at this site
- Wading pool stays closed due to maintenance problem
- No zero-entry area for pool

GENERAL CONDITION

- Functional and Reliable

SOCIAL VULNERABILITY INDEX (SVI)

- 0.7502 - 1.000 (scale 0 - 1.000)

Sense of Arrival to Facility from Main Entrance – Vehicular

If it were not for the pool being near the road, a visitor to the site may not know there is an aquatics facility associated with Warnersville Recreation Center. A small parking lot between the pool and Doak Street provides direct access to the pool and Warnersville Center.

Sense of Arrival to Facility from Main Entrance – Pedestrian

With no entry sign or sidewalks outside the Warnersville facilities, pedestrian interaction with the site is limited. However, a well-maintained courtyard in front of Warnersville Center greets those who enter the site from the parking lot. Entrance to the pool area is inconspicuous, with the entry being located on the side of the pool house through unmarked doors.

Accessibility and Well-Being

Across the site, it appears that all paths are generally ADA accessible with the occasional tripping hazard generated by uneven pavement caused by settling. Other park amenities such as the playground, basketball court, as well as access to the adjacent elementary school do not have accessible connections.

Discussion with City staff yielded a security concern, with the pool facility experiencing the most break-ins and vandalism out of all the aquatics facilities. Two of the biggest concerns revolve around the chain-link fence getting cut, as well as large rocks being tossed into the pool from outside the facility.

Sustainability

There does not appear to be and sustainable elements. Removal of unused paved areas, as well as the inclusion of stormwater elements and native vegetation would improve the sustainability of the site.

Quality and Physical Condition

Being amongst the oldest aquatics and recreation facilities in Greensboro, the pool is showing various visible signs of degradation and according to staff, a corner of the facility has been showing signs of subsidence. The pool deck surface is spalling in various areas and has been patched as needed, creating inconsistency in color and texture. The landscaping around the facility is mature and generally Well-maintained, but the pavement could use improvements to reduce uneven surfaces.

Through community outreach and participation, commissioned murals have been painted on all retaining and site walls around the pool. A local artist stenciled the forms then allowed members of the surrounding community to fill in the forms, completing the murals.

Main entrance to the pool

Warnersville Center, adjacent to the pool

SITE ASSESSMENT SCORE CARD

Criteria	Points
Sense of arrival to facility from main entrance – Vehicular	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	5
is the condition of landscape and hardscape from entrance? (0-5 points)	2
Does the parking appear ADA accessible to the closest facility? (0: No, 5: Yes)	5
TOTAL / POSSIBLE	**12/15**
Sense of arrival to facility from main entrance – Pedestrian	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	3
How's the condition of landscape and hardscape along paths to facility? (0-5 points)	3
Is the facility accessible/ walkable for pedestrians? (0-5 points)	5
Are there greenway connections visible from site? (0-5 points)	0
TOTAL / POSSIBLE	**11/20**
Accessibility and Safety	
Do ramps, stairs, paths, and trails appear to be ADA compliant? (0-5 points)	4
Does the site feel safe? Safety hazards? Safety concerns from P&R? (0-5 points)	2
Landscape in compliance with CPTED guidelines? (0-5 points)	3
Adequate site lighting? (0-5 points)	3
Comfort facilities are present outside the main building - restrooms, seating areas, water fountains, bike racks. Condition of elements?	2
Crime Data	1
TOTAL / POSSIBLE	**27/30**
Sustainability	
Does the site infrastructure incorporate any sustainable elements such as recycling, Low Impact Development strategies for stormwater management, bike racks, etc. (0-5 points)	0
Unique environmental features enhancement opportunity? (0-5 points)	2
TOTAL / POSSIBLE	**2/10**
Quality and Physical Condition	
Identify facility equipment and operating system assets to determine usability, safety, and life span based on the facility history and facility condition. (Existing, 0-5 points)	3
Is the facility site clean? (Existing, 0-5 points)	3
Adequate existing space for outdoor programs? (Existing, 0-5 points)	4
TOTAL / POSSIBLE	**10/15**

SCORE SUMMARY

Sense of Arrival to Facility from Main Entrance - Vehicular	Sense of Arrival to Facility from Main Entrance - Pedestrian	Accessibility and Well-Being	Environmental Sustainability	Quality and Physical Condition
4	**2.75**	**2.5**	**1**	**3.3**

Warnersville Recreation Center Total Score: **2.7** out of 5

Windsor Recreation Center

Site Address: 1601 East Gate City Boulevard
Site Acreage: 4.67 AC
Aquatic Facility Type: Outdoor Pool
Aquatic Facility Size: ±13,300 SF
Year Constructed: 1965

PARK AMENITIES:

- Gymnasium
- Pedestrian connection tunnel
- Public art
- Softball field
- Playground

NEARBY CONNECTIONS/DESTINATIONS:

- Neighborhood
- Vance H. Chavis Library
- St. Mary's Catholic Church
- Bennett College
- James B. Dudley High School

GENERAL OBSERVATIONS

- No welcome or entrance sign identifying pool or recreation center onsite
- Recreation center located on site with heavily used outdoor basketball courts
- Sidewalks and parking lot are worn showing ridges and cracks, parking lot striping barely visible
- Some seating available in pool area
- Minimal vandalism at site
- Bike racks provided at front entrance of the site.
- Sign marquee at front entrance needs replacing
- No zero-entry area for pool

GENERAL CONDITION

- Site is slated to be demolished and replaced with Library, Pool Project- Windsor Chavis Project

SOCIAL VULNERABILITY INDEX (SVI)

- 0.7502 - 1.000 (scale 0 - 1.000)

Sense of Arrival to Facility from Main Entrance – Vehicular

Windsor Recreation Center is located on Gate City Boulevard, a busy thoroughfare in Greensboro. Access to the site is limited to a required u-turn or navigating through neighborhood streets. The only signage for the recreation center and pool is located on the building, partially shielded from view by overgrown vegetation.

Sense of Arrival to Facility from Main Entrance – Pedestrian

The Windsor Recreation Center and pool are easily accessible via surrounding sidewalks and a pedestrian tunnel. A large mural and painted paving greet pedestrians as they enter the site. Entrance to the pool is not easy to find, hidden amongst the chain link fence covered with branded wind stopping material.

Accessibility and Well-Being

There does not appear to be any sustainable elements at Windsor Recreation Center. According to staff, the pool leaks severely, requiring an almost constant flow of city water to keep it filled.

Sustainability

There does not appear to be any sustainable elements at Windsor Recreation Center. According to staff, the pool leaks severely, requiring an almost constant flow of city water to keep it filled.

Quality and Physical Condition

Being amongst the oldest aquatics and recreation facilities in Greensboro, the recreation center and pool are showing various visible signs of degradation. The recreation center facades are unique, creating architectural interest and identity. The pool surface is spalling in various areas and has been patched as needed, creating inconsistency in color and texture.

A commissioned mural on the recreation center greets visitors to the site.

Pedestrian tunnel under Gate City Boulevard

Pool deck, furnishings, and winterized shade structure

SITE ASSESSMENT SCORE CARD

Criteria	Points
Sense of arrival to facility from main entrance – Vehicular	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	3
is the condition of landscape and hardscape from entrance? (0-5 points)	3
Does the parking appear ADA accessible to the closest facility? (0: No, 5: Yes)	5
TOTAL / POSSIBLE	**13/15**
Sense of arrival to facility from main entrance – Pedestrian	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	3
How's the condition of landscape and hardscape along paths to facility? (0-5 points)	3
Is the facility accessible/ walkable for pedestrians? (0-5 points)	3
Are there greenway connections visible from site? (0-5 points)	5
TOTAL / POSSIBLE	**14/20**
Accessibility and Safety	
Do ramps, stairs, paths, and trails appear to be ADA compliant? (0-5 points)	3
Does the site feel safe? Safety hazards? Safety concerns from P&R? (0-5 points)	3
Landscape in compliance with CPTED guidelines? (0-5 points)	5
Adequate site lighting? (0-5 points)	4
Comfort facilities are present outside the main building - restrooms, seating areas, water fountains, bike racks. Condition of elements?	3
Crime Data	2
TOTAL / POSSIBLE	**20/30**
Sustainability	
Does the site infrastructure incorporate any sustainable elements such as recycling, Low Impact Development strategies for stormwater management, bike racks, etc. (0-5 points)	3
Unique environmental features enhancement opportunity? (0-5 points)	4
TOTAL / POSSIBLE	**7/10**
Quality and Physical Condition	
Identify facility equipment and operating system assets to determine usability, safety, and life span based on the facility history and facility condition. (Existing, 0-5 points)	3
Is the facility site clean? (Existing, 0-5 points)	4
Adequate existing space for outdoor programs? (Existing, 0-5 points)	3
TOTAL / POSSIBLE	**10/15**

SCORE SUMMARY

Sense of Arrival to Facility from Main Entrance - Vehicular	Sense of Arrival to Facility from Main Entrance - Pedestrian	Accessibility and Well-Being	Environmental Sustainability	Quality and Physical Condition
3.7	**3.5**	**3.3**	**3.5**	**3.3**

Windsor Recreation Center Total Score: **3.3** out of 5

Peeler Recreation Center

Site Address: 1300 Sykes Avenue
Site Acreage: 5.18 AC
Aquatic Facility Type: Outdoor pool and pool house – Peeler-Annie Williams Pool
Aquatic Facility Size: ±13,700 SF
Year Constructed: 1971

PARK AMENITIES:

- Gymnasium
- Activity Rooms
- Basketball/futsal court
- Basketball court (non-surfaced)
- Baseball field
- Tennis court
- Shelter
- Restrooms

NEARBY CONNECTIONS/DESTINATIONS:

- Neighborhood
- McGirt-Horton Branch Library
- Renaissance Shopping Center

GENERAL OBSERVATIONS

- Site is under construction/renovation
- No welcome/entrance or directional signage identifying pool or recreation center onsite
- Old wooden fence at rear of site with overhanging trees and branches at pool
- Some seating in pool area
- Check-in/admissions area on opposite side of pool entrance
- Sidewalk at storage door near pool entrance has trip hazard
- Pool deck outdated and worn with numerous “dips” near drain areas
- Pool closed for 2 seasons due to pandemic and deferred maintenance.
- Trees along the site cause drainage and maintenance issues as leaves, branches fall in pool.

GENERAL CONDITION

- Needs replacement / rehabbing

SOCIAL VULNERABILITY INDEX (SVI)

- 0.7502 - 1.000 (scale 0 - 1.000)

Sense of Arrival to Facility from Main Entrance – Vehicular

At the time of the site visit the parking lot at Peeler Park was undergoing a complete renovation. Based on the new layout of the parking lot and revised entry, the facilities at Peeler Park will be accessible via vehicles with parking close to the recreation center as well as the pool. There is currently no signage directing people to or identifying Peeler Park from either road frontage.

Sense of Arrival to Facility from Main Entrance – Pedestrian

Due to construction, it is hard to determine the layout of pedestrian circulation to the recreation center, but the newly installed sidewalks connecting the center with the parking is easy to transverse. There is no direct pedestrian connection from the pool area to the basketball courts and baseball field.

Accessibility and Well-Being

The sidewalks associate with the revised parking lot appear to meet all ADA requirements. However, the path to access the pool has several tripping and slope issues. There is currently no seating available around the site.

Sustainability

There does not appear to be any sustainable elements at Peeler Park. The inclusion of stormwater features and educational signage would improve the sustainability of Peeler Park.

Quality and Physical Condition

In general, the park is well-kept. The pool area does not appear to have seen any maintenance in recent years, evident by a large collection of leaves on the deck and pool cover via surrounding trees. Vegetation consisting of cattail and willow saplings has started growing on the pool cover. The ball courts have been recently resurfaced with the basketball court having futsal equipment added as part of a master plan phased construction project.

Secondary entry to pool area from parking lot

Deck covered in leaves and a deteriorating pool cover

Recently resurfaced basketball and futsal court

SITE ASSESSMENT SCORE CARD

Criteria	Points
Sense of arrival to facility from main entrance – Vehicular	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	3
is the condition of landscape and hardscape from entrance? (0-5 points)	2
Does the parking appear ADA accessible to the closest facility? (0: No, 5: Yes)	5
TOTAL / POSSIBLE	**10/15**
Sense of arrival to facility from main entrance – Pedestrian	
Is it visually pleasant? Presence of visual clues to direct visitors to the facility? (0-5 points)	2
How's the condition of landscape and hardscape along paths to facility? (0-5 points)	1
Is the facility accessible/ walkable for pedestrians? (0-5 points)	0
Are there greenway connections visible from site? (0-5 points)	0
TOTAL / POSSIBLE	**3/20**
Accessibility and Safety	
Do ramps, stairs, paths, and trails appear to be ADA compliant? (0-5 points)	0
Does the site feel safe? Safety hazards? Safety concerns from P&R? (0-5 points)	4
Landscape in compliance with CPTED guidelines? (0-5 points)	5
Adequate site lighting? (0-5 points)	2
Comfort facilities are present outside the main building - restrooms, seating areas, water fountains, bike racks. Condition of elements?	4
Crime Data	3
TOTAL / POSSIBLE	**18/30**
Sustainability	
Does the site infrastructure incorporate any sustainable elements such as recycling, Low Impact Development strategies for stormwater management, bike racks, etc. (0-5 points)	0
Unique environmental features enhancement opportunity? (0-5 points)	3
TOTAL / POSSIBLE	**3/10**
Quality and Physical Condition	
Identify facility equipment and operating system assets to determine usability, safety, and life span based on the facility history and facility condition. (Existing, 0-5 points)	1
Is the facility site clean? (Existing, 0-5 points)	3
Adequate existing space for outdoor programs? (Existing, 0-5 points)	5
TOTAL / POSSIBLE	**9/15**

SCORE SUMMARY

Sense of Arrival to Facility from Main Entrance - Vehicular	Sense of Arrival to Facility from Main Entrance - Pedestrian	Accessibility and Well-Being	Environmental Sustainability	Quality and Physical Condition
3.3	**0.75**	**3**	**0**	**3**

Peeler Recreation Center Total Score: **2.0** out of 5

COMPREHENSIVE SITE ASSESSMENT SCORES

These site assessments will help the project team better understand the infrastructure needs and the decision-making process for renovating existing pools, removing existing pools, or reusing pool areas for other recreation amenities. Below is a table compiling the aquatics facility sites to assist in determining the priority in which renovations should occur and to what degree.

Site	Facility Type	Score, out of 5
Barber Park	Sprayground	4.4
Keeley Park	Sprayground	4.8
Smith Active Adult Center	Indoor Pool	4.0
Lindley Park	Outdoor Pools	3.1
Warnersville Recreation Center	Outdoor Pools	2.7
Windsor Community Center	Outdoor Pool	3.3
Peeler Recreation Center	Outdoor Pool	2.0

A table compiling the aquatic facilities site assessments along with building and aquatics facilities to evaluated and determine if a facility should be removed, restored, or reused. Community engagement has also been summarized, confirming the *Big Idea* of ensuring these sites are the hearts of their communities. This compilation table can be found in the appendix, along with the expanded site assessment report.

3.2 | BUILDING ASSESSMENTS

INTRODUCTION

In addition to site assessments, existing building assessments were conducted to determine the appropriate action required at each site. The following section outlines key findings. Referenced photos (*Figure E1*, etc.) and additional architectural photos can be found in the appendix.

BARBER PARK

Exterior of the building at Barber Park

Exterior

The building exterior is comprised of fiber cement siding, split face CMU, standing seam metal roof, hollow metal doors, and aluminum gutters and downspouts. The building exterior is in very good condition. Exterior recommendations include:

- The finish of the paint and metal roof exhibits some signs of fading. The fiber cement and the hollow metal doors can be repainted as desired.

Interior

The interior functions include male and female restrooms, storage, concessions, and support spaces. The building interior is in very good condition. Interior recommendations include:

- The epoxy floor in the restroom has a minor crack visible but is not in need of repair at this time.

Plumbing

Plumbing fixtures are in good condition. No recommendations for plumbing repair at this time. It is recommended to have single occupancy restrooms/ changing facilities in place.

Mechanical

The pool equipment room is served by an inline fan for ventilation and electric heater to prevent pipes freezing. The concessions room is served by two package air conditioning units and an exhaust fan. Air conditioning and ventilation systems are in good condition. The restrooms are heated and ventilated. All air conditioning and ventilation systems are in good condition. Mechanical recommendations include:

- The exhaust fan in the pool equipment room should run continuously while chemicals are stored in the room to avoid damage to the room by chemical concentration in the air.

Electrical

The grounding test results of April 2021 were reviewed. The National Electrical Code, NEC, requires any metallic components of a pool installation within three feet of the inside of the pool wall to be bonded together. The bond is usually achieved through the tie wires connecting the reinforcing steel and copper wires bonding from the pool accessory cups back to the reinforcing steel. A #8 bare copper wire ring is also installed around the pool and connected to the reinforcing steel at four points or more. The resistance in ohms of 1,000 feet of #8 copper is 0.6 ohms. The resistance of a bonding lug connection is between 0.01

and 0.03 ohms. So, the expected resistance between one accessory "cup" and another would be around 1 to 5 ohms. If the measurement is larger than that, then it can be expected that corrosion has taken place.

The facility electrical service is located near the pump room. The electrical service panelboard is a 120/208V, 400A panel with a main circuit breaker ***(Figure E1)***. The main panel and branch panels are in new condition ***(Figure E2).*** The bonding conductor appears to be in good condition, but the bonding lug does not appear to be a UL listed lug ***(Figure E3)***. Electrical recommendations include:

- Replace the pool pump bonding lug.

KEELEY PARK

Exterior of the building at Keeley Park

Exterior

The building exterior is comprised of fiber cement siding, split face CMU, standing seam metal roof, and aluminum gutters and downspouts. The building exterior is in very good condition. No recommendations for exterior repair at this time.

Interior

The interior functions include male and female restrooms, check-in desk, storage, concessions, and support spaces. The building interior is in very good condition. Interior recommendations include:

- In the concessions room, a small area of tile base was observed to be loose and should be reattached to the wall.

Plumbing

New facility on well water. Water stains due to hard water. Plumbing recommendations include:

- Option for water softener to prevent water stains.
- It is recommended to have single occupancy restrooms/changing facilities in place.

Mechanical

The pool equipment room is served by an inline fan for ventilation and electric heater to prevent pipes freezing. The restrooms are heated and ventilated. Other areas are heated, cooled and ventilated by spit systems heat pumps. Air conditioning and ventilation systems are in good condition. No recommendations for mechanical repair at this time.

Electrical

The grounding test results of April 2021 were reviewed. The National Electrical Code, NEC, requires any metallic components of a pool installation within three feet of the inside of the pool wall to be bonded together. The bond is usually achieved through the tie wires connecting the reinforcing steel and copper wires bonding from the pool accessory cups back to the reinforcing steel. A #8 bare copper wire ring is also installed around the pool and connected to the reinforcing steel at four points or more. The resistance in ohms of 1,000 feet of #8 copper is 0.6 ohms. The resistance of a bonding lug connection is between 0.01 and 0.03 ohms. So, the expected resistance between one accessory "cup" and another would be around 1 to 5 ohms. If the measurement is larger than that, then it can be expected that corrosion has taken place.

The facility electrical service is located near the pump room. The electrical service panelboard is a 120/208V, 500A panel with a main circuit breaker ***(Figure E4)***. The main panel and branch panels are in new condition ***(Figure E5).*** The bonding conductors appear to be in good condition ***(Figure E6)***. The electrical items inside the Pool House are in new condition. No electrical recommendations for remediations at this time.

SMITH ACTIVE ADULT CENTER

Exterior of Smith Active Adult Center

Exterior

Smith is an indoor pool facility, and the exterior observation was limited to the area outside the pool equipment room. The exterior wall system in the pool equipment roof area is a masonry veneer over CMU backup. Doors are hollow metal. Exterior recommendations include:

- The masonry veneer is in good condition but stained from mildew and age. Veneer should be cleaned.
- Drain piping from the pool equipment room is located above the hollow metal door. The drain has deteriorated the door's drip header beyond repair and the drip should be replaced. The drain line has been turned to drip beside the door and that has deteriorated the sidewalk concrete at the bottom of the wall and will ultimately rust out the hollow metal door frame.

Interior

The interior pool room is enclosed by painted CMU walls and a lay-in ceiling system. Doors leading into restrooms, the equipment room, and adjacent spaces are hollow metal. Lockers are located on the pool deck. Restrooms include individual shower compartments, epoxy monolithic floor and base finishes, tile walls, lay-in ceiling systems, and laminate vanity/counters. Grab bars, shower controls, and some accessible elements are present, but the approach is obstructed by curtains and benches, and the fixture clearances do not all meet current code requirements. Some showers have barrier-free entry, and some have curbs. Interior recommendations include:

- The interior spaces and surfaces are in good condition and only require spot scraping and repainting. The lay-in ceiling system is in good condition and requires cleaning, re-setting of misaligned tiles, and spot replacement of damaged tiles.
- Door frames at the pool deck require spot repair of rust at the bottom of the frames to prevent deterioration.
- Remaining interior elements of toilet and shower compartments, tile finish, floor finish, joint sealants, and casework are all in good condition. Owner stated a desire to change all showers to zero entry, install ADA height water closets, and create a separate changing area for pool users. Reconfiguring space to include these elements creates the opportunity to upgrade the whole space to current accessibility codes.
- The above ceiling cavity in the pool room was not accessible. Recommend that the above ceiling space is examined for deterioration the next time the pool is drained.

Plumbing

Plumbing fixtures are in good condition. No recommendations for plumbing repair at this time. There are currently no single occupancy restrooms/shower/changing facilities. It is recommended to add at least one when doing a locker room renovation.

Mechanical

This facility has an indoor pool. The air conditioning system consists of package air conditioning units designed to provide heating and cooling to indoor pool rooms manufactured by Poolpak International. Equipment in the mechanical room appears to be in good working condition and well maintained. Restrooms appear to be provided with proper heating and ventilation. No recommendations for mechanical repair at this time.

Electrical

The grounding test results of April 2021 were reviewed. The National Electrical Code, NEC, requires any metallic components of a pool installation within three feet of the inside of the pool wall to be bonded together. The bond is usually achieved through the tie wires connecting the reinforcing steel and copper wires bonding from the pool accessory cups back to the reinforcing steel. A #8 bare copper wire ring is also installed around the pool and connected to the reinforcing steel at four points or more. The resistance in ohms of 1,000 feet of #8 copper is 0.6 ohms. The resistance of a bonding lug connection is between 0.01 and 0.03 ohms. Consequently, the expected resistance between one accessory "cup" and another would be around 1 to 5 ohms. If the measurement is larger than that, then it can be expected that corrosion has taken place.

The Smith Center has a 120/208V, 800A main electrical panel ***(Figure E7)***. The main panel is in good condition. The main panel feeds 4 branch panels ***(Figure E8)***. The pump appears to have a bonding wire running to the pool shell steel ***(Figure E9)***. The bonding lug at the pool pump appears to be corroded. NEC 680 requires a minimum #8 solid copper wire to be run from the vicinity of the pool pump motor to the equipotential bonding grid under the pool deck. Electrical recommendations include:

- Replace the bonding lug at the pool pump and where the conductor is spliced.

LINDLEY PARK

Exterior of the pool house at Lindley Park

Exterior

The exterior of the pool house building is composed of painted CMU and wood paneling with hollow metal doors (no thresholds) and aluminum windows. Spot repairs appear to have been made in several door, window, and louver locations with dissimilar materials that have deteriorated. The top of wall fascia is a painted panel with a two-piece metal coping at the top of the wall/fascia. The roof is covered with a ballasted EPDM roof. At the time of the site observation, a section of the roof was missing the ballast covering. A metal awning covers a concessions window outside of the pool's perimeter fencing. Exterior recommendations include:

- The painted CMU wall, painted fascia, and metal coping are all in good condition with the wall and fascia requiring new paint. The remaining elements of all non-CMU wall surfaces, doors, windows, and joint sealants are beyond their useful life and require replacement.
- While the EPDM roof membrane is protected by ballast and appears to be in fair condition with no visible leaks, the membrane seams and flashings are all worn and in need of repair. Recommend replacing the roof membrane, flashings, and coping.
- Recommend removing the metal awning over the concessions window outside the fence and replacing with a more integrated canopy design.

Interior

The interior functions include male and female restrooms, showers, changing rooms, a check-in desk, a storage space, concessions, and support spaces. The shower and changing room layouts are gang-style for the male restrooms and with individual compartments for female restrooms. Typical finishes throughout the interior include painted CMU walls, painted concrete floors, tile floors, and lay-in ceiling systems. Toilet partitions and changing compartments include a combination of curtains on tracks and painted wood. Grab bars and shower seats are present at one water closet and one shower for each sex, but at the time of the site visit one shower seat and shower control wand were disconnected. The check-in desk built-ins have a laminate top and painted wood frames that are not ADA-compliant. All plumbing piping is surface mounted in the space. No lockers are present inside the facility. Interior recommendations include:

- The CMU walls are in good condition and only require scraping and repainting. The lay-in ceiling system is in good condition and requires cleaning, re-setting of misaligned tiles, and spot replacement of damaged tiles. Solid wood storage shelving is in good condition. Remaining interior elements of doors, toilet and shower compartments, floor finish (paint), joint sealants, and casework are beyond their useful life and require replacement.
- Consider new applied shower wall and flooring finishes if maintaining painted surfaces is not desired.
- There is a lot of underutilized space in the middle of both restroom/changing rooms. This area likely housed lockers at some point and is now just open space. Recommend reprogramming and/or reconfiguring the space to create accessible route through the building and improve accessibility and privacy of water closets and showers.
- The concessions room was locked and not open for observation at the time of this site visit.

The pool equipment room exhibits significant deterioration as described in the SKA proposal document “Evaluation of Overhead Concrete Distress” dated April 16, 2019. Additional study is required as described in the proposal to verify if the distress can be remediated or if the equipment room will require demolition and reconstruction.

Plumbing

The plumbing fixtures throughout the building need cleaning or replacement. There are no hose bibbs around the pool area. The flush valves on the water closets and urinals are disassembled for winterizing. The shower trench drains are clogged with debris. The water fountain was removed due to Covid. The acid and chlorine tanks are stored together in the pool equipment room. Plumbing recommendations include:

- Clean or replace plumbing fixtures with water saving water closets and urinals. Install hose bibbs abound pool for general maintenance. Replace flush valves with water saving flush valves. Install new fountain.
- There are currently no single occupancy restrooms/shower/changing facilities. It is recommended to add at least one when doing a renovation or new construction.

Mechanical

The pool equipment room is served by a wall mounted fan and an exhaust duct system for ventilation. The concessions room is served by a package air conditioning unit located on the floor next to the building. The restrooms are ventilated by roof mounted exhaust fan. All mechanical equipment in the building and pool equipment room has exceeded its life span and is deteriorated due to the corrosive environment. Mechanical recommendations include:

- Replace air conditioning unit serving the concessions room.
- Replace toilets exhaust fans. Replace exhaust system serving the pool equipment room.
- Provide corrosion resistant ductwork and redesign system to improve air circulation.

Electrical

The grounding test results of April 2021 were reviewed. The National Electrical Code, NEC, requires any metallic components of a pool installation within three feet of the inside of the pool wall to be bonded together. The bond is usually achieved through the tie wires connecting the reinforcing steel and copper wires bonding from the pool accessory cups back to the reinforcing steel. A #8 bare copper wire ring is also installed around the pool and connected to the reinforcing steel at four points or more. The resistance in ohms of 1,000 feet of #8 copper is 0.6 ohms. The resistance of a bonding lug connection is between 0.01 and 0.03 ohms. So, the expected resistance between one accessory "cup" and another would be around 1 to 5 ohms. If the measurement is larger than that, then it can be expected that corrosion has taken place.

The facility electrical service is located at the northwest corner of the pool deck ***(Figure E10)***. The service is overhead and drops from a utility pole down into the Pool Equipment Room located under that corner of the pool. The electrical service panelboard is a 120/208V, 600A panel with a main circuit breaker. The panel cover shows a large amount of rusting and pitting ***(Figure E11)***. The visible surface of the circuit breakers in the panel shows a fair amount of degradation ***(Figure E12)***. The branch panels in that same room also show a large amount of degradation and pitting ***(Figure E13).***

NEC 680 requires a minimum #8 solid copper wire to be run from the vicinity of the pool pump motor to the equipotential bonding grid under the pool deck. We didn't find this bonding wire, but we did find a bonding wire from the pump motor back to the electrical room ***(Figure E14)***. The copper bonding wire attached to the pool pump has a green patina. The area around bonding lug on the pump motor appears to be corroded ***(Figure E15)***. We also found a wire bonded to a metallic pipe which extended into the slab. The bonding means did not appear to be in a method required by code and was corroded ***(Figure E16)***. The corrosion in the Electric Room is most likely due to the ventilation drawing corrosive air from the Pump Room ***(Figure E17)***, across the equipment and out to the exterior ***(Figure E18)***. The duct outside of the room has rusted through.

The branch panel inside the Pool House appeared to be in good condition ***(Figure E19).*** The lighting and devices inside the Pool House appeared to be in fair to good condition. The exterior pool lighting was not tested. LED floodlighting should be considered if replacement is chosen.Electrical recommendations include:

- Remove the pool apron, the area around the deck within 3' of the inside edge of the pool, and the pool equipment cups to expose the reinforcing steel and the equipotential bonding means. Install a new copper wire ring around the pool with a bare #8 solid copper conductor. Bond to the reinforcing steel at four (4) or more points around the pool. Install new equipment cups and bond to those cups to supplement the equipotential bonding grid. Then install a new apron.
- Replace the existing electrical service with new main and branch panelboards. Provide new ground and new branch circuits in Pool Equipment room. Provide new feeder to pool building. Provide Electric room with treated outside air.
- The electrical items inside the Pool House are in fair to good condition. Lights should be replaced with LED fixtures when a ballast replacement is needed.

WARNERSVILLE RECREATION CENTER

Exterior of the pool house at Warnersville Recreation Center

Exterior

The exterior of the pool house building is composed of brick veneer over CMU backup with hollow metal doors and aluminum windows. A two-piece metal coping runs along the top of the wall with conductor heads and downspouts for drainage. The roof is a white EPDM roof. A small aluminum canopy is located poolside for shade and is attached to the existing wall on two sides. It appears that an original wall opening near the southeast corner was infilled with brick veneer. The infill brick is in good condition but does not match the color of the primary brick. Exterior recommendations include:

- The metal coping and roof membrane appear to be in good condition. Reseal any flashing or splice joints that have deteriorated.
- The brick material for the exterior veneer is in good condition, but there is an internal issue in the cavity wall system and veneer that is pushing the mortar out of the wall system. It appears that reinforcing/ties have rusted and expanded. Large sections of mortar were visible on the ground at the time of the site visit and large sections of wall were missing mortar in bed and head joints. It is not evident if the root issue is on-going or if it has been resolved through means like roof, coping, and fascia repair. Veneer will need to be removed and replaced with new veneer or a durable material like fiber cement siding/panels.
- The remaining elements of wood fascia, doors, windows, and joint sealants are beyond their useful life and require replacement. Paint on the aluminum canopy is worn and staining is visible on the brick veneer under the canopy. Flashing and joint sealants require repair at the canopy roof to wall joint.
- Settlement was noted on the pool deck near the southeast corner of the building and should be evaluated by a geotechnical engineer to confirm if remediation/repair is necessary for the building foundation.

Interior

The interior functions include male and female restrooms, showers, changing rooms, a check-in desk, a storage space, a first aid office, and support spaces. The shower and changing room layouts are gang-style for the male restrooms and with individual compartments for female restrooms. Typical finishes throughout the interior include painted CMU walls, concrete floors, and exposed ceilings (painted wood roof deck). Toilet partitions are laminate and the female changing compartments are a combination of curtains on tracks and painted wood. There are no ADA-compliant water closets or showers in the facility. Entry widths also do not comply with the current code for accessible door clearances. The check-in desk built-ins have a laminate top and stained wood frames that are not ADA-compliant. Some plumbing and refrigerant piping are surface mounted in the space with some sections of refrigerant piping missing insulation. No lockers are present inside the facility. Interior recommendations include:

- The CMU walls and exposed wood deck are in good condition and only require scraping and repainting. Remaining interior elements of doors, toilet and shower compartments, floor finish, joint sealants, and casework are beyond their useful life and require replacement. Some areas of the inside face of exterior CMU walls will need to be repointed and/or sealed.
- The concrete floor needs to be resealed. Consider new applied shower wall and flooring finishes if maintaining painted and sealed surfaces is not desired.

- Lockers have been removed from the spaces leaving four-inch concrete pedestals along the perimeter wall. Recommend reconfiguring the space and fixtures to create an accessible route through the building and improve accessibility and privacy of water closets and showers.
- As noted in the exterior section, the southeast corner CMU cracking will need to be reevaluated after geotechnical review.

Plumbing

The main pool area does not have a hose bibb for general maintenance. There is no drinking fountain pool side due to Covid. The plumbing fixtures are in fair condition. Requires cleaning. The pump room was reported to be noisy. Plumbing recommendations include:

- Install new hose bibb around pool for general maintenance. Clean plumbing fixtures. Option to install water saving flush valve plumbing fixtures.
- There are currently no single occupancy restrooms/shower/changing facilities. It is recommended to add at least one when doing a renovation or new construction.

Mechanical

Ventilation of the pool equipment room and the chemical storage room are provided by a combination of exhaust fans and louvers. Some notes on the wall indicate that there is not adequate ventilation in these spaces. Restrooms are unconditioned and provided with exhaust fans. Mechanical recommendations include:

- Review ventilation system of the pool equipment room and the chemical storage room to increase air flow. Provide heat as necessary.

Electrical

The grounding test results of April 2021 were reviewed. The National Electrical Code, NEC, requires any metallic components of a pool installation within three feet of the inside of the pool wall to be bonded together. The bond is usually achieved through the tie wires connecting the reinforcing steel and copper wires bonding from the pool accessory cups back to the reinforcing steel. A #8 bare copper wire ring is also installed around the pool and connected to the reinforcing steel at four points or more. The resistance in ohms of 1,000 feet of #8 copper is 0.6 ohms. The resistance of a bonding lug connection is between 0.01 and 0.03 ohms. Consequently, the expected resistance between one accessory "cup" and another would be around 1 to 5 ohms. If the measurement is larger than that, then it can be expected that corrosion has taken place.

The pool house has a 120/208V, 225A main electrical panel ***(Figure E20).*** The main panel is in fair condition. The main panel feeds a 100A pump room panel ***(Figure E21)***. The pump room panel is in fair to good condition but is unsafe to reach. There is a pit in front of the panel ***(Figure E22)***, requiring someone to balance on the top of a dividing wall to reach the panel. NEC 680 requires a minimum #8 solid copper wire to be run from the vicinity of the pool pump motor to the equipotential bonding grid under the pool deck. We didn't find this bonding wire and note the test results on the equipotential grid indicate an increasing loss of bonding. Electrical recommendations include:

- Remove the pool apron around the perimeter and within 3 feet of the inside wall of the pool to expose the equipment cups, the reinforcing steel, and the equipotential bonding means. Install a new bonding with a bare #8 solid copper conductor. Extend the bonding wire to inside the pump room and adjacent to the pool pump. Install new equipment cups and bond to those cups to supplement the equipotential bonding grid. Then repair the apron.
- Relocate the existing pump room panelboard and pump controls. Provide new bonding and new branch circuits in Pool Equipment room. Provide new feeder to pool panel.

PEELER RECREATION CENTER

Exterior of the pool house at Peeler Recreation Center

Exterior

The exterior of the pool house building is constructed with a precast concrete "T" roof structure and concrete post and beam frame along the perimeter. The infill of the post and beam frame is composed of brick veneer over CMU backup with hollow metal doors, and aluminum and hollow metal windows. The gaps between the precast "T" and top of wall are infilled with either chain link fencing or wood panel. A two-piece metal coping runs along the top of the wall with internal drainage leading to downspouts on the end walls. The roof membrane is EPDM. Exterior recommendations include:

- The concrete frame, roof structure, and brick and CMU walls are all in good condition. Spot repair of the precast roof structure will be needed at perimeter edges that exhibit water damage and/or cracking/spalling concrete. Brick veneer at the bottom of the equipment room door has been repointed on one side already and needs to be repointed on the other side.
- The remaining elements of chain link/wood panel infill between the roof structure, doors, windows, and joint sealants are beyond their useful life and require replacement.
- While the EPDM roof membrane itself appears to be in fair condition, the seams and flashings are all worn and in need of repair. The northwest corner of the roof has significant pleating and lack of attachment underneath. The southeast corner has significant ponding water, likely due to leaves blocking the drain. Recommend replacing the roof membrane, flashings, and coping.

Interior

The interior functions include male and female restrooms, showers, changing rooms, a check-in desk, storage spaces, and support spaces. The shower room layouts are gang-style with changing compartments for female the restrooms. Toilet compartments have four-inch CMU divider walls with some, primarily in the female restrooms, containing doors. Typical finishes throughout the interior include painted CMU walls, concrete floors, vct flooring in the ticket room, and exposed concrete ceilings (roof structure). There are no ADA-compliant water closets or showers in the facility. Entry widths also do not comply with the current code for accessible door clearances. The check-in exterior counter/structure is not ADA-compliant. No lockers are present inside the facility. Interior recommendations include:

- The CMU walls are in good condition and only require scraping and repainting. Wood storage shelving and cabinets are in fair condition. Remaining interior elements of doors, non-CMU toilet and shower compartments, and joint sealants are beyond their useful life and require replacement.
- Lockers have been removed from the spaces. Recommend reconfiguring the space and fixtures to create an accessible route through the building and improve accessibility and privacy of water closets and showers.

Plumbing

The water fountain has been removed due to Covid. The plumbing fixtures are in fair condition. Debris has settled around the deck drains. Plumbing recommendations include:

- Install new water fountain. Clean plumbing fixtures. Clean out deck drains. Option of replacing flushing fixtures with water saving flushing fixtures.
- There are currently no single occupancy restrooms/shower/changing facilities. It is recommended to add at least one when doing a renovation or new construction.

Mechanical

The pool equipment room relays on natural ventilation, there is a small circulation fan and a wall mounted exhaust fan that provides exhaust to the chemical storage room. The restrooms are open to the outdoors on each end and each restroom has a roof mounted exhaust fan. All exhaust fans in the building appear to have exceeded their life span. Mechanical recommendations include:

- Replace exhaust fans.

Electrical

The pool house has a 120/208V electrical service to the right of the entrance to the building ***(Figure E23)***. The main pool pump power cabinet shows a large amount of corrosion ***(Figure E24).*** NEC 680 requires a minimum #8 solid copper wire to be run from the vicinity of the pool pump motor to the equipotential bonding grid under the pool deck. We didn't find this bonding wire but note the test results on the equipotential grid indicate an increasing loss of bonding. Electrical recommendations include:

- Remove the pool apron around the perimeter and within 3 feet of the inside wall of the pool to expose the equipment cups, the reinforcing steel, and the equipotential bonding means. Install a new bonding with a bare #8 solid copper conductor. Extend the bonding wire to inside the pump room and adjacent to the pool pump. Install new equipment cups and bond to those cups to supplement the equipotential bonding grid. Then repair the apron.
- Replace the existing electrical main panelboard. Provide new ground and new branch circuits in Pool Equipment room. Provide new feeder to pool panel.
- Provide a new feeder and combination starter for pool pump.

3.3 | AQUATICS ASSESSMENTS

INTRODUCTION

In addition to site and building assessments, the condition and mechanics of the aquatic features were observed to determine the appropriate action required at each site. The following section outlines key findings. The expanded aquatics assessment with photos and recommended priority items can be found in the appendix.

KEELEY PARK

Overview

- Outdoor seasonal spray ground with separate holding tank and pool water filtration system.
- Plans indicate that the holding tank has a capacity of 2,000 gallons.
- Water Odyssey Toys and Features.

Pool Decks

- Heavy staining is present on the deck and spray features. The source of this staining is likely the source water.
- Any dissolved metals will cause stains on porous surfaces.
- Hot water high volume low pressure washing and metal sequestering chemicals may help.
- Minor cracks and concrete settling were noted. Suggest consulting with a concrete company for repair options.
- There are overlay product options that could be considered.

Sprayground Features

- Heavy staining is present on the spray features. The source of this staining is likely the source water. Any dissolved metals will cause stains on porous surfaces.
- Hot water high volume low pressure washing and metal sequestering chemicals may help.
- These features are poured in place and would need to be painted or restored in place.

Sprayground Mechanical Room

- The overall room was well organized and clean. The filtration system uses two “skid mounted” sand filters, a filtration pump, and a feature pump. The overall system also includes an automated chemical controller and feeder system.
- The systems appeared to be in good working order.

Chemical Delivery System

- Overall the chemical rooms are in fair condition. The original “secondary containment” crocks are not being used as intended. Chemicals are being pumped from barrels into these crocks.

Sprayground Ground - Chemical Safety Consideration

- Overall chemical safety practices should be reviewed.
- Incompatible chemicals (acid and chlorine) are being stored next to each other.
- Chemical barrels are blocking the emergency eyewash station.

SMITH ACTIVE ADULT CENTER

Overview

- Indoor 24'x48' 42,000 gallon 4-lane multipurpose lap pool.
- Pool depths range from 3' in the shallow end to 7' in the deep end.
- Two handrails and two stairs were in good repair.
- The water was clear but not tested. The pool plaster surface appears to be in good condition. Minor stains werebnoted.

Lap Pool

Stairs and Main Drains

- Handrails were tight and the skimmers were in good condition.
- Two main drain covers were present and were evaluated from deck level.
- The client should ensure that all drains comply with ASME/ANSI A122.19.8-2007 NC Code .2537, .2539

ADA Chair

- ADA Chair was present.
- Rescue equipment and signage were present but not evaluated.

Filtration System

- The single sand filter and pump with a 3hp motor appeared to be in good condition. A strainer basket was present.
- Valve and plumbing labeling were minimal.
- The pump room was clean and organized and appeared to be leak-free.

Safety Concern

- An empty cyanuric acid container was found in a chemical storage area that was hand-labeled "Cal Flake" CDC Chemical Safety Handling: Store chemicals in original, manufacturer's-labeled containers.

Equipment Room Chemical Delivery System

- The chemical delivery system was installed and appeared operational.
- The interlock device and flow switches were not tested.
- Safety concern: Imcopataible chemicals should be stored separately where possible. All liquid chemicals should have a secondary containment device. 15A NCAC 18A .2534 CHEMICAL STORAGE ROOM (5) The chemical storage room shall be arranged so that chemicals that can react with other pool chemicals are stored separately and shall be constructed and arranged to permit easy cleanup of chemical spills.

Chemical Storage - Safety Concern

- Chlorine and acid barrels - open bungs pose a safety concern for staff and patrons.
- From the original supplied plans, there was a separately ventilated storage room for chlorine gas but that room is now used for various pool chemical storage. Suggest restoring this room to its original designed intent. This room should be used to store chlorine or acid but not both incompatible chemicals.

Heating and Ventilation System

- The pool boiler and associated equipment appear to be a modern unit and in good working condition.
- Pool exhaust system for reference. This system was not evaluated.

Deck - Safety Consideration

- Pool and cleaning chemicals left on the pool deck
- Test kits were in poor repair and dirty. This may make it difficult to get accurate chemical readings.
- The deck drain was raised in at least one area and presents a possible tripping hazard. Suggest further review of deck drains and deck surfaces.

Lap Pool Operational Observation

Safety Concern

- Pool operating instructions state to add "stabilizer (cyanuric acid)" into the skimmer. Cyanuric acid is a "sunscreen" for swimming pools and should not be used indoors.
- 15A NCAC 18A .2535 WATER QUALITY STANDARDS: (4) When chlorine is used as the disinfectant, a free chlorine residual of at least one part per million (ppm) shall be maintained throughout the pool whenever it is open or in use. Pools that use chlorine as the disinfectant must be stabilized with cyanuric acid except at indoor pools or where it can be shown that cyanuric acid is not necessary to maintain a stable free chlorine residual. The cyanuric acid level shall not exceed 100 parts per million.

LINDLEY PARK

Overview

Lindley Park Main Pool

- 50-meter outdoor seasonal lap pool.
- Length: 165'
- Width: 75'
- Shallow end: 3' depth
- Deep end: 12' depth
- Published volume: 514,000 gallons (from sign)
- Calculated volume: LxWxAvgDepthx7.5 = 696,0000 gallons

The pool was not in operation at the time of this visit. The water in the main pool was green and the bottom, main drain, and lane lines were not visible

Lindley Park Children's Pool

- Facts: 30' diameter outdoor seasonal wading pool
- Radius: 15'
- Depth: 4"
- Calculated volume: RxRx3.14xdepthx7.5 = 425 gallons
- Single Main Drain

The water in the children's pool was cloudy and algae is present. This pool will need extensive rehabilitation to become operational including adding ADA access and possible plastering of the pool surface.

Submerged Drains

- Lap Pool - not observed. The pool was full at the time of the visit.
- The client should ensure that all drains comply with ASME/ANSI A122.19.8-2007

Surface Gutters and Pool Water Return

- The lap pool has a perimeter stainless steel gutter and water supply system.
- The gutter has been replaced for approximately 3/4 of the pool and there is a different gutter style at the deep end near the mechanical roombecause the gutter at the deep end was used to affix moveable bulkheads to "shorten" the

pool to the correct distance when it was used for competition.

- The children's pool has a single skimmer.

Depth Markers and No Diving Markers

- Depth markers and no diving signs were a combination of tiles and paint. Depth markings were noted on the vertical surfaces attached to the fence. NC Code .2523, .2537

Diving Equipment

- Two diving boards are located in the deep end of the pool and appeared to be in fair condition. Duraflex competition-style boards are recommended to have the fulcrum locked in the forward position for recreational use.

Ladders, Steps, and Handrails

- Seven pool ladders were noted as present and secure.

Pool Enclosure

- Pool fencing was present but not evaluated.
- The self-closing and latching gate for the children's pool was present and operational. NC Code .2528, .2537

Pool Deck

- Decks were cracked, stained, and missing sections of surfacing. Areas of prolific deterioration were noted. NC Code .2522, .2537

Pool Signage

- Pool signage was present but not evaluated.

Lap Pool Equipment Room

Chemical Feeders

- An automated chemical feed system is present. ORP and pH probes were installed. A rotary flow switch was present. Interlocks were not checked.
- A significant safety concern is present. Incompatible chemicals are stored directly near each other. The acid pump is mounted directly over the chlorine barrels. If a small leak were to occur these two volatile chemicals would be allowed to mix.
- Per CDC Pool chemicals should be stored separately in a dedicated location.

Filtration Systems

- The pool uses two 96" High Rate Sand Filters. The data plates were nearly unreadable but indicate a date of manufacturer of 1985.
- Influent and effluent gauges were present but uncertain if these are working. The filter tanks show evidence of long-term leaks. The large pile of sand in the backwash separation tank indicates these filters have internal damage.
- These filters have a life expectancy of 20-25 years
- The pool uses two 96" High Rate Sand Filters. The data plates were nearly unreadable but indicate a date of manufacturer of 1985. These filters have an estimated life expectancy of 20-25 years.
- The influent and effluent gauges were present but uncertain if these are working. The filter tanks show evidence of long-term leaks.
- The large pile of sand in the backwash separation tank indicates these filters have internal damage.

Circulation Systems

- Single pump and motor.
- Filter motor: 30hp, 3ph, 1785 rpm
- Filter pump: Aurora 6x6x11, 65 FH, 1428gpm
- Filter VFD: Danfoss
- Flow Meter: Present
- All metal plumbing, valves. and gears are heavily corroded.
- Abandoned valve system and strainer basket for the original pump.

Domestic Water Fill

- Freshwater fill system. The operational condition is unknown.
- Staff reported that during the operational season large volumes of water will leak into the pumproom from the far wall (1) the source of this water should be explored further.

General Conditions

- The pump room is in need of repairs and upgrades. The ventilation system has been abandoned. The concrete roof has signs of significant deterioration.

Chemical Storage

- Chemicals should be stored in a dry well-ventilated enclosure. NC Code .2533, .2534, .2537

Children's Pool

Chemical and Filtration System

- Single filter system
- Pump: Wisperflow
- Motor: 1.5 hp
- Filter: Triton high sand filter with a multiport
- Minimal labeling of valves and pipes.
- Chemical Delivery System: No automated chemical feeder. Erosion-style trichlor chlorine feeder. Manual acid delivery.

ADA Access

- With over 300 linear feet of the perimeter, the lap pool requires a primary and secondary means of access. This requirement is met by one ADA lift chair and a set of removable ADA stairs.
- With less than 300 linear feet of the perimeter, the children's pool requires a primary means of access. There are no ADA accommodations present and a sloped entry would not be readily achievable.

WARNERSVILLE RECREATION CENTER

Overview

Warnersville Swimming Pool

- Facts: 25m x 25m L-shaped main pool and rectangular 10'x25' wading pool.
- Pool Volume: 150,000 gallons
- Surface area: 2,150sq. ft.
- The main pool was covered at the time of this visit. The pool shell evaluation is limited.

Submerged Drains

- Main Pool - not observed. The pool was full at the time of the visit.
- Wading Pool - the main drain could not be seen through the water to determine if covers were present and secured.
- The client should ensure that all drains comply with ASME/ANSI A122.19.8-2007

Main Pool - Gutter System

- Tile gutter system. Limited exposed areas show signs of cracking and deterioration.

Depth Markers and No Diving Markers

- The deck-mounted depth markers could not be observed because they were covered by the winter cover. Limited vertical markers were noted attached to the pool fence.

Pool Enclosures

- Pool fencing was present but not evaluated.
- The self-closing and latching gate for the wading pool was present and operational.

Pool Decks

- Decks were cracked, stained, and missing sections of surfacing.
- Areas of prolific deterioration were noted.

Wading Pool

Deck

- Decks were cracked, stained, and missing sections of surfacing.
- Areas of prolific deterioration were noted.
- Decks were cracked, stained, and missing sections of surfacing.
- Areas of prolific deterioration were noted.
- Significant cracking, signs of settling, and a large hole were noted under the deck in the South East Corner of the facility.

Main Pool Equipment Room

Filtration System

- The main pool uses a single high rate sand filter. Evidence of tank leaking was present. Valves had minimal labeling. The data plate was missing.
- The main pool pump pit was flooded at the time of this visit and could not be safely evaluated. The motor was underwater and will need to be replaced or repaired before this system can be brought online.
- Safety Concern: The circuit breaker panel and pump electrical systems can only be accessed by straddling an open pump pit.
- The Occupational Safety and Health Administration (OSHA) and the National Electrical Code (NEC) require that electrical panels have a minimum of 3 feet (36 inches) of clearance and a minimum headroom of 6.5 feet or the height of the equipment, whichever is greater. This clearance provides a safe working distance in the event of an electrical hazard. This clearance also reduces the risk of an accidental fire caused by storing combustible items near electrical panels.

Children's Pool

Filtration System

- The pool uses a single sand filter with a multiport valve with a 1.0hp pump

Pool Equipment Room

Chemical Systems

- Both pools use erosion-style trichlor feeders. Manual feeding of acid for pH control. No automated chemical controllers were present.
- The potential for a chemical spill emergency was present. Even during the off-season, all pool chemicals should be stored properly.

ADA

- With over 300 linear feet of the perimeter, the main pool requires a primary and secondary means of access. This requirement is met by one ADA lift chair and a set of removable ADA stairs. Both were observed but not installed.
- With less than 300 linear feet of the perimeter, the wading pool requires a primary means of access. There are no ADA accommodations present and a sloped entry would not be readily achievable.

WINDSOR RECREATION CENTER

Overview

Warnersville Swimming Pool

- Facts: 25m rectangular outdoor seasonal lap pool.
- Pool volume: 100,000 gallons. The lap pool was covered at the time of this visit. The pool shell evaluation is limited.

Submerged Drains

- Not observed - the pool was covered and full at the time of this visit.

Surface Gutters and Pool Water Return

- The lap pool has a perimeter gutter system. Overall evaluation of this system was limited due to the pool being covered.

Depth Markers and No Diving Markers

- Limited inspection of deck-mounted depth markers because of the pool cover. Vertical markers were noted on the pool fence and on the pool shell.

Ladders, Handrails, Lifeguard Chair

- The observed systems appeared to be in good condition.

Pool Enclosures

- Pool fencing was present but not evaluated.

Pool Decks

- The deck was stained and had areas of missing surfacing. Areas of deterioration were noted. NC Code .2522, .2537

Tunnel

- A service tunnel is located around the pool structure. Limited inspection of this tunnel discovered possible cut plumbing for pool supply or return. Evidence of pool shell leaks is present.
- Safety Concern - the access lid to this tunnel was not secured and was opened without tools. This opening is on a walking path and should be secured.

Lap Pool Equipment Room

Filtration System

- The pool has a single circulation pump and three high rate sand filters. Pump data plates were unreadable.

Chemical Systems

- The pool uses a single erosion-style trichlor feeder and manual addition of acid for pH control. No automated chemical controllers were present.

Chemical Storage

- The potential for a chemical spill emergency was present. Incompatible chemicals (chlorine and acid) are stored in close proximity. Liquid chemicals should NEVER be stored above dry chemicals. Even during the off-season, all pool chemicals should be stored properly.

ADA

- With over 300 linear feet of the perimeter, the lap pool requires a primary and secondary means of access. One ADA lift chair was observed but not installed at the time of this visit.

PEELER RECREATION CENTER

Overview

Peeler - Annie Williams Pool

- 25m x 25m L-shaped lap pool. Actual pool volume and data were not provided. The lap pool was covered at the time of this visit. The pool shell evaluation is limited.
- The pool has remained unused for some time. Aquatic vegetation was growing on top of the winter cover.

Submerged Drains

- Not observed - the pool was covered and full at the time of this visit.

Surface Gutters and Pool Water Return

- The lap pool has a tile and surge-style gutter system. Limited exposed areas of the plaster finish show signs of cracking and deterioration and appear to be in poor condition.

Depth Markers and No Diving Markers

- Not evaluated.

Pool Deck and Enclosures

- Pool fencing is present but not evaluated.

Lap Pool Equipment Room

Filtration System

- A single filter pump was present. Data plates were not present.
- A single tank high rate sand filter is present. The data plate was unreadable. Evidence of long-term tank leaks is evident.

Chemical Systems

- The pool uses an erosion-style trichlor feeder and manual addition of acid for pH control. No automated chemical controllers are present.
- Unused chemicals should be stored properly.

Surge Tank Access

- The surge tank is located in the mechanical room. The water present is stagnant and has a strong odor.

Fresh Water Fill

- For reference - not evaluated.

4 | COMMUNITY ENGAGEMENT

IN THIS CHAPTER

Big Ideas

INTRODUCTION

As an initial phase to the City of Greensboro Aquatics Master Plan, extensive community engagement was desired to ensure feedback from the communities surrounding the existing facilities as well as the City at large. The community engagement was divided into two components; *Big Ideas*: completed at the start of the master plan process, and a *Shared Vision*: to gather feedback and comments on the proposed master plans for each of the aquatics sites.

SUMMARY

BIG IDEAS

Dates: February - March, 2022

Locations: Listed, right

Format: Pop-Up + Online

Total Participants: 1,146

SHARED VISION

Dates: August, 2022

Locations: Renaissance Community Rebound, Warnersville Back-to-School Event, LeBauer Park First Friday, McGirt Horton Library, Lindley Recreation Center, Warnersville Recreation Center

Format: Pop-Up, Stationary, Online

Total Participants: 906

BIG IDEAS

The Big Ideas component sought to help the community craft a shared vision for the project. These events were also an opportunity to building support and awareness for the project. Eight (8) in-person pop-up events were held for each of the following locations:

Location	# of Attendees
Smith Active Adult Center Indoor Pool	24
Barber Park Sprayground	55
Keeley Park Sprayground	57
Greensboro Science Center	140
Caldcleugh Multicultural Arts Center	29
Reynolds Center	58
GCS Art Exhibit	188
Chalkwalk	170

Altogether the pop-ups had a total of **721** participants and gave feedback on: favorite aquatic facility type **(pool with 62%, sprayground)**, favorite aquatic activity **(water ninja cross with 24% and lazy river with 18%)** and collected comments and sketches of the community's big ideas.

Concurrent with the Big Ideas pop-ups, an online engagement tool was conducted. This provided a method of surveying the broader community beyond the in-person methods. This tool was distributed via an online polling application with a flip book to accompany it. The online engagement tool had a total of **425** participants who answered questions such as:

- Have you used a parks and rec pool?
  - **74% no, 26% yes**
- Have you used a parks and rec sprayground
  - **49% no, 51% yes**
- What types of programming respondents would like to have access to:
  - **Open play and lounge, 25%**
  - **Learn to swim and water safety, 23%**
  - **Family fun night, movies and themed events, 20%**
  - **Water-based fitness programs, 19%**
- What type of amenities they would like to see **(lazy river 15%, interactive spray elements 12%)** among many others.

40% of respondents preferred to replace the existing pool, while **28%** said to replace with a wading pool and sprayground. **25%** said to repair and replace with a new pool. Less than **8%** total wanted to remove completely, replace with only a wading pool or replace with only a sprayground indicating that **swimming pools and multi-feature pools were the most desirable.**

- **16%** of respondents think it would take less than 15 minutes to walk to the nearest aquatic facility.
- **35%** of respondents think it would take 16 to 20 minutes to walk to the nearest aquatic facility.
- **80%** of respondents would be willing to pay an increased entrance fee or purchase a yearly pass if pools were renovated.
- **62%** of respondents would be willing to pay a sprayground entrance fee if it would be used for improvements such as new water features, additional seating, and programming.
- **93%** of respondents would like increased pool hours.

The *Big Ideas* component of the outreach engaged **1,146** total participants and was the basis of the master plans developed later. The engagement results are included in the appendix.

SHARE VISION

A Shared Vision event offered an opportunity to validate previously received feedback, continued the build of community awareness, and offered the public a glimpse of the design concepts, partway through the master plan process. This event occurred later in the design process when advanced graphics were available. Displays summarizing the system-wide aquatics master plan and showing the site-specific master plan were created for Peeler Outdoor Pool, Warnersville Outdoor Pool, and Lindley Outdoor Pool which were the sites with the most significant proposed changes.

The *Shared Vision* pop-ups were held at:

- Renaissance Community Rebound (251 participants)
- Warnersville Back-to-School Event (66 participants)
- LeBauer Park First Friday (53 participants)

An online survey, with a flipbook, was also conducted during the Shared Vision component. The survey had a total of **286** respondents.

There were three (3) stationary boards at McGurt Horton Library, Lindley Recreation Center, and Warnersville Recreation Center positioned to gather drop-in feedback over time and three engagement events specific to Peeler which resulted in **506** residents providing input specifically designed for the community surrounding Peeler Recreation Center.

Overall, **more than 70%** of respondents ranked the master plans with a 5 (Love it!). A question directed at the Peeler Master Plan asked; The existing pool at Peeler Recreation Center is outdated and in need of modernizing. What do you think should go where the pool is today? **Over 70%** of respondents indicated they would like to see an updated pool and sprayground. At Warnerville, expansion of the pool with waterslide, ninja cross, etc ranked the highest with almost **50%** of responses. At Lindley, expansion with waterslide, lazy river, etc ranked the highest with approximately 70%.

Comments included:

The *Shared Vision* component of the outreach engaged **906** total participants and provided feedback leading to further direction for the Peeler Master Plan. The engagement results are included in the appendix.

5 | RECOMMENDATIONS

IN THIS CHAPTER

Master Plans + Phasing

Opinion of Probable Cost

RECOMMENDATIONS

INTRODUCTION

Each aquatics site in the City of Greensboro seeks to provide amenities for the city and the surrounding community. As engagement and programming were reviewed, it was discussed allowing each site to have its own identity and uniqueness, thus not all features or play elements are included at each aquatics site and each site responds to the needs of the local community. The renovated or new features at each site correspond to different phases allowing the city to add or replace features as funding is available. The master plans are conceptual in nature and meant to provide high-level proposed solutions for each site. Prior to implementation, it is recommended to further evaluate and develop the proposed solutions through design development and community input processes to ensure they meet the budget and needs of the future community.

As specific site plans are being implemented, an operational plan study should be completed to determine maintenance and operational expenses of new or renovated facilities so that budgets may be increased accordingly. It is also recommended as projects move into implementation to re-assess the potential need for indoor aquatics (enclosed pools) or shade structures over pools.

Each phase is assigned a recommended timeline, short-term, mid-term or long-term. For escalation purposes, the ***short-term*** timeline is assumed to be 2 years (Fiscal Year 2026), the ***mid-term*** is assumed to be 5 years (Fiscal Year 2029) and the ***long-term*** is assumed to be 8 years (Fiscal Year 2032). The phase recommendation is based upon overall facility conditions and high level construction sequencing considerations.

Peeler Recreation Center

AQUATICS

The Peeler Pool is in poor condition and appears to be the one in the worst condition of all the pools. It is proposed to replace the existing pool with a new one in the same location but with more play features and geared more toward play than open swim. The new pool is proposed to have three lap lanes for swimming, which will not likely accommodate any swim meets and are ideal for lessons. Also included would be aquatic fitness activities, volleyball, springboard diving, and Aquazipn (zipline feature). An open aquatic play area with bench seating can be used for swim lessons as well and is connected to the beach entry with a play table and play structure and kid slide. The pool could be enlarged to have six or eight lanes by eliminating/reducing the shallow/recreational zone(s).

The site is one of the most constricted and due to new and renovated elements elsewhere on the property is it proposed to replace the pool in the same location but it will be considered an all new pool, not a renovation. Though Peeler is a slightly smaller pool than Warnersville, it includes a larger slide and a splash pad. The location of the existing pool in teh corner of the property and its' proximity to the Recreation Center limits the aquatics offerings.

A splashpad feature is proposed to include interactive, flush mount sequenced jets in the plaza. The feature would be outside of the fence line and able to be accessed at all times. Access to the water feature could also not be limited to only those with adult supervision.

ARCHITECTURE/FACILITIES

The pool house building currently has space for concessions, storage, office, equipment room and restroom/shower facilities. It is proposed to convert the concessions into a splash pad equipment room, add onto the building to expand the pool equipment room and renovate the restroom/shower facilities to add ADA fixtures and convert gang-showers to individual.

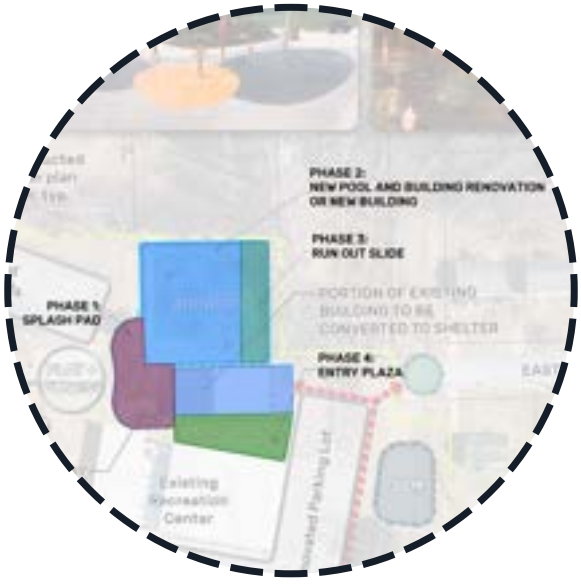
SITE

There is a current project being completed at the Peeler site that is renovating the baseball field and sports courts. It is proposed to create an entry plaza at the space between the pool house and the recreation center that leads from the parking lot to the new aquatics play fountain feature. The amount of physical space available at this location presented more limited options for future expansion.

PHASING

The Peeler Community Recreation Center master plan has been separated into 4 potential phases. The phases can be completed in any order. Given the poor condition of the aquatics components at Peeler Park, it is recommended by the master planning team to be the highest priority of all the sites due to the poor condition of the existing pool. The recommendation is to start with Phase 1 and/or Phase 2.

- **Phase 1:** New Splash Pad - *Short-term*
- **Phase 2:** New Pool and Building Renovation or New Building - *Short-term*
- **Phase 3:** Run Out Slide - *Mid-term*
- **Phase 4:** Entry Plaza - *Mid-term*



Peeler Community Recreation Center Concept Phasing Excerpt

Peeler Community Recreation Center Concept Diagram


PROPOSED AQUATICS PROGRAMMING
• Interactive, flush mount, sequenced jets in plaza
• Beach-entry pool
> Play table
> Play structure + kid slide
• Open aquatics play area with bench seating.
• 3 lap lane pool with 1-meter springboard diving, AquaZipn (zipline feature)
> Water Basketball
• Run-out waterslide (future phase)
MAGNITUDE OF COST
AQUATICS
$ $ $ $
SITE
$ $ $ $
ARCHITECTURE
$ $ $ $
PEELER COMMUNITY PARK is conveniently located along a major road, adjacent to neighborhoods, shopping center, and McGirt Horton Library. Connecting the park to the surrounding community is necessary for multi-modal access, but connecting park features within the park are important to improve user experience. A diverse and multi-functional array of park amenities would make Peeler Community Park a destination and gathering spot for the community.
MCGIRT HORTON BRANCH LIBRARY
WOODBRIAR AVENUE
PHILLIPS AVENUE
Sidewalks constructed as part of master plan implementation, typ.
Renovated Sports Courts
Renovated Baseball Field
Existing Shelter + Restroom
PLAY + FITNESS
AQUATICS
RENOVATE EXISTING LOCKER ROOMS AND RESTROOMS. ADDITION TO EXISTING BUILDING FOR POOL EQUIPMENT ROOM
EASTON ROAD
ENTRY PLAZA
AQUATICS PLAY FOUNTAIN
Existing Recreation Center
Renovated Parking Lot
SCM
SYKES AVENUE
RELOCATED BUS STOP
RENOVATIONS IN PROGRESS (CONSTRUCTION YEAR 2022)
Renovated / New Feature
Sidewalk
These features are being renovated as part of the Peeler Community Park Master Plan Implementation.
PROPOSED PROGRAM LEGEND
Amenity Area
Aquatics Area
Enhanced Entry
• Park signage
• Landscaping
Enhanced Entry Plaza
• Paving options
• Seating opportunities
• Bike racks, water fountains
Enhanced Landscaping
Gathering Space
• Paved areas
• Unpaved areas
Pedestrian Circulation
Proposed Parking Area
• Install curb + gutter
• Resurface parking surface
• Planting islands
Shelter
Stormwater Feature

Warnersville Recreation Center

AQUATICS

The existing pool is in poor condition and does not include many play features. The outline of the pool is of the right depth and size to be used for the base of the new lap pool area. The new pool is proposed to have a perimeter gutter system allowing the water depth to be increased without increasing the depth of the hole currently in place. The new pool is proposed to have a 6-lane lap pool section that can be used for diving, ninjacross, and basketball, semi-divided from the beach entry with two zones. One zone for 3 years and younger and a second zone for older kids with different age-appropriate play features.

The Warnersville proposed pool is assumed to partially utilize the existing pool shell in a renovation/expansion. Site constraints limit additional aquatics offerings.

ARCHITECTURE/FACILITIES

The existing restroom/shower facility is proposed to be renovated or replaced. The structure of the existing facility appears to be in good condition with the exception of some potential settling in one corner. The interior of the facility needs renovation to provide ADA fixtures and accessibility. Men's showers are recommended to be converted to individual compartments.

The building may also be replaced to tie into the adjacent existing recreation building. One new open shelter is proposed at the play area.

SITE

On the site, it is recommended to provide an ADA connection from the bus stop along Doak Street up to the entry plaza for the aquatics center and existing recreation center. An enhanced basketball court and entry plaza are proposed along Doak Street as well.

It is proposed to expand the existing parking lot and allow for pedestrian connections to the elementary school and out to Ashe Street. In the Southeast corner of the site is a new play lawn and play area with pedestrian access.

PHASING

Warnersville Recreation Center has the option to be broken into 5 phases. Phase 1 is recommended to be completed first with the remaining phases able to be completed in any order.

- **Phase 1:** New/Renovated Pool and New/ Renovated Bathhouse - *Mid-term*
- **Phase 2:** Run Out Slide - *Mid-term*
- **Phase 3:** Entry Plaza - *Mid-term*
- **Phase 4:** Play Lawn and Structure - *Long-term*
- **Phase 5:** Sports Lawn and Basketball Courts - *Long-term*

Note: There is an opportunity to partner with Jones Elementary School for teaching and program opportunities through aquatics. Coordination with the school for proposed amenities is recommended prior to implementation.

Warnersville Recreation Center Concept Phasing Excerpt

Warnersville Recreation Center Concept Diagram

PROPOSED AQUATICS PROGRAMMING

- Renovated 6-lane pool with diving (new pool within the old)
  - > Diving
  - > Basketball
  - > NinjaCross (potential)
- Beach entry with two zones
  - > Smaller zones are for 3 years and younger
  - > Larger zone is for older kids and connects to the deeper zone.
  - > Multiple age-appropriate interactive play features

DOAK STREET

BASKETBALL COURTS

SPORTS LAWN WITH WALKING LOOP

Existing Baseball Field

Existing Recreation Center

AQUATICS

POTENTIAL FOOD TRUCK PARKING

PLAY LAWN

ENHANCED PLAY

RENOVATED / PROPOSED BATHHOUSE

TRUCK TURNAROUND

ASHE STREET

PLANNED RENOVATION OF JONES ELEMENTARY SCHOOL COULD IMPROVE FIRE AND EMERGENCY ACCESS

DAVID D. JONES ELEMENTARY SCHOOL

PROPOSED PROGRAM LEGEND

- **Amenity Area**
- **Aquatics Area**
- **Enhanced Entry**
  - Park signage
  - Landscaping
- **Enhanced Entry Plaza**
  - Paving options
  - Seating opportunities
  - Bike racks, water fountains
- **Enhanced Landscaping**
- **Gathering Space**
  - Paved areas
  - Unpaved areas
- **Pedestrian Circulation**
- **Renovated Parking Area**
  - Install curb + gutter
  - Resurface parking surface
  - Planting islands
- **Shelter**
- **Stormwater Feature**

Named for Pennsylvania Quaker Yardley Warner, Warnersville was the first planned African American community in the area. Warner purchased more than 35 acres just south of the limits of Greensboro around 1865. He divided the land into plots and made them available to "freedmen." Warnersville was virtually cleared by the federal Urban Renewal Program in the 1960s. In 2015 the site was recognized as Greensboro's first Heritage Community. By preserving and expanding upon the strong community connection at **WARNERSVILLE COMMUNITY CENTER**, all members of the community will have an identifiable location many generation will be proud of for years to come.

MAGNITUDE OF COST

AQUATICS
$ $ $ $

SITE
$ $ $ $

ARCHITECTURE
$ $ $ $

Lindley Park

AQUATICS

The existing pool is in poor condition and has no aquatics play features. It is recommended to replace the main pool in its entirety with a new 6 lane pool with diving board. This pool is expected to be mainly used by adults and older kids who swim. This pool can also be used for basketball, competitive swimming, water polo and possibly and possibly be used for ninjacross with the associated equipment as well as for swim lessons.

Feedback received during the master plan process determinded the competitive swimming needs are generally being met by the Greensboro Aquatic Center, which has approximately 45 25-yard lanes and 16 50-meter lanes. The lap pool proposed at Lindley has dimensions of 25-yards by 25-meters and is ideal for accommodating short-course meets. With 11 25-meter lanes, the pool has the capacity to host meets with a large number of swimmer. Bleacher seating for spectators is proposed. If water polo is desired, an increased pool depth is required.

A second pool is proposed to include a circular zone for open play, water basketball, and swim lessons along with a beach entry and interactive play features. It is connected to a lazy river with a rotating vortex and bench seating zone. Two waterslides are proposed, one that runs into a catch pool connected to the lazy river and one runout slide at deck elevation.

ARCHITECTURE/FACILITIES

A new or renovated and expanded poolhouse structure is proposed to increase the quantity of restroom fixtures and shower facilities and offer an area for ticketing and rentable space to host parties or other gatherings. A new mechanical room is proposed at the north of the site for pool equipment as well as three open shelters on the site.

SITE

The amount of physical space available at this location presents options for future expansion. It is proposed to better connect the aquatics facility and the recreation center with a pedestrian friendly walkway through the parking lot to provide safer access between the two amenities. Food truck parking is proposed along the open lawn area to serve mainly the aquatic center and any events that are held at the site. An open lawn and seating area provides space for gatherings and will be adjacent to the future rentable space. A renovated plaza between the parking and building will provide for some seating, queuing and entry curb appeal to the aquatic center. A new inclusive play area and pavilion is proposed with an open shelter.

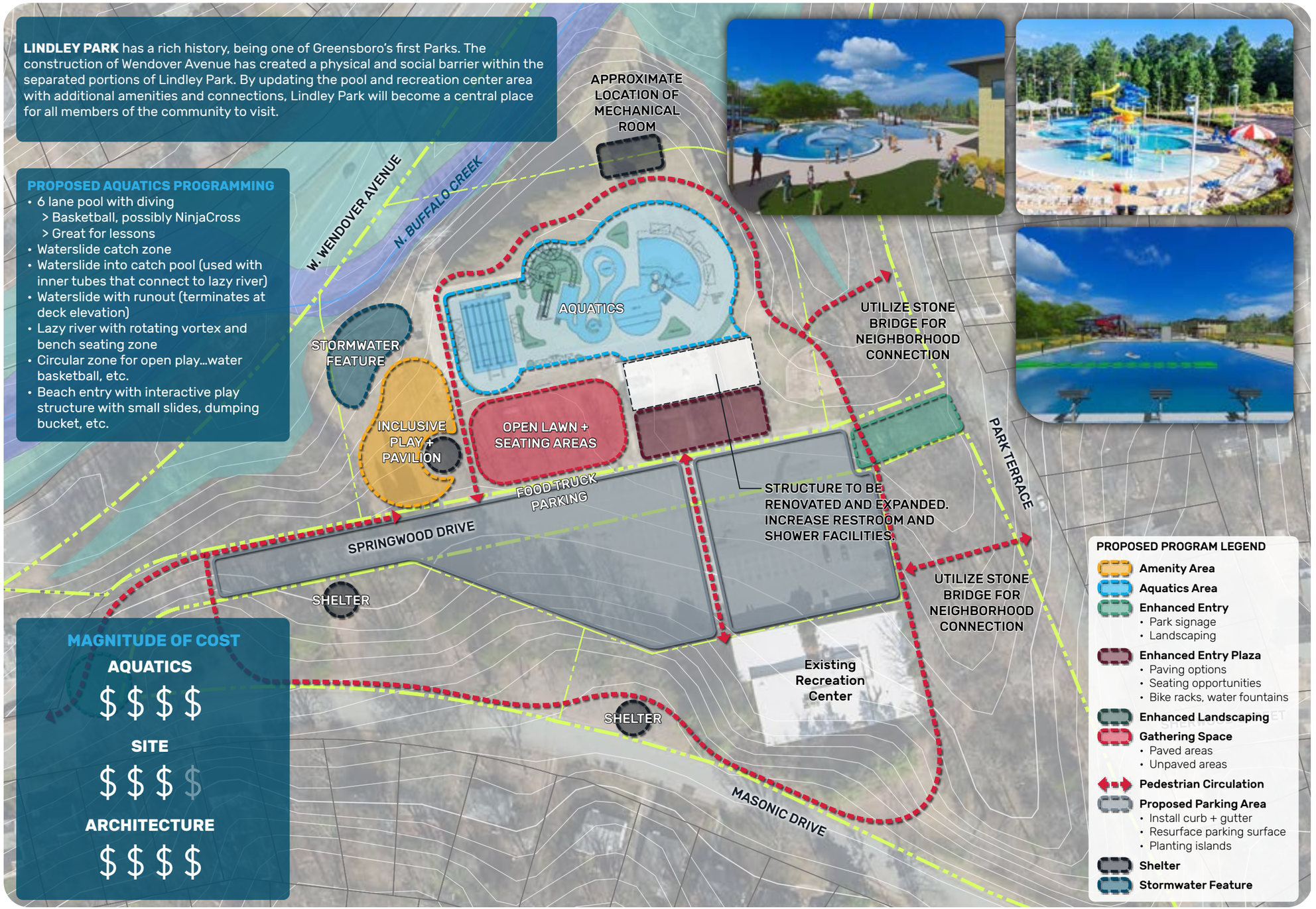
PHASING

Lindley Park has the option to be broken into 5 phases. Phase 1 is recommended to be completed first, the remaining phases could be completed in any order:

- Phase 1: Main pool with beach zone, circular area, and lazy river. Mechanical Room sized for both phase 1 and phase 2 pools - *Mid-term*
- Phase 2: Lap Pool - *Long-term*
- Phase 3: Run out slide - *Mid-term*
- Phase 4: Play Pavilion and Open Lawn and seating - *Long-term*
- Phase 5: Renovate or Construct New Pool house/ Bathhouse and Entry - *Mid-term*

Lindley Park Concept Phasing Excerpt

Lindley Park Concept Diagram


LINDLEY PARK has a rich history, being one of Greensboro's first Parks. The construction of Wendover Avenue has created a physical and social barrier within the separated portions of Lindley Park. By updating the pool and recreation center area with additional amenities and connections, Lindley Park will become a central place for all members of the community to visit.
PROPOSED AQUATICS PROGRAMMING
• 6 lane pool with diving
> Basketball, possibly NinjaCross
> Great for lessons
• Waterslide catch zone
• Waterslide into catch pool (used with inner tubes that connect to lazy river)
• Waterslide with runout (terminates at deck elevation)
• Lazy river with rotating vortex and bench seating zone
• Circular zone for open play...water basketball, etc.
• Beach entry with interactive play structure with small slides, dumping bucket, etc.
APPROXIMATE LOCATION OF MECHANICAL ROOM
W. WENDOVER AVENUE
N. BUFFALO CREEK
AQUATICS
STORMWATER FEATURE
INCLUSIVE PLAY + PAVILION
OPEN LAWN + SEATING AREAS
FOOD TRUCK PARKING
SPRINGWOOD DRIVE
SHELTER
SHELTER
UTILIZE STONE BRIDGE FOR NEIGHBORHOOD CONNECTION
STRUCTURE TO BE RENOVATED AND EXPANDED. INCREASE RESTROOM AND SHOWER FACILITIES.
PARK TERRACE
UTILIZE STONE BRIDGE FOR NEIGHBORHOOD CONNECTION
Existing Recreation Center
MASONIC DRIVE
MAGNITUDE OF COST
AQUATICS
$ $ $ $
SITE
$ $ $ $
ARCHITECTURE
$ $ $ $
PROPOSED PROGRAM LEGEND
Amenity Area
Aquatics Area
Enhanced Entry
• Park signage
• Landscaping
Enhanced Entry Plaza
• Paving options
• Seating opportunities
• Bike racks, water fountains
Enhanced Landscaping
Gathering Space
• Paved areas
• Unpaved areas
Pedestrian Circulation
Proposed Parking Area
• Install curb + gutter
• Resurface parking surface
• Planting islands
Shelter
Stormwater Feature

Smith Active Adult Center

AQUATICS
The existing indoor pool is in good condition and no changes are recommended.

ARCHITECTURE/FACILITIES
Only minimal facility repairs are proposed at Smith Indoor Pool.

SITE
It is proposed to create more of an entry plaza along Fairview Street and a small walking loop with fitness stations in the field area behind the building as well as designated areas for cutting garden, community garden, and bocce and horseshoes.

PHASING
The work at Smith Active Adult Center can be done in any phase at any time.

- Some of the items should be addressed sooner while others can be addressed at a later date. Not all items need to be addressed within a single phase - *Mid-term*

Smith Active Adult Center Concept Diagram ›


MAGNITUDE OF COST
AQUATICS
$ $ $ $
SITE
$ $ $ $
ARCHITECTURE
$ $ $ $
FAIRVIEW STREET
CUTTING GARDEN
COMMUNITY GARDEN
SCM
BOCCE + HORSESHOE
POTENTIAL LEGION PARTNERSHIP FOR ORGANIZED PARKING
Existing Activity Center + Indoor Pool
Existing Gazebo + Playground
Existing Pickleball Courts
SMALL WALKING LOOP WITH FITNESS STATIONS, BENCHES, PICNIC TABLES
CAMPBELL STREET
14TH STREET
12TH STREET
YANCEYVILLE STREET
PROPOSED PROGRAM LEGEND
Amenity Area
Aquatics Area
Enhanced Entry
• Park signage
• Landscaping
Enhanced Entry Plaza
• Paving options
• Seating opportunities
• Bike racks, water fountains
Enhanced Landscaping
Gathering Space
• Paved areas
• Unpaved areas
Pedestrian Circulation
Proposed Parking Area
• Install curb + gutter
• Resurface parking surface
• Planting islands
Shelter
Stormwater Feature

Keeley Park

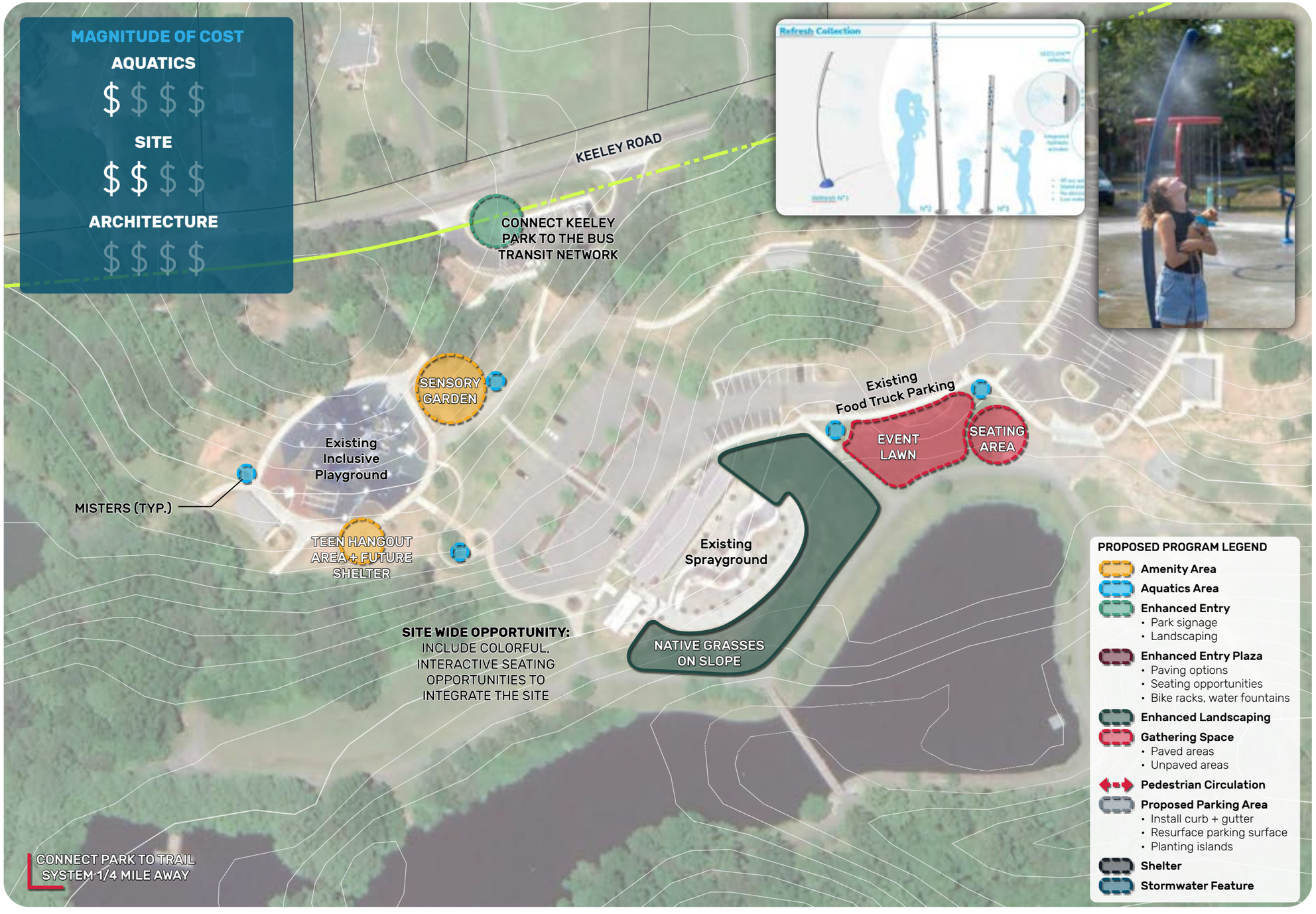
AQUATICS
The existing splashpads are in good condition. It is proposed to add 5 water misters throughout the park.

ARCHITECTURE/FACILITIES
There are no proposed changes to the architecture/ facilities.

SITE
It is proposed to create an event lawn and adjacent seating area near the food truck parking as well as to plant some native grasses along the slope behind the existing sprayground. A sensory garden and teen hangout area are both identified in the master plan along with the sitewide opportunity to add colorful and interactive seating throughout the site.

PHASING
The work at Keeley Park can be done in any phase at any time - *Long-term*

Keeley Park Concept Diagram ›


MAGNITUDE OF COST
AQUATICS
$ $ $ $
SITE
$ $ $ $
ARCHITECTURE
$ $ $ $
KEELEY ROAD
CONNECT KEELEY PARK TO THE BUS TRANSIT NETWORK
Refresh Collection
SENSORY GARDEN
Existing Inclusive Playground
MISTERS (TYP.)
TEEN HANGOUT AREA + FUTURE SHELTER
Existing Food Truck Parking
EVENT LAWN
SEATING AREA
Existing Sprayground
NATIVE GRASSES ON SLOPE
SITE WIDE OPPORTUNITY:
INCLUDE COLORFUL, INTERACTIVE SEATING OPPORTUNITIES TO INTEGRATE THE SITE
CONNECT PARK TO TRAIL SYSTEM 1/4 MILE AWAY
PROPOSED PROGRAM LEGEND
Amenity Area
Aquatics Area
Enhanced Entry
• Park signage
• Landscaping
Enhanced Entry Plaza
• Paving options
• Seating opportunities
• Bike racks, water fountains
Enhanced Landscaping
Gathering Space
• Paved areas
• Unpaved areas
Pedestrian Circulation
Proposed Parking Area
• Install curb + gutter
• Resurface parking surface
• Planting islands
Shelter
Stormwater Feature

Barber Park

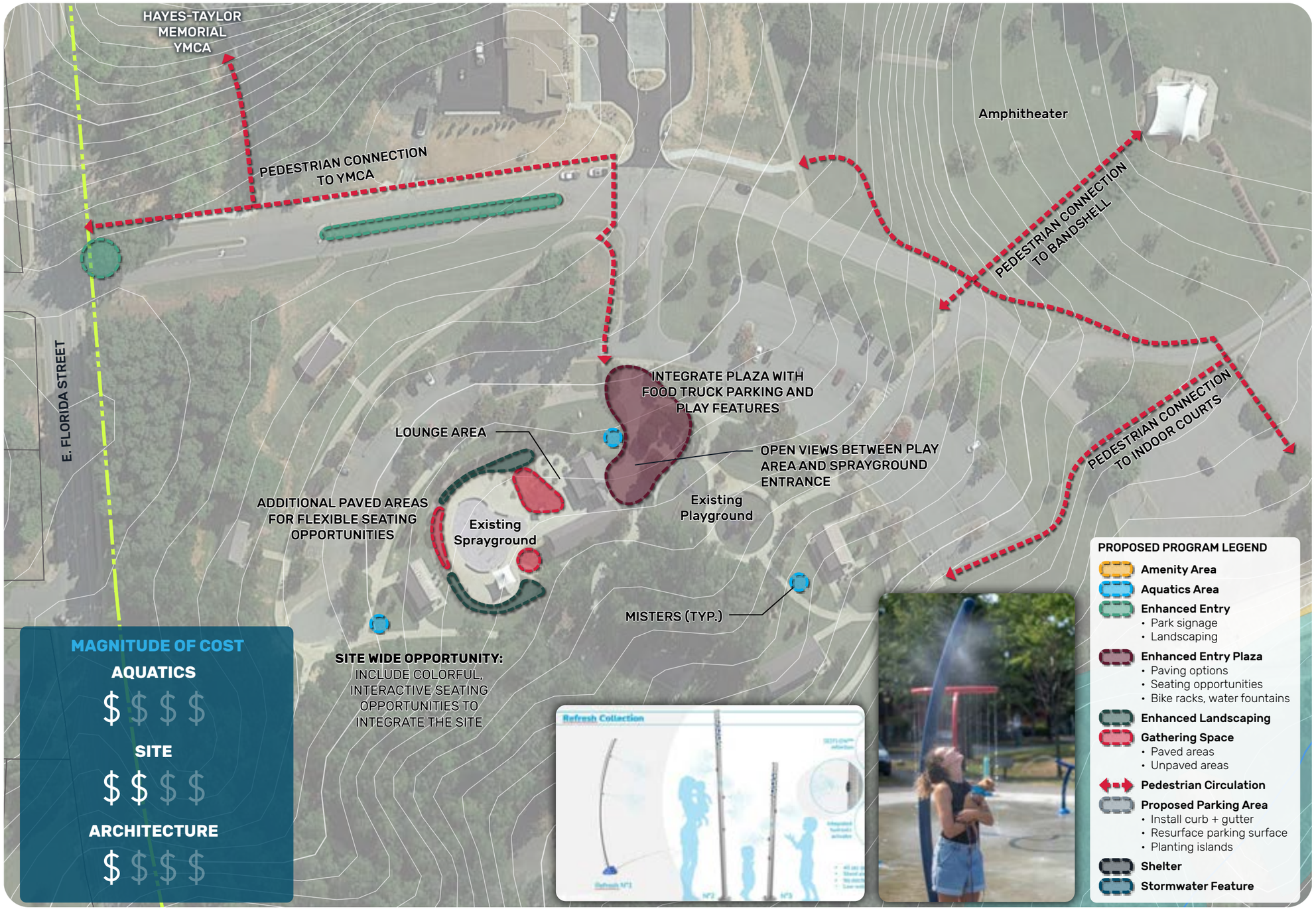
AQUATICS
The existing splashpads are in good condition. It is proposed to add 3 water misters throughout the park.

ARCHITECTURE/FACILITIES
There are no proposed changes to the architecture/ facilities.

SITE
It is proposed to provide a number of pedestrians connections from Barber to adjacent locations such as Hayes Taylor Memorial YMCA, the bandshell at Barber, and the indoor courts as well as integrating the plaza with food truck parking, play features and opening views between the play area and the sprayground entrance. Seating is limited and the master plan proposes additional paved area for flexible seating around the sprayground.

PHASING
The work at Barber Park can be done in any phase at any time - *Long-term*

Barber Park Concept Diagram ›


HAYES-TAYLOR MEMORIAL YMCA
PEDESTRIAN CONNECTION TO YMCA
E. FLORIDA STREET
Amphitheater
PEDESTRIAN CONNECTION TO BANDSHELL
INTEGRATE PLAZA WITH FOOD TRUCK PARKING AND PLAY FEATURES
LOUNGE AREA
OPEN VIEWS BETWEEN PLAY AREA AND SPRAYGROUND ENTRANCE
PEDESTRIAN CONNECTION TO INDOOR COURTS
Existing Playground
ADDITIONAL PAVED AREAS FOR FLEXIBLE SEATING OPPORTUNITIES
Existing Sprayground
MISTERS (TYP.)
SITE WIDE OPPORTUNITY:
INCLUDE COLORFUL, INTERACTIVE SEATING OPPORTUNITIES TO INTEGRATE THE SITE
MAGNITUDE OF COST
AQUATICS
$ $ $ $
SITE
$ $ $ $
ARCHITECTURE
$ $ $ $
Refresh Collection
PROPOSED PROGRAM LEGEND
Amenity Area
Aquatics Area
Enhanced Entry
• Park signage
• Landscaping
Enhanced Entry Plaza
• Paving options
• Seating opportunities
• Bike racks, water fountains
Enhanced Landscaping
Gathering Space
• Paved areas
• Unpaved areas
Pedestrian Circulation
Proposed Parking Area
• Install curb + gutter
• Resurface parking surface
• Planting islands
Shelter
Stormwater Feature

5.2 | OPINION OF PROBABLE COST

The following cost estimates were derived via a third-party consultant. Estimates provided as a baseline only.

PEELER PARK MASTER PLAN				
	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 1				
Pool #1 - Splash Pad	1.0	ea	$ 175,000.00	$ 175,000.00
Interactive, flush mount jets in plaza	4.0	ea	$ 1,700.00	$ 6,800.00
Primary, flush-mount jet feature near play equipment	4.0	ea	$ 1,700.00	$ 6,800.00
Activity Tower	1.0	ls	$ 5,000.00	$ 5,000.00
Mega Soaker	1.0	ls	$ 3,000.00	$ 3,000.00
OTHER				
new sidewalks	1000.0	sf	$ 25.00	$ 25,000.00
Park Signage	1.0	ls	$ 1,000.00	$ 1,000.00
Landscaping	1.0	ls	$ 5,000.00	$ 5,000.00
shelters	1.0	ea	$ 15,000.00	$ 15,000.00
Exterior Seating				
Seating, inground	ea	10.0	$ 2,900.00	$ 29,000.00
Gathering Spaces				
New Curb/Gutter	1000.0	lf	$ 50.00	$ 50,000.00
Resurface Parking lot	4000.0	sf	$ 5.00	$ 20,000.00
Picnic tables [2]	12.0	ea	$ 1,200.00	$ 14,400.00
Trash Receptacles [2]	10.0	ea	$ 1,062.00	$ 10,620.00
Umbrellas [2]	6.0	ea	$ 4,000.00	$ 24,000.00
Large Tents [2]	4.0	ea	$ 7,000.00	$ 28,000.00
Bottle Filler / Pet Fountain [2]	4.0	ea	$ 4,200.00	$ 16,800.00
Message Boards [2]	4.0	ea	$ 600.00	$ 2,400.00
Outdoor Exercise Equipment [2]	1.0	set	$ 25,000.00	$ 25,000.00
Bike Rack (6-bike) [2]	4.0	sets	$ 500.00	$ 2,000.00
Subtotal				**$464,820.00**
General Requirement, 5% [3]				$23,241.00
Subtotal				**$488,061.00**
Sales tax, 7% [1]				$13,665.71
Construction Contingency, 10% [3]				$48,806.10
Bonds, Insurance, 2% [3]				$9,761.22
Design Contingency, 10% [3]				$48,806.10
Subtotal				**$609,100.13**
GC Overhead/profit, 15% [3]				$91,365.02
Subtotal				**$700,465.15**
Escalation, 6% / yr x 5 yrs = 1.3382				$86,577.49
			Phase 1 Total	**$787,042.64**

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 2				
Pool #1 - Multi Purpose Pool	4481.0	sf	$ 345.00	$ 1,545,945.00
Play Structures	1.0	ea	$ 220,000.00	$ 220,000.00
Bathhouse	4500.0	sf	$ 450.00	$ 2,025,000.00
Diving Boards	1.0	ea	$ 38,000.00	$ 38,000.00
Deck, Safety, Maintenance Equipment	1.0	ea	$ 40,000.00	$ 40,000.00
Waterslides	1.0	ea	$ 285,000.00	$ 285,000.00
Subtotal				**$ 4,153,945.00**
General Requirement, 5% [3]				$ 207,697.25
Subtotal				**$ 4,361,642.25**
Sales tax, 7% [1]				$ 116,310.46
Construction Contingency, 10% [3]				$ 436,164.23
Bonds, Insurance, 2% [3]				$ 87,232.85
Design Contingency, 10% [3]				$ 436,164.23
Subtotal				**$ 5,437,514.01**
GC Overhead/profit, 15% [3]				$ 815,627.10
Subtotal				**$ 6,253,141.11**
Escalation, 6% / yr x 5 yrs = 1.3382				$ 772,888.24
			Phase 2 Total	**$7,026,029.35**

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 3				
Run-out slide	1.0	ea	$ 285,000.00	$ 285,000.00
Subtotal				**$ 285,000.00**
General Requirement, 5% [3]				$ 14,250.00
Subtotal				**$ 299,250.00**
Sales tax, 7% [1]				$ 7,980.00
Construction Contingency, 10% [3]				$ 29,925.00
Bonds, Insurance, 2% [3]				$ 5,985.00
Design Contingency, 10% [3]				$ 29,925.00
Subtotal				**$ 373,065.00**
GC Overhead/profit, 15% [3]				$ 55,959.75
Subtotal				**$ 429,024.75**
Escalation, 6% / yr x 5 yrs = 1.3382				$ 145,096.17
			Phase 3 Total	**$ 574,120.92**

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 4				
Entry Plaza	1.0	ls	$ 15,000.00	$ 15,000.00
Subtotal				**$ 15,000.00**

General Requirement, 5% [3]				$ 750.00
Subtotal				**$ 15,750.00**
Sales tax, 7% [1]				$ 420.00
Construction Contingency, 10% [3]				$ 1,575.00
Bonds, Insurance, 2% [3]				$ 315.00
Design Contingency, 10% [3]				$ 1,575.00
Subtotal				**$ 19,635.00**
GC Overhead/profit, 15% [3]				$ 2,945.25
Subtotal				**$ 22,580.25**
Escalation, 6% / yr x 8 yrs. = 1.48				$ 2,790.92
			Phase 4 Total	**$ 25,371.17**

1. Sales tax on materials only, not labor. Assume labor equates to about 40% of total costs
2. Assumed structures without a conceptual design
3. Assumed percentages.
4. The category of other was lumped in the Phase 1 totals

Total Project Construction Cost over 4 Phases =	**$ 8,412,564.08**

WARNERSVILLE COMMUNITY PARK MASTER PLAN

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 1				
Pool				
Play Structure	1.0	ls	$ 205,000.00	$ 205,000.00
Pool	4985.0	sf	$ 360.00	$ 1,794,600.00
Diving board	1.0	ls	$ 38,000.00	$ 38,000.00
Deck, Safety, Maintenance equipment	1.0	ls	$ 40,000.00	$ 40,000.00
Competition Equipment	1.0	ls	$ 45,000.00	$ 45,000.00
Decking, drains [5]	1.0	ls	$ 200,000.00	$ 200,000.00
Bathhouse				
Bathhouse [5]	6700.0	sf	$ 450.00	$ 3,015,000.00
OTHER				
Pedestrian Pathways	3000.0	sf	$ 6.00	$ 18,000.00
Renovated Parking Area				
Resurface Parking lot	4000.0	sf	$ 5.00	$ 20,000.00
New Curb/Gutter	500.0	lf	$ 50.00	$ 25,000.00
Park Signage	1.0	ls	$ 1,000.00	$ 1,000.00
Landscaping	1.0	ls	$ 5,000.00	$ 5,000.00
Exterior Seating				
Seating, in-ground	ea	10.0	$ 2,900.00	$ 29,000.00
Gathering Spaces				
Storm Water Management Facility	1.0	ls	$ 20,000.00	$ 20,000.00
Shelters	2.0	ea	$ 15,000.00	$ 30,000.00
Picnic tables [2]	12.0	ea	$ 1,200.00	$ 14,400.00
Trash Receptacles [2]	10.0	ea	$ 1,062.00	$ 10,620.00
Umbrellas [2]	6.0	ea	$ 4,000.00	$ 24,000.00
Large Tents [2]	4.0	ea	$ 7,000.00	$ 28,000.00
Bottle Filler / Pet Fountain [2]	4.0	ea	$ 4,200.00	$ 16,800.00
Message Boards [2]	4.0	ea	$ 600.00	$ 2,400.00
Outdoor Exercise Equipment [2]	1.0	set	$ 25,000.00	$ 25,000.00
Bike Rack (6-bike) [2]	4.0	sets	$ 500.00	$ 2,000.00
Subtotal				**$ 5,608,820.00**
General Requirement, 5% [3]				$ 280,441.00
Subtotal				**$ 5,889,261.00**
Sales tax, 7% [1]				$ 157,046.96
Construction Contingency, 10% [3]				$ 588,926.10
Bonds, Insurance, 2% [3]				$ 117,785.22
Design Contingency, 10% [3]				$ 588,926.10
Subtotal				**$ 7,341,945.38**
GC Overhead/profit, 15% [3]				$ 1,101,291.81

Subtotal				**$ 8,443,237.19**
Escalation, 6% / yr x 5 yrs = 1.3382				$ 2,855,502.82
			Phase 1 Total	**$ 11,298,740.00**

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 2				
Runout slide	1.0	ea	$ 285,000.00	$ 285,000.00
Subtotal				**$ 285,000.00**
General Requirement, 5% [3]				$ 14,250.00
Subtotal				**$ 299,250.00**
Sales tax, 7% [1]				$ 7,980.00
Construction Contingency, 10% [3]				$ 29,925.00
Bonds, Insurance, 2% [3]				$ 5,985.00
Design Contingency, 10% [3]				$ 29,925.00
Subtotal				**$ 373,065.00**
GC Overhead/profit, 15% [3]				$ 55,959.75
Subtotal				**$ 429,024.75**
Escalation, 6% / yr x 5 yrs = 1.3382				$ 145,096.17
			Phase 2 Total	**$ 574,120.92**

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 3				
Entry Plaza	1.0	ls	$15,000.00	$ 15,000.00
Subtotal				**$ 15,000.00**
General Requirement, 5% [3]				$ 750.00
Subtotal				**$ 15,750.00**
Sales tax, 7% [1]				$ 420.00
Construction Contingency, 10% [3]				$ 1,575.00
Bonds, Insurance, 2% [3]				$ 315.00
Design Contingency, 10% [3]				$ 1,575.00
Subtotal				**$ 19,635.00**
GC Overhead/profit, 15% [3]				$ 2,945.25
Subtotal				**$ 22,580.25**
Escalation, 6% / yr x 5 yrs = 1.3382				$ 7,636.64
			Phase 3 Total	**$ 30,216.89**

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 4				
Play structure	1.0	ls	$205,000.00	$ 205,000.00
Sub Total Phase 4				$ 205,000.00
General Requirement, 5% [3]				$ 10,250.00
Subtotal				**$ 215,250.00**

Sales tax, 7% 1				$ 5,740.00
Construction Contingency, 10% [3]				$ 21,525.00
Bonds, Insurance, 2% [3]				$ 4,305.00
Design Contingency, 10% [3]				$ 21,525.00
Subtotal				**$ 268,345.00**
GC Overhead/profit, 15% [3]				$ 40,251.75
Subtotal				**$ 308,596.75**
Escalation, 6% / yr x 8 yrs. = 1.48				$ 148,126.44
			Phase 4 Total	**$ 456,723.19**

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 5				
Basketball Courts [5]	1.0	ls	$ 75,000.00	$ 75,000.00
Sports Lawn [5]	1.0	ls	$ 20,000.00	$ 20,000.00
Subtotal				**$ 95,000.00**
General Requirement, 5% [3]				$ 4,750.00
Subtotal				**$ 99,750.00**
Sales tax, 7% [1]				$ 2,660.00
Construction Contingency, 10% [3]				$ 9,975.00
Bonds, Insurance, 2% [3]				$ 1,995.00
Design Contingency, 10% [3]				$ 9,975.00
Subtotal				$ 124,355.00
GC Overhead/profit, 15% [3]				$ 18,653.25
Subtotal				**$ 143,008.25**
Escalation, 6% / yr x 8 yrs. = 1.48				$ 68,643.96
			Phase 5 Total	**$ 211,652.21**

1. Sales tax on materials only, not labor. Assume labor equates to about 40% of total costs
2. Assumed structures without a conceptual design
3. Assumed percentages.
5. An allowance is assumed until scope is determined
6. The category of other was lumped in the Phase 1 totals

Total Project Construction Cost over 5 Phases =	**$12,571,453.21**

LINDLEY COMMUNITY PARK MASTER PLAN

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 1				
Pool #1 - Multi Purpose Leisure Pool	8691.0	sf	$ 375.00	$ 3,259,125.00
Play structures	1.0	ea	$ 220,000.00	$ 220,000.00
Pool Equipment Room	2500.0	sf	$ 150.00	$ 375,000.00
Deck, Safety, Maintenance Equipment	1.0	ea	$ 50,000.00	$ 50,000.00
OTHER				
Pedestrian Pathways	3000.0	sf	$ 6.00	$ 18,000.00
Renovated Parking Area				
Shelters	2.0	ea	$ 50,000.00	$ 100,000.00
Pedestrian Pathways	10000.0	sf	$ 6.00	$ 60,000.00
Renovate & Expand Restroom Facility	2000.0	sf	$ 200.00	$ 400,000.00
Park Signage	1.0	ls	$ 1,000.00	$ 1,000.00
Landscaping	1.0	ls	$ 5,000.00	$ 5,000.00
Exterior Seating				
Seating, In-ground	10.0	ea	$ 2,900.00	$ 29,000.00
Miscellaneous Site Grading	10000.0	cy	$ 5.00	$ 50,000.00
Gathering Spaces				
New Curb/Gutter	1000.0	lf	$ 50.00	$ 50,000.00
Resurface Parking lot	4000.0	sf	$ 5.00	$ 20,000.00
Storm Water Management Facility	1.0	ls	$ 20,000.00	$ 20,000.00
Picnic tables [2]	12.0	ea	$ 1,200.00	$ 14,400.00
Trash Receptacles [2]	10.0	ea	$ 1,062.00	$ 10,620.00
Umbrellas [2]	6.0	ea	$ 4,000.00	$ 24,000.00
Bottle Filler / Pet Fountain [2]	4.0	ea	$ 4,200.00	$ 16,800.00
Message Boards [2]	4.0	ea	$ 600.00	$ 2,400.00
Bike Rack (6-bike) [2]	4.0	sets	$ 500.00	$ 2,000.00
Subtotal				**$ 4,709,345.00**
General Requirement, 5% [3]				$ 235,467.25
Subtotal				**$ 4,944,812.25**
Sales tax, 7% [1]				$ 131,861.66
Construction Contingency, 10% [3]				$ 494,481.23
Bonds, Insurance, 2% [3]				$ 98,896.25
Design Contingency, 10% [3]				$ 494,481.23
Subtotal				**$ 6,164,532.61**
GC Overhead/profit, 15% [3]				$ 924,679.89
Subtotal				**$ 7,089,212.50**
Escalation, 6% / yr x 5 yrs = 1.3382				$2 ,397,571.67
			Phase 1 Total	**$ 9,486,784.16**

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 2				
Pool #2 - Competition Pool	6250.0	sf	$375.00	$2,343,750.00
Competition Equipment	1.0	ea	$80,000.00	$ 80,000.00
Diving Boards	2.0	ea	$38,000.00	$ 76,000.00
Deck, Safety, Maintenance Equipment	1.0	ea	$30,000.00	$ 30,000.00
Subtotal				**$ 2,529,750.00**
General Requirement, 5% [3]				$ 126,487.50
Subtotal				**$ 2,656,237.50**
Sales tax, 7% [1]				$ 70,833.00
Construction Contingency, 10% [3]				$ 265,623.75
Bonds, Insurance, 2% [3]				$ 53,124.75
Design Contingency, 10% [3]				$ 265,623.75
Subtotal				**$ 3,311,442.75**
GC Overhead/profit, 15% [3]				$ 496,716.41
Subtotal				**$ 3,808,159.16**
Escalation, 6% / yr x 5 yrs = 1.3382				$ 1,827,916.40
			Phase 2 Total	**$ 5,636,075.56**

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 3				
Waterslides	1.0	ea	$ 675,000.00	$ 675,000.00
Subtotal				**$ 675,000.00**
General Requirement, 5% [3]				$ 33,750.00
Subtotal				**$ 708,750.00**
Sales tax, 7% [1]				$ 18,900.00
Construction Contingency, 10% [3]				$ 70,875.00
Bonds, Insurance, 2% [3]				$ 14,175.00
Design Contingency, 10% [3]				$ 70,875.00
Subtotal				**$ 883,575.00**
GC Overhead/profit, 15% [3]				$ 132,536.25
Subtotal				**$ 1,016,111.25**
Escalation, 6% / yr x 5 yrs = 1.3382				$ 343,648.82
			Phase 3 Total	**$ 1,359,760.07**

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 4				
Play Pavilion				
Zipline	1.0	ea	$25,000.00	$ 25,000.00
Large Tents [2]	4.0	ea	$7,000.00	$ 28,000.00
Climbing Wall	1.0	ea	$75,000.00	$ 75,000.00
Subtotal				**$ 128,000.00**

General Requirement, 5% [3]				$ 6,400.00
Subtotal				**$ 134,400.00**
Sales tax, 7% 1				$ 3,584.00
Construction Contingency, 10% [3]				$ 13,440.00
Bonds, Insurance, 2% [3]				$ 2,688.00
Design Contingency, 10% [3]				$ 13,440.00
Subtotal				**$ 167,552.00**
GC Overhead/profit, 15% [3]				$ 25,132.80
Subtotal				**$ 192,684.80**
Escalation, 6% / yr x 8 yrs. = 1.48				$ 92,488.70
			Phase 4 Total	**$ 285,173.50**

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 5				
Bathhouse	8000.0	sf	$450.00	$ 3,600,000.00
Renovated Entry	6500.0	sf	$150.00	$ 975,000.00
Subtotal				**$ 4,575,000.00**
General Requirement, 5% [3]				$ 228,750.00
Subtotal				**$ 4,803,750.00**
Sales tax, 7% [1]				$ 128,100.00
Construction Contingency, 10% [3]				$ 480,375.00
Bonds, Insurance, 2% [3]				$ 96,075.00
Design Contingency, 10% [3]				$ 480,375.00
Subtotal				$ 5,988,675.00
GC Overhead/profit, 15% [3]				$ 898,301.25
Subtotal				**$ 6,886,976.25**
Escalation, 6% / yr x 8 yrs. = 1.48				$ 2,329,175.37
			Phase 5 Total	**$9,216,151.62**

1. Sales tax on materials only, not labor. Assume labor equates to about 40% of total costs
2. Assumed structures without a conceptual design
3. Assumed percentages.
4. The category of other was lumped in the Phase 1 totals

Total Project Construction Cost over 5 Phases =	**$ 25,983,944.92**

SMITH ACTIVE ADULT CENTER

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 1				
OTHER				
Clean Masonry veneer	1.0	ls	$40,000.00	$ 40,000.00
Replace HM door at pool equipment room	1.0	ls	$250.00	$ 250.00
Route drain piping at pool equipment room below grade	1.0	ls	$20,000.00	$ 20,000.00
replace 500sf of ACT	500.0	sf	$4.00	$ 2,000.00
Repair rust at door frames at pool deck	1.0	ls	$2,500.00	$ 2,500.00
Renovate entirety of locker rooms/restrooms	780.0	sf	$200.00	$ 156,000.00
Relace bonding lug at pool pump and conductor locations	1.0	ls	$3,000.00	$3,000.00
Cutting garden (misc. grading)	3000.0	cy	$8.00	$ 24,000.00
Community garden	3000.0	cy	$8.00	$ 24,000.00
Bocce + horseshoes	5500.0	cy	$8.00	$ 44,000.00
Walking loop w/ fitness stations				
Pathways	3000.0	sf	$6.00	$ 18,000.00
Fitness Stations	1.0	ls	$25,000.00	$ 25,000.00
Shelters	3.0	ea	$15,000.00	$ 45,000.00
Park Signage	1.0	ls	$1,000.00	$ 1,000.00
Landscaping	1.0	ls	$5,000.00	$ 5,000.00
Exterior Seating				
Seating, in-ground	ea	10.0	$2,900.00	$ 29,000.00
Gathering Spaces				
New Curb/Gutter	1000.0	lf	$50.00	$ 50,000.00
Resurface Parking lot	4000.0	sf	$5.00	$ 20,000.00
Storm Water Management Facility	1.0	ls	$20,000.00	$ 20,000.00
Picnic tables [2]	12.0	ea	$1,200.00	$ 14,400.00
Trash Receptacles [2]	10.0	ea	$1,062.00	$ 10,620.00
Umbrellas [2]	6.0	ea	$4,000.00	$ 24,000.00
Large Tents [2]	4.0	ea	$7,000.00	$ 28,000.00
Bottle Filler / Pet Fountain [2]	4.0	ea	$4,200.00	$ 16,800.00
Message Boards [2]	4.0	ea	$600.00	$ 2,400.00
Outdoor Exercise Equipment [2]	1.0	set	$25,000.00	$ 25,000.00
Bike Rack (6-bike) [2]	4.0	sets	$500.00	$ 2,000.00
Subtotal				**$ 651,970.00**
General Requirement, 5% [3]				$ 32,598.50
Subtotal				**$ 684,568.50**
Sales tax, 7% [1]				$ 19,167.92
Construction Contingency, 10% [3]				$ 68,456.85
Bonds, Insurance, 2% [3]				$ 13,691.37

Design Contingency, 10% [3]				$ 68,456.85
Subtotal				$ 854,341.49
GC Overhead/profit, 15% [3]				$ 128,151.22
Subtotal				**$ 982,492.71**
Escalation, 6% / yr x 8 yrs. = 1.48				$ 332,279.03
			Total Project Construction =	**$ 1,314,771.75**

1. Sales tax on materials only, not labor. Assume labor equates to about 40% of total costs
2. Assumed structures without a conceptual design
3. Assumed percentages.
4. The category of other was lumped in the Phase 1 totals

KEELEY PARK

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 1				
OTHER				
Sensory Garden	3000.0	cy	$8.00	$24,000.00
Misters	3.0	ea	$1,700.00	$5,100.00
Teen Shelter Area				
Umbrellas [2]	6.0	ea	$4,000.00	$24,000.00
Bottle Filler / Pet Fountain [2]	1.0	ea	$4,200.00	$4,200.00
Large Tents [2]	4.0	ea	$7,000.00	$28,000.00
Walking loop w/ fitness stations				
Pathways	1000.0	sf	$6.00	$6,000.00
Shelters	3.0	ea	$15,000.00	$45,000.00
Park Signage	1.0	ls	$1,000.00	$1,000.00
Landscaping	1.0	ls	$5,000.00	$5,000.00
Exterior Seating				
Seating, in-ground	ea	10.0	$ 2,900.00	$ 29,000.00
Gathering Spaces				
Storm Water Management Facility	1.0	ls	$100,000.00	$100,000.00
Water softner	1.0	ea	$2,000.00	$2,000.00
Miscellanoeus Grading	10000.0	cy	$8.00	$80,000.00
Picnic tables [2]	12.0	ea	$1,200.00	$14,400.00
Trash Receptacles [2]	10.0	ea	$1,062.00	$10,620.00
Umbrellas [2]	6.0	ea	$4,000.00	$24,000.00
Large Tents 2	4.0	ea	$7,000.00	$28,000.00
Bottle Filler / Pet Fountain [2]	4.0	ea	$4,200.00	$16,800.00
Message Boards [2]	4.0	ea	$600.00	$ 2,400.00
Outdoor Exercise Equipment [2]	1.0	set	$25,000.00	$ 25,000.00
Bike Rack (6-bike) [2]	4.0	sets	$500.00	$ 2,000.00
Subtotal				**$ 476,520.00**

General Requirement, 5% [3]				$ 23,826.00
Subtotal				**$ 500,346.00**
Sales tax, 7% [1]				$ 14,009.69
Construction Contingency, 10% [3]				$ 50,034.60
Bonds, Insurance, 2% [3]				$ 10,006.92
Design Contingency, 10% [3]				$ 50,034.60
Subtotal				$ 624,431.81
GC Overhead/profit, 15% [3]				$ 93,664.77
Subtotal				**$ 718,096.58**
Escalation, 6% / yr x 8 yrs. = 1.48				$ 344,686.36
			Total Project Construction =	**$ 1,062,782.94**

1. Sales tax on materials only, not labor. Assume labor equates to about 40% of total costs
2. Assumed structures without a conceptual design
3. Assumed percentages.
4. Assumed construction to start in Fiscal Year 2032

BARBER PARK

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 1				
OTHER				
Pathways	10000.0	sf	$6.00	$ 60,000.00
Misters	3.0	ea	$1,700.00	$ 5,100.00
Storm Water Management Facility	1.0	ls	$100,000.00	$ 100,000.00
Landscaping	1.0	ls	$5,000.00	$ 5,000.00
Park Signage	1.0	ls	$1,000.00	$ 1,000.00
Shelters	3.0	ea	$15,000.00	$ 45,000.00
Parking Area				
Curb / gutter	100.0	lf	$50.00	$ 5,000.00
Resurface parking area	1000.0	sf	$5.00	$ 5,000.00
Gathering Spaces				
Re-paint exterior 5	1.0	ls	$ 20,000.00	$ 20,000.00
Replace pool pump lug 5	1.0	ls	$ 2,100.00	$ 2,100.00
Picnic tables [2]	12.0	ea	$ 1,200.00	$ 14,400.00
Trash Receptacles [2]	10.0	ea	$ 1,062.00	$ 10,620.00
Umbrellas [2]	6.0	ea	$ 4,000.00	$ 24,000.00
Large Tents [2]	4.0	ea	$ 7,000.00	$ 28,000.00
Bottle Filler / Pet Fountain 2	4.0	ea	$ 4,200.00	$16,800.00
Message Boards [2]	4.0	ea	$ 600.00	$ 2,400.00
Outdoor Exercise Equipment [2]	1.0	set	$ 25,000.00	$ 25,000.00

Bike Rack (6-bike) [2]	4.0	sets	$500.00	$ 2,000.00
Subtotal				**$371,420.00**
General Requirement, 5% [3]				$18,571.00
Subtotal				**$389,991.00**
Sales tax, 7% [1]				$10,919.75
Construction Contingency, 10% [3]				$38,999.10
Bonds, Insurance, 2% [3]				$7,799.82
Design Contingency, 10% [3]				$38,999.10
Subtotal				**$486,708.77**
GC Overhead/profit, 15% [3]				$73,006.32
Subtotal				**$559,715.08**
Escalation, 6% / yr x 8 yrs. = 1.48				$268,663.24
			Total Project Construction =	**$ 828,378.32**

1. Sales tax on materials only, not labor. Assume labor equates to about 40% of total costs
2. Assumed structures without a conceptual design
3. Assumed percentages.
4. Assumed construction to start in Fiscal Year 2032.
5. Painting allowance.

Additional Sites Opinion of Probable Cost

The following estimates are based on high-level, desktop review of site conditions and preliminary programming. Further studies are needed for master plan-level opinion of cost.

GRIFFIN COMMUNITY PARK				
	Quantity	**Units**	**Unit Cost ($)**	**Total Cost**
PHASE 1				
Aquatics Facility	1.0	ls	$4,000,000.00	$ 4,000,000.00
Structures				
Shelter	1.0	ea	$50,000.00	$ 50,000.00
Restroom/Bathhouse	1.0	sf	$450.00	$ 2,700,000.00
Site				
Pedestrian Pathways	3000.0	sf	$6.00	$ 18,000.00
Resurface Parking lot	4000.0	sf	$5.00	$ 20,000.00
New Curb/Gutter	500.0	lf	$50.00	$ 25,000.00
Park Signage	1.0	ls	$1,000.00	$ 1,000.00
Landscaping	1.0	ls	$5,000.00	$ 5,000.00
Exterior Seating				
Seating, inground	ea	10.0	$2,900.00	$29,000.00
Gathering Spaces				
Storm Water Management Facility	1.0	ls	$20,000.00	$20,000.00
Shelters	2.0	ea	$15,000.00	$30,000.00
Picnic tables [2]	12.0	ea	$1,200.00	$14,400.00

Picnic tables [2]	12.0	ea	$1,200.00	$ 14,400.00
Trash Receptacles [2]	10.0	ea	$1,062.00	$ 10,620.00
Umbrellas [2]	6.0	ea	$4,000.00	$ 24,000.00
Large Tents [2]	4.0	ea	$7,000.00	$ 28,000.00
Bottle Filler / Pet Fountain [2]	4.0	ea	$4,200.00	$ 16,800.00
Message Boards [2]	4.0	ea	$600.00	$ 2,400.00
Outdoor Exercise Equipment [2]	1.0	set	$25,000.00	$ 25,000.00
Bike Rack (6-bike) [2]	4.0	sets	$500.00	$ 2,000.00
Subtotal				**$ 7,021,220.00**
General Requirement, 5% [3]				$ 351,061.00
Subtotal				**$ 7,372,281.00**
Sales tax, 7% [1]				$ 196,594.16
Construction Contingency, 10% [3]				$ 737,228.10
Bonds, Insurance, 2% [3]				$ 147,445.62
Design Contingency, 10% [3]				$ 737,228.10
Subtotal				**$ 9,190,776.98**
GC Overhead/profit, 15% [3]				$ 1,378,616.55
Subtotal				**$ 10,569,393.53**
Escalation, 6% / yr x 8 yrs. = 1.48				$ 5,073,308.89
			Total Project Construction =	**$ 15,642,702.42**

1. Sales tax on materials only, not labor. Assume labor equates to about 40% of total costs
2. Costs are based from high-level conceptual design. Individualized items could not be determined.
3. Assumed percentages.
4. Only includes aquatics components of master plan.

Options

Option 1 - Indoor Full-Service Aquatic Facility

Option 2 - Pool Covering (structure, covering, lighting, HVAC)

HESTER PARK

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 1				
Sprayground	1.0	ls	$720,000.00	$ 720,000.00
Structures				
Restroom/Shelter/Overlook	3800.0	sf	$450.00	$ 1,710,000.00
Site				
Landscaping	1.0	ls	$5,000.00	$ 5,000.00
Park Signage	1.0	ls	$ 1,000.00	$ 1,000.00
Pedestrian Pathways	3000.0	sf	$6.00	$ 18,000.00
New Curb/Gutter	500.0	lf	$50.00	$ 25,000.00
Resurface Parking lot	4000.0	sf	$5.00	$ 20,000.00
Exterior Seating				
Seating, inground	ea	10.0	$2,900.00	$ 29,000.00

Gathering Spaces				
Storm Water Management Facility	1.0	ls	$20,000.00	$ 20,000.00
Shelters	2.0	ea	$15,000.00	$ 30,000.00
Picnic tables [2]	12.0	ea	$1,200.00	$ 14,400.00
Trash Receptacles [2]	10.0	ea	$1,062.00	$ 10,620.00
Umbrellas [2]	6.0	ea	$4,000.00	$ 24,000.00
Large Tents [2]	4.0	ea	$7,000.00	$ 28,000.00
Bottle Filler / Pet Fountain [2]	4.0	ea	$4,200.00	$ 16,800.00
Message Boards [2]	4.0	ea	$600.00	$ 2,400.00
Outdoor Exercise Equipment [2]	1.0	set	$25,000.00	$ 25,000.00
Bike Rack (6-bike) [2]	4.0	sets	$500.00	$ 2,000.00
Subtotal				**$ 2,701,220.00**
General Requirement, 5% [3]				$ 135,061.00
Subtotal				**$ 2,836,281.00**
Sales tax, 7% [1]				$ 75,634.16
Construction Contingency, 10% [3]				$ 283,628.10
Bonds, Insurance, 2% [3]				$ 56,725.62
Design Contingency, 10% [3]				$ 283,628.10
Subtotal				**$ 3,535,896.98**
GC Overhead/profit, 15% [3]				$ 530,384.55
Subtotal				**$ 4,066,281.53**
Escalation, 6% / yr x 8 yrs. = 1.48				$ 1,951,815.13
			Total Project Construction =	**$ 6,018,096.66**

1. Sales tax on materials only, not labor. Assume labor equates to about 40% of total costs
2. Costs are based from high-level conceptual design. Individualized items could not be determined.
3. Assumed percentages.

BROWN RECREATION CENTER

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 1				
Sprayground	1.0	ls	$720,000.00	$ 720,000.00
Structures				
Shelter	1.0	ls	$100,000.00	$ 100,000.00
Site				
Pedestrian Pathways	3000.0	sf	$6.00	$ 18,000.00
Resurface Parking lot	4000.0	sf	$5.00	$ 20,000.00
New Curb/Gutter	500.0	lf	$50.00	$ 25,000.00
Park Signage	1.0	ls	$1,000.00	$ 1,000.00
Landscaping	1.0	ls	$5,000.00	$ 5,000.00
Exterior Seating				
Seating, inground	ea	10.0	$2,900.00	$ 29,000.00

Gathering Spaces				
Storm Water Management Facility	1.0	ls	$20,000.00	$ 20,000.00
Shelters	2.0	ea	$15,000.00	$ 30,000.00
Picnic tables [2]	12.0	ea	$1,200.00	$ 14,400.00
Trash Receptacles [2]	10.0	ea	$1,062.00	$ 10,620.00
Umbrellas [2]	6.0	ea	$4,000.00	$ 24,000.00
Large Tents [2]	4.0	ea	$7,000.00	$ 28,000.00
Bottle Filler / Pet Fountain [2]	4.0	ea	$4,200.00	$ 16,800.00
Message Boards [2]	4.0	ea	$600.00	$ 2,400.00
Outdoor Exercise Equipment [2]	1.0	set	$25,000.00	$ 25,000.00
Bike Rack (6-bike) [2]	4.0	sets	$500.00	$ 2,000.00
Subtotal				**$ 1,091,220.00**
General Requirement, 5% [3]				$ 54,561.00
Subtotal				**$ 1,145,781.00**
Sales tax, 7% [1]				$ 30,554.16
Construction Contingency, 10% [3]				$ 114,578.10
Bonds, Insurance, 2% [3]				$ 22,915.62
Design Contingency, 10% [3]				$ 114,578.10
Subtotal				**$ 1,428,406.98**
GC Overhead/profit, 15% [3]				$214,261.05
Subtotal				**$ 1,642,668.03**
Escalation, 6% / yr x 8 yrs. = 1.48				$ 788,480.65
			Total Project Construction =	**$ 2,431,148.68**

1. Sales tax on materials only, not labor. Assume labor equates to about 40% of total costs
2. Costs are based from high-level conceptual design. Individualized items could not be determined.
3. Assumed percentages.

SHORT FARM PARKLAND

	Quantity	Units	Unit Cost ($)	Total Cost
PHASE 1				
Full-Service Aquatics Facility (pool, slides, etc.)	1.0	ls	$3,000,000.00	$ 3,000,000.00
Structures				
Shelter	1.0	ls	$100,000.00	$ 100,000.00
Site				
Pedestrian Pathways	3000.0	sf	$6.00	$ 18,000.00
Resurface Parking lot	4000.0	sf	$5.00	$ 20,000.00
New Curb/Gutter	500.0	lf	$50.00	$ 25,000.00
Park Signage	1.0	ls	$1,000.00	$ 1,000.00
Landscaping	1.0	ls	$5,000.00	$ 5,000.00
Exterior Seating				
Seating, inground	ea	10.0	$2,900.00	$ 29,000.00

Gathering Spaces				
Storm Water Management Facility	1.0	ls	$20,000.00	$ 20,000.00
Shelters	2.0	ea	$15,000.00	$ 30,000.00
Picnic tables 2	12.0	ea	$1,200.00	$ 14,400.00
Trash Receptacles 2	10.0	ea	$1,062.00	$ 10,620.00
Umbrellas 2	6.0	ea	$4,000.00	$ 24,000.00
Large Tents 2	4.0	ea	$7,000.00	$ 28,000.00
Bottle Filler / Pet Fountain 2	4.0	ea	$4,200.00	$ 16,800.00
Message Boards 2	4.0	ea	$600.00	$ 2,400.00
Outdoor Exercise Equipment 2	1.0	set	$25,000.00	$ 25,000.00
Bike Rack (6-bike) 2	4.0	sets	$500.00	$ 2,000.00
Subtotal				**$ 3,371,220.00**
General Requirement, 5% [3]				$ 168,561.00
Subtotal				**$ 3,539,781.00**
Sales tax, 7% [1]				$ 94,394.16
Construction Contingency, 10% [3]				$ 353,978.10
Bonds, Insurance, 2% [3]				$ 70,795.62
Design Contingency, 10% [3]				$ 353,978.10
Subtotal				**$ 4,412,926.98**
GC Overhead/profit, 15% [3]				$ 661,939.05
Subtotal				**$ 5,074,866.03**
Escalation, 6% / yr x 8 yrs. = 1.48				$ 2,435,935.69
			Total Project Construction =	**$ 7,510,801.72**

1. Sales tax on materials only, not labor. Assume labor equates to about 40% of total costs
2. Costs are based from high-level conceptual design. Individualized items could not be determined.
3. Assumed percentages.

Options

Option 1 - Indoor Full-Service Aquatic Facility

Option 2 - Pool Covering (structure, covering, lighting, HVAC)

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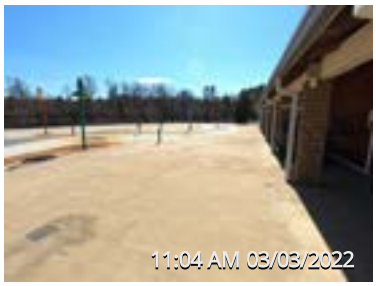
A | APPENDIX



OVERVIEW

Outdoor seasonal spray ground with separate holding tank and pool water filtration system.

Plans indicate that the holding tank has a capacity of 2,000 gallons.

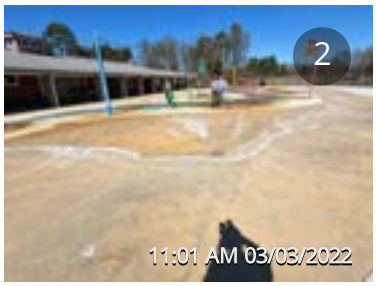
Water Odyssey Toys and Features.

POOL DECKS

Heavy staining is present on the deck and spray features. The source of this staining is likely the source water. Any dissolved metals will cause stains on porous surfaces.

Hot water high volume low pressure washing and metal sequestering chemicals may help.

Minor cracks and concrete settling were noted. Suggest consulting with a concrete company for repair options. There are overlay product options that could be considered.

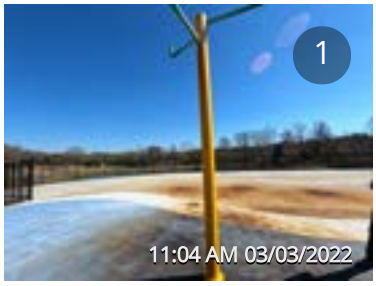


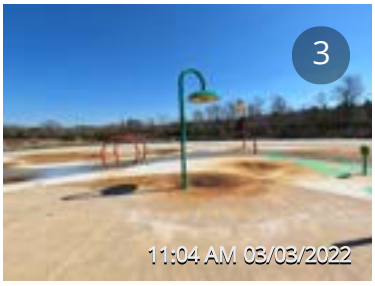
SPRAY GROUND FEATURES

Heavy staining is present on the spray features. The source of this staining is likely the source water. Any dissolved metals will cause stains on porous surfaces.

Hot water high volume low pressure washing and metal sequestering chemicals may help.

These features are poured in place and would need to be painted or restored in place.

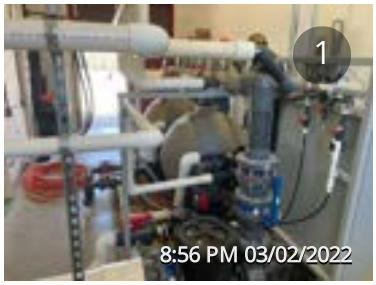


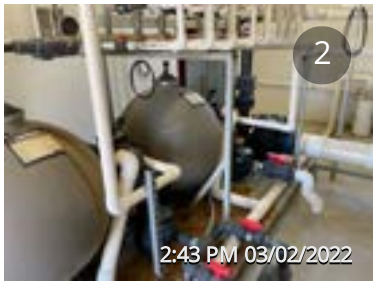


SPRAY GROUND MECHANICAL ROOM

The overall room was well organized and clean. The filtration system uses two "skid mounted" sand filters, a filtration pump, and a feature pump. The overall system also includes an automated chemical controller and feeder system.

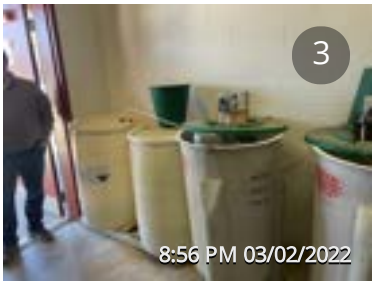
The systems appeared to be in good working order.

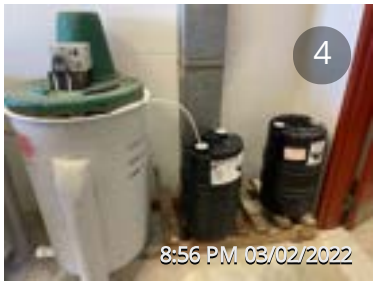




SPRAY GROUND MECHANICAL ROOM - CHEMICAL DELIVERY SYSTEM

Overall the chemical rooms are in fair condition. The original "secondary containment" crocks are not being used as intended. Chemicals are being pumped from barrels into these crocks.





SPRAY GROUND - CHEMICAL SAFETY CONSIDERATION

Overall chemical safety practices should be reviewed.

Incompatible chemicals (acid and chlorine) are being stored next to each other.

Chemical barrels are blocking the emergency eyewash station.

OVERVIEW - LINDLEY PARK MAIN POOL

Facts: 50-meter outdoor seasonal lap pool.

Length: 165'

Width: 75'

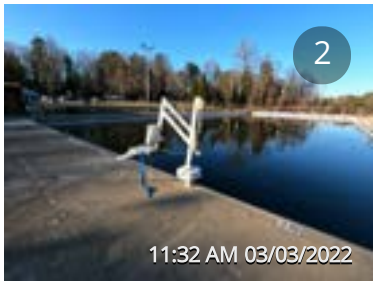
Shallow end: 3' depth

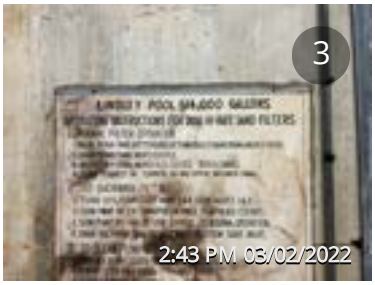
Deep end: 12' depth

Published volume: 514,000 gallons (from sign)

Calculated volume: LxWxAvgDepthx7.5 = 696,0000 gallons

The pool was not in operation at the time of this visit. The water in the main pool was green and the bottom, main drain, and lane lines were not visible.





OVERVIEW - LINDLEY PARK CHILDREN'S POOL

Facts: 30' diameter outdoor seasonal wading pool

Radius: 15'

Depth: 4"

Calculated volume: RxRx3.14xdepthx7.5 = 425 gallons

Single Main Drain

The water in the children's pool was cloudy and algae is present. This pool will need extensive rehabilitation to become operational including adding ADA access and possible plastering of the pool surface.

SUBMERGED DRAINS

Lap Pool - not observed. The pool was full at the time of the visit.

Children's Pool - observed from deck level.

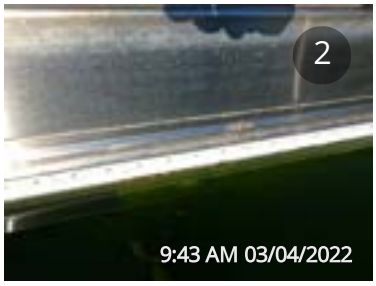
The client should ensure that all drains comply with ASME/ANSI A122.19.8-2007

NC Code .2537, .2539

POOL WALLS AND FLOORS

The lap pool has a PVC membrane liner. Approximately 3 inches of the liner was observable.

These types of liners have a typical 10-15 year lifespan depending on water quality.

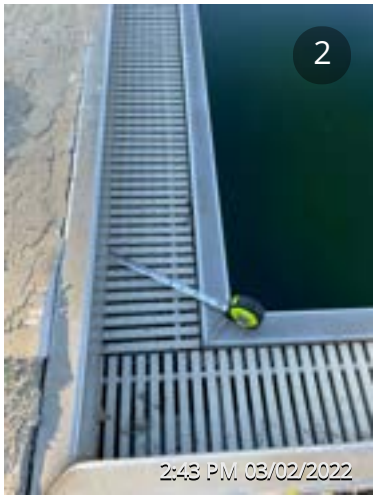


SURFACE GUTTERS AND SKIMMERS AND POOL WATER RETURN

The lap pool has a perimeter stainless steel gutter and water supply system.

The gutter has been replaced for approximately 3/4 of the pool and there is a different gutter style at the deep end near the mechanical room for unknown reasons.

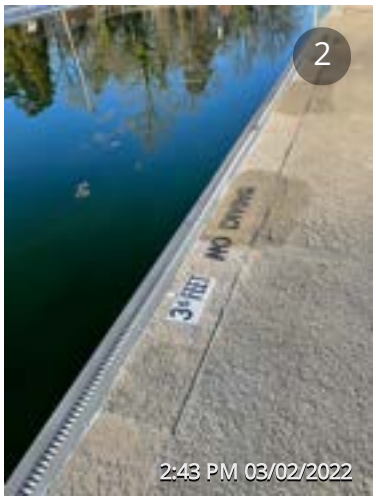
The children's pool has a single skimmer.



DEPTH MARKERS AND NO DIVING MARKERS

Depth markers and no diving signs were a combination of tiles and paint. Depth markings were noted on the vertical surfaces attached to the fence.

NC Code .2523, .2537



DEPTH MARKERS AND NO DIVING MARKERS (CONTINUED)

Depth markers and no diving signs were a combination of tiles and paint. Depth markings were noted on the vertical surfaces attached to the fence.

NC Code .2523, .2537

DEPTH MARKERS AND NO DIVING MARKERS (CONTINUED)

Depth markers and no diving signs were a combination of tiles and paint. Depth markings were noted on the vertical surfaces attached to the fence.

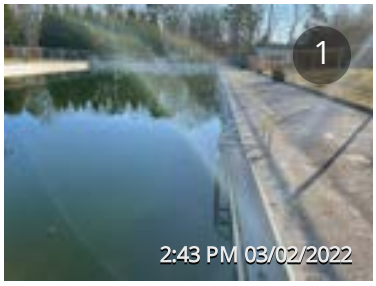
NC Code .2523, .2537

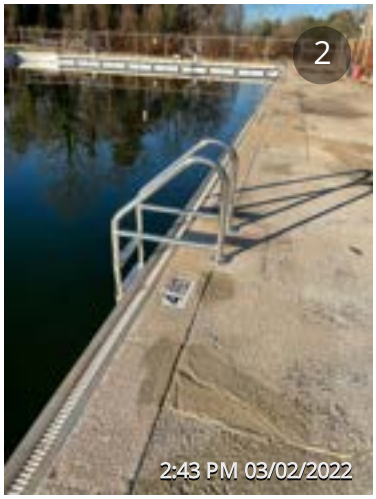
DIVING EQUIPMENT

Two diving boards are located in the deep end of the pool and appeared to be in fair condition. Duraflex competition-style boards are recommended to have the fulcrum locked in the forward position for recreational use.

LADDERS, STEPS, AND HANDRAILS

Seven pool ladders were noted as present and secure.



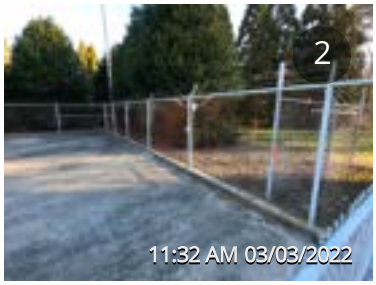


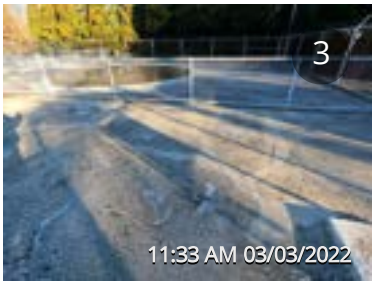
POOL ENCLOSURE

Pool fencing was present but not evaluated.

The self-closing and latching gate for the children's pool was present and operational.

NC Code .2528, .2537



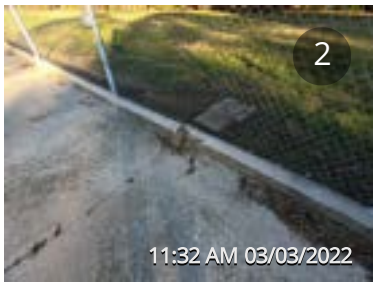


POOL DECKS

Decks were cracked, stained, and missing sections of surfacing.

Areas of prolific deterioration were noted.

NC Code .2522, .2537

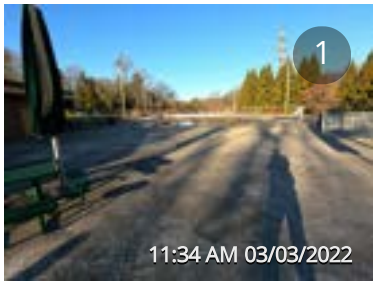


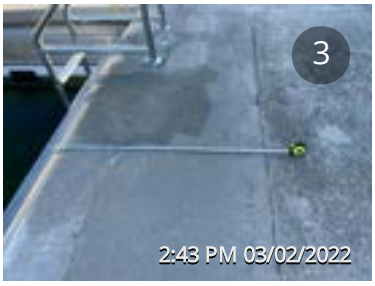
POOL DECKS (CONTINUED)

Decks were cracked, stained, and missing sections of surfacing.

Areas of prolific deterioration were noted.

NC Code .2522, .2537





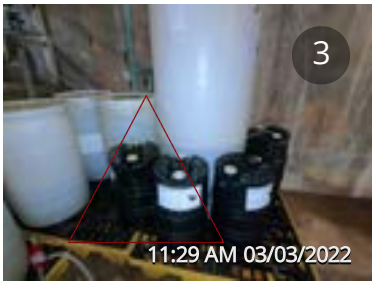
POOL SIGNAGE

Pool signage was present but not evaluated.

LAP POOL EQUIPMENT ROOM - CHEMICAL FEEDERS

An automated chemical feed system is present. ORP and pH probes were installed. A rotary flow switch was present. Interlocks were not checked.

A significant safety concern is present.
Incompatible chemicals are stored directly near each other. The acid pump is mounted directly over the chlorine barrels. If a small leak were to occur these two volatile chemicals would be allowed to mix.
Per CDC Pool chemicals should be stored separately in a dedicated location.

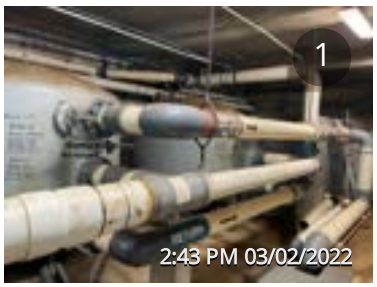


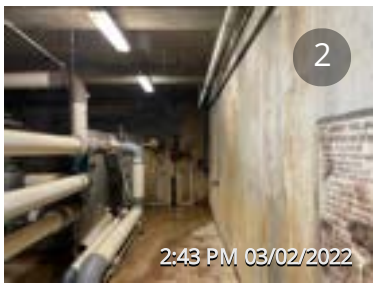
LAP POOL EQUIPMENT ROOM - FILTRATION SYSTEMS

The pool uses two 96" High Rate Sand Filters. The data plates were nearly unreadable but indicate a date of manufacturer of 1985.

Influent and effluent gauges were present but uncertain if these are working. The filter tanks show evidence of long-term leaks. The large pile of sand in the backwash separation tank indicates these filters have internal damage.

These filters have a life expectancy of 20-25 years



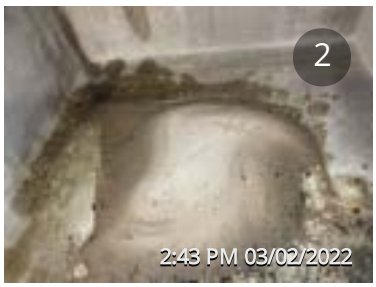


LAP POOL EQUIPMENT ROOM - FILTRATION SYSTEMS (CONTINUED)

The pool uses two 96" High Rate Sand Filters. The data plates were nearly unreadable but indicate a date of manufacturer of 1985. These filters have an estimated life expectancy of 20-25 years.

The influent and effluent gauges were present but uncertain if these are working. The filter tanks show evidence of long-term leaks.

The large pile of sand in the backwash separation tank indicates these filters have internal damage.



LAP POOL EQUIPMENT ROOM - CIRCULATION SYSTEMS

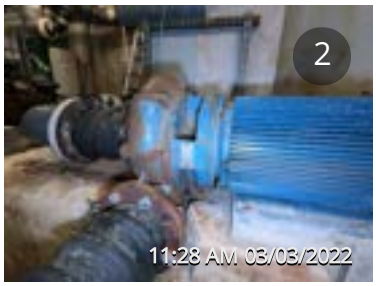
Single pump and motor.

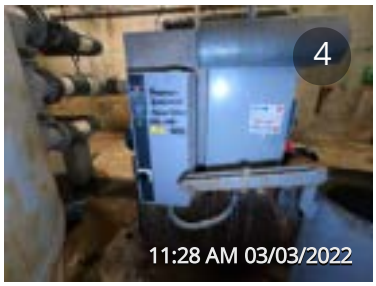
Filter motor: 30hp, 3ph, 1785 rpm

Filter pump: Aurora 6x6x11, 65 FH, 1428gpm

Filter VFD: Danfoss

Flow Meter: Present

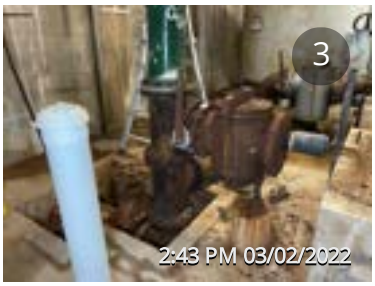




LAP POOL EQUIPMENT ROOM - CIRCULATION SYSTEMS

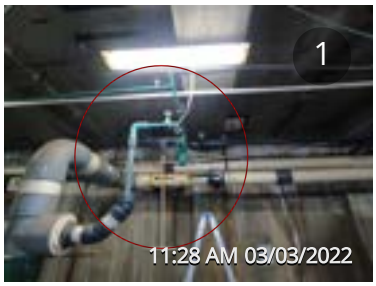
All metal plumbing, valves. and gears are heavily corroded.

(3) Abandoned valve system and strainer basket for the original pump.



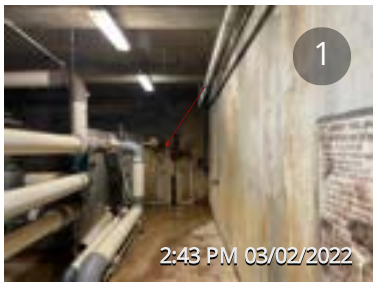
LAP POOL EQUIPMENT ROOM - DOMESTIC WATER FILL

Freshwater fill system. The operational condition is unknown.



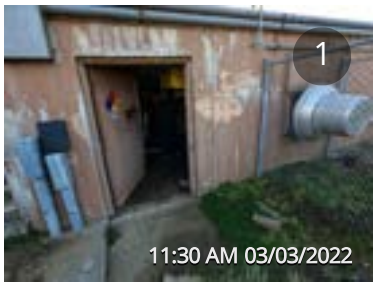
LAP POOL EQUIPMENT ROOM - DOMESTIC WATER FILL

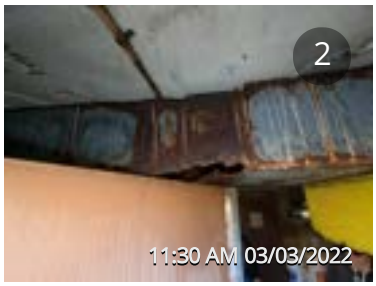
Staff reported that during the operational season large volumes of water will leak into the pumproom from the far wall (1) the source of this water should be explored further.

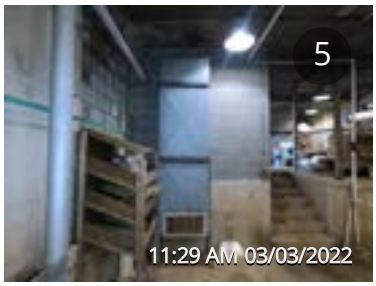


LAP POOL EQUIPMENT ROOM - GENERAL CONDITIONS

The pump room is in need of repairs and upgrades. The ventilation system has been abandoned. The concrete roof has signs of significant deterioration.



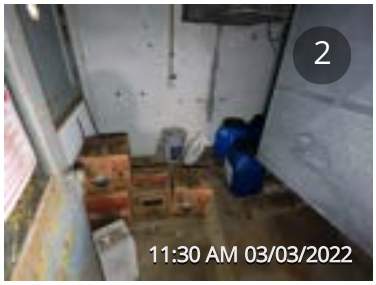




LAP POOL EQUIPMENT ROOM - CHEMICAL STORAGE

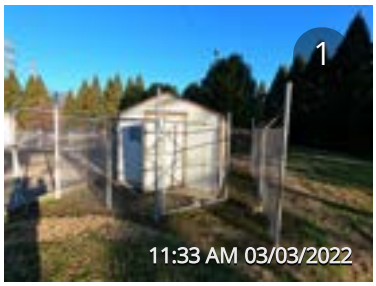
Chemicals should be stored in a dry well-ventilated enclosure.

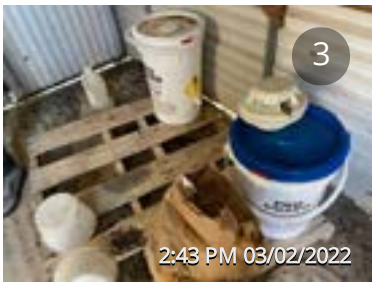
NC Code .2533, .2534, .2537



CHILDREN'S POOL - EQUIPMENT ROOM

The equipment room and chemical storage area are located in a shed near the pool.





CHILDREN'S POOL - CHEMICAL DELIVERY AND FILTRATION SYSTEM

Single filter system

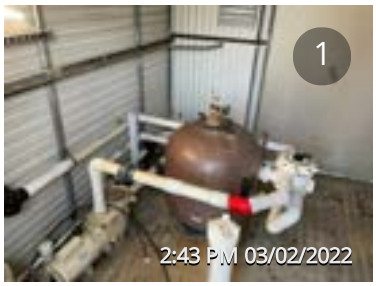
Pump: Wisperflow

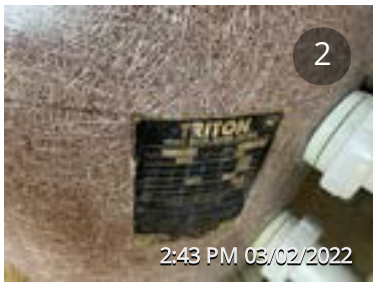
Motor: 1.5 hp

Filter: Triton high sand filter with a multiport

Minimal labeling of valves and pipes.

Chemical Delivery System: No automated chemical feeder. Erosion-style trichlor chlorine feeder. Manual acid delivery.

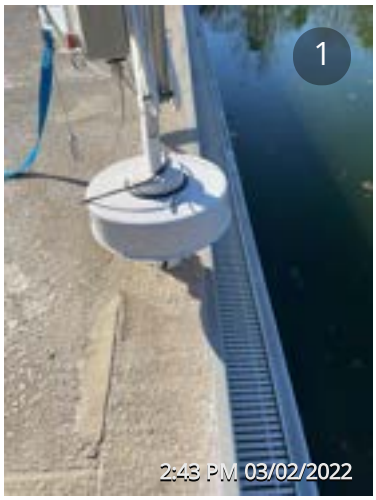


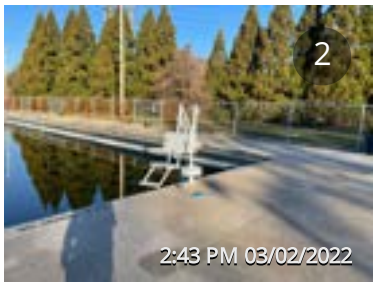


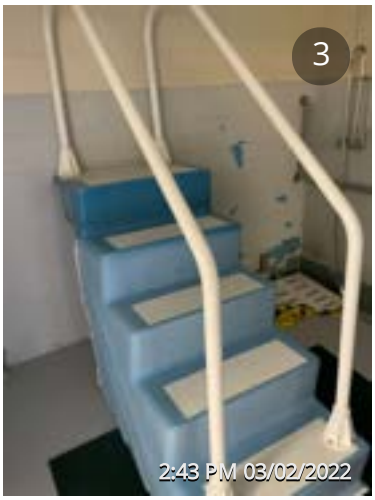
ADA ACCESS

With over 300 linear feet of the perimeter, the lap pool requires a primary and secondary means of access. This requirement is met by one ADA lift chair and a set of removable ADA stairs.

With less than 300 linear feet of the perimeter, the children's pool requires a primary means of access. There are no ADA accommodations present and a sloped entry would not be readily achievable.



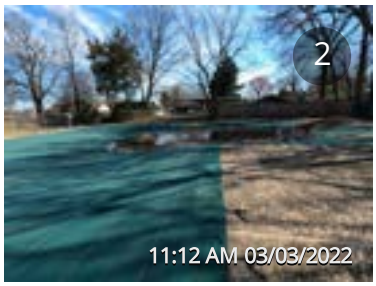




OVERVIEW - PEELER-ANNIE WILLIAMS PARK POOL

25m x 25m L-shaped lap pool. Actual pool volume and data were not provided. The lap pool was covered at the time of this visit. The pool shell evaluation is limited.

The pool has remained unused for some time. Aquatic vegetation was growing on top of the winter cover.

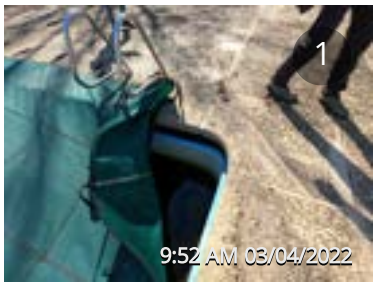


SUBMERGED DRAINS

Not observed - the pool was covered and full at the time of this visit.

SURFACE GUTTERS AND POOL WATER RETURN

The lap pool has a tile and surge-style gutter system. Limited exposed areas of the plaster finish show signs of cracking and deterioration and appear to be in poor condition.

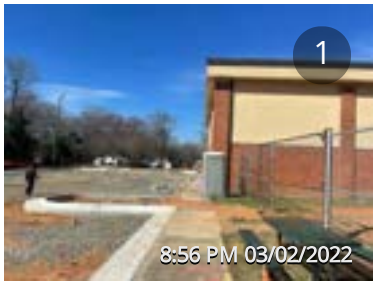


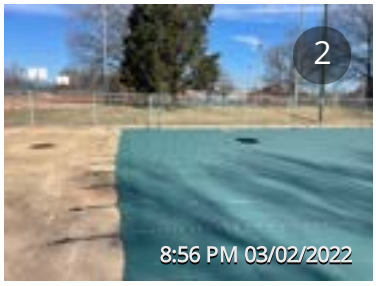
DEPTH MARKERS AND NO DIVING MARKERS

Not evaluated.

POOL DECK AND ENCLOSURE

Pool fencing is present but not evaluated.

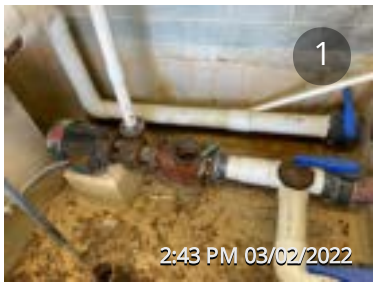


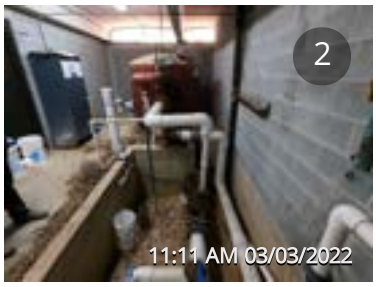


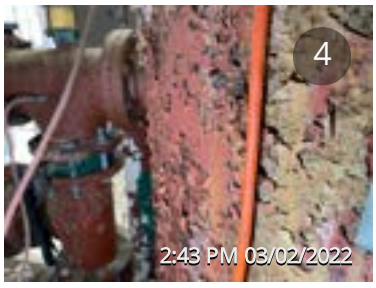
LAP POOL EQUIPMENT ROOM - FILTRATION SYSTEM

A single filter pump was present. Data plates were not present.

A single tank high rate sand filter is present. The data plate was unreadable. Evidence of long-term tank leaks is evident.





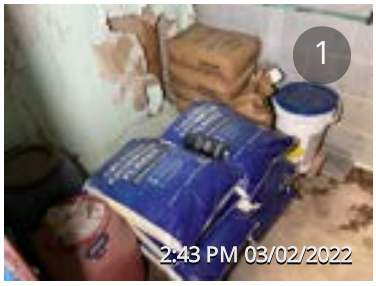


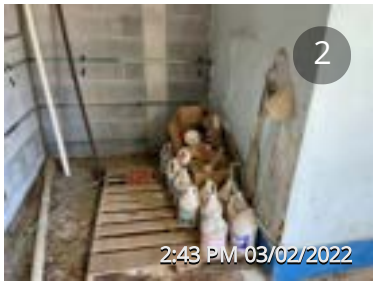
LAP POOL EQUIPMENT ROOM - CHEMICAL DELIVERY

The pool uses an erosion-style trichlor feeder and manual addition of acid for pH control. No automated chemical controllers are present.

LAP POOL EQUIPMENT ROOM - CHEMICAL STORAGE

Unused chemicals should be stored properly.





LAP POOL EQUIPMENT ROOM - SURGE TANK ACCESS

The surge tank is located in the mechanical room. The water present is stagnant and has a strong odor.

LAP POOL EQUIPMENT ROOM - FRESH WATER FILL

For reference - not evaluated.

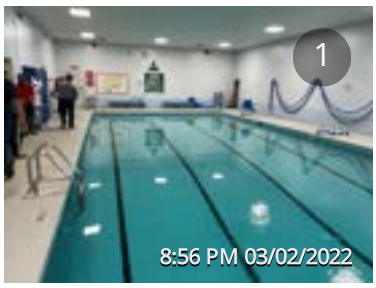
OVERVIEW - SMITH ACTIVE ADULT CENTER

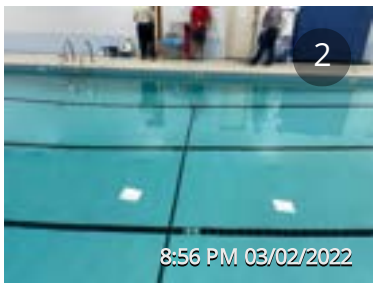
Indoor 24'x48' 42,000 gallon 4-lane multipurpose lap pool.

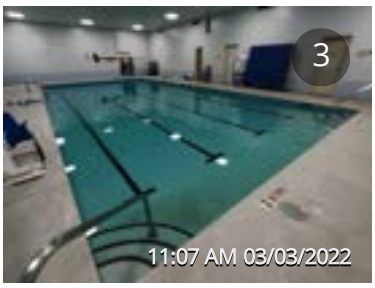
Pool depths range from 3' in the shallow end to 7' in the deep end.

Two handrails and two stairs were in good repair.

The water was clear but not tested. The pool plaster surface appears to be in good condition. Minor stains were noted.





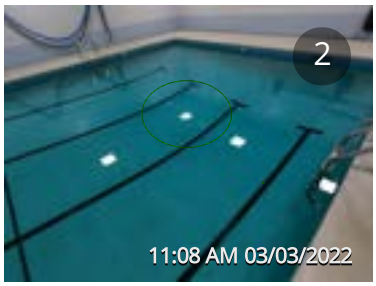


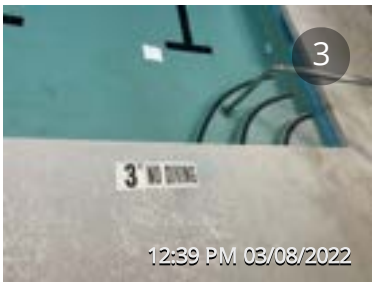
LAP POOL - STAIRS AND MAIN DRAINS

Handrails were tight and the skimmers were in good condition.

Two main drain covers were present and were evaluated from deck level.

The client should ensure that all drains comply with ASME/ANSI A122.19.8-2007 NC Code .2537, .2539

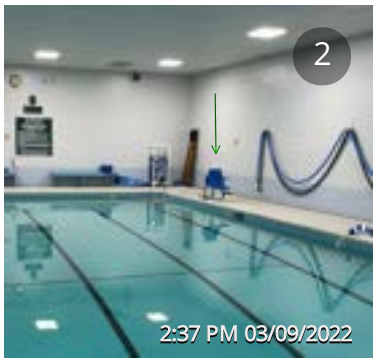




LAP POOL - ADA CHAIR

ADA Chair was present.

Rescue equipment and signage were present but not evaluated.



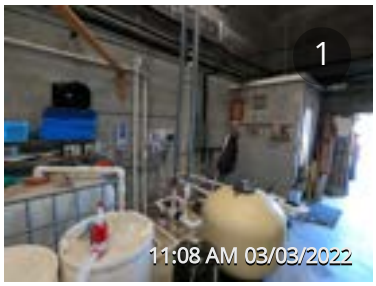
LAP POOL EQUIPMENT ROOM - FILTRATION SYSTEM

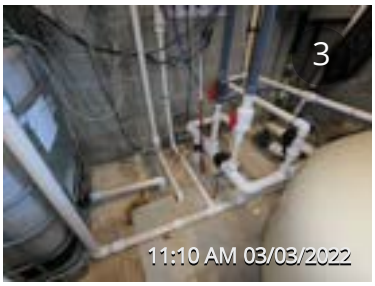
The single sand filter and pump with a 3hp motor appeared to be in good condition. A strainer basket was present.

Valve and plumbing labeling were minimal.

LAP POOL EQUIPMENT ROOM - FILTRATION SYSTEM

The pump room was clean and organized and appeared to be leak-free.





LAP POOL - EQUIPMENT ROOM CHEMICAL DELIVERY SYSTEM

The chemical delivery system was installed and appeared operational.

The interlock device and flow switches were not tested.

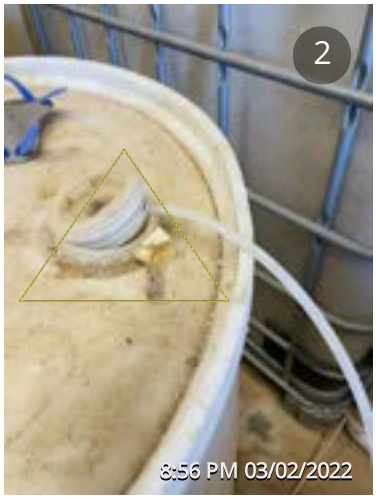
Safety concern: Imcopataible chemicals should be stored separately where possible. All liquid chemicals should have a secondary containment device.

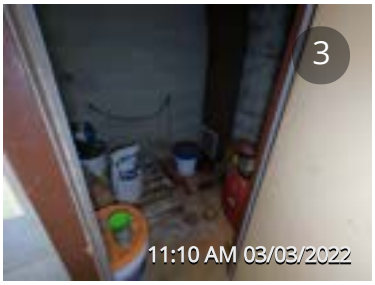
15A NCAC 18A .2534 CHEMICAL STORAGE ROOM (5) The chemical storage room shall be arranged so that chemicals that can react with other pool chemicals are stored separately and shall be constructed and arranged to permit easy cleanup of chemical spills.

LAP POOL EQUIPMENT ROOM - CHEMICAL STORAGE - SAFETY CONCERN

1-2) Chlorine and acid barrels - open bungs pose a safety concern for staff and patrons.

3) From the original supplied plans, there was a separately ventilated storage room for chlorine gas but that room is now used for various pool chemical storage. Suggest restoring this room to its original designed intent. This room should be used to store chlorine or acid but not both incompatible chemicals.



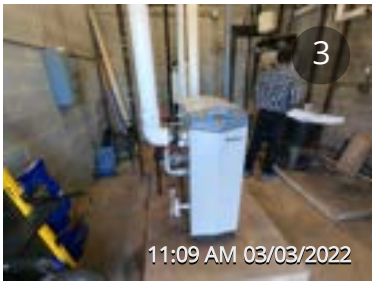


LAP POOL EQUIPMENT ROOM - SAFETY CONCERN

An empty cyanuric acid container was found in a chemical storage area that was hand-labeled "Cal Flake" CDC Chemical Safety Handling: Store chemicals in original, manufacturer's-labeled containers.

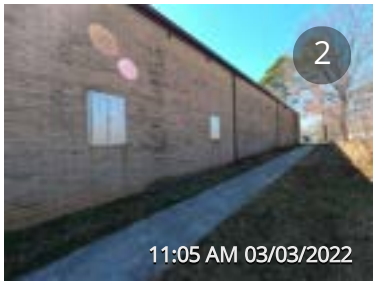
LAP POOL EQUIPMENT ROOM - HEATERS AND VENTILATION SYSTEM

The pool boiler and associated equipment appear to be a modern unit and in good working condition.



LAP POOL EQUIPMENT ROOM - HEATING AND VENTILATION SYSTEM

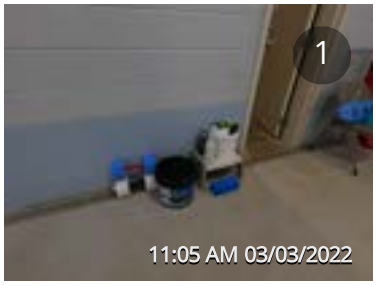
Pool exhaust system for reference. This system was not evaluated.



LAP POOL - MISCELLANEOUS

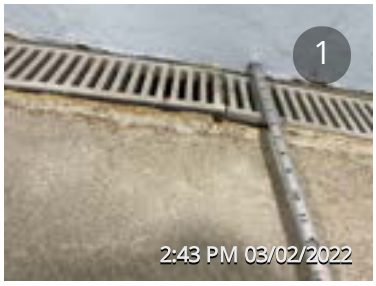
1) Pool and cleaning chemicals left on the pool deck

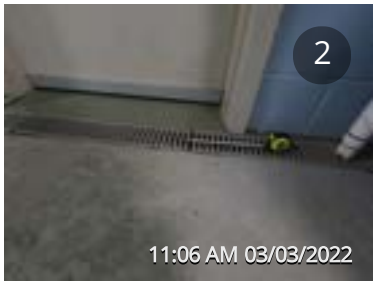
2) Test kits were in poor repair and dirty. This may make it difficult to get accurate chemical readings.



LAP POOL - DECK - SAFETY CONSIDERATION

The deck drain was raised in at least one area and presents a possible tripping hazard. Suggest further review of deck drains and deck surfaces.

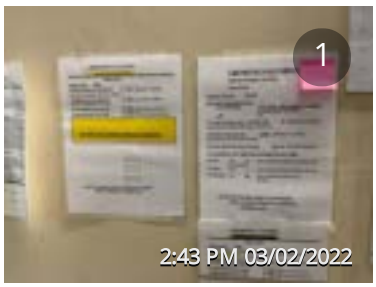


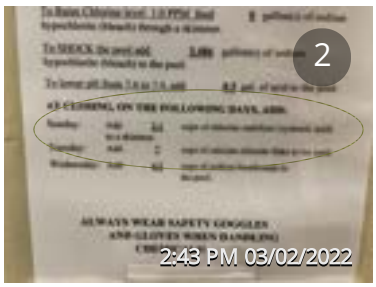


LAP POOL OPERATIONAL OBSERVATION - SAFETY CONCERN

Pool operating instructions state to add "stabilizer (cyanuric acid)" into the skimmer. Cyanuric acid is a "sunscreen" for swimming pools and should not be used indoors.

15A NCAC 18A .2535 WATER QUALITY STANDARDS: (4) When chlorine is used as the disinfectant, a free chlorine residual of at least one part per million (ppm) shall be maintained throughout the pool whenever it is open or in use. Pools that use chlorine as the disinfectant must be stabilized with cyanuric acid except at indoor pools or where it can be shown that cyanuric acid is not necessary to maintain a stable free chlorine residual. The cyanuric acid level shall not exceed 100 parts per million.





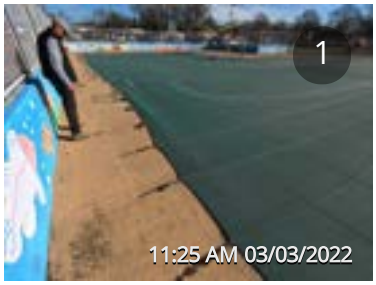
OVERVIEW - WARNERSVILLE SWIMMING POOL

Facts: 25m x 25m L-shaped lap pool and rectangular 10'x25' children's pool.

Pool Volume: 150,000 gallons

Surface area: 2,150sq. ft.

The lap pool was covered at the time of this visit. The pool shell evaluation is limited.



SUBMERGED DRAINS

Lap Pool - not observed. The pool was full and covered at the time of the visit.

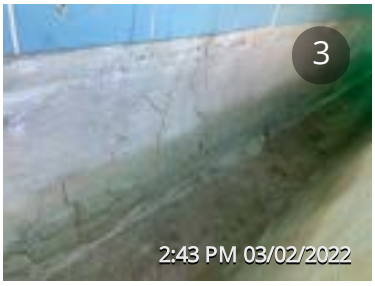
Children's Pool - the main drain could not be seen through the water to determine if covers were present and secured.

The client should ensure that all drains comply with ASME/ANSI A122.19.8-2007

NC Code .2537, .2539

LAP POOL - GUTTER SYSTEM

Tile gutter system. Limited exposed areas show signs of cracking and deterioration.

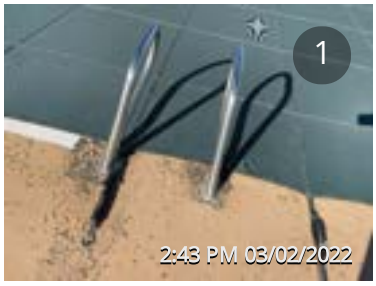


DEPTH MARKERS AND NO DIVING MARKERS

The deck-mounted depth markers could not be observed because they were covered by the winter cover. Limited vertical markers were noted attached to the pool fence.

LADDERS, STEPS, AND HANDRAILS

The observable handrails appear to be in good condition.

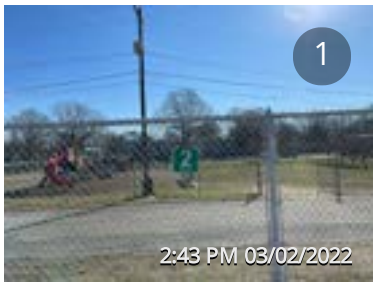


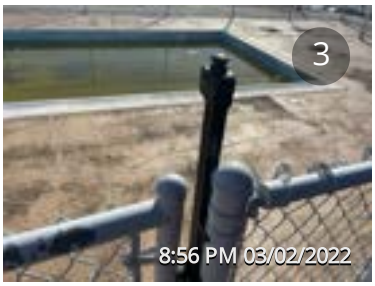
POOL ENCLOSURES

Pool fencing was present but not evaluated.

The self-closing and latching gate for the children's pool was present and operational.

NC Code .2528, .2537



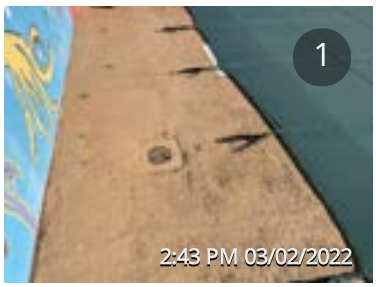


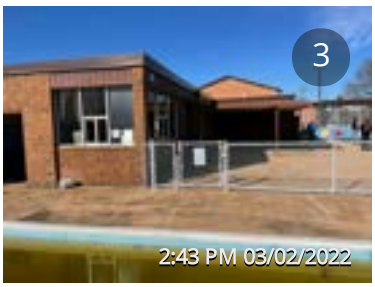
POOL DECKS

Decks were cracked, stained, and missing sections of surfacing.

Areas of prolific deterioration were noted.

NC Code .2522, .2537





CHILDREN'S POOL DECK

Decks were cracked, stained, and missing sections of surfacing.

Areas of prolific deterioration were noted.

NC Code .2522, .2537

CHILDREN'S POOL DECK (CONTINUED)

Decks were cracked, stained, and missing sections of surfacing.

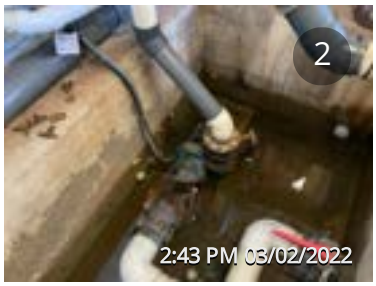
Areas of prolific deterioration were noted.

Significant cracking, signs of settling, and a large hole were noted under the deck in the South East Corner of the facility.

NC Code .2522, .2537

LAP POOL EQUIPMENT ROOM - FILTRATION PUMP

The lap pool pump pit was flooded at the time of this visit and could not be safely evaluated. The motor was underwater and will need to be replaced or repaired before this system can be brought online.



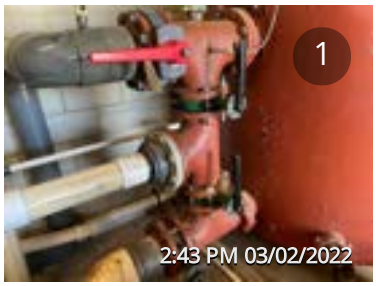
POOL EQUIPMENT ROOM - LAP POOL FILTRATION SYSTEM - SAFETY CONCERN

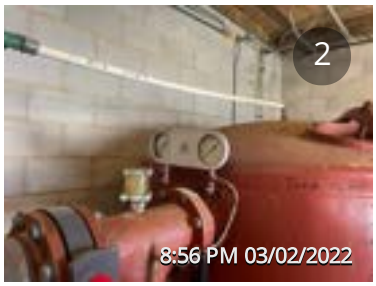
Safety Concern: The circuit breaker panel and pump electrical systems can only be accessed by straddling an open pump pit.

The Occupational Safety and Health Administration (OSHA) and the National Electrical Code (NEC) require that electrical panels have a minimum of 3 feet (36 inches) of clearance and a minimum headroom of 6.5 feet or the height of the equipment, whichever is greater. This clearance provides a safe working distance in the event of an electrical hazard. This clearance also reduces the risk of an accidental fire caused by storing combustible items near electrical panels.

POOL EQUIPMENT ROOM - LAP FILTRATION SYSTEM

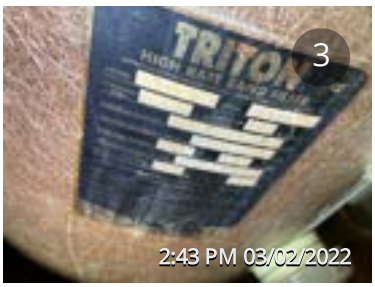
The lap pool uses a single high rate sand filter. Evidence of tank leaking was present. Valves had minimal labeling. The data plate was missing.





CHILDREN'S POOL - CIRCULATION SYSTEM

The pool uses a single sand filter with a multiport valve with a 1.0hp pump

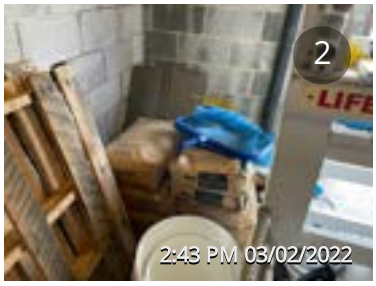


POOL EQUIPMENT ROOM - CHEMICAL SYSTEMS

Both pools use erosion-style trichlor feeders. Manual feeding of acid for pH control. No automated chemical controllers were present.

POOL EQUIPMENT ROOM - CHEMICAL STORAGE - SAFETY CONCERN

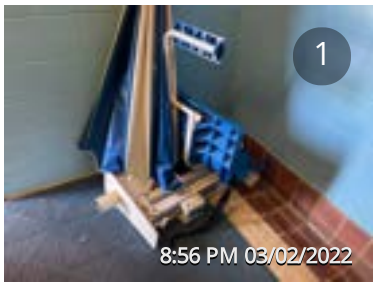
The potential for a chemical spill emergency was present. Even during the off-season, all pool chemicals should be stored properly.



ADA ACCESS

With over 300 linear feet of the perimeter, the lap pool requires a primary and secondary means of access. This requirement is met by one ADA lift chair and a set of removable ADA stairs. Both were observed but not installed.

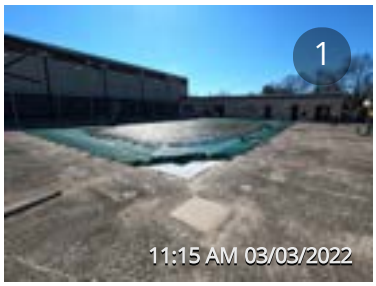
With less than 300 linear feet of the perimeter, the children's pool requires a primary means of access. There are no ADA accommodations present and a sloped entry would not be readily achievable.



OVERVIEW - WINDSOR COMMUNITY RECREATION CENTER POOL

Facts: 25m rectangular outdoor seasonal lap pool.

Pool volume: 100,000 gallons. The lap pool was covered at the time of this visit. The pool shell evaluation is limited.

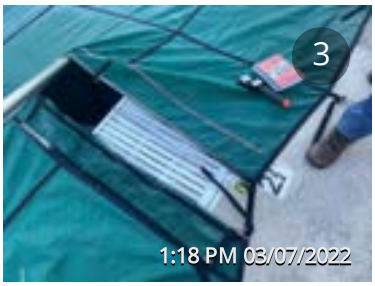


SUBMERGED DRAINS

Not observed - the pool was covered and full at the time of this visit.

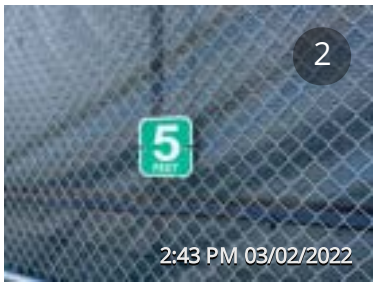
SURFACE GUTTERS AND POOL WATER RETURN

The lap pool has a perimeter gutter system. Overall evaluation of this system was limited due to the pool being covered.



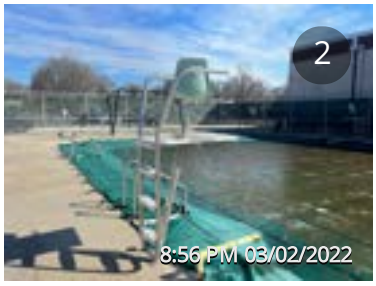
DEPTH MARKERS AND NO DIVING MARKERS

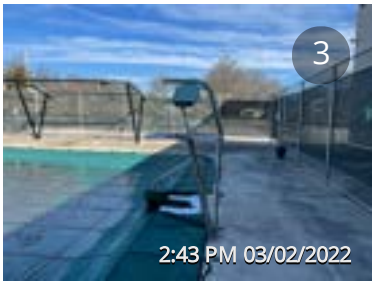
Limited inspection of deck-mounted depth markers because of the pool cover. Vertical markers were noted on the pool fence and on the pool shell.



LADDERS, HANDRAILS, LIFEGUARD CHAIR

The observed systems appeared to be in good condition.





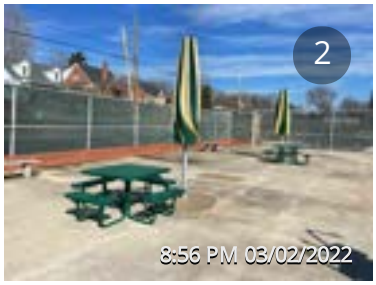
POOL ENCLOSURE

Pool fencing was present but not evaluated.

POOL DECKS

The deck was stained and had areas of missing surfacing. Areas of deterioration were noted.

NC Code .2522, .2537



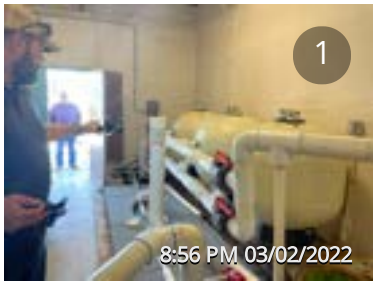
POOL DECK - TUNNEL

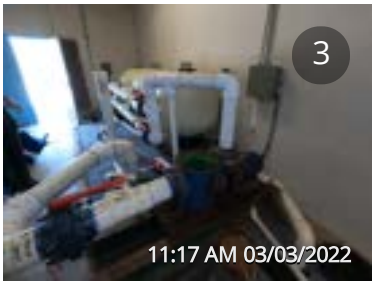
A service tunnel is located around the pool structure. Limited inspection of this tunnel discovered possible cut plumbing for pool supply or return. Evidence of pool shell leaks is present.

Safety Concern - the access lid to this tunnel was not secured and was opened without tools. This opening is on a walking path and should be secured.

LAP POOL EQUIPMENT ROOM - FILTRATION SYSTEMS

The pool has a single circulation pump and three high rate sand filters. Pump data plates were unreadable.



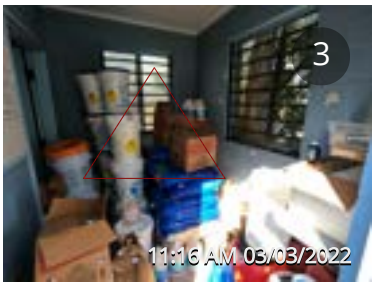


LAP POOL EQUIPMENT ROOM - CHEMICAL FEED

The pool uses a single erosion-style trichlor feeder and manual addition of acid for pH control. No automated chemical controllers were present.

POOL EQUIPMENT ROOM - CHEMICAL STORAGE - SAFETY CONCERN

The potential for a chemical spill emergency was present. Incompatible chemicals (chlorine and acid) are stored in close proximity. Liquid chemicals should NEVER be stored above dry chemicals. Even during the off-season, all pool chemicals should be stored properly.



ADA AND RESCUE EQUIPMENT

With over 300 linear feet of the perimeter, the lap pool requires a primary and secondary means of access. One ADA lift chair was observed but not installed at the time of this visit.

Item	Priority	Description
	(a. public safety) (b. maint/functional) (c. meet code/industry std.)	
Lindley Pool		
Confirm VGBA Pool and Spa Safety Act Compliance	a,c	Federal Law - safety of suction outlets to limit possibility of entrapment
Address stated chemical storage concerns	a	See Report
Childrens Pool - Add a chemical controller	a,c	Maintains precise level of sanitizer and proper pH
Children's Pool - Add automatic chemical feeders (chlorine and acid)	a,c	Chemical are fed automatically ensuring proper sanitizer levels and pH
Address deck surfacing/safety	a,b	Patch and/or replace with similar product
Replaster childrens pool?	b	This could be a lower priority following draining and cleaning
Warnersville Pool		
Add a chemical controller	a,c	Maintains precise level of sanitizer and proper pH
Add automatic chemical feeders (chlorine and acid)	a,c	Chemical are fed automatically ensuring proper sanitizer levels and pH
Replaster childrens pool?	b	This could be a lower priority following draining and cleaning
Address deck surfacing/safety	a,b	Patch and/or replace with similar product
New Pump (it was under water)	b	Replace with new/similar pump
Replace/relocate electrical panel	a,b,c	See report
Address stated chemical storage concerns	a	See report
Confirm VGBA Pool and Spa Safety Act Compliance	a,c	Federal Law - safety of suction outlets to limit possibility of entrapment
Windsor Pool		
Add a chemical controller	a,c	Maintains precise level of sanitizer and proper pH
Add automatic chemical feeders (chlorine and acid)	a,c	Chemical are fed automatically ensuring proper sanitizer levels and pH
Address deck surfacing/safety	a,b	Patch and/or replace with similar product
Confirm VGBA Pool and Spa Safety Act Compliance	a,c	Federal Law - safety of suction outlets to limit possibility of entrapment
Secure lid of access tunnel	a	See report
Address stated chemical storage concerns	a	See Report
Peeler Pool		
No recommendations		Putting existing pool back into service is not recommended
Smith Active Adult Center Pool		
Confirm VGBA Pool and Spa Safety Act Compliance	a,c	Federal Law - safety of suction outlets to limit possibility of entrapment
Address stated chemical storage concerns	a	See Report
Deck - potential tripping hazard	a	See report
Cyanaric acid is not recommended for indoor pools	a,c	Cyanaric acid is only recommended/required for outdoor pools
Keeley Park Sprayground		
Address stated chemical storage concerns	a	See Report
Barber Park Sprayground		
Add a chemical controller	a,c	Maintains precise level of sanitizer and proper pH
Add automatic chemical feeders (chlorine and acid)	a,c	Chemical are fed automatically ensuring proper sanitizer levels and pH

Figure E1 – Barber Park Splash Pad Electrical Service

Figure E2 – Main and Branch Panels

Figure E3 – Bonding Conductor and Lug

Figure E4 – Keeley Park Splash Pad Electrical Service

Figure E5 – Main and Branch Panels

Figure E6 – Bonding Conductors

Figure E7 – Smith Center Main Electric Panel

Figure E8 – Branch Panels

Figure E9 – Bonding Coductor at Pump

Figure E10 - Lindley Pool Electrical Service

Figure E11 – Main Electrical Panel

Figure E12 – Surface Rusting

Figure E13 – Panel Degradation

Figure E14 - Bonding Wire to Electric Room

Figure E15 – Corrosion at Pool Pump Bonding Lug

Figure E16 - Bonding Means Incorrect and Corroded

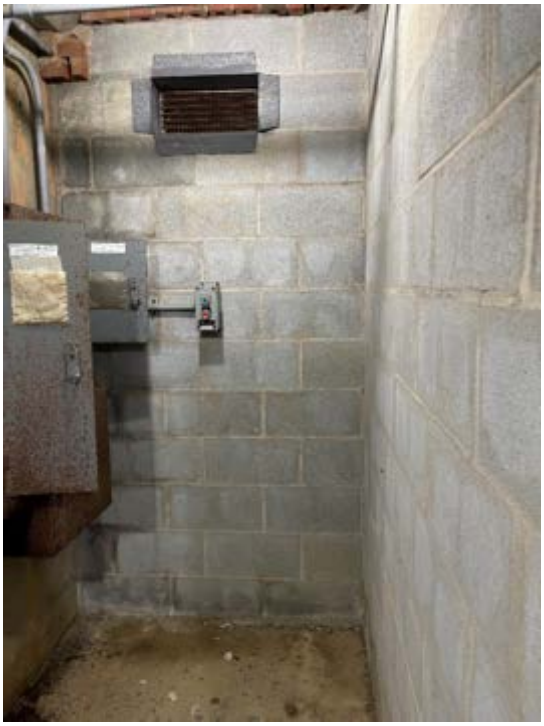


Figure E17 – Air Supply Louver from Pump Room

Figure E18 - Louver to Exhaust Duct

Figure E19 – Branch Panel in Pool House

Figure E20 – Warnersville Main Electric Panel

Figure E21 – Pump Room Panel

Figure E22 – Pit in Front of Panel and Controls

Figure E23 – Peeler Electric Service

Figure E24 – Cabinet Corrosion

BARBER

Electrical

Electrical

Electrical

KEELEY

Electrical

Electrical

Electrical

LINDLEY

Architectural

Architectural

Architectural

Architectural

LINDLEY

Architectural

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LINDLEY

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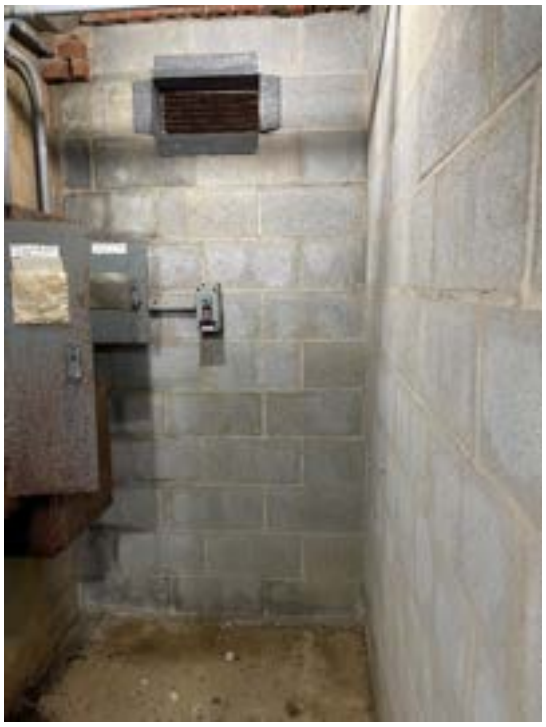
LINDLEY



Electrical

Electrical

Electrical

Mechanical

LINDLEY

Mechanical

Mechanical

Plumbing

Plumbing

LINDLEY

Plumbing

Plumbing

Plumbing

PEELER

Architectural

Architectural

Architectural

Architectural

PEELER

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Architectural

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PEELER

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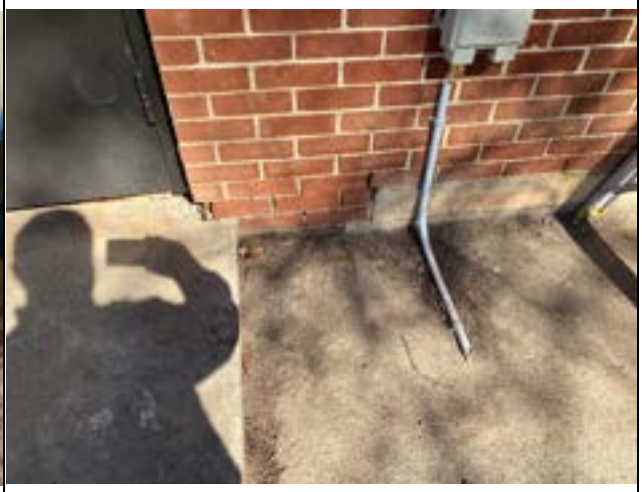

Architectural

PEELER

Electrical

Electrical

Mechanical

Mechanical

PEELER

Plumbing

Plumbing

Plumbing

SMITH

Architectural

Architectural

Electrical

Electrical

SMITH

Electrical

Mechanical

WARNERSVILLE

Architectural

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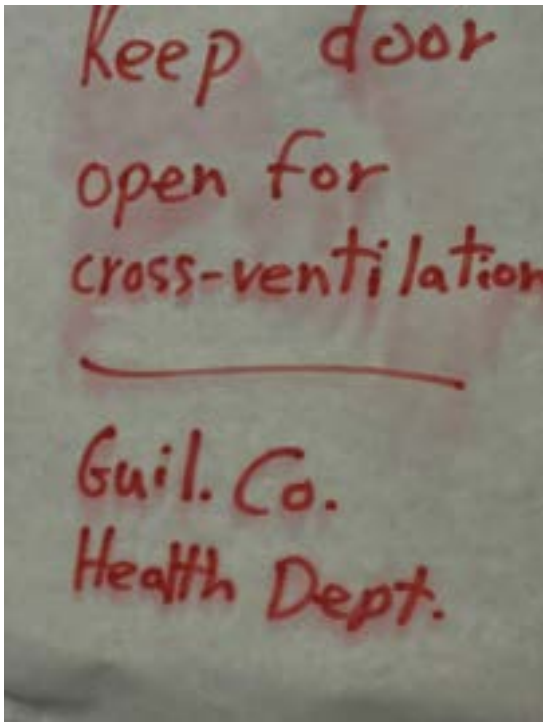
Electrical

WARNERSVILLE

Electrical

Electrical



Mechanical

Mechanical

WARNERSVILLE

Plumbing

Plumbing

LET'S PLAN 2 SPLASH

Engagement Overview

APRIL 2022

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PROJECT FOCUS

The Aquatics Master Plan will review the following facilities:

(1) Indoor Pool
- Smith Active Adult Center

(4) Outdoor Pools
- Peeler Rec. Center
- Warnersville Rec. Center
- Lindley Rec. Center
- Windsor Rec. Center*

(2) Sprayground
- Barber Park
- Keeley Park

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THE SCOOP

~ 43,500

people visit Greensboro's spraygrounds annually. **Spraygrounds** account for

7%

of aquatics annual expenditures

~ 9,000

people visit Greensboro's outdoor pools annually. **Outdoor pools** account for

93%

of aquatics annual expenditures

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SCHEDULE OVERVIEW

COMMUNITY ENGAGEMENT	FACILITY AUDITS	PROGRAMMING & MASTER PLANNING	OPCC & FINAL REPORT
FEB - MARCH 29TH	FEB - MARCH 29TH	MARCH 30TH - JUNE 16TH	27TH MAY - JULY 29TH

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ENGAGEMENT OVERVIEW

DREAM BIG

SHARED VISION

POP-UPS

ONLINE SURVEY

REMAIN IN PLACE

COMMUNITY ENGAGEMENT	FACILITY AUDITS	PROGRAMMING & MASTER PLANNING	OPCC & FINAL REPORT
FEB - MARCH 29TH	FEB - MARCH 29TH	MARCH 30TH - JUNE 16TH	27TH MAY - JULY 29TH

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DREAM BIG POP-UPS

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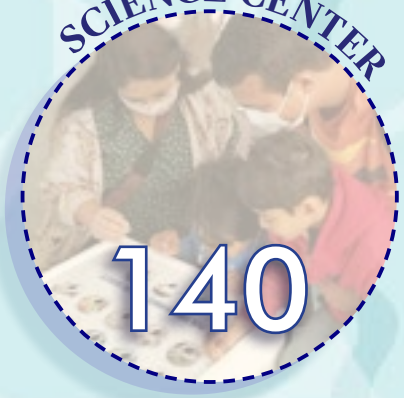
DREAM BIG POP-UPS



721 TOTAL PARTICIPANTS

8 EVENTS

POP-UPS

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ONLINE SURVEY

721 POP-UP + 425 ON-LINE =

1,146 TOTAL PARTICIPANTS

425 TOTAL PARTICIPANTS

4 WEEKS

ON-LINE SURVEY

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WHAT WE HEARD . . .

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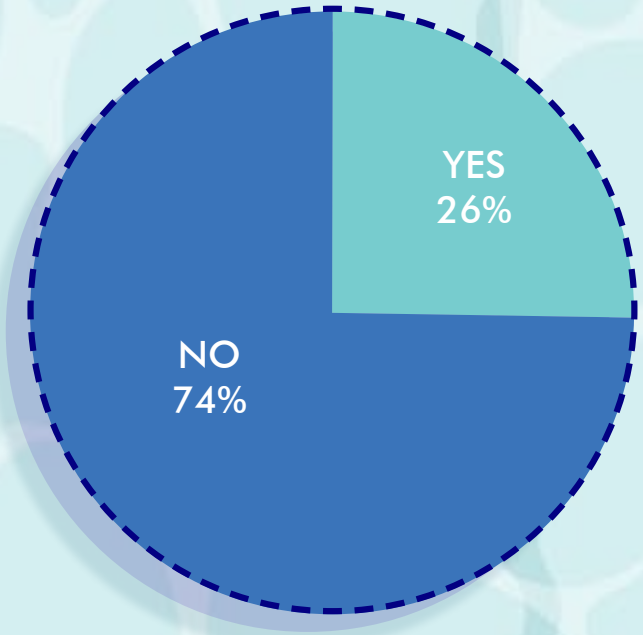
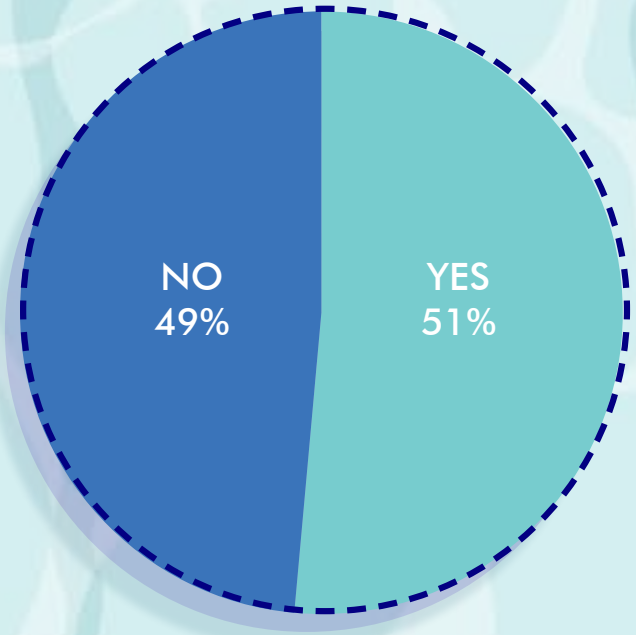
ONLINE SURVEY RESULTS



HAVE YOU USED A PARKS & REC POOL?



HAVE YOU USED A PARKS & REC SPRAYGROUND?

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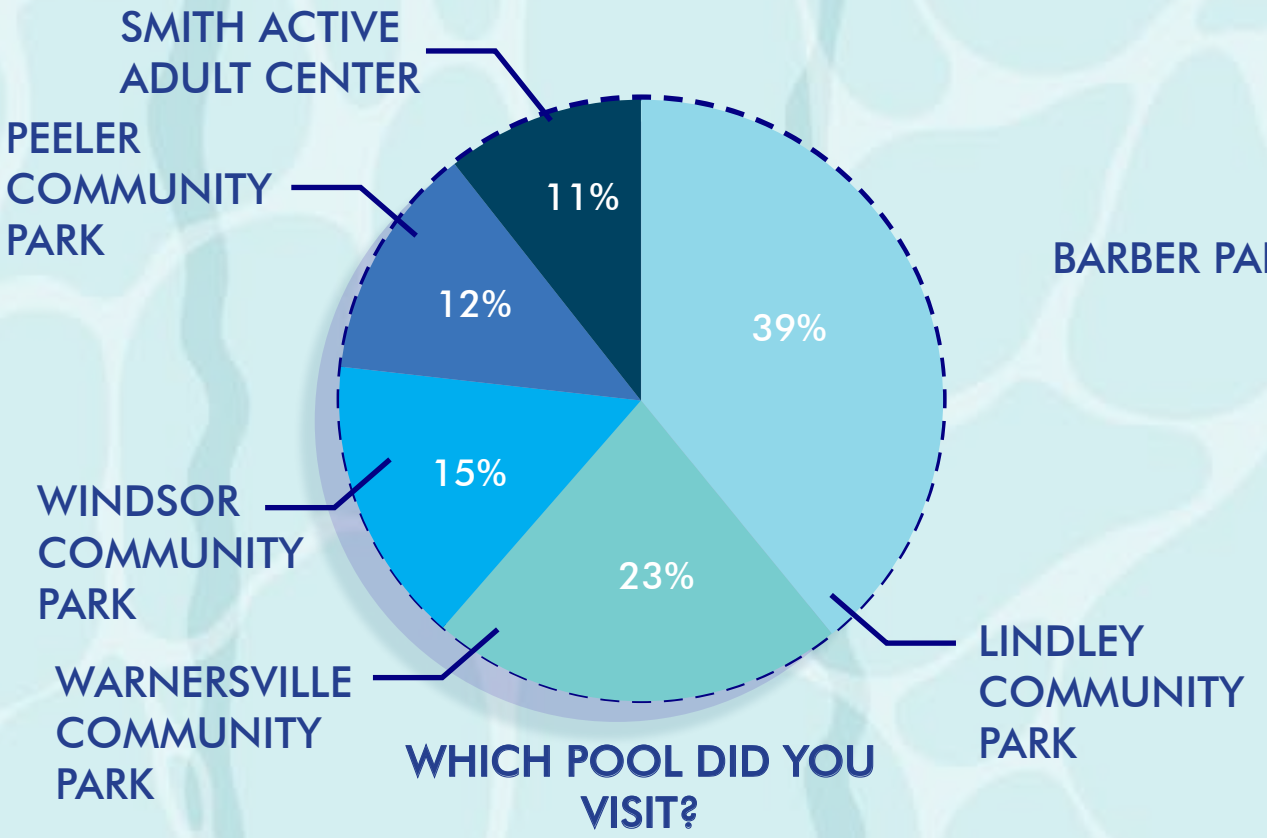
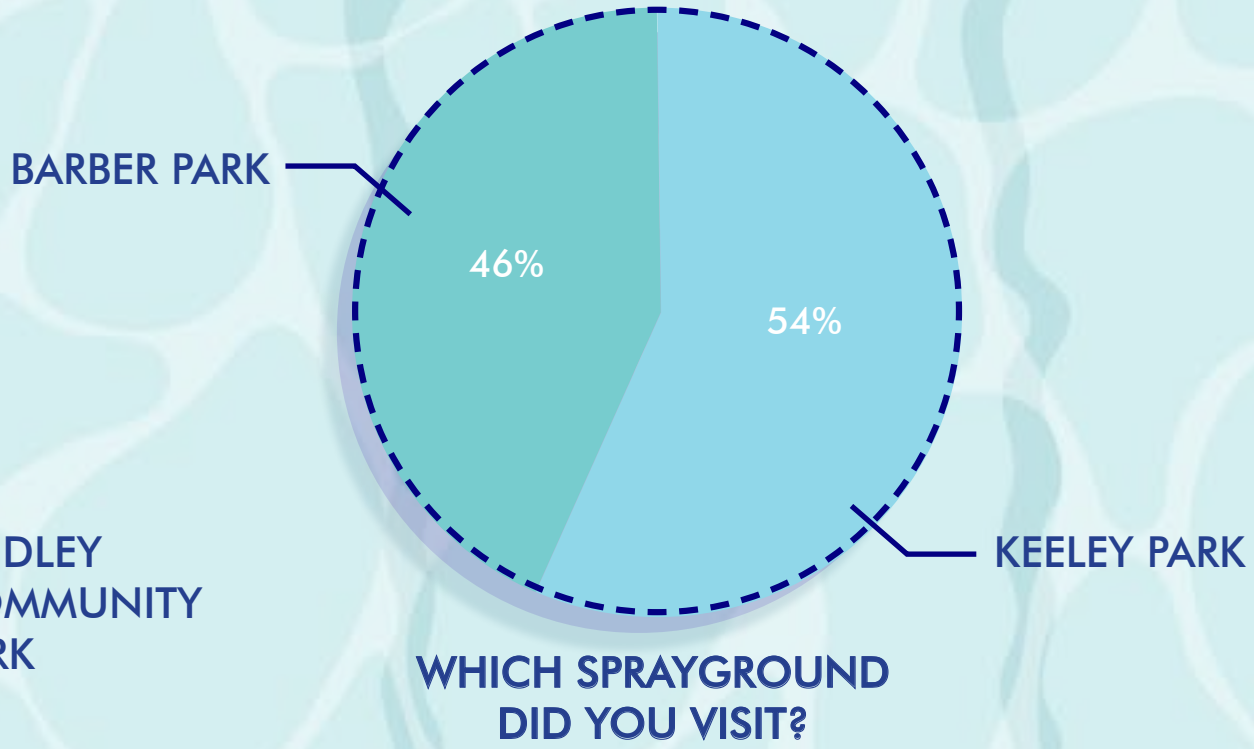
ONLINE SURVEY RESULTS



WHICH POOL DID YOU VISIT?



WHICH SPRAYGROUND DID YOU VISIT?

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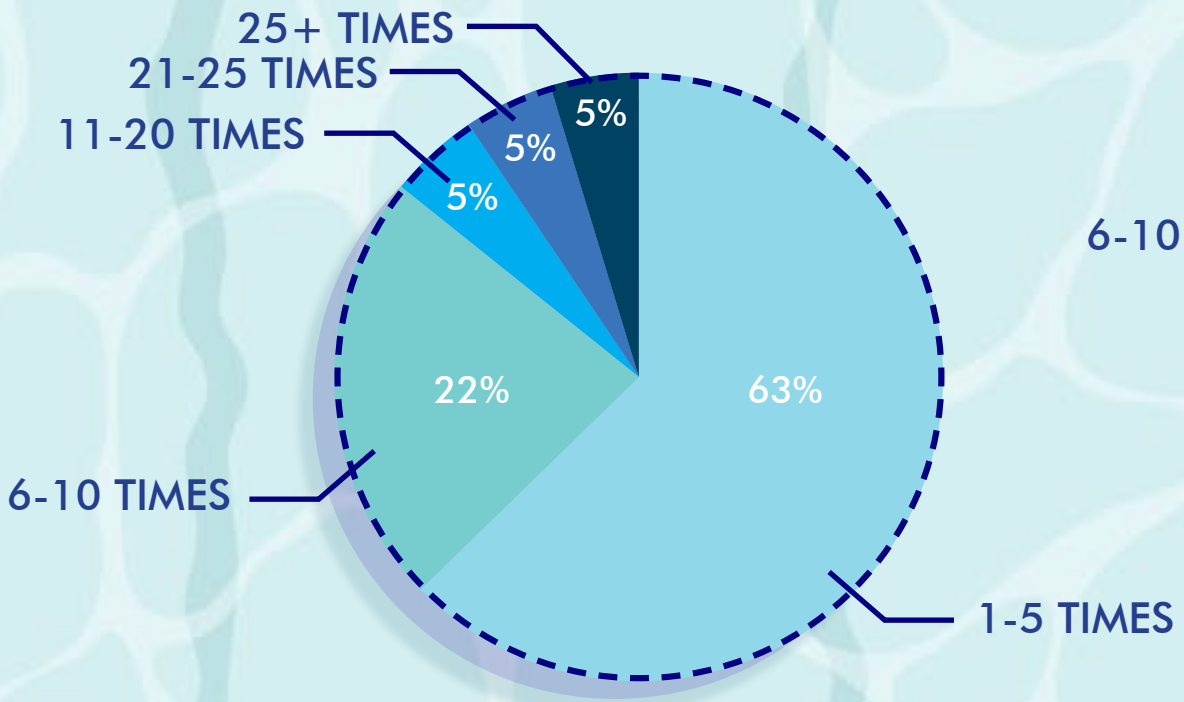
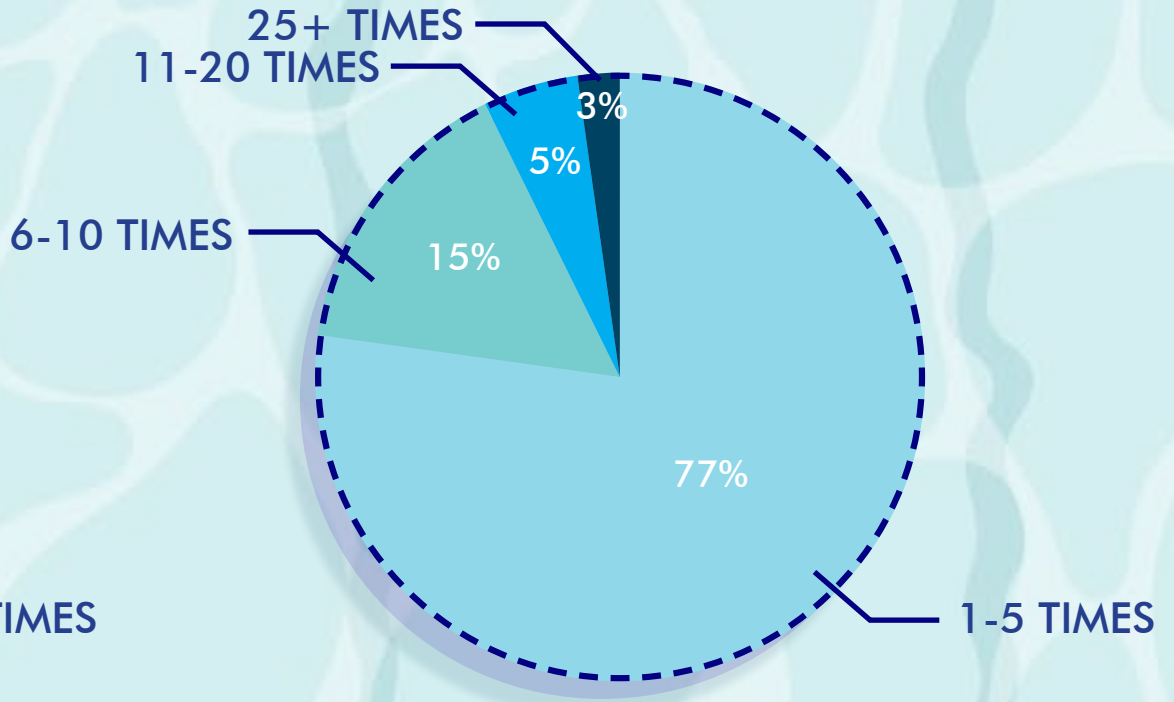
ONLINE SURVEY RESULTS



HOW MANY TIMES DID YOU VISIT A PARKS & REC POOL DURING THE 2021 SEASON?



HOW MANY TIMES DID YOU VISIT A PARKS & REC SPRAYGROUND DURING THE 2021 SEASON?

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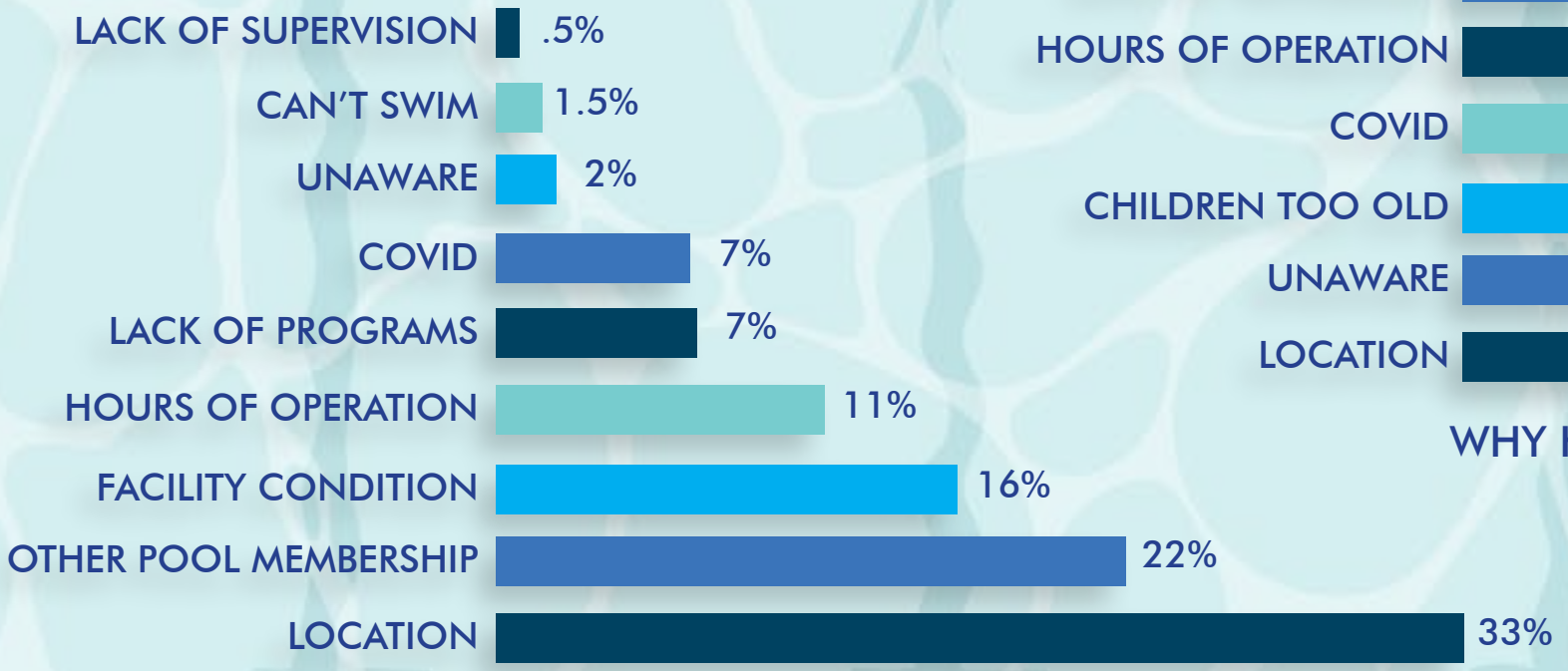
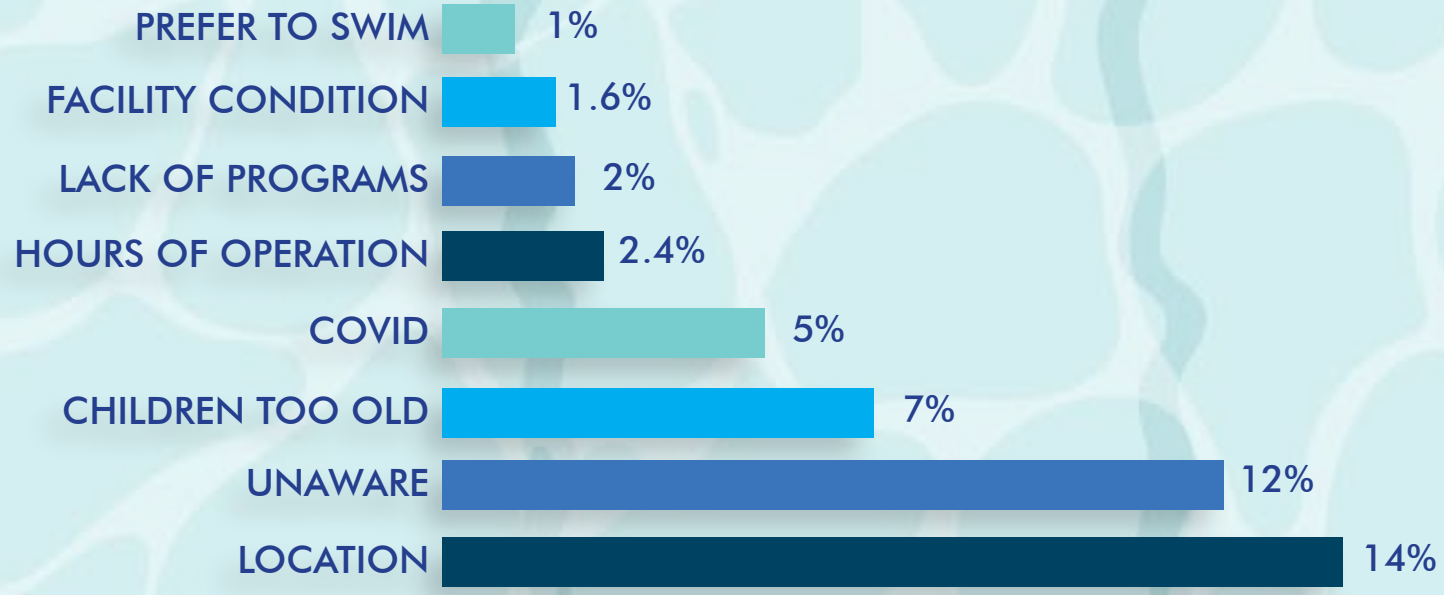
ONLINE SURVEY RESULTS



WHY HAVE YOU NOT USED A POOL MANAGED BY PARKS & REC?



WHY HAVE YOU NOT USED A SPRAYGROUND MANAGED BY PARKS & REC?

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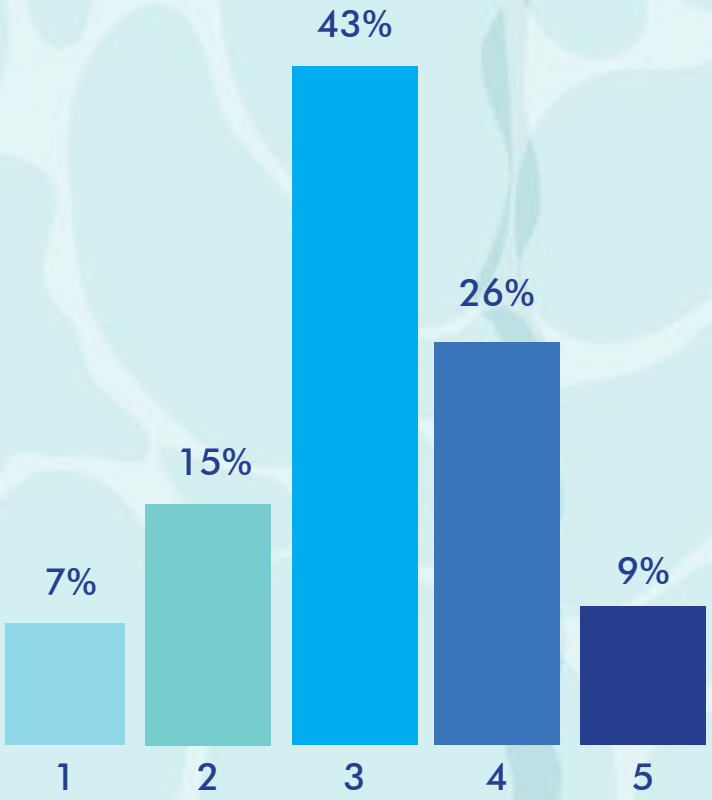
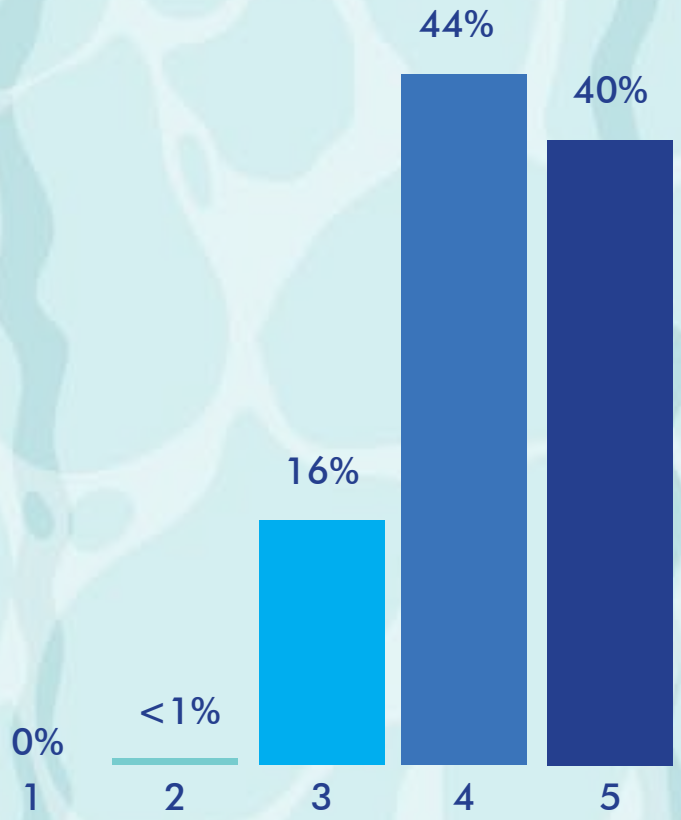
ONLINE SURVEY RESULTS



ON A SCALE OF 1-5, WHAT CONDITION DO YOU THINK OUR POOLS ARE IN?



ON A SCALE OF 1-5, WHAT CONDITION DO YOU THINK OUR SPRAYGROUNDS ARE IN?

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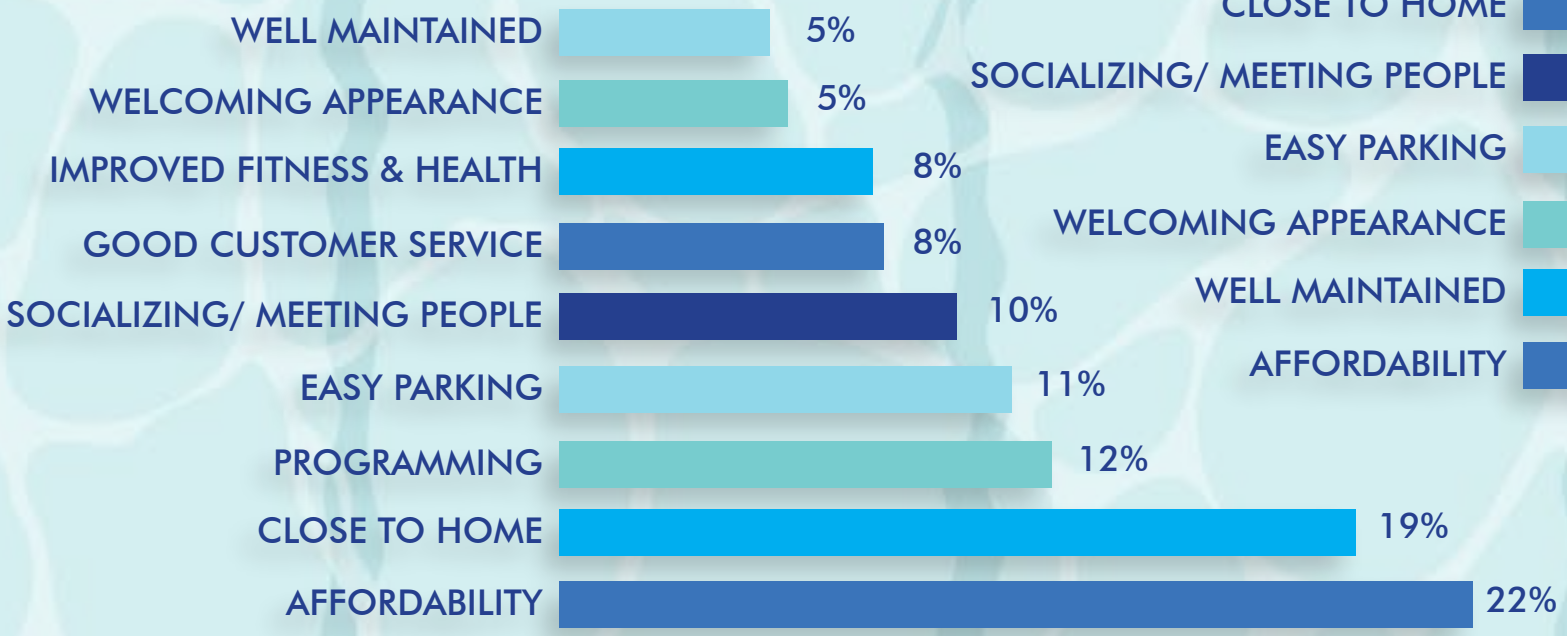
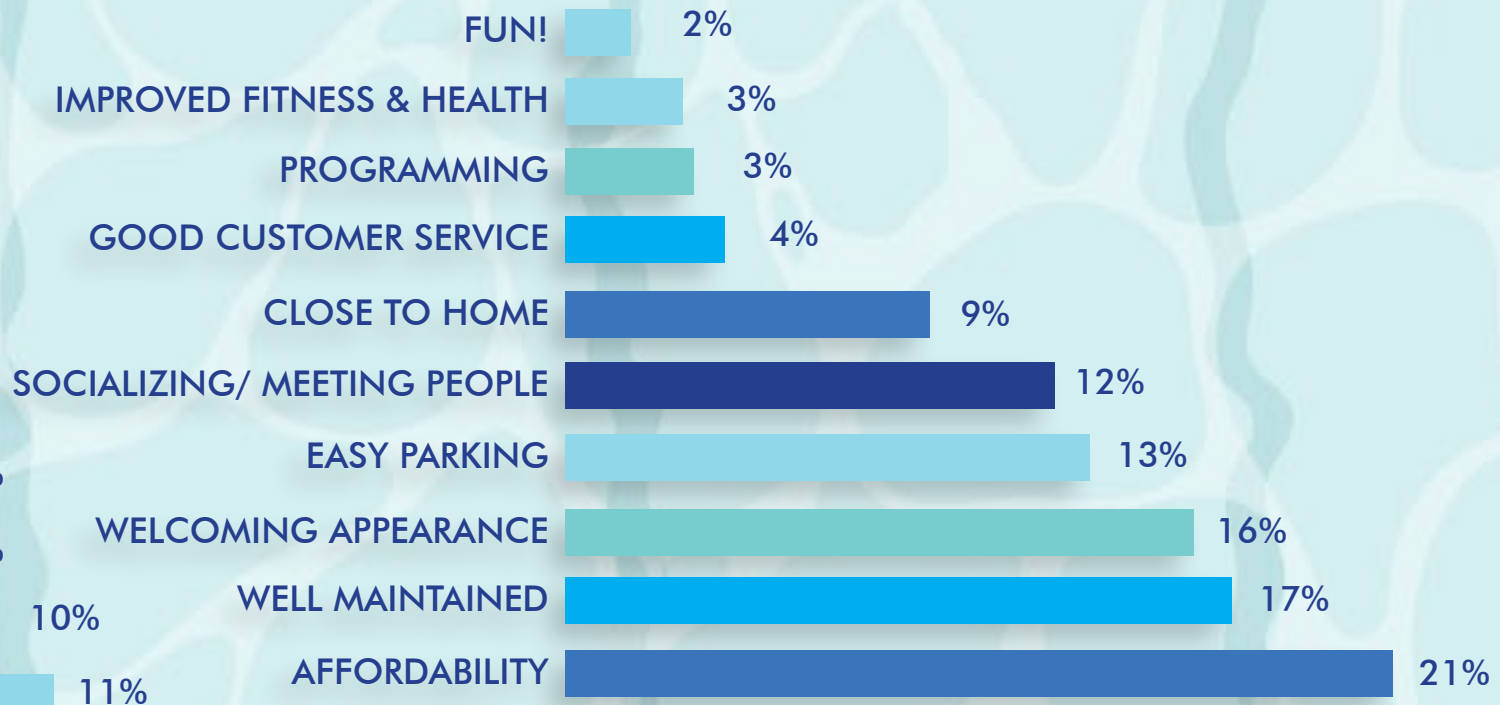
ONLINE SURVEY RESULTS



WHY DID YOU DECIDE TO VISIT A POOL MANAGED BY PARKS & REC?



WHY DID YOU DECIDE TO VISIT A SPRAYGROUND MANAGED BY PARKS & REC?

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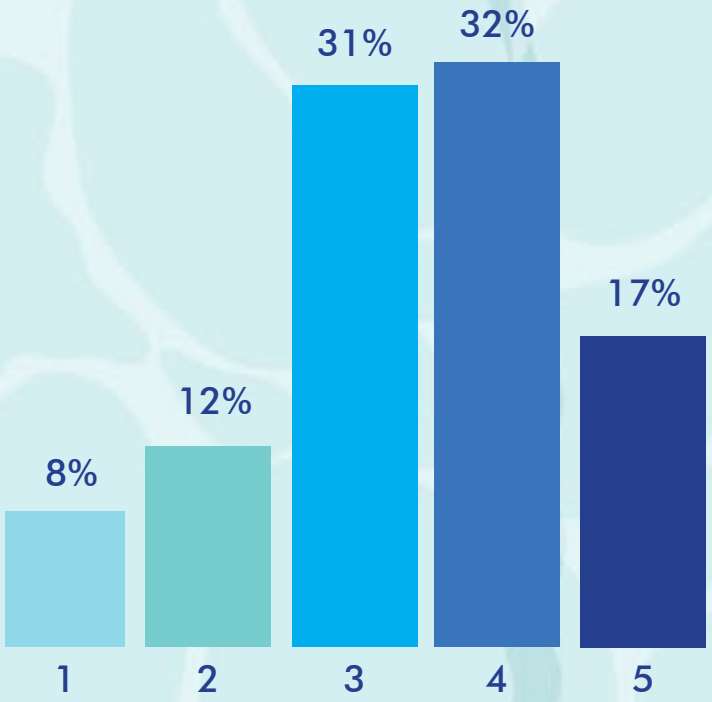
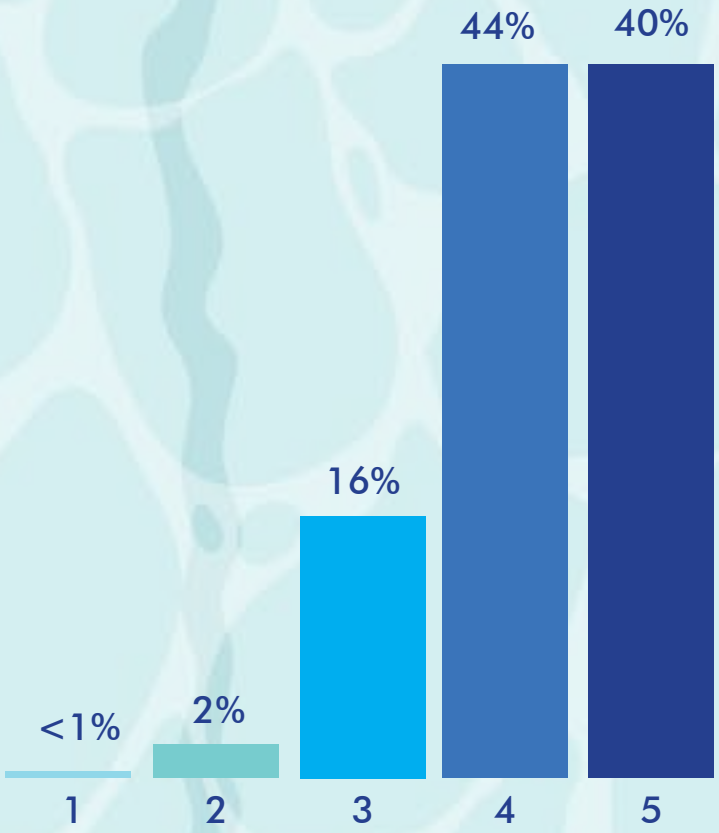
ONLINE SURVEY RESULTS



ON A SCALE OF 1-5, HOW WELCOMING DO YOU THINK THE GREENSBORO PARKS & REC POOL FACILITIES AND PROGRAMS ARE?



ON A SCALE OF 1-5, HOW WELCOMING DO YOU THINK THE GREENSBORO PARKS & REC SPRAYGROUND FACILITIES AND PROGRAMS ARE?

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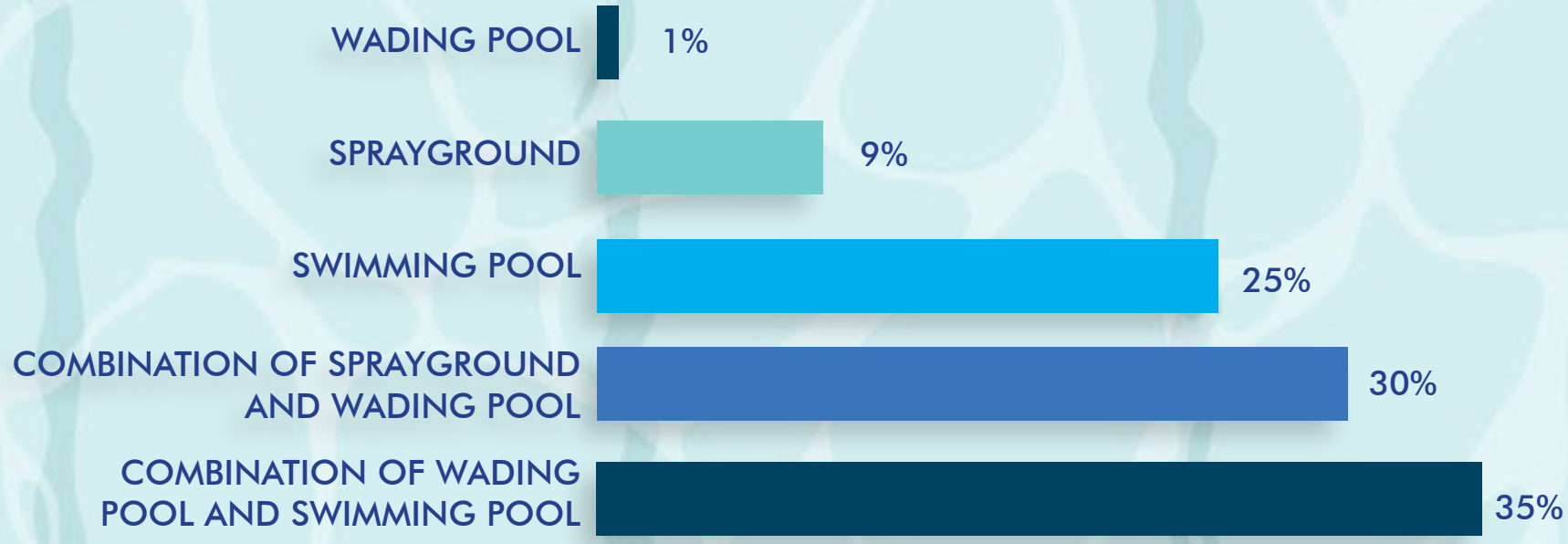
ONLINE SURVEY RESULTS



WHAT IS YOUR PREFERENCE FOR AQUATIC PLAY AND FITNESS?

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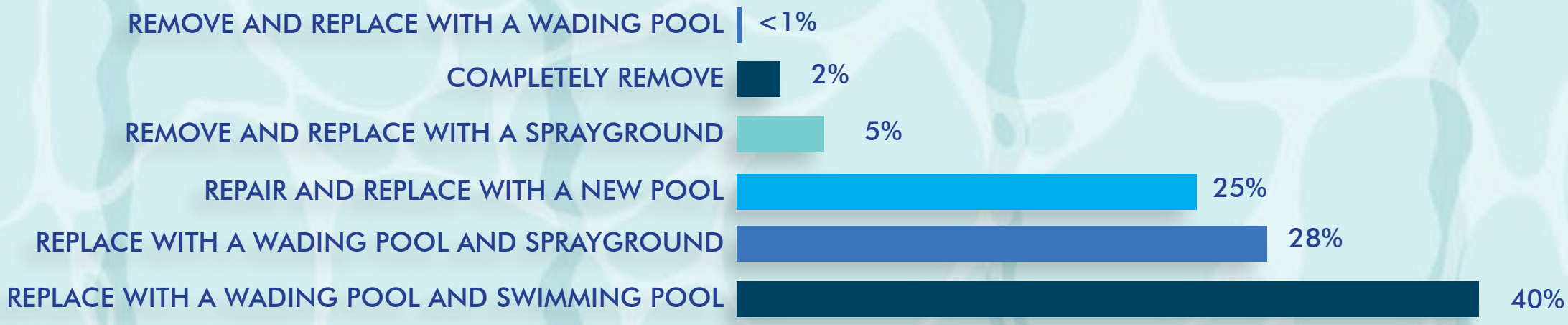
ONLINE SURVEY RESULTS



WHICH FORM OF RENOVATION WOULD YOU PREFER?

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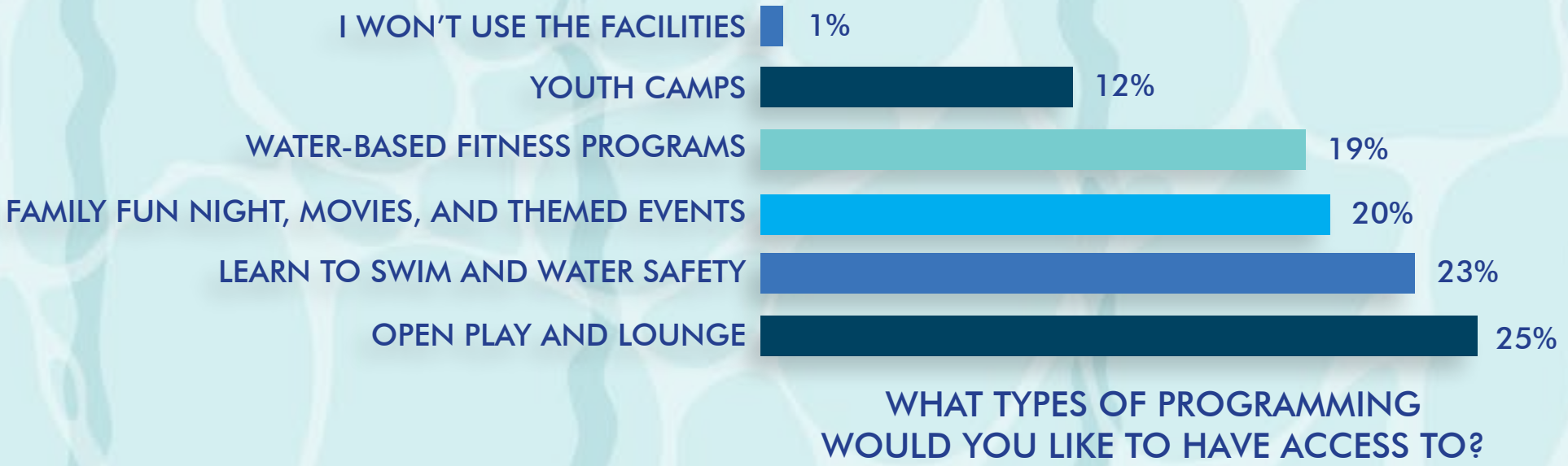
ONLINE SURVEY RESULTS



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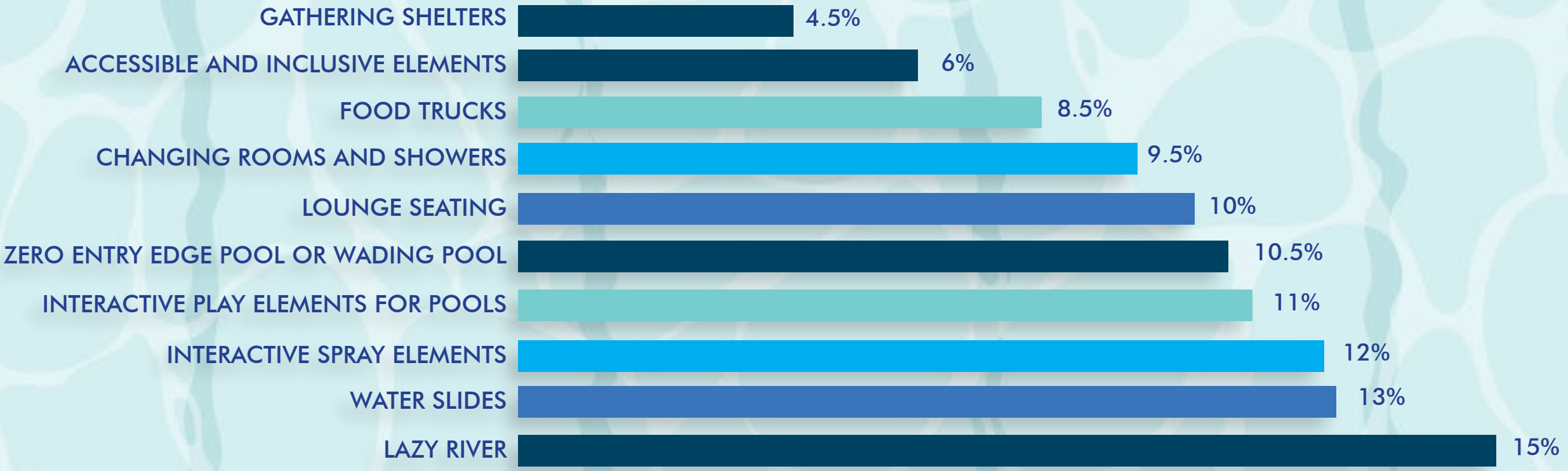
ONLINE SURVEY RESULTS



WHAT TYPE OF AMENITIES WOULD YOU LIKE TO HAVE AT PARKS & REC AQUATIC FACILITIES?

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

ONLINE SURVEY RESULTS

16% of respondents think it would take less than 15 minutes or less to walk to the nearest aquatic facility.

32% of respondents think it would take 16 to 20 minutes to walk to the nearest aquatic facility.

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ONLINE SURVEY RESULTS

80% of resondents would be willing to pay an increased entrance fee or purchase a yearly pass if pools were renovated.

62% of respondents would be willing to pay a sprayground entrance fee if it would be used for improvements such as new water features, additional seating, and programming.

93% of respondents would like increased pool hours.

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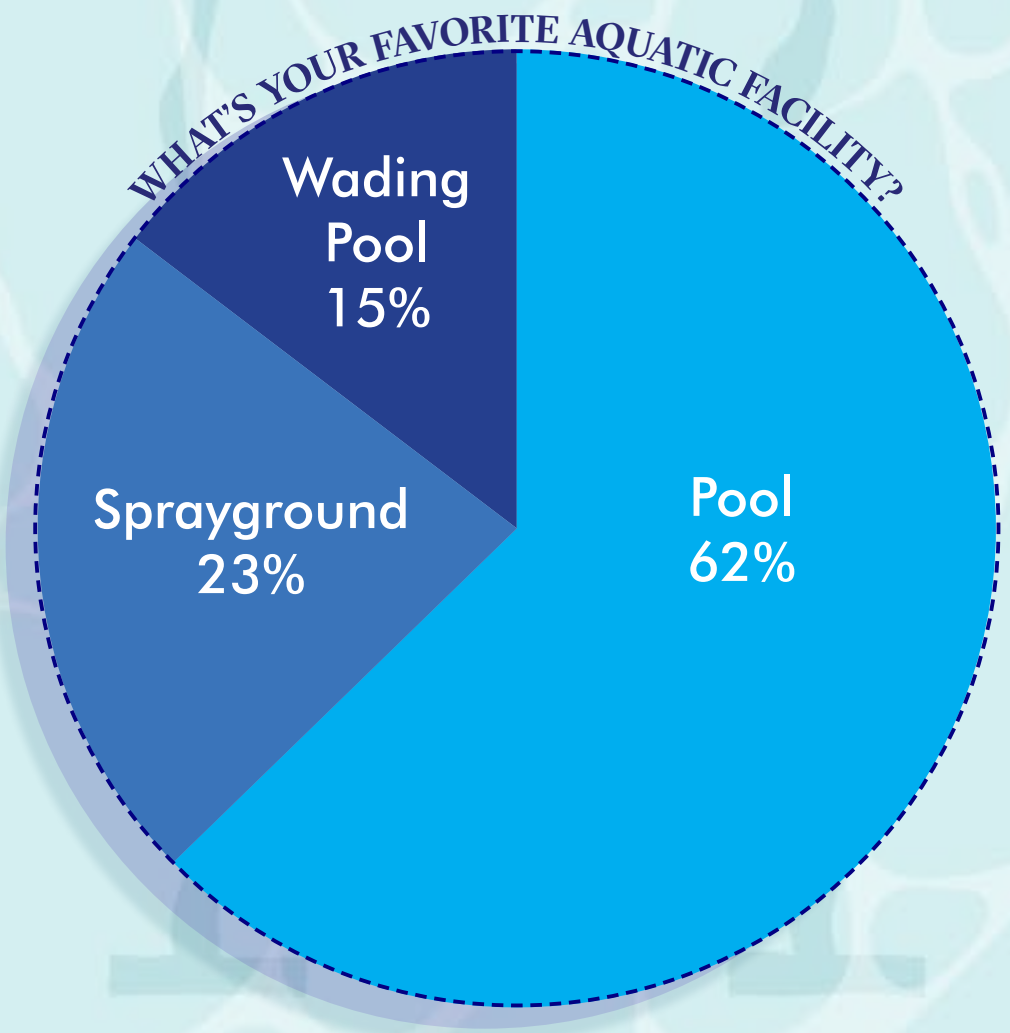
POP-UP RESULTS



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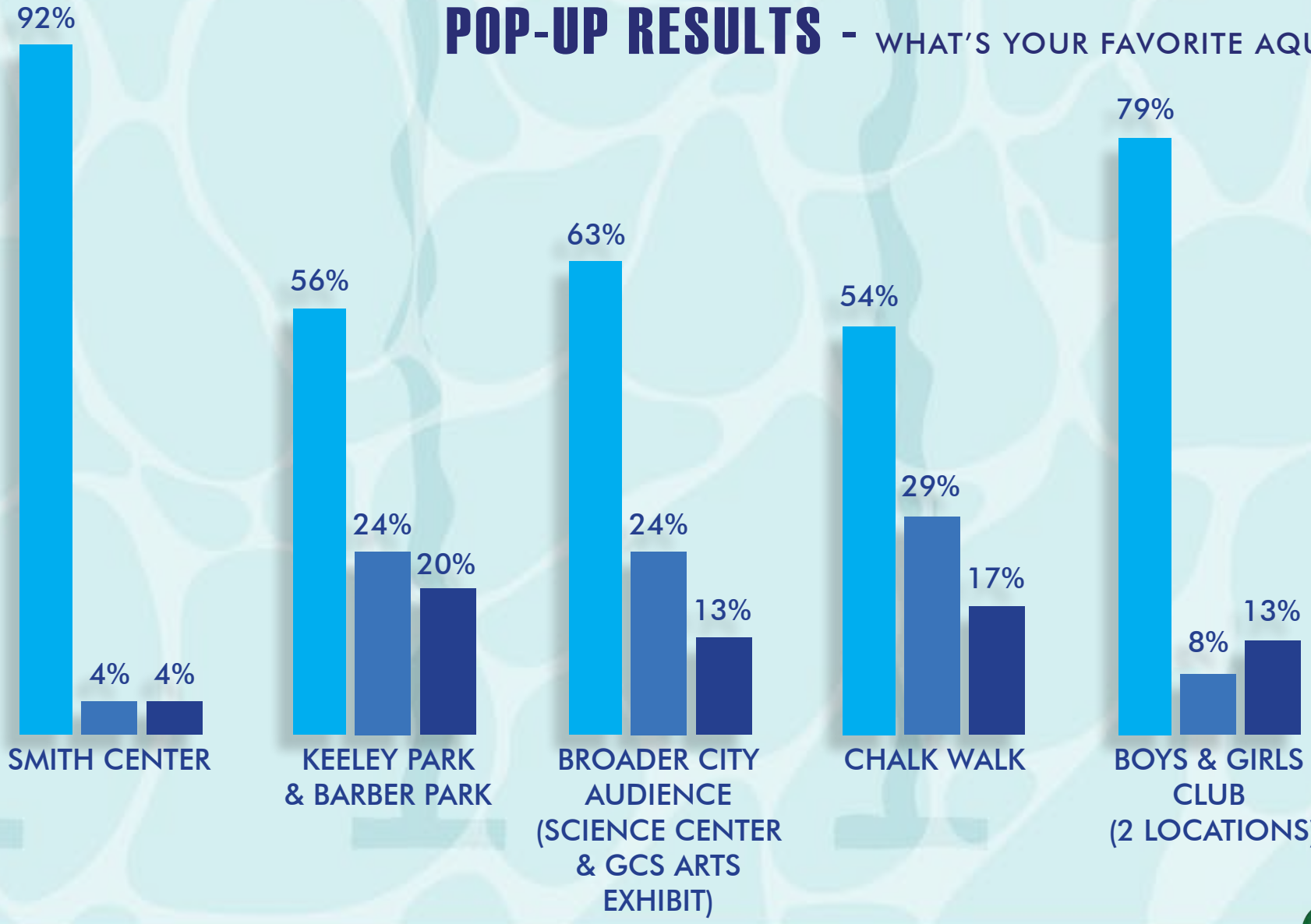
POP-UP RESULTS - WHAT'S YOUR FAVORITE AQUATIC FACILITY?



POOL SPRAYGROUND WADING POOL

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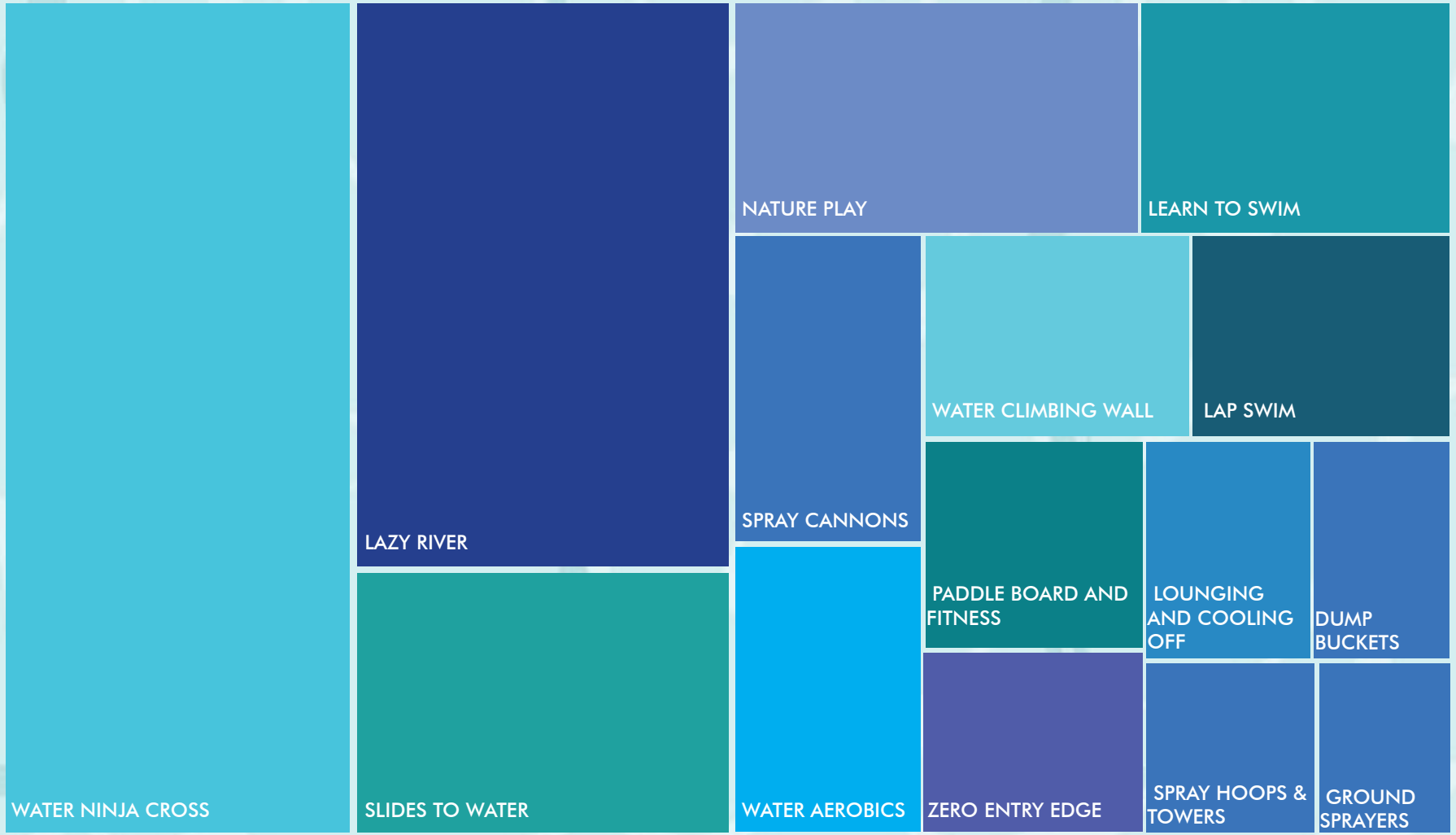
POP-UP RESULTS - WHAT'S YOUR FAVORITE AQUATIC ACTIVITY?



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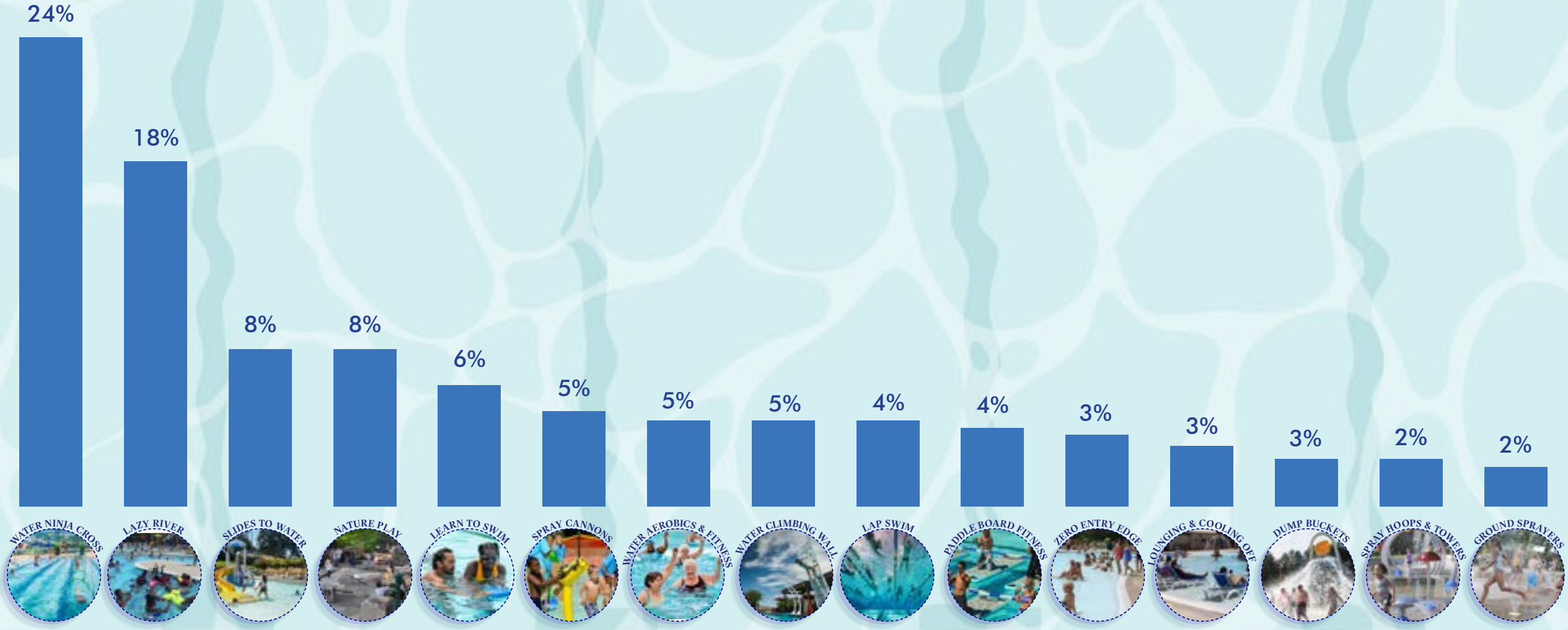
POP-UP RESULTS - WHAT'S YOUR FAVORITE AQUATIC ACTIVITY?



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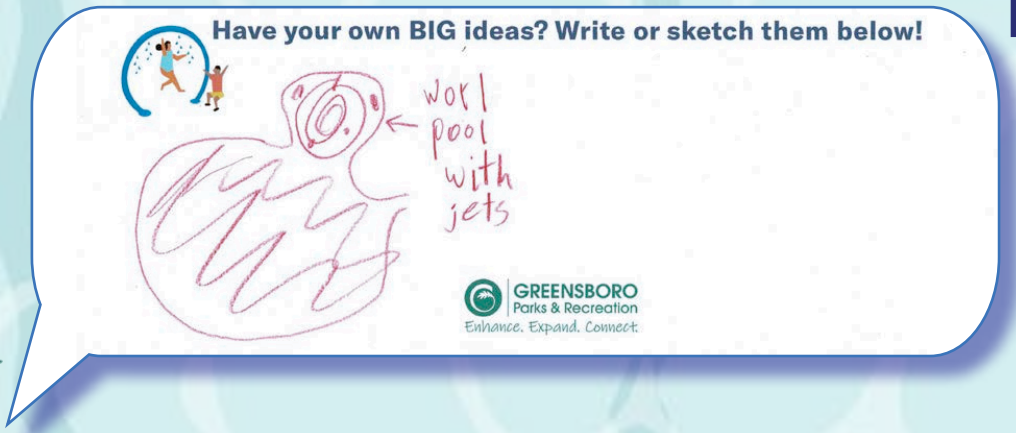
POP-UP & ONLINE SURVEY COMMENTS



"Adults-only swim time and maybe even social time"

"I would like to be able to rent for private parties."

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POP-UP & ONLINE SURVEY COMMENTS

"We have not visited a spray ground because we believe that pools offer a more diverse experience for our children. Warnersville Center specifically has been pivotal to our childrens summers every year!"

"Spraygrounds are fun for children without concern of as close supervision needed as opposed to a swimming pool"

"I like that I don't have to have a pool membership, but can go to Lindley for a few dollars to cool off and relax. I don't need it to be extra fancy. I appreciate what we have."

"Can we have "Mermaiding": wearing a mermaid or merman tail while swimming."

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

DISCUSSION . . .

GREENSBORO
Parks & Recreation
Enhance. Expand. Connect.

LET'S PLAN 2 SPLASH

BIG IDEAS
Engagement Overview

APRIL 2022

GREENSBORO
Parks & Recreation
Enhance. Expand. Connect.

PROJECT FOCUS

The Aquatics Master Plan will review the following facilities:

(1) Indoor Pool
- Smith Active Adult Center

(4) Outdoor Pools
- Peeler Rec. Center
- Warnersville Rec. Center
- Lindley Rec. Center
- Windsor Rec. Center*

(2) Spraygrounds
- Barber Park
- Keeley Park

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

THE SCOOP

~ 43,500

people visit Greensboro's spraygrounds annually. **Spraygrounds** account for

7%

of aquatics annual expenditures

~ 9,000

people visit Greensboro's outdoor pools annually. **Outdoor pools** account for

93%

of aquatics annual expenditures

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

SCHEDULE OVERVIEW

COMMUNITY ENGAGEMENT

FACILITY AUDITS

PROGRAMMING & MASTER PLANNING

OPCC & FINAL REPORT

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

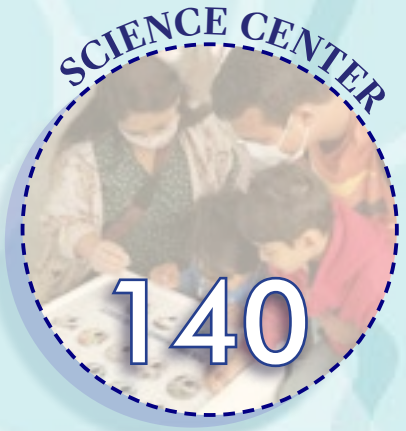
ENGAGEMENT OVERVIEW

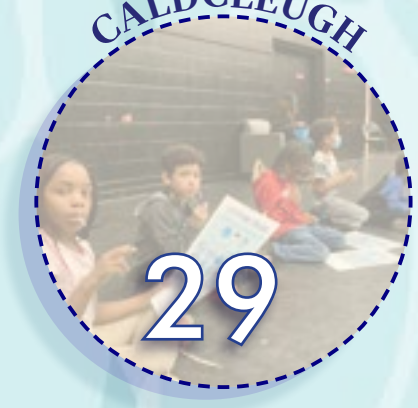
GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

DREAM BIG: POP-UPS

GREENSBORO
Parks & Recreation
Enhance. Expand. Connect.

DREAM BIG: POP-UPS





721 TOTAL PARTICIPANTS

8 EVENTS

POP-UPS

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

DREAM BIG: ONLINE SURVEY

721 POP-UP + 425 ON-LINE =

1,146 TOTAL PARTICIPANTS

4 WEEKS

ON-LINE SURVEY

425 TOTAL PARTICIPANTS

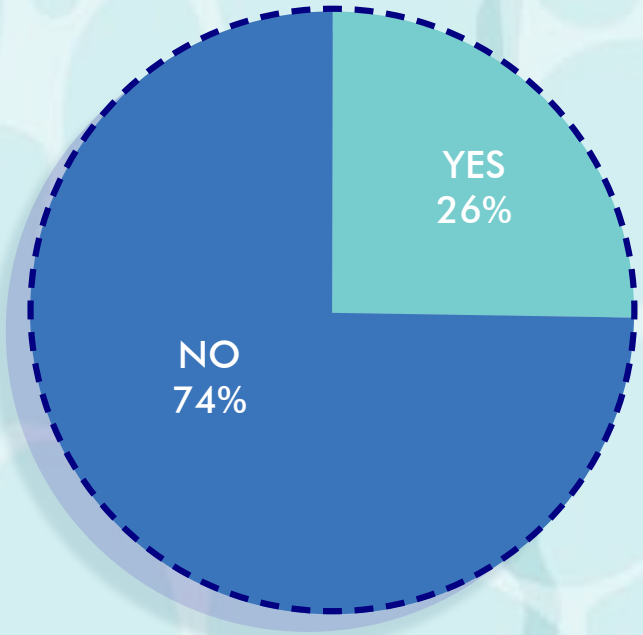
GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

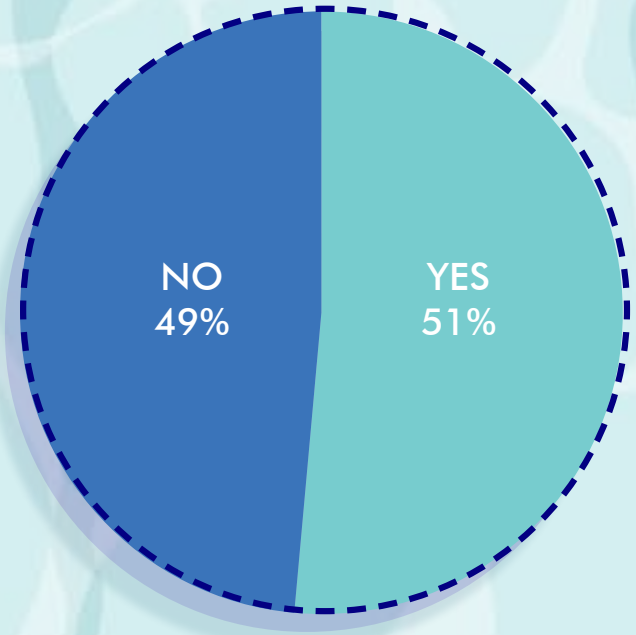
WHAT WE HEARD . . .

GREENSBORO
Parks & Recreation
Enhance. Expand. Connect.

ONLINE SURVEY RESULTS



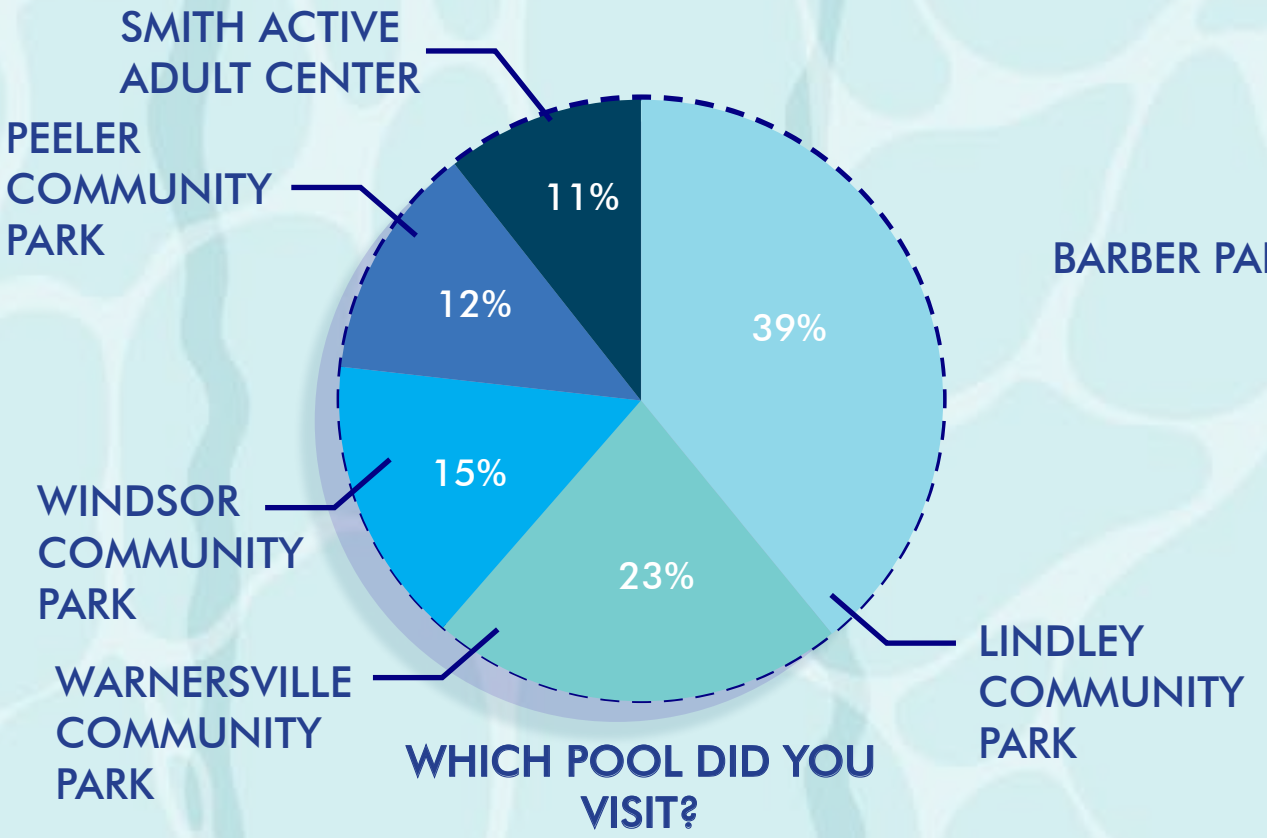
HAVE YOU USED A PARKS & REC POOL?



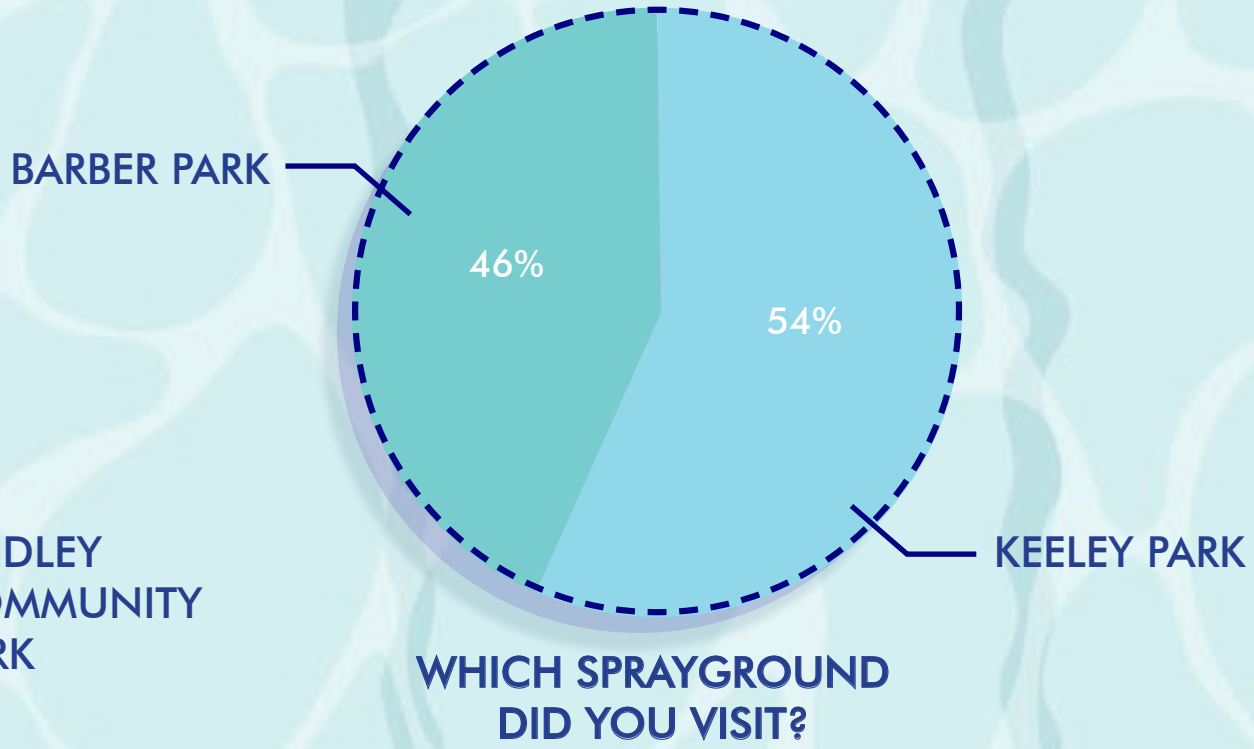
HAVE YOU USED A PARKS & REC SPRAYGROUND?

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

ONLINE SURVEY RESULTS



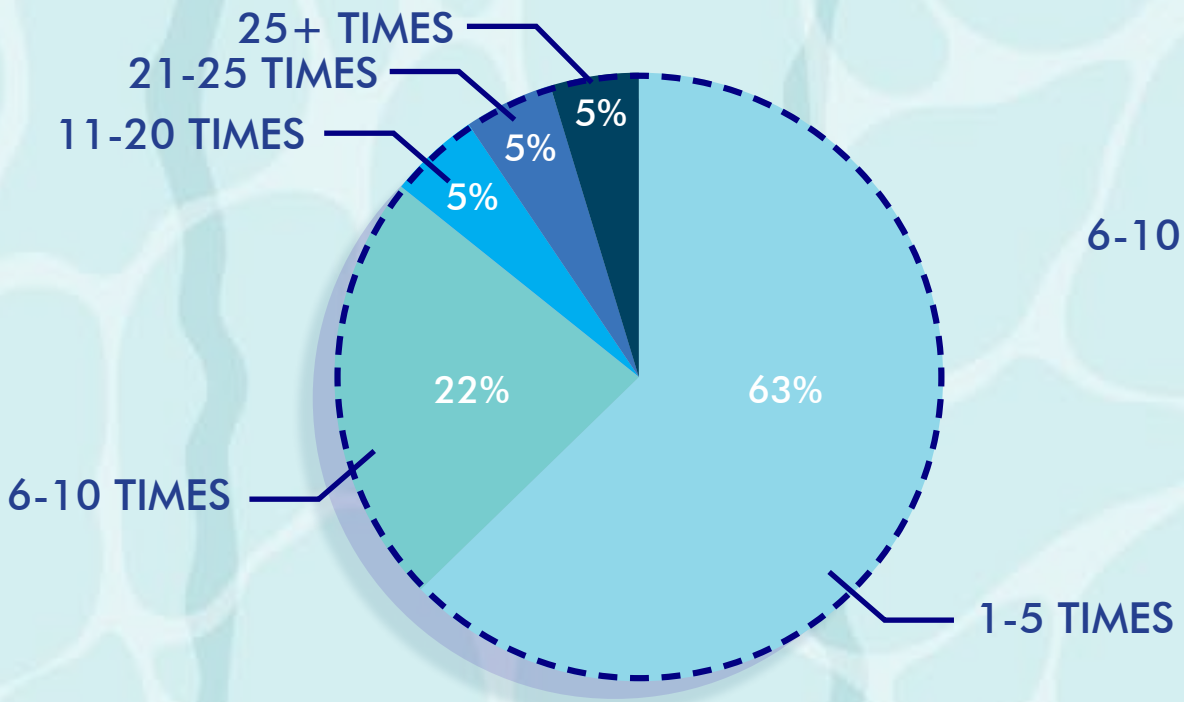
WHICH POOL DID YOU VISIT?



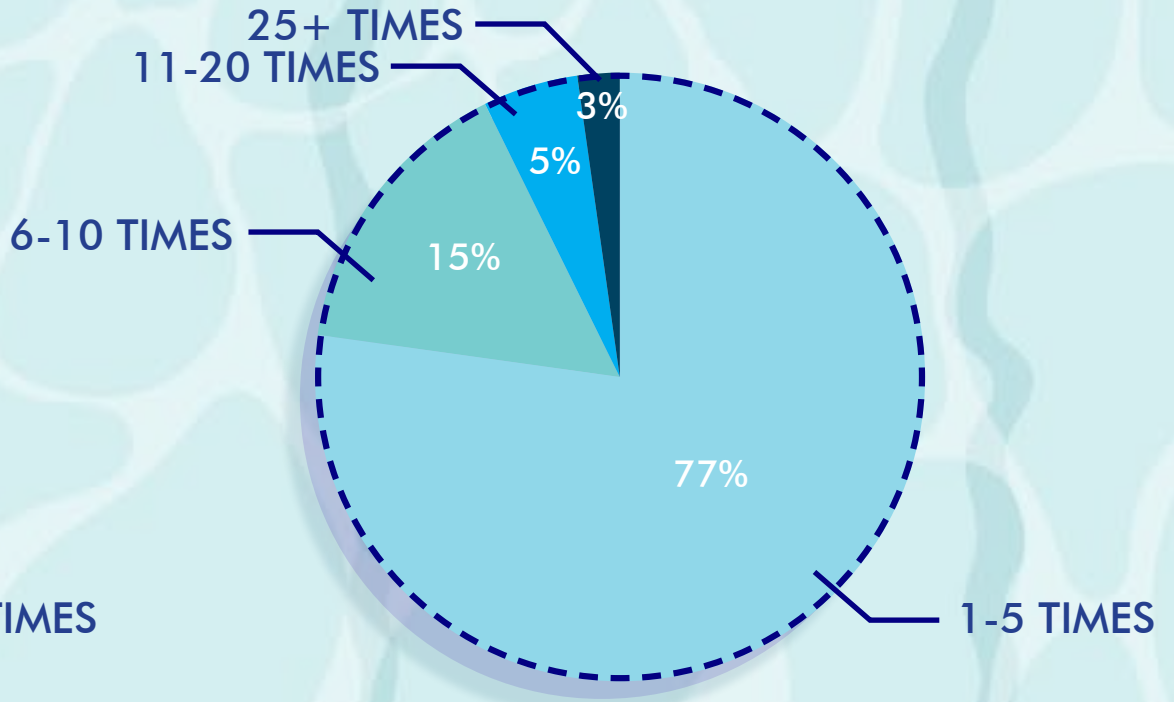
WHICH SPRAYGROUND DID YOU VISIT?

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

ONLINE SURVEY RESULTS



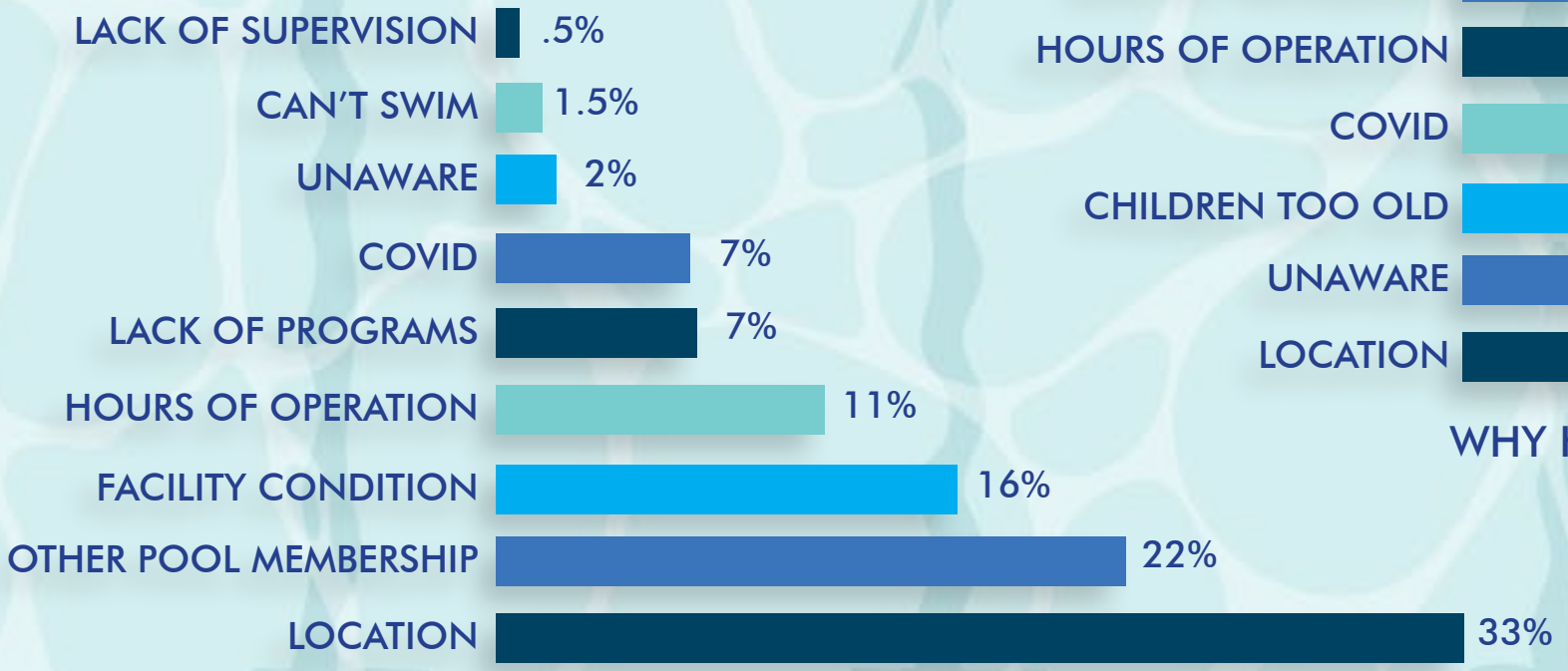
HOW MANY TIMES DID YOU VISIT A PARKS & REC POOL DURING THE 2021 SEASON?



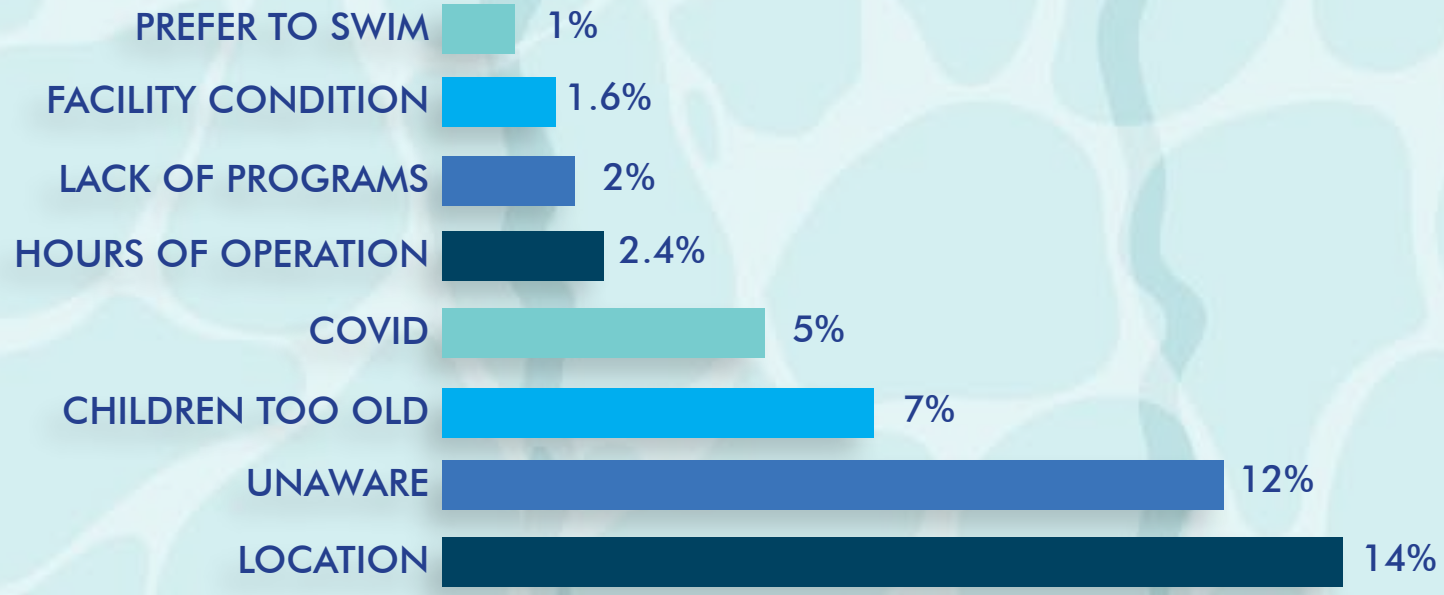
HOW MANY TIMES DID YOU VISIT A PARKS & REC SPRAYGROUND DURING THE 2021 SEASON?

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

ONLINE SURVEY RESULTS



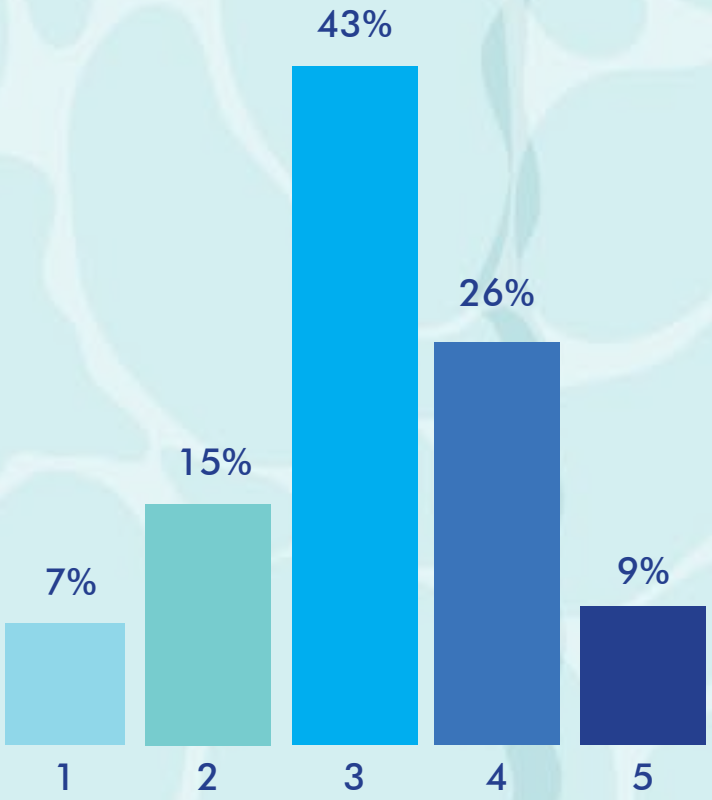
WHY HAVE YOU NOT USED A POOL MANAGED BY PARKS & REC?



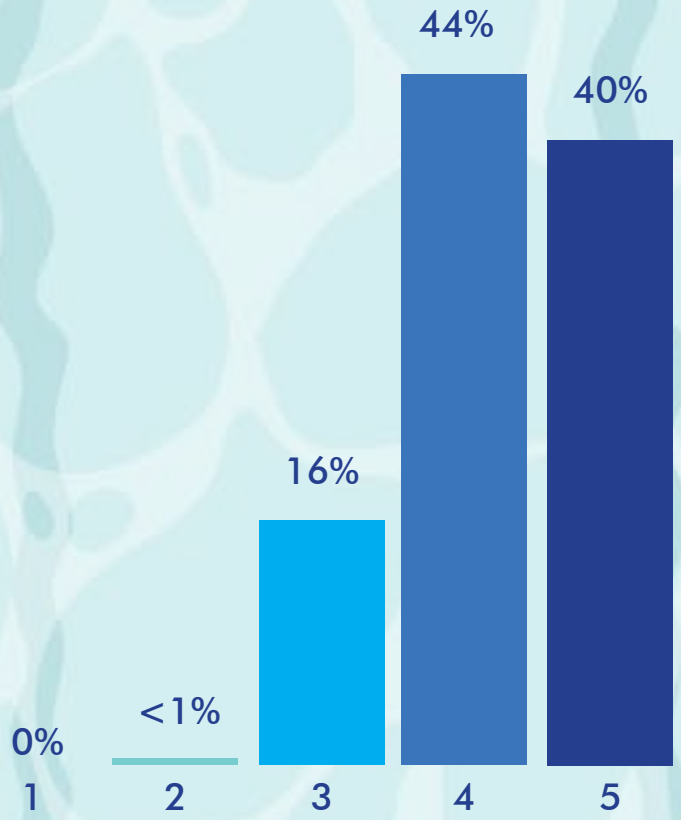
WHY HAVE YOU NOT USED A SPRAYGROUND MANAGED BY PARKS & REC?

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

ONLINE SURVEY RESULTS



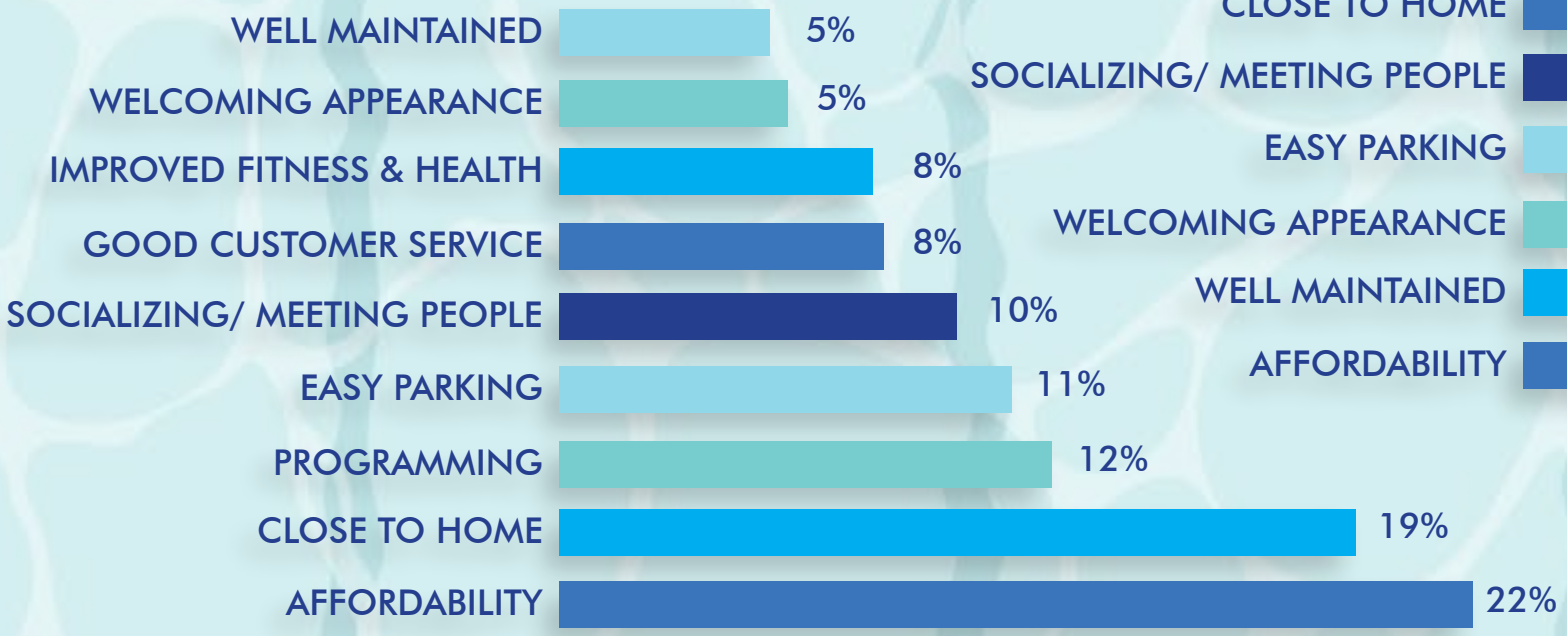
ON A SCALE OF 1-5, WHAT CONDITION DO YOU THINK OUR POOLS ARE IN?



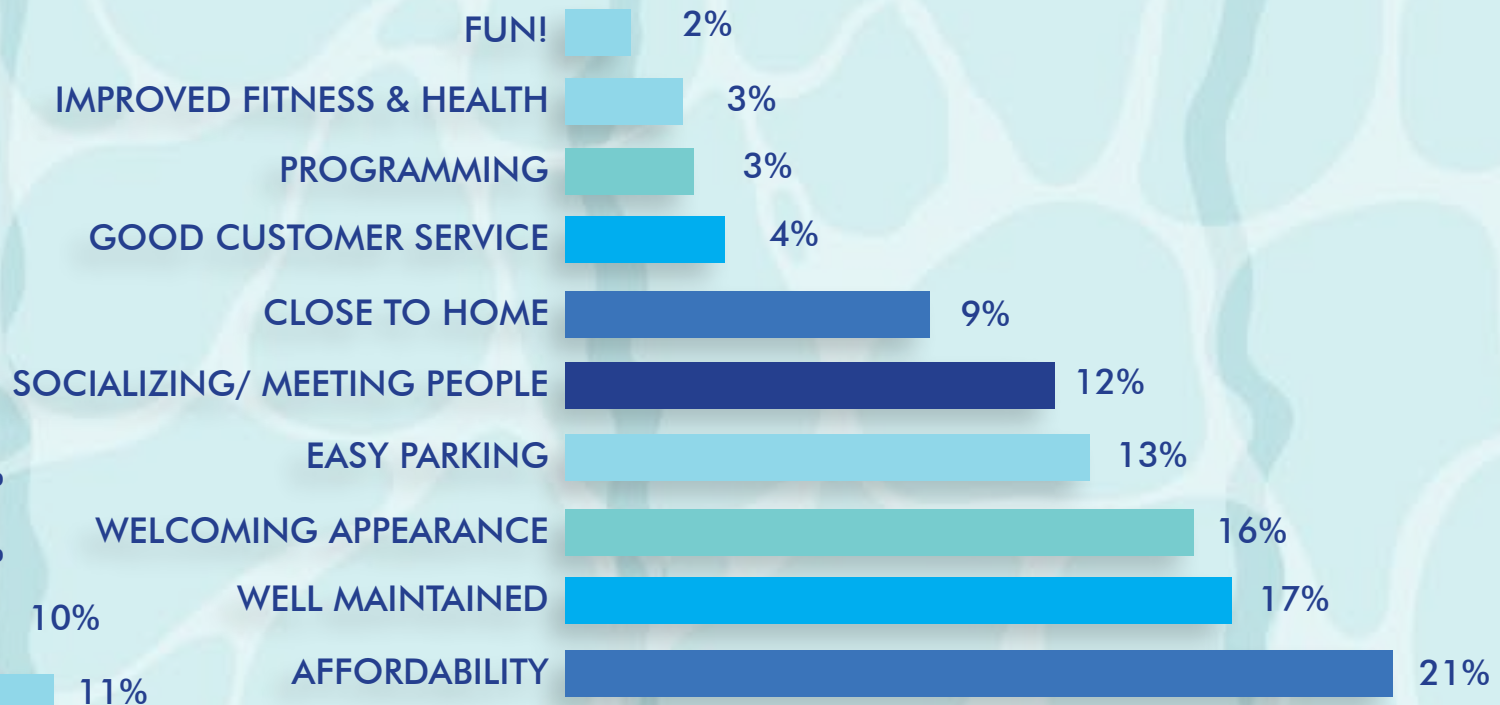
ON A SCALE OF 1-5, WHAT CONDITION DO YOU THINK OUR SPRAYGROUNDS ARE IN?

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

ONLINE SURVEY RESULTS



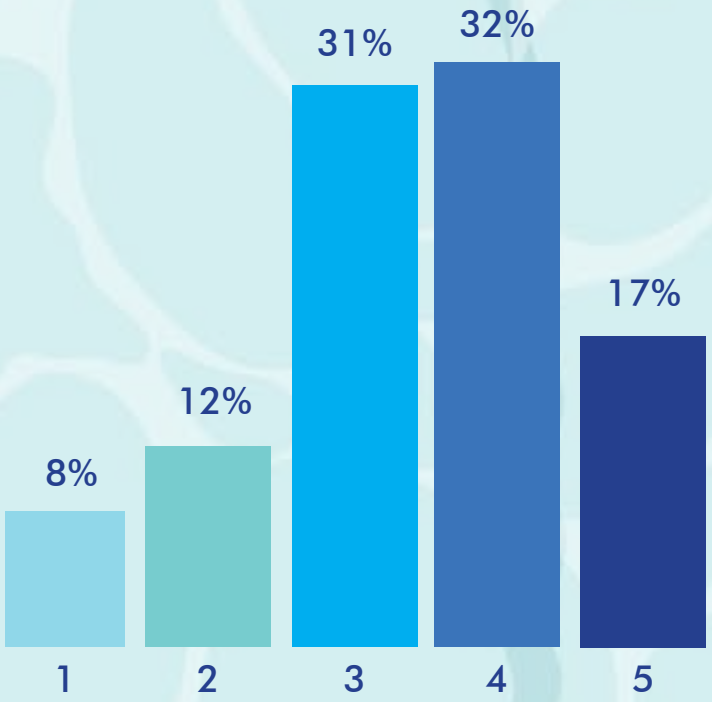
WHY DID YOU DECIDE TO VISIT A POOL MANAGED BY PARKS & REC?



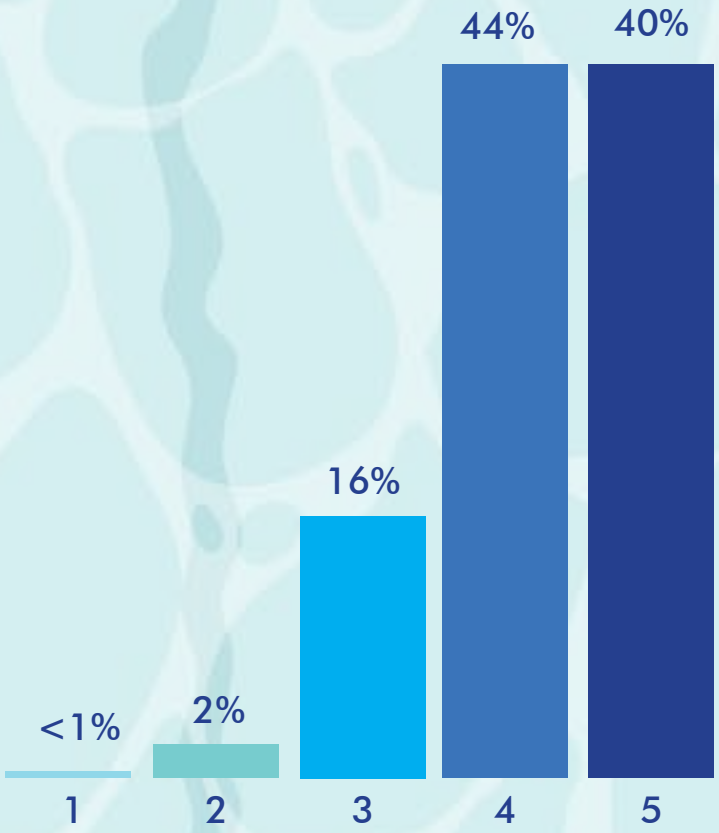
WHY DID YOU DECIDE TO VISIT A SPRAYGROUND MANAGED BY PARKS & REC?

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

ONLINE SURVEY RESULTS



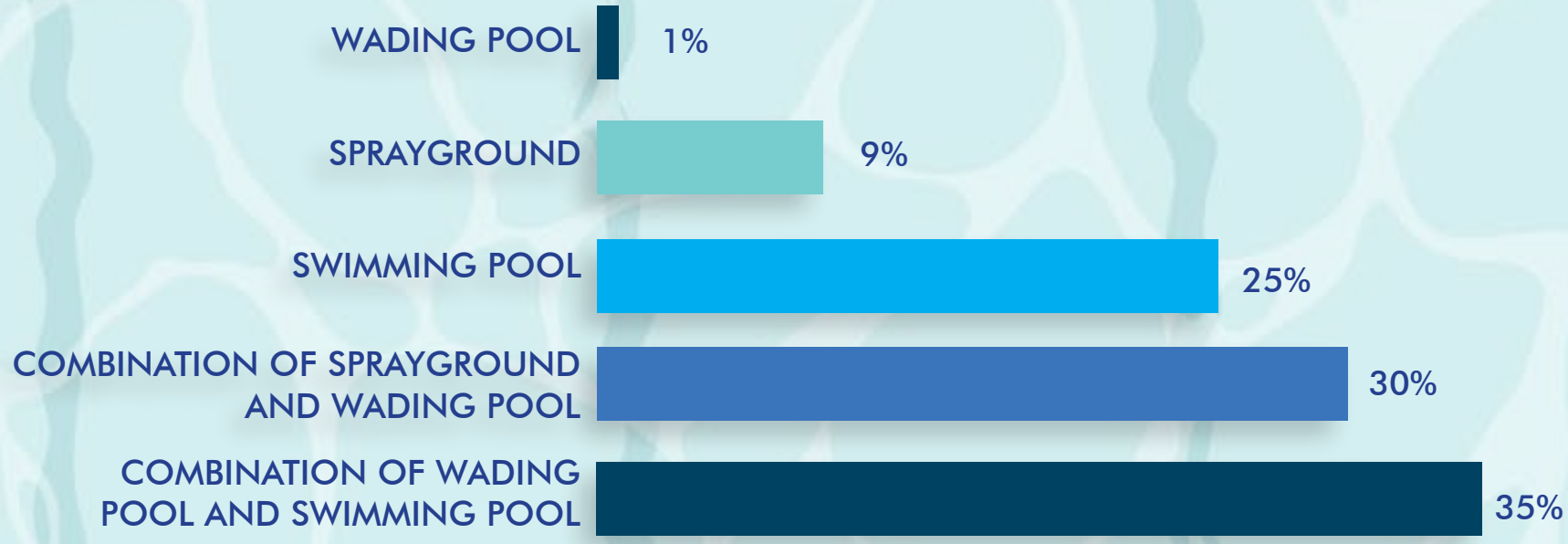
ON A SCALE OF 1-5, HOW WELCOMING DO YOU THINK THE GREENSBORO PARKS & REC POOL FACILITIES AND PROGRAMS ARE?



ON A SCALE OF 1-5, HOW WELCOMING DO YOU THINK THE GREENSBORO PARKS & REC SPRAYGROUND FACILITIES AND PROGRAMS ARE?

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

ONLINE SURVEY RESULTS

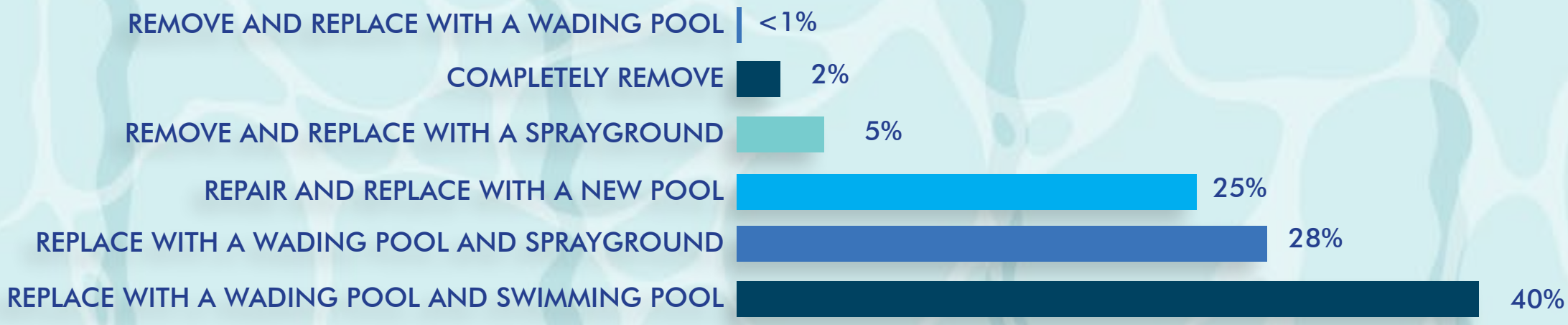


WHAT IS YOUR PREFERENCE FOR AQUATIC PLAY AND FITNESS?

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

ONLINE SURVEY RESULTS

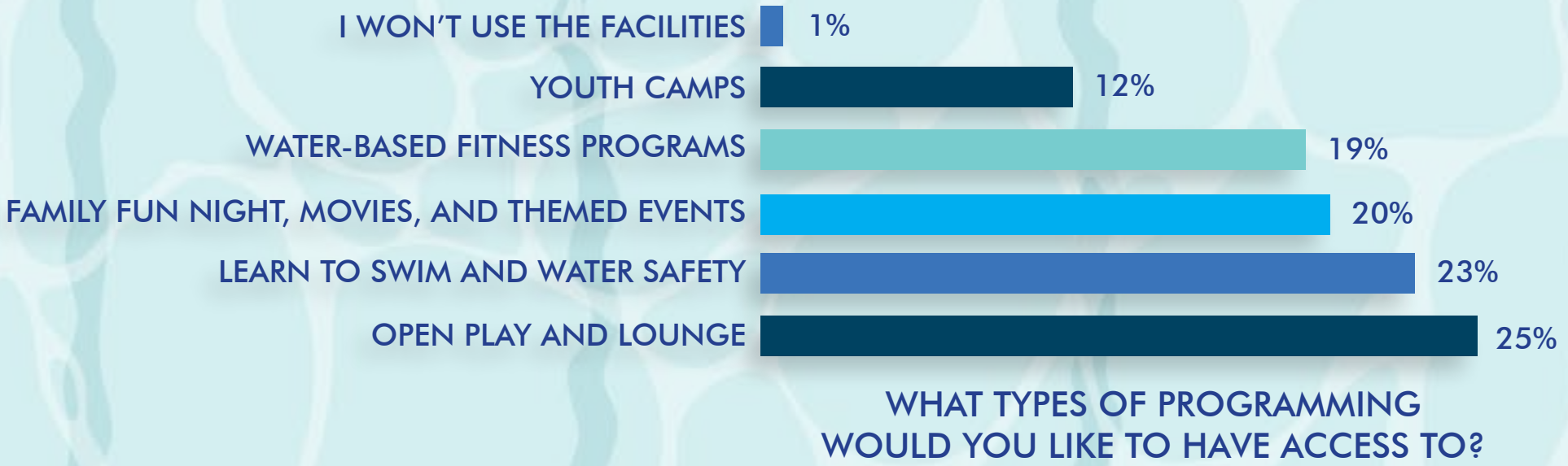


WHICH FORM OF RENOVATION WOULD YOU PREFER?

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

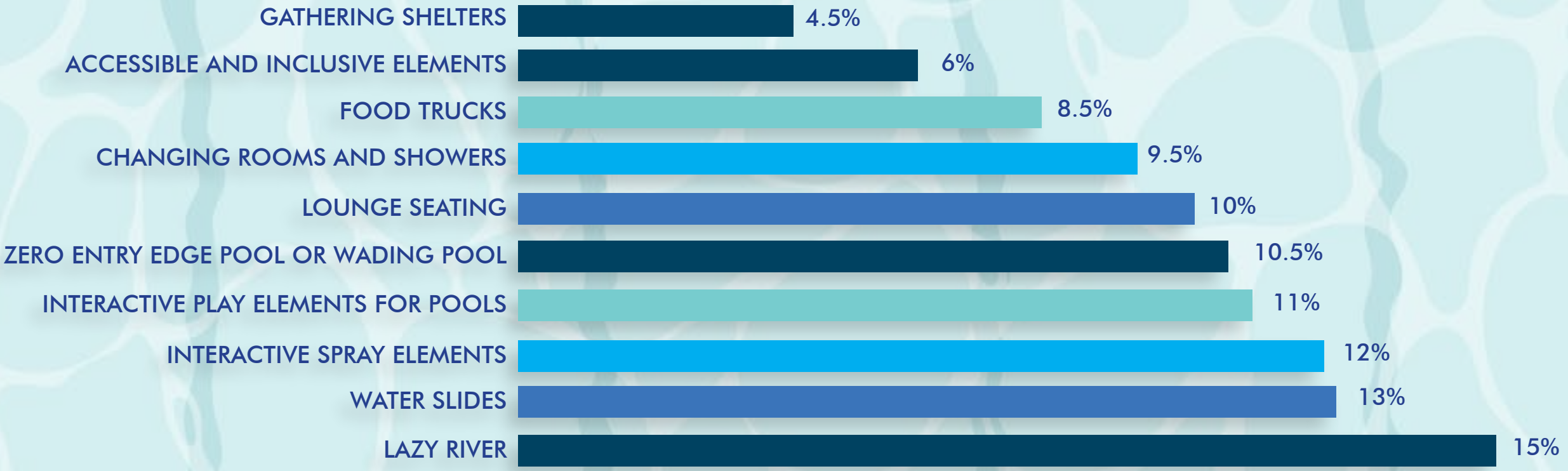
ONLINE SURVEY RESULTS



GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

ONLINE SURVEY RESULTS



WHAT TYPE OF AMENITIES WOULD YOU LIKE TO HAVE AT PARKS & REC AQUATIC FACILITIES?

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

ONLINE SURVEY RESULTS

16% of respondents think it would take less than 15 minutes or less to walk to the nearest aquatic facility.

32% of respondents think it would take 16 to 20 minutes to walk to the nearest aquatic facility.

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

ONLINE SURVEY RESULTS

80% of resondents would be willing to pay an increased entrance fee or purchase a yearly pass if pools were renovated.

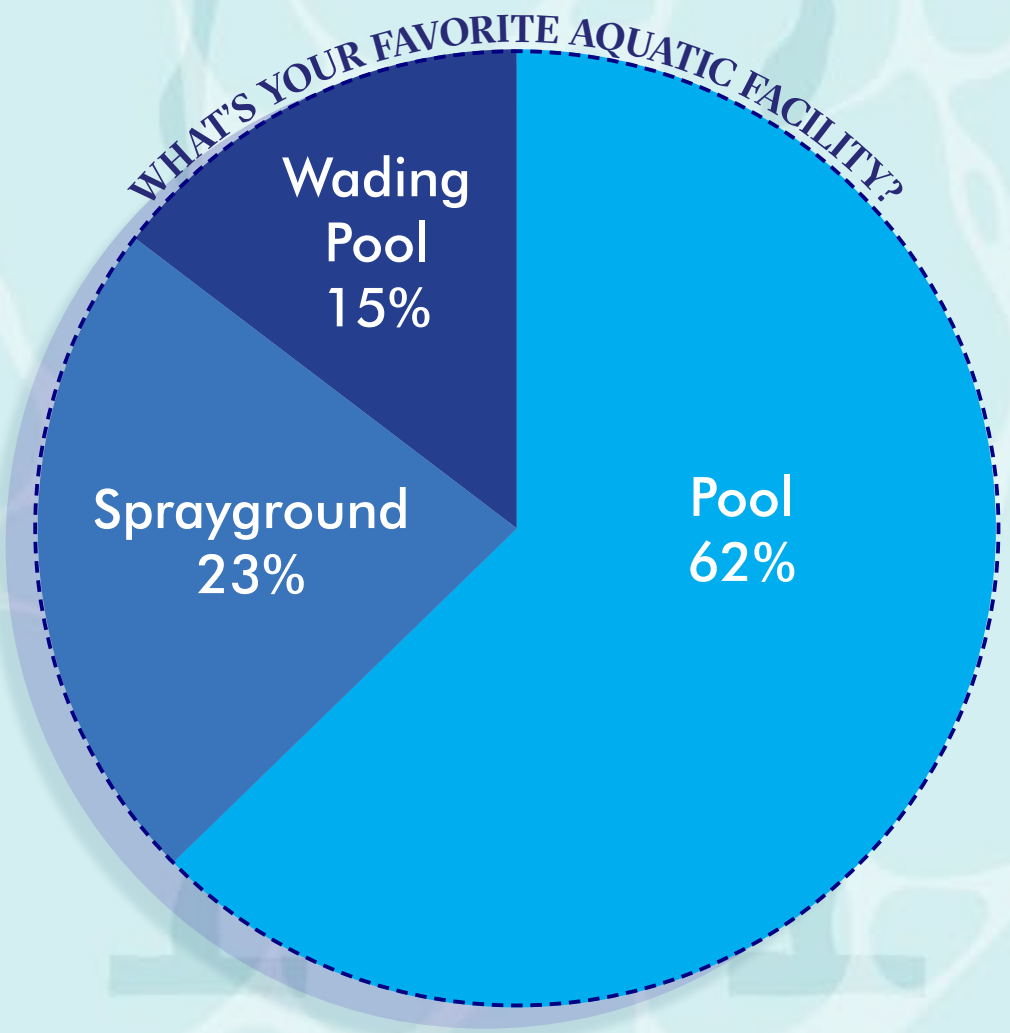
62% of respondents would be willing to pay a sprayground entrance fee if it would be used for improvements such as new water features, additional seating, and programming.

93% of respondents would like increased pool hours.

GREENSBORO Parks & Recreation

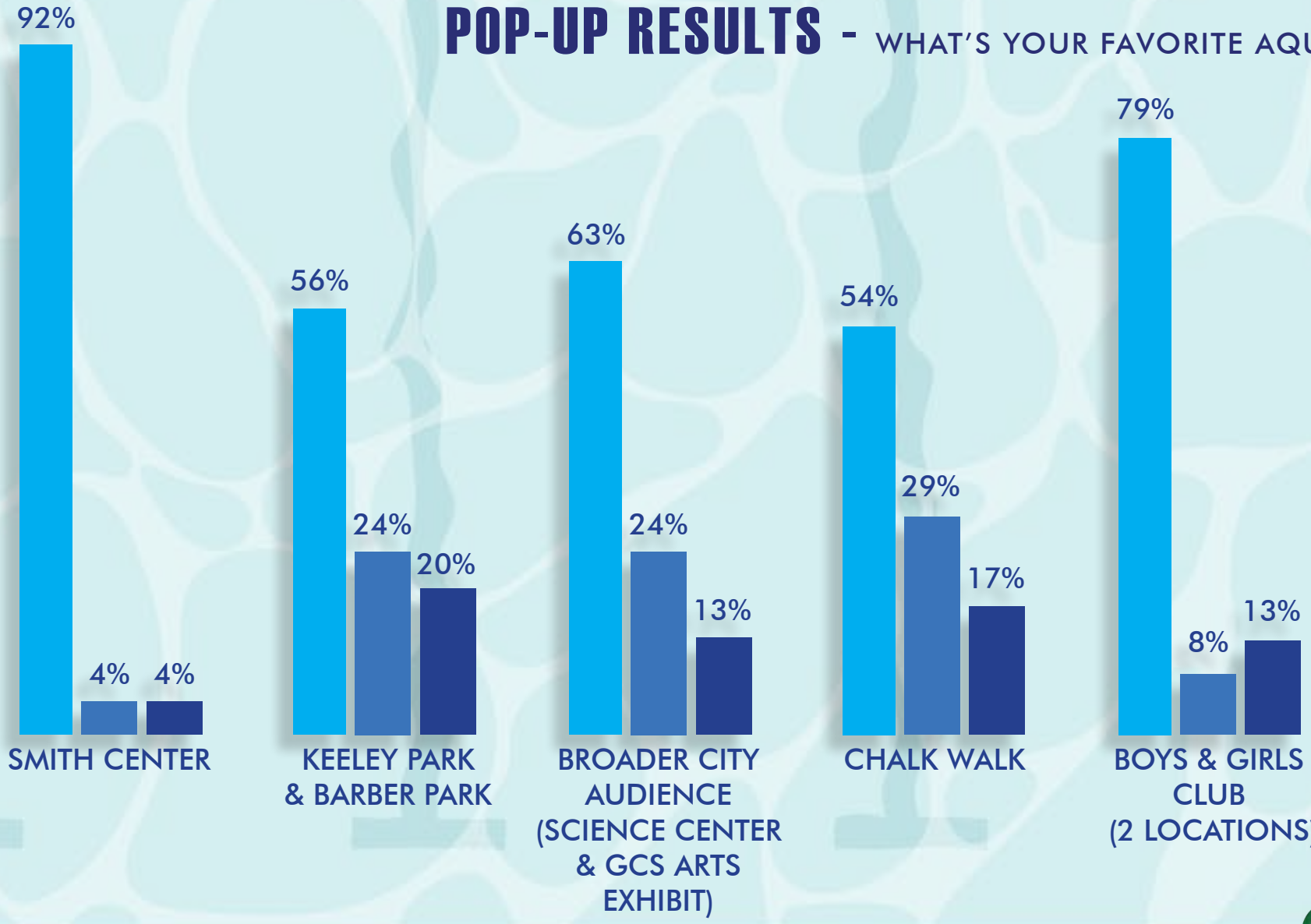
Enhance. Expand. Connect.

POP-UP RESULTS



GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

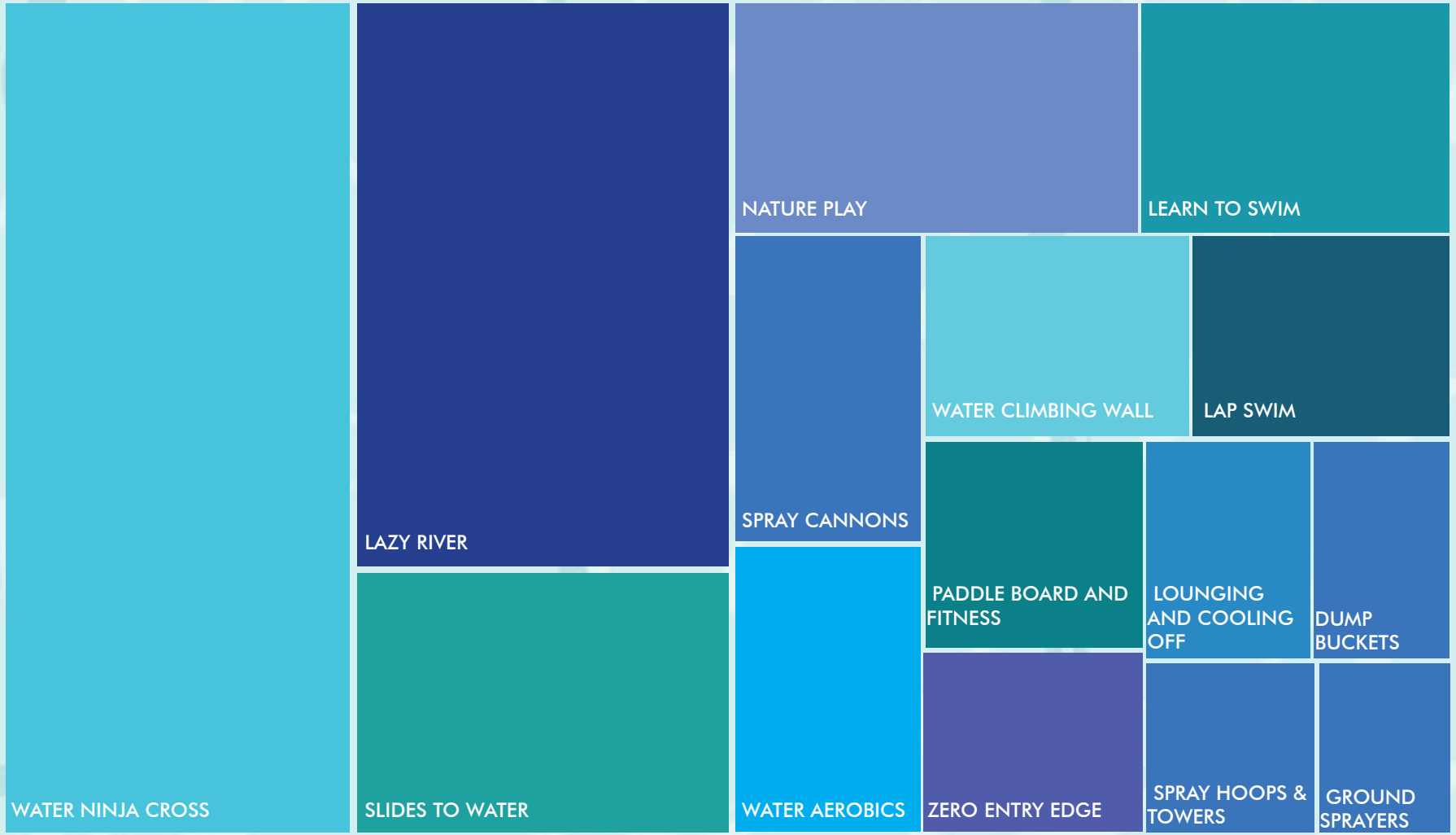
POP-UP RESULTS - WHAT'S YOUR FAVORITE AQUATIC FACILITY?



POOL SPRAYGROUND WADING POOL

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

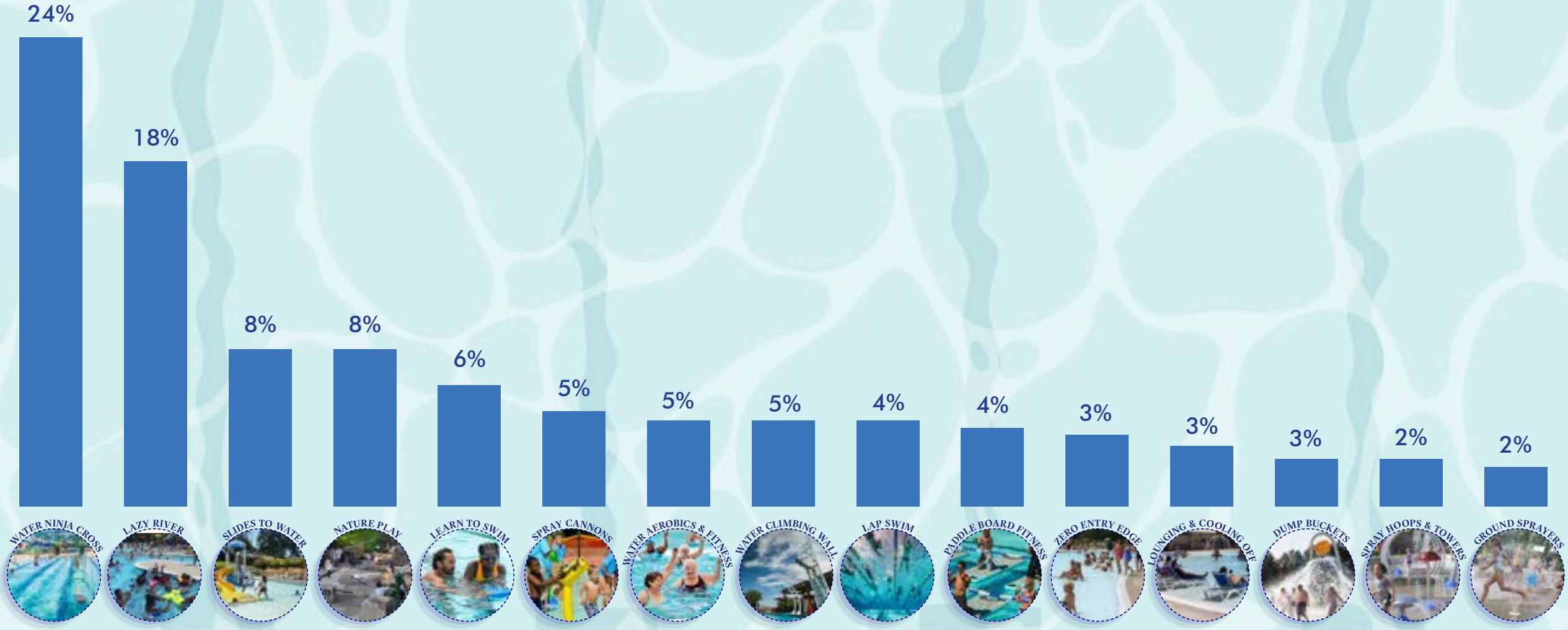
POP-UP RESULTS - WHAT'S YOUR FAVORITE AQUATIC ACTIVITY?



GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

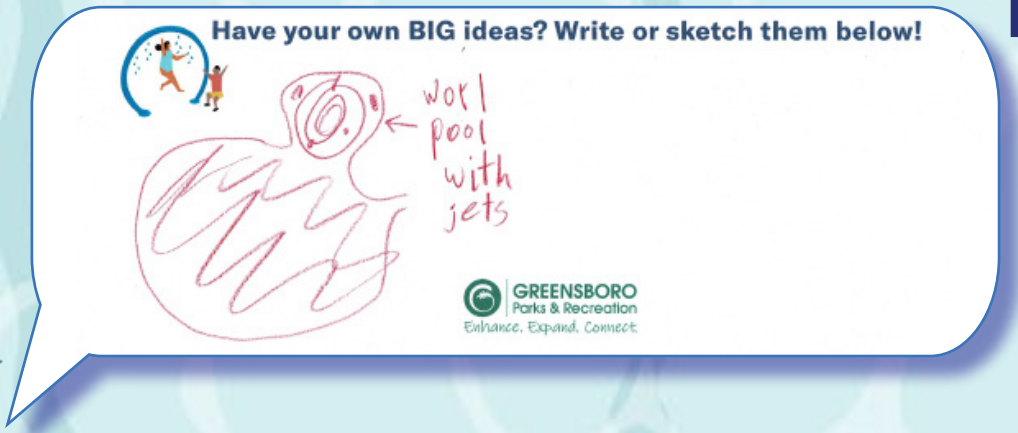
POP-UP RESULTS - WHAT'S YOUR FAVORITE AQUATIC ACTIVITY?



GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

POP-UP & ONLINE SURVEY COMMENTS



"Adults-only swim time and maybe even social time"

"I would like to be able to rent for private parties."

GREENSBORO
Parks & Recreation
Enhance. Expand. Connect.

POP-UP & ONLINE SURVEY COMMENTS

"We have not visited a spray ground because we believe that pools offer a more diverse experience for our children. Warnersville Center specifically has been pivotal to our childrens summers every year!"

"Spraygrounds are fun for children without concern of as close supervision needed as opposed to a swimming pool"

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"Can we have "Mermaiding": wearing a mermaid or merman tail while swimming."

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

DISCUSSION . . .

GREENSBORO
Parks & Recreation
Enhance. Expand. Connect.

LET'S PLAN 2 SPLASH

SHARED VISION
Engagement Overview

SEPT 2022

REVINGTON | REAVES
Landscape Architecture + Planning

GREENSBORO
Parks & Recreation
Enhance. Expand. Connect.

PROJECT FOCUS

The Aquatics Master Plan will review the following facilities:

(1) Indoor Pool
- Smith Active Adult Center

(4) Outdoor Pools
- Peeler Rec. Center
- Warnersville Rec. Center
- Lindley Rec. Center
- Windsor Rec. Center*

(2) Spraygrounds
- Barber Park
- Keeley Park

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

ENGAGEMENT OVERVIEW

DREAM BIG

SHARED VISION

POP-UPS

FLIPBOOK + ONLINE SURVEY

STATIONARY

COMMUNITY ENGAGEMENT

FACILITY AUDITS

PROGRAMMING & MASTER PLANNING

OPCC & FINAL REPORT

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

SHARED VISION: POP-UPS

GREENSBORO
Parks & Recreation
Enhance. Expand. Connect.

SHARED VISION: POP UPS

RENAISSANCE COMMUNITY REBOUND

251

WARNERSVILLE BACK-TO-SCHOOL EVENT

66

LEBAUER PARK FIRST FRIDAY

53

370 TOTAL PARTICIPANTS

3 EVENTS

POP-UPS

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

SHARED VISION: ONLINE SURVEY

286 SURVEY PARTICIPANTS

4 WEEKS

FLIPBOOK + ON-LINE SURVEY

GREENSBORO
Parks & Recreation
Enhance. Expand. Connect.

SHARED VISION: STATIONARY

MCGIRT HORTON LIBRARY

224

LINDLEY RECREATION CENTER

16

WARNERSVILLE RECREATION CENTER

10

370 (Pop Ups)
+ 286 (Online Survey)
+ 250 (Stationary)
= 906 Total Participants During Shared Vision Phase

3 LOCATIONS

STATIONARY

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

SHARED VISION: PEELER SPECIFIC ENGAGEMENT

RENAISSANCE COMMUNITY REBOUND

251

MCGIRT HORTON LIBRARY

224

ONLINE SURVEY - PEELER RECREATION CENTER SPECIFIC

31

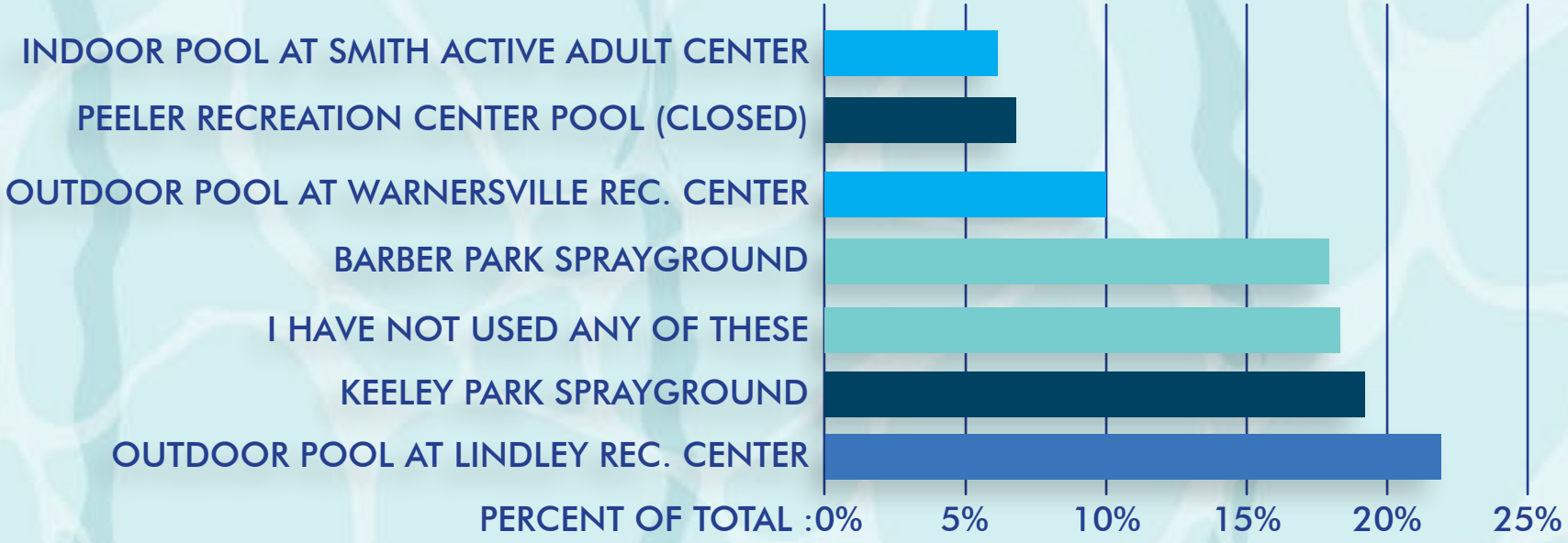
506 RESIDENTS PROVIDED INPUT DURING EVENTS SPECIFICALLY DESIGNED FOR THE COMMUNITY SURROUNDING PEELER RECREATION CENTER.

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

WHAT WE HEARD . . .

GREENSBORO
Parks & Recreation
Enhance. Expand. Connect.

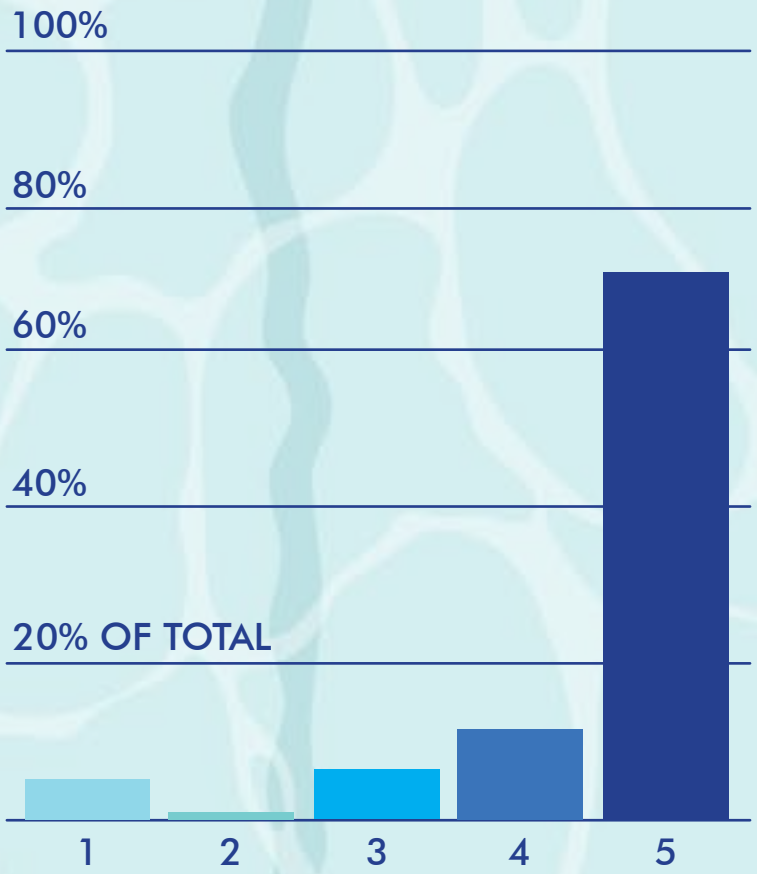
ENGAGEMENT RESULTS - ONLINE SURVEY



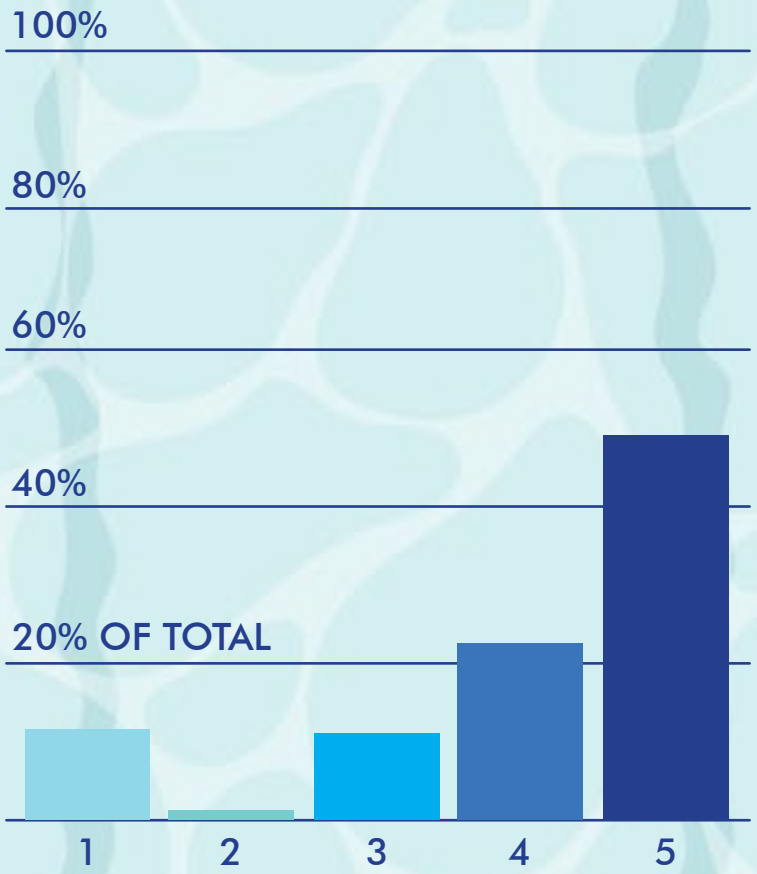
PLEASE SELECT ANY OF THE FACILITIES YOU HAVE USED DURING THE LAST 12 MONTHS:
(286 RESPONSES)

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

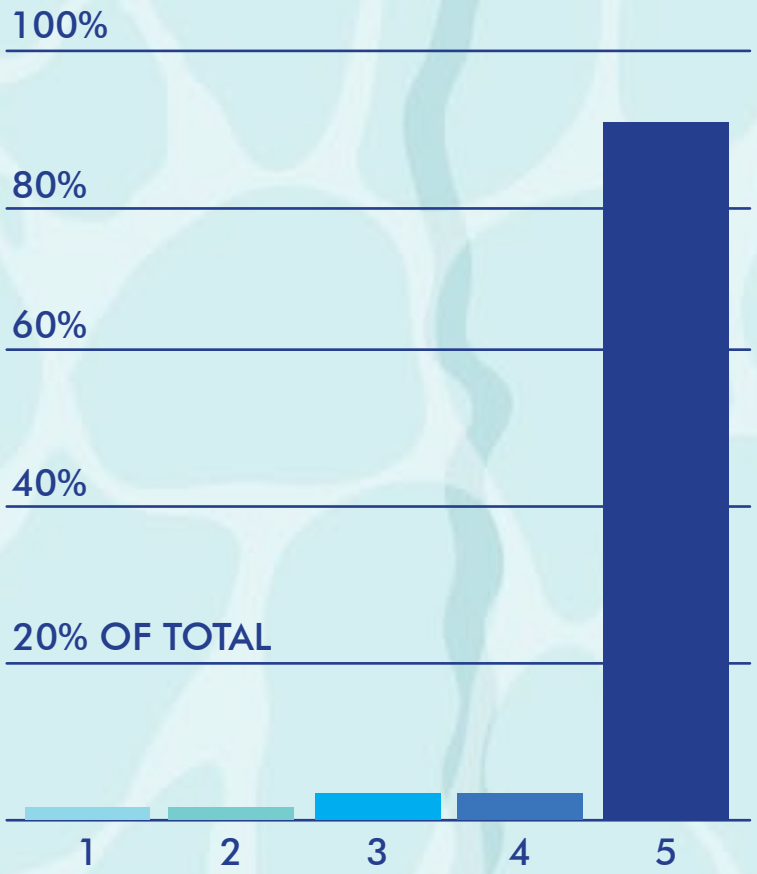
ENGAGEMENT RESULTS - COMBINED



ALL DATA COMBINED
(595 RESPONSES)



ONLINE SURVEY
(264 RESPONSES)



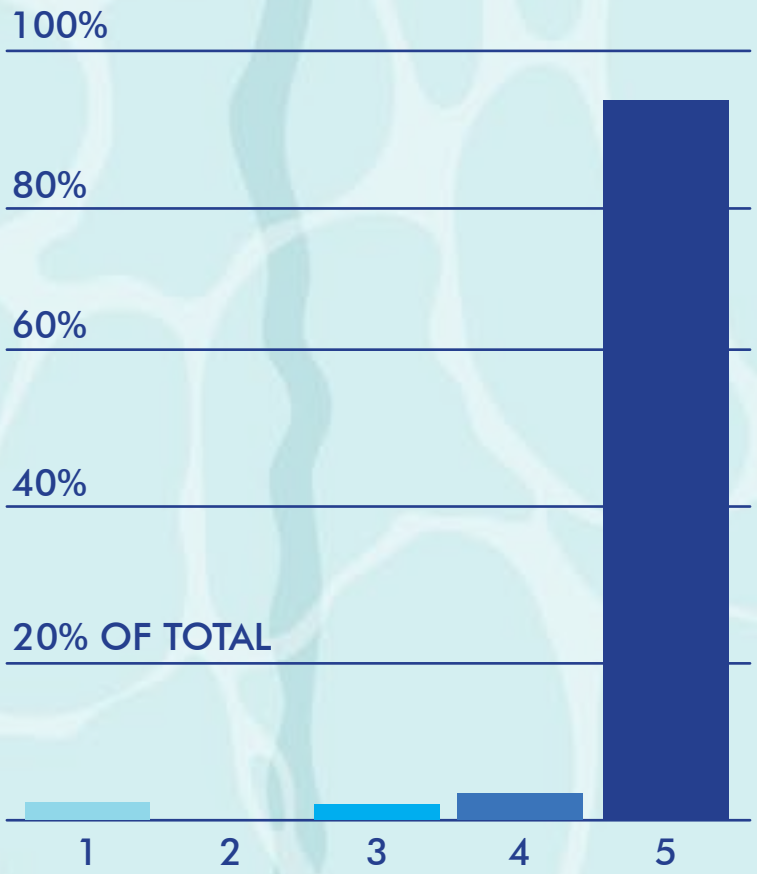
ALL STATIONARY & IN-PERSON
EVENTS (331 RESPONSES*)

OVERALL, HOW WOULD YOU RANK THE BIG IDEAS OF PLAN 2 SPLASH?
1 = NOT SO SURE, 5 = LOVE IT!

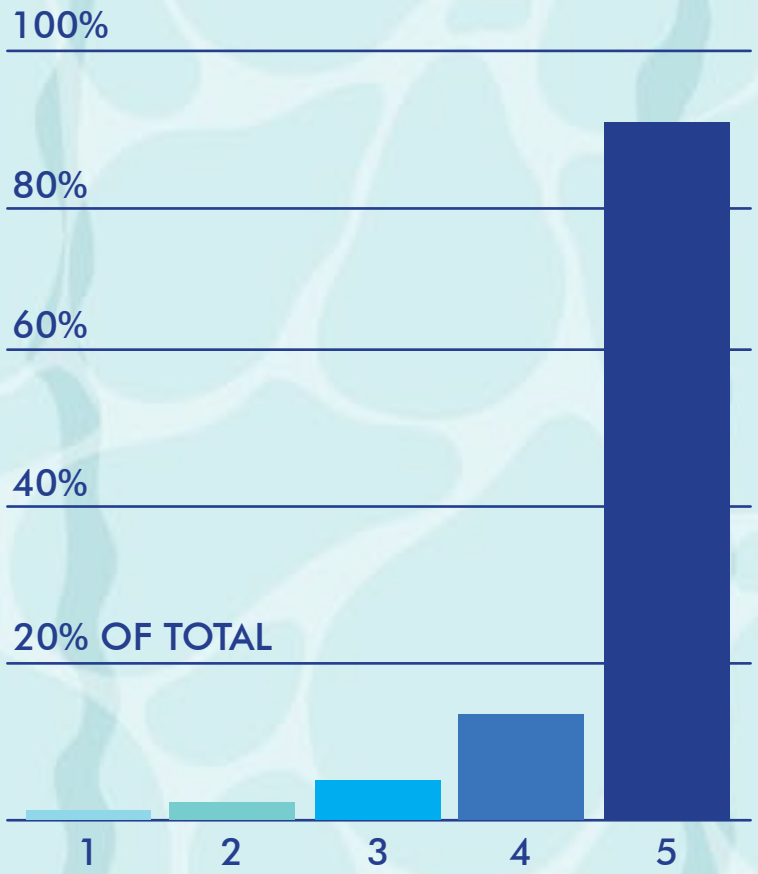
*Not all in-person participants responded to this question.

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

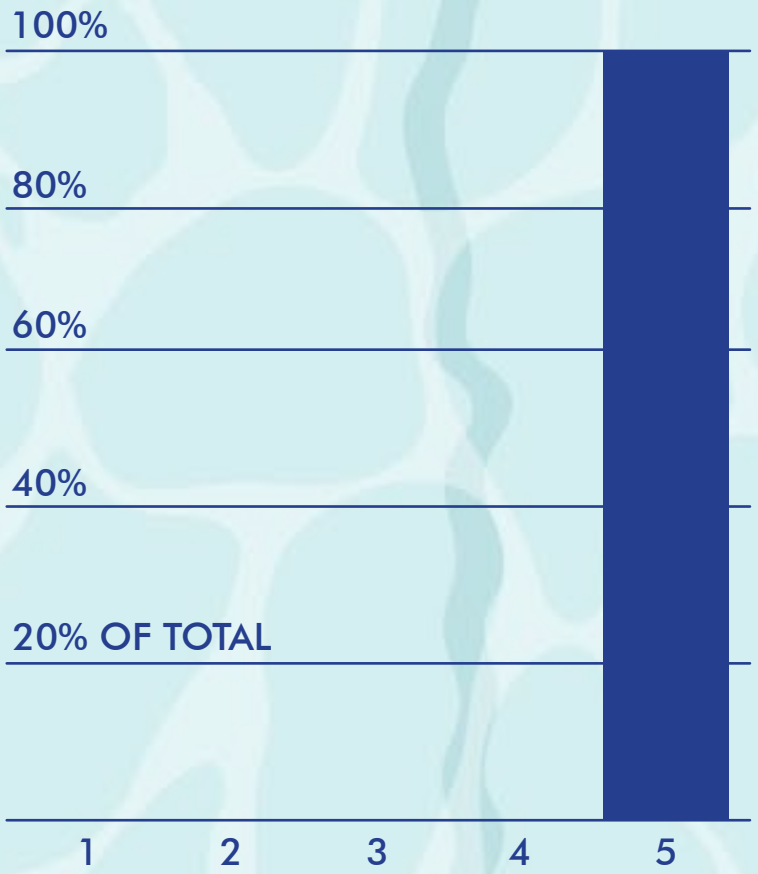
ENGAGEMENT RESULTS - IN PERSON & STATIONARY



WARNERSVILLE REC. CENTER
(76 RESPONSES)



PEELER REC. CENTER
(93 RESPONSES)



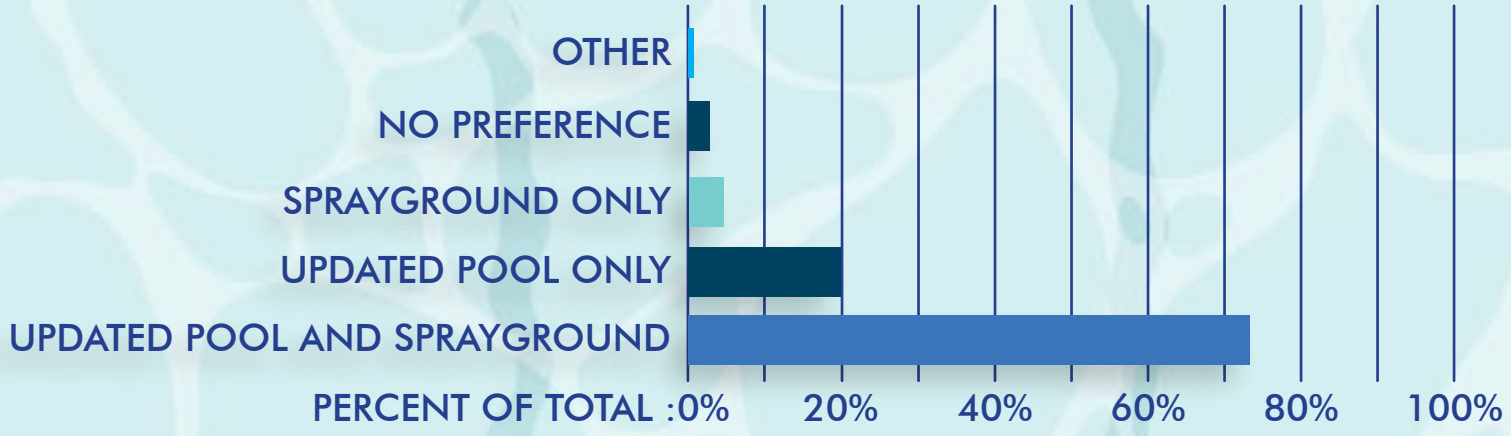
LINDLEY REC. CENTER
(16 RESPONSES)

OVERALL, HOW WOULD YOU RANK THE BIG IDEAS OF PLAN 2 SPLASH?
1 = NOT SO SURE, 5 = LOVE IT!

*Results include all center specific data from both stationary & in-person events.

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

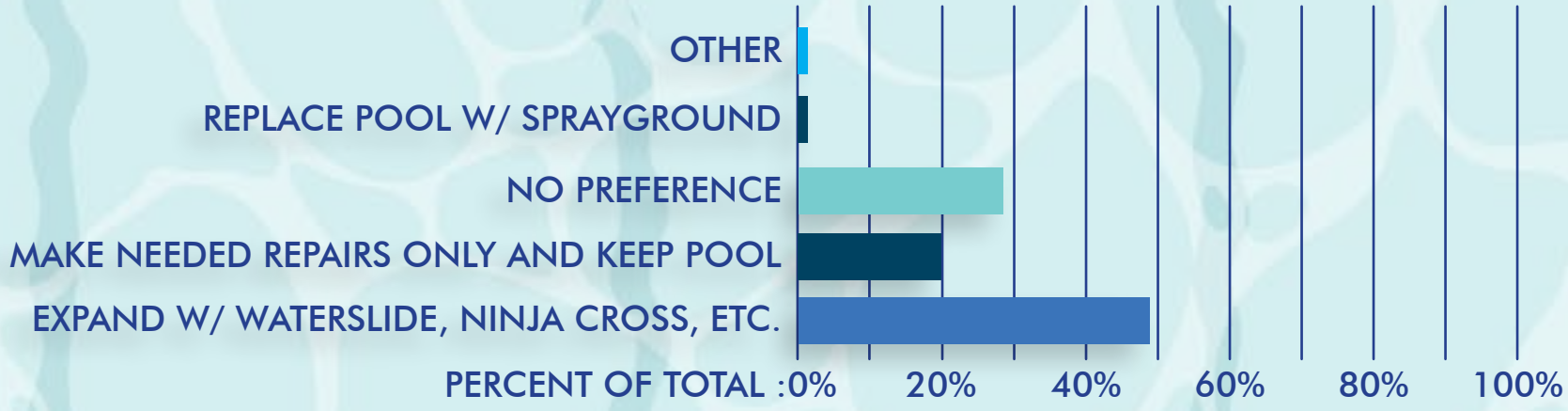
ENGAGEMENT RESULTS - COMBINED



THE EXISTING POOL AT PEELER RECREATION CENTER IS OUTDATED AND IN NEED OF MODERNIZING. WHAT DO YOU THINK SHOULD GO WHERE THE POOL IS TODAY? (740 RESPONSES)

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

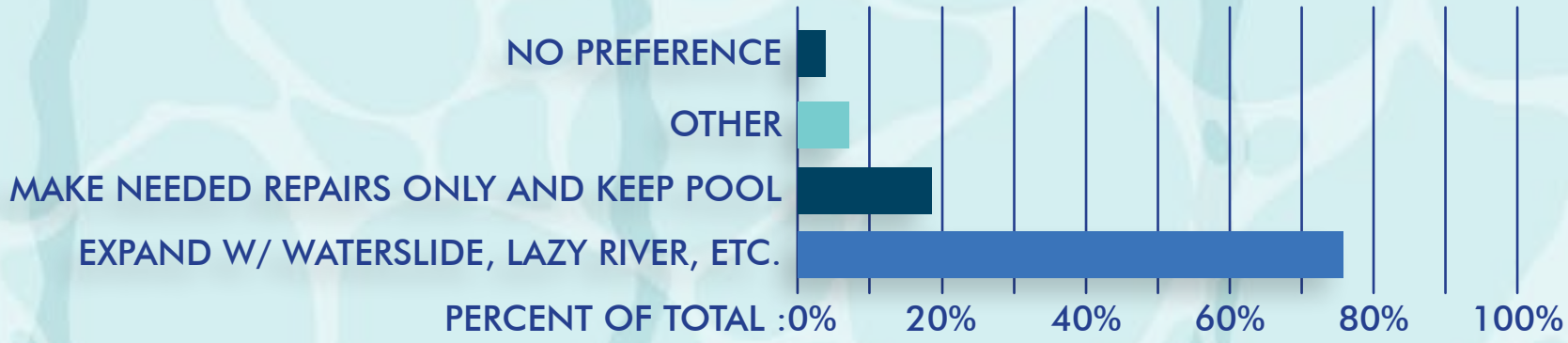
ENGAGEMENT RESULTS - COMBINED



THE EXISTING POOL AT WARNERSVILLE RECREATION CENTER IS OUTDATED AND HAS ROOM FOR EXPANSION. WHAT DO YOU THINK SHOULD GO WHERE THE POOL IS TODAY? (161 RESPONSES)

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

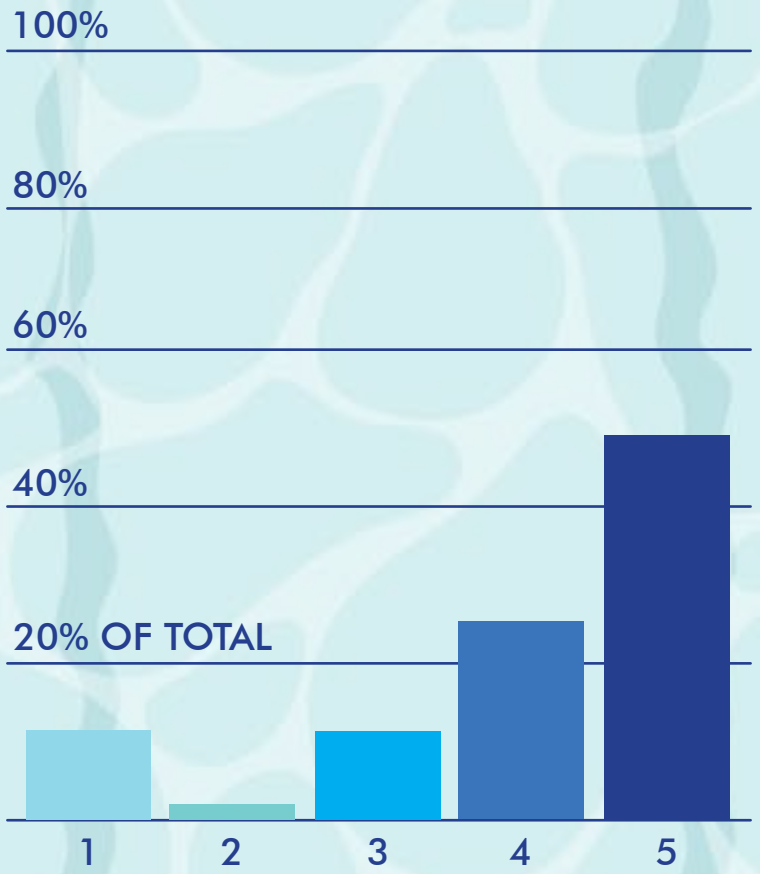
ENGAGEMENT RESULTS - COMBINED



THE EXISTING POOL AT LINDLEY RECREATION CENTER IS OUTDATED AND HAS ROOM FOR EXPANSION. WHAT DO YOU THINK SHOULD GO WHERE THE POOL IS TODAY?
(175 RESPONSES)

GREENSBORO Parks & Recreation
Enhance. Expand. Connect.

ENGAGEMENT RESULTS - ONLINE SURVEY



AFTER THE PROPOSED RECOMMENDATIONS ARE COMPLETED, HOW LIKELY ARE YOU TO VISIT ONE OF THE AQUATIC FACILITIES? 1 = NOT VERY LIKELY, 5 = VERY LIKELY!
(266 RESPONSES)

GREENSBORO Parks & Recreation
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ONLINE SURVEY RESULTS

We must continue to offer all neighborhoods a swimming option, especially near low-income housing where the option to travel to a pool is less likely.

If you put the pool combination in, then the Older and Elderly citizens can use it too!!

GREENSBORO Parks & Recreation

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ONLINE SURVEY RESULTS

Love the ideas for Lindley Pool!! It's so central and if updated like the ideas would be so popular with the city. Amazing!

A food truck or ice truck would be nice, helping local businesses especially during the summer months.

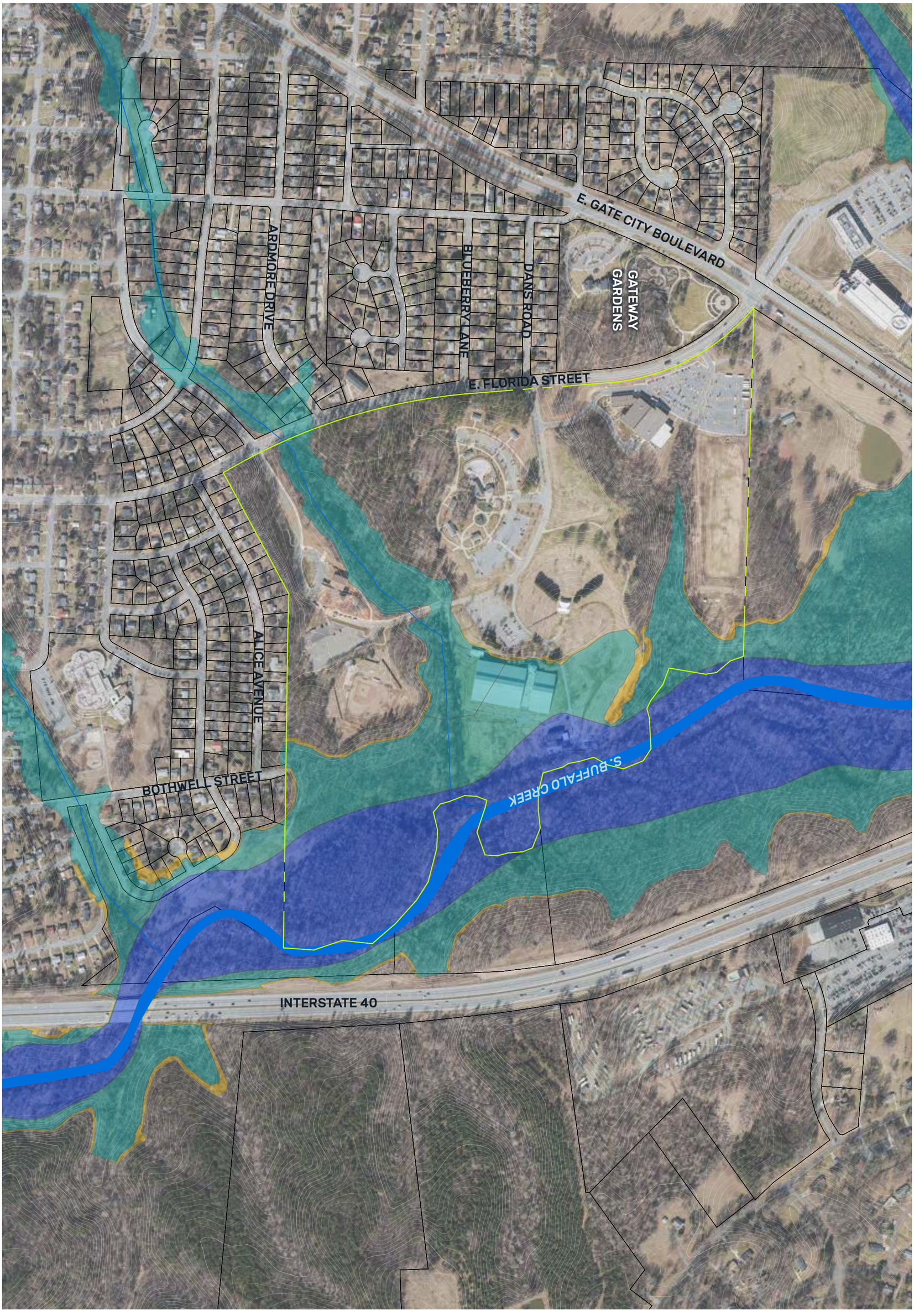
Please, please keep all of our municipal pools, Greensboro residents need them, it's a very important investment into our citizen's health and happiness!

GREENSBORO Parks & Recreation

Enhance. Expand. Connect.

DISCUSSION . . .

GREENSBORO
Parks & Recreation
Enhance. Expand. Connect.



01

P20211454
03. 01. 2022

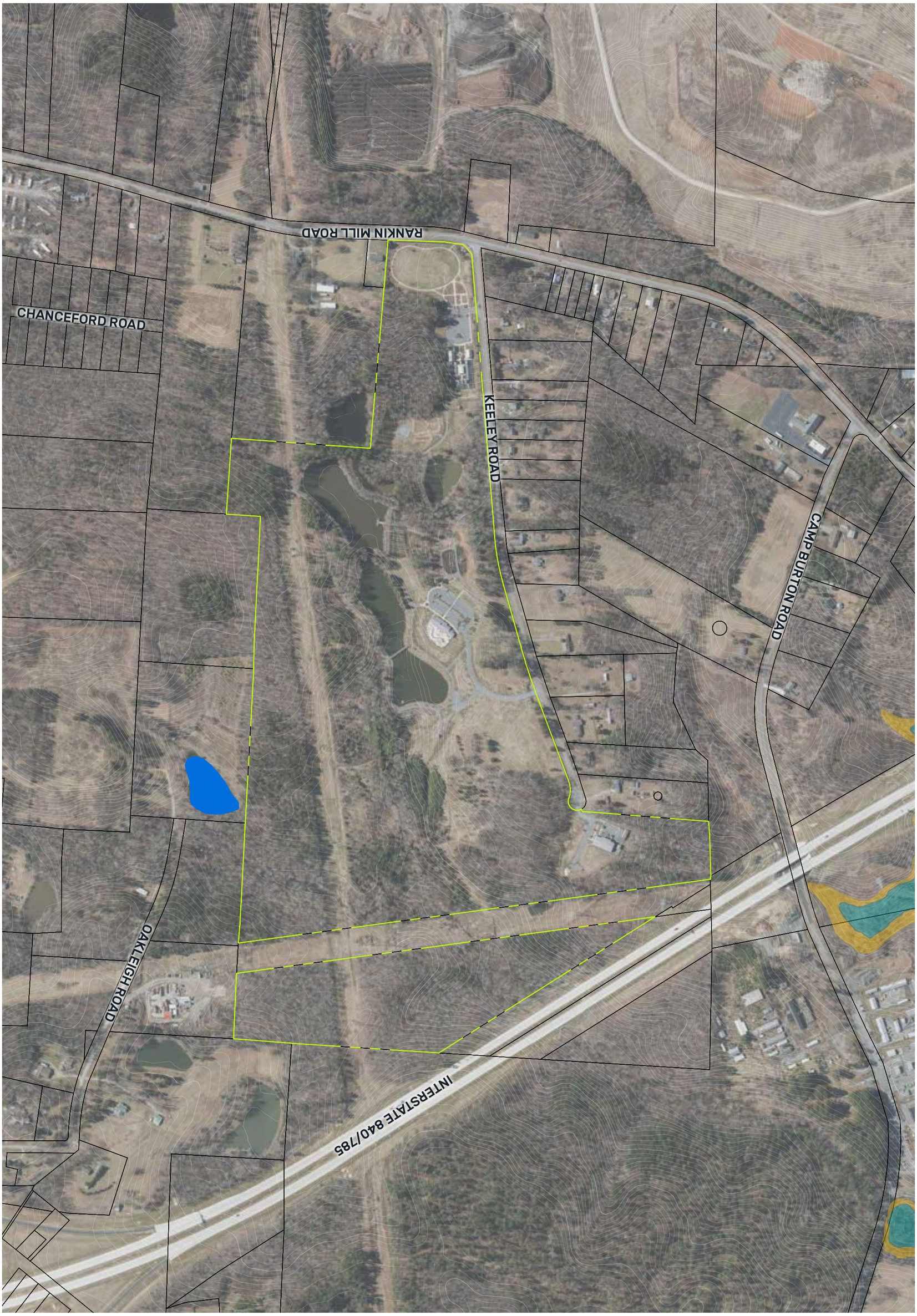
SCALE: 1" = 200'
0 200'

GREENSBORO AQUATIC FACILITY BARBER PARK

GREENSBORO, NORTH CAROLINA

PREPARED FOR:
City of Greensboro

McADAMS



02

P2021114.54
03. 01. 2022

0 200'
SCALE: 1" = 200'

GREENSBORO AQUATIC FACILITY KEELEY PARK

GREENSBORO, NORTH CAROLINA

PREPARED FOR:
City of Greensboro

McADAMS

McADAMS

PREPARED FOR:
City of Greensboro

GREENSBORO AQUATIC FACILITY SMITH ACTIVE ADULT CENTER

GREENSBORO, NORTH CAROLINA

N

0' 40'
SCALE: 1" = 40'

P202111654
03. 01. 2022

02

P2021114.54
03. 01. 2022

SCALE: 1" = 40'
0
40

GREENSBORO AQUATIC FACILITY LINDLEY COMMUNITY PARK

GREENSBORO, NORTH CAROLINA

PREPARED FOR:
City of Greensboro

MCADAMS

06

P2021111654
03. 01. 2022

SCALE: 1" = 40'

GREENSBORO AQUATIC FACILITY WARNERSVILLE COMMUNITY PARK

GREENSBORO, NORTH CAROLINA

PREPARED FOR:
City of Greensboro

McADAMS

McADAMS

PREPARED FOR:
City of Greensboro

GREENSBORO AQUATIC FACILITY WINDSOR RECREATION CENTER

GREENSBORO, NORTH CAROLINA

0' 40'
SCALE: 1" = 40'

P202111654
03. 01. 2022

McADAMS

PREPARED FOR:
City of Greensboro

GREENSBORO AQUATIC FACILITY PEELER COMMUNITY PARK

GREENSBORO, NORTH CAROLINA

10' 40'
SCALE: 1" = 40'

P202111654
03. 01. 2022

GREENSBORO POTENTIAL AQUATICS FACILITY SITES EQUITY ASSESSMENT

DATE	REVIEWED BY	COMMENTS

INTRODUCTION

The City of Greensboro decided to extend the equity assessment study to four additional sites within the southern City limits. These sites were selected because the City currently owns three of these properties. Previous discussions have occurred around developing these sites for aquatics usage. The sites were also selected due to their location within the City in a high growth area of the City with fewer opportunities nearby and what was assumed to be higher socially vulnerable areas. The City wanted to include these sites in the study to further evaluate if any aquatic components could be feasible on these sites. The project team conducted a desktop review of all sites to understand existing conditions and site context, reviewed previously completed master plans, and overlaid the four sites with the overall SVI maps for equity assessment. The four sites evaluated include:

1. Brown Recreation Center (PIN 7862747905)
2. Short Farm Park (PIN 7851894322)
3. Hester Park (PIN 7842567772)
4. Griffin Recreation Center (PIN 7833030115)

SITES CONTEXT

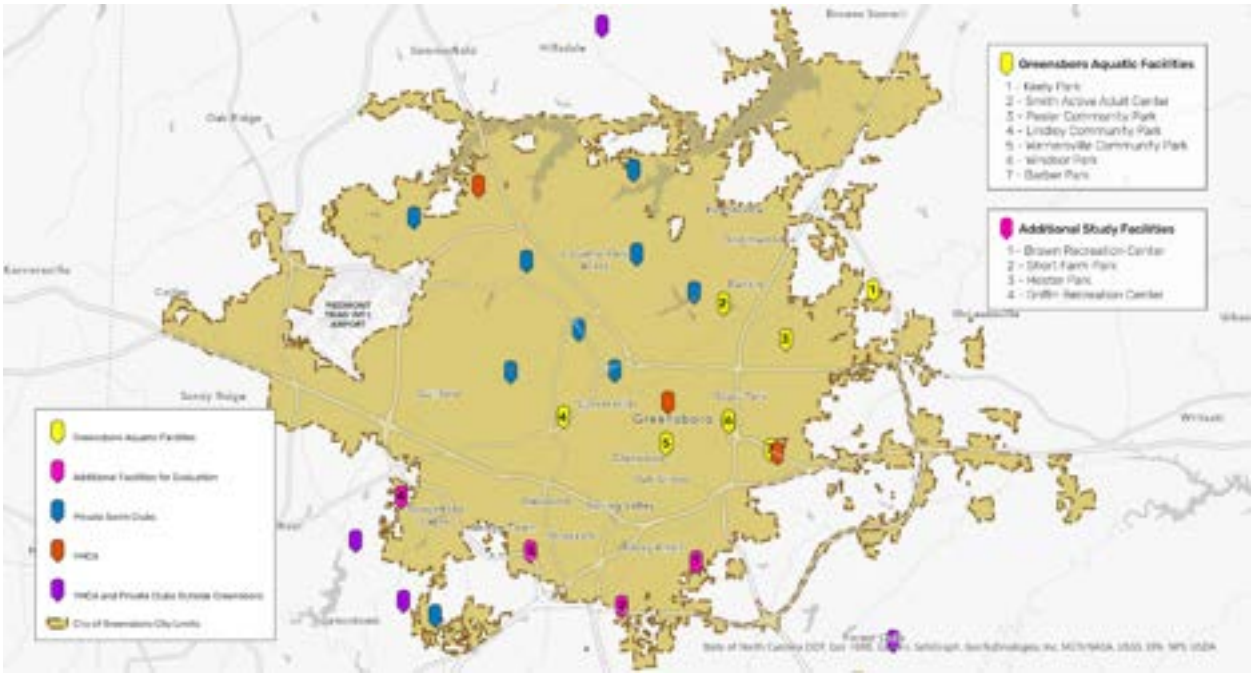


Figure 1 Aquatic facilities across Greensboro and outside City limits

As shown in Figure 1, all four sites are located in the southern part of the City. Interstate 40 (I-40) presents a barrier for the southern communities to access public aquatic facilities which are predominantly present on the northern site of I-40. There are a few YMCA facilities on the outskirts of Greensboro the community may have access to including one private swim club and two YMCA facilities.

EQUITY ASSESSMENT

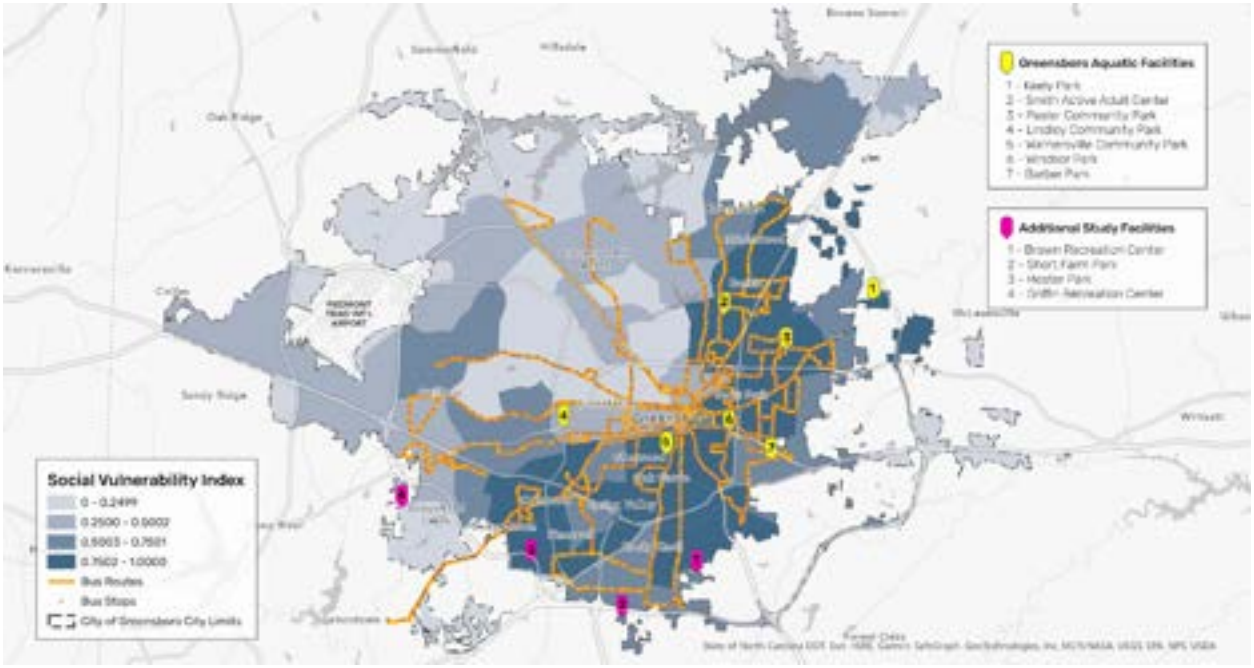


Figure 2 SVI Overlay with additional potential sites for aquatics feasibility

The project team overlaid the additional four sites with the overall SVI map to understand the geographic access and presence of vulnerable populations within the southern part of the City. The findings in the context of SVI are summarized below:

- Brown Recreation Center and Short Farm Park are within the second tier of SVI, Hester Park is within highest SVI area, and Griffin Recreation Center is within the lowest SVI area.
- For minority status, Short Farm Park is within the highest percentage of minority population followed by Brown Recreation Center.
- Brown Recreation Center is located in the lowest tier for median income (under $22,000). Short Farm Park, Hester Park, and Griffin Recreation Center are within the middle tier ($22,000-$92,000). Griffin is in close proximity of the some of the pocket areas with median income $92,000-$136,000.
- Short Farm Park is located in the area with at least 3-6% of residents do not own a personal vehicle.
- None of the sites are currently served by public transportation, while the routes appear to be in proximity of the sites, there are major infrastructure barriers such as Interstates and Highways that make pedestrian access challenging.
- Based on the SVI analysis, each of these sites could benefit from having a water related amenity on site. Equity assessment combined with site assessment will help the City decide if the site has

capacity to include a small interactive water feature, a spray ground or a full scale aquatic facility that includes swimming pool and water play components.

SITE ASSESSMENTS

1. **Brown Recreation Center** – Brown Recreation Center is located in the SE quadrant of Greensboro City limits, bound by I-40/I-85 and I-85/Highway 421 that run east-west. Elm-Eugene Street and Pleasant Garden Road provide North-South connectivity. The 21-acre site is predominantly surrounded by residential development with pockets of small commercial areas**.** The recreation center features meeting rooms, gym, walking trails, outdoor picnic, and a playground. The center hosts indoor recreation programs such as basketball and cheerleading, outdoor programs such as gardening, after school programs, and provides venue for community group meetings. While only one third of the site is developed, the southern end of the site has jurisdictional wetlands and USGS stream which restricts the site expansion to the southern end.

Figure 3 Brown Recreation Center

The community considers this recreational resource valuable, especially since the closest park and greenway are at least two miles away. The community would like to see the upgrades and renovations to the recreation center amenities and building.

Because of the site development constraints, a full-service aquatic center is not feasible. The City of Greensboro Unified Development Ordinance states that one parking space should be provided for 100 sf of pool/ deck area. With this calculation, a bay of parking with ten spaces could only provide 1,000 sf of spray ground area. Additionally, the City may have to provide outdoor rinse showers and restrooms if required by the Health Department. These constraints may make it challenging to build a reasonably sized spray ground on this site.

2. **Short Farm Park –** Short Farm Park is a 33-acre site in southern Greensboro, just south of I-85 and east of I-73. This is a recently acquired parcel for parks and recreation use by the City. Acquisition of this parkland and future recreation programming will help bridge the gap in recreation in this part of the City. Based on the desktop review of GIS information, the land is relatively flat and does not appear to have USGS streams or jurisdictional wetlands that may restrict the development opportunities.
As the City plans to develop this property, the feasibility of a full-service aquatics facility or a large sprayground amenity should be investigated and validated through community conversations.

Figure 4 Short Farm Park

3. **Hester Park –** Hester Park is an 80-acre site located along Highway 421, accessible from Betula Street. The park houses tennis courts, football and soccer fields, picnic shelters, playground, walking trails, and a large lake with fishing piers. Trotter Active Adult Center is located adjacent to the park site and serves as recreation resource for age 50+ residents.

Figure 5 Hester Park Master Plan (Source: City of Greensboro)

The City completed master plan for the park in 2015 that included a proposed tennis/volleyball/pickleball complex, three multi-purpose rectangular fields, a new community center building and park maintenance offices, event lawn, amphitheater, large play area, and adult fitness course. It did not include any aquatic amenity or sprayground feature. This plan has not been implemented because of lack of funding.

Hester Park site lies upstream of Twin Lakes Tributary that flows into the South Buffalo Creek. The City has undertaken Hydrologic and Hydraulic assessment which showed that additional quantity control measures are needed to control downstream flood problems. The City adopted stormwater detention policy that controls the upstream development and impervious area additions to sites. A spray ground amenity will require additional parking and a restroom

building in the proximity which adds to the overall impervious area of the site. If the City decides to pursue developing a spray ground amenity on this site following considerations should apply:

- Spray ground
  - Not an issue and no additional treatment anticipated, all water that falls on this will either be recycled or sent to sanitary sewer
- Parking
  - If slope can be less that 0.5%, then recommend pervious pavement with gravel storage below
  - If slope if greater than 0.5%, direct runoff to a filter strip or bioretention cell
- Restroom building
  - Rainwater harvesting for irrigation, or a small rain garden

4. **Griffin Recreation Center -** This site, approximately 49 acres, is just south of highway 421, accessible by Hilltop Road, located in the southwestern part of the City. The site is not currently owned by the City, therefore acquisition or property agreements will need to occur. The recreation center sits along the northern boundary of the site and along with a large stormwater management pond. The site is bisected north-south by the presence of a USGS stream, wetlands and the buffer associated with that. The recreation center accommodates meeting rooms, multipurpose rooms, indoor gym, and a fitness center. Adjacent site amenities include a dog park and a playground. The center hosts regular recreation programs, classes, and afterschool program. The western and southern areas are currently undeveloped. The City previously developed a master plan for the northern section of the site which shows two soccer fields, water park, and a dog park in the northern section. The available site area at Griffin allows for a larger aquatics facility to be developed on the site.

Figure 6Proposed Master Plan for Griffin Recreation Center Site

SUMMARY OF FINDINGS

Based on the findings from equity assessment and site assessments, following amenities should be considered at each of the sites. It should be noted that the assessments for the scope of this work were

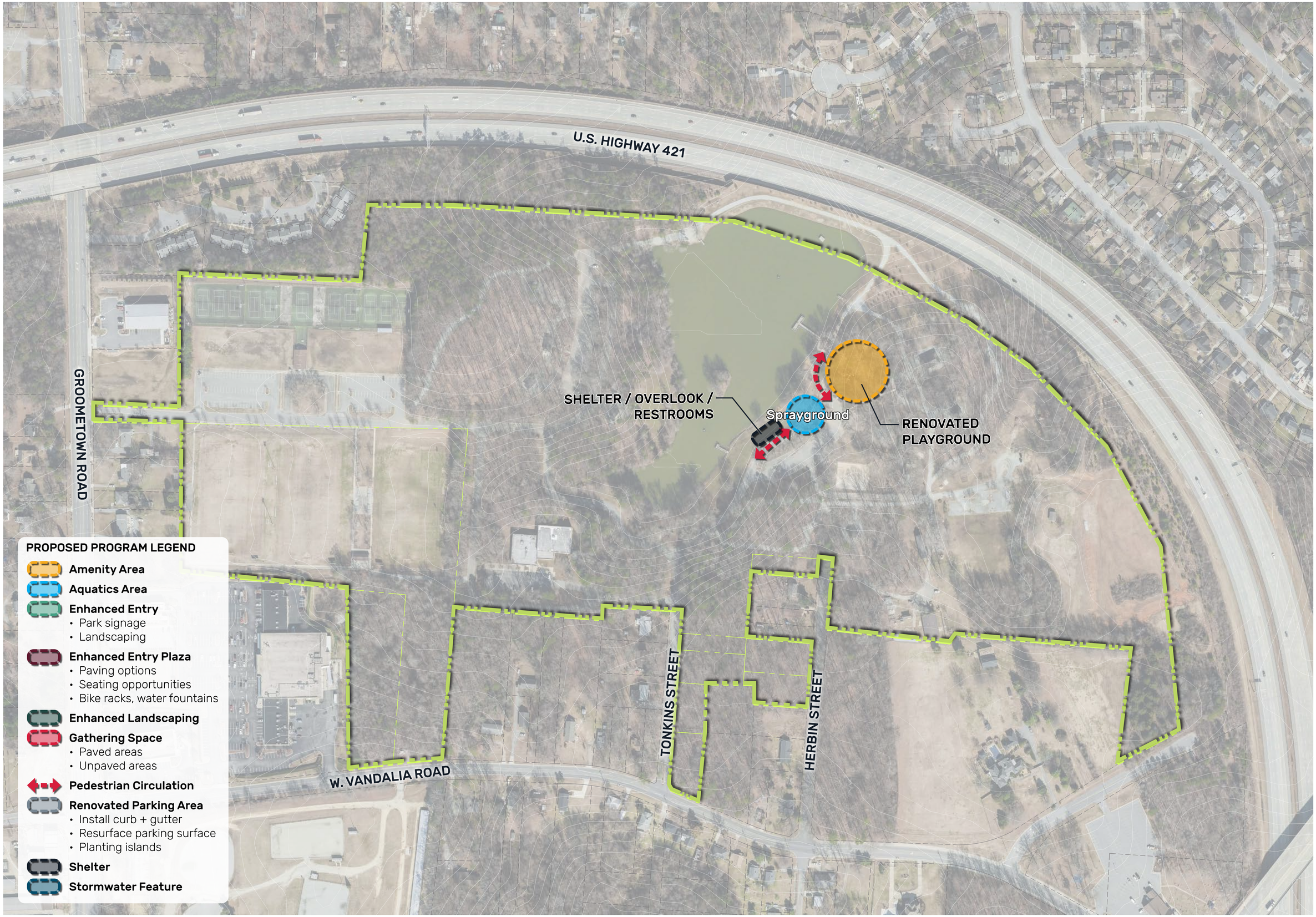
based on readily available GIS data, staff provided information, and desktop review of existing conditions. As the City plans to finalize these amenities recommendations, additional site due diligence, environmental assessment, and permitting requirements investigation should be considered. Additionally, the City should develop new master plans for the recently acquired parcels for assess the feasibility of water-related activities and update the old master plans.

1. Brown Recreation Center – Small sprayground with flow through system without the need for additional restroom or rinse shower facility
2. Short Farm Park – Full-service aquatic facility or large sprayground
3. Hester Park - Small sprayground with flow through system without the need for additional restroom or rinse shower facility, used water directed to sewer
4. Griffin Recreation Center – Full-service aquatic facility

INDOOR AQUATICS

When the City is ready to begin implementation at these sites, it is recommended to re-assess the feasibility of full-service indoor aquatics and/or outdoor pool enclosures, particularly at Short Farm Park and for Griffin given the available space on site at these two locations.

If full-service indoor aquatic facilities are not feasible, these and other sites may benefit from heated pools and coverings only without the full development of indoor aquatics. As each individual project is developed, it is recommended to further evaluate the options at each site and review in coordination with operational costs, specifically of operating a year-round facility, and upfront construction costs.



PROPOSED PROGRAM LEGEND

- **Amenity Area**
- **Aquatics Area**
- **Enhanced Entry**
  - Park signage
  - Landscaping
- **Enhanced Entry Plaza**
  - Paving options
  - Seating opportunities
  - Bike racks, water fountains
- **Enhanced Landscaping**
- **Gathering Space**
  - Paved areas
  - Unpaved areas
- **Pedestrian Circulation**
- **Renovated Parking Area**
  - Install curb + gutter
  - Resurface parking surface
  - Planting islands
- **Shelter**
- **Stormwater Feature**

McADAMS

PREPARED FOR:
City of Greensboro

GREENSBORO AQUATIC FACILITY HESTER PARK

GREENSBORO, NORTH CAROLINA

10' 120'
SCALE: 1" = 120'

P202111654
12. 21. 2022

02

McADAMS

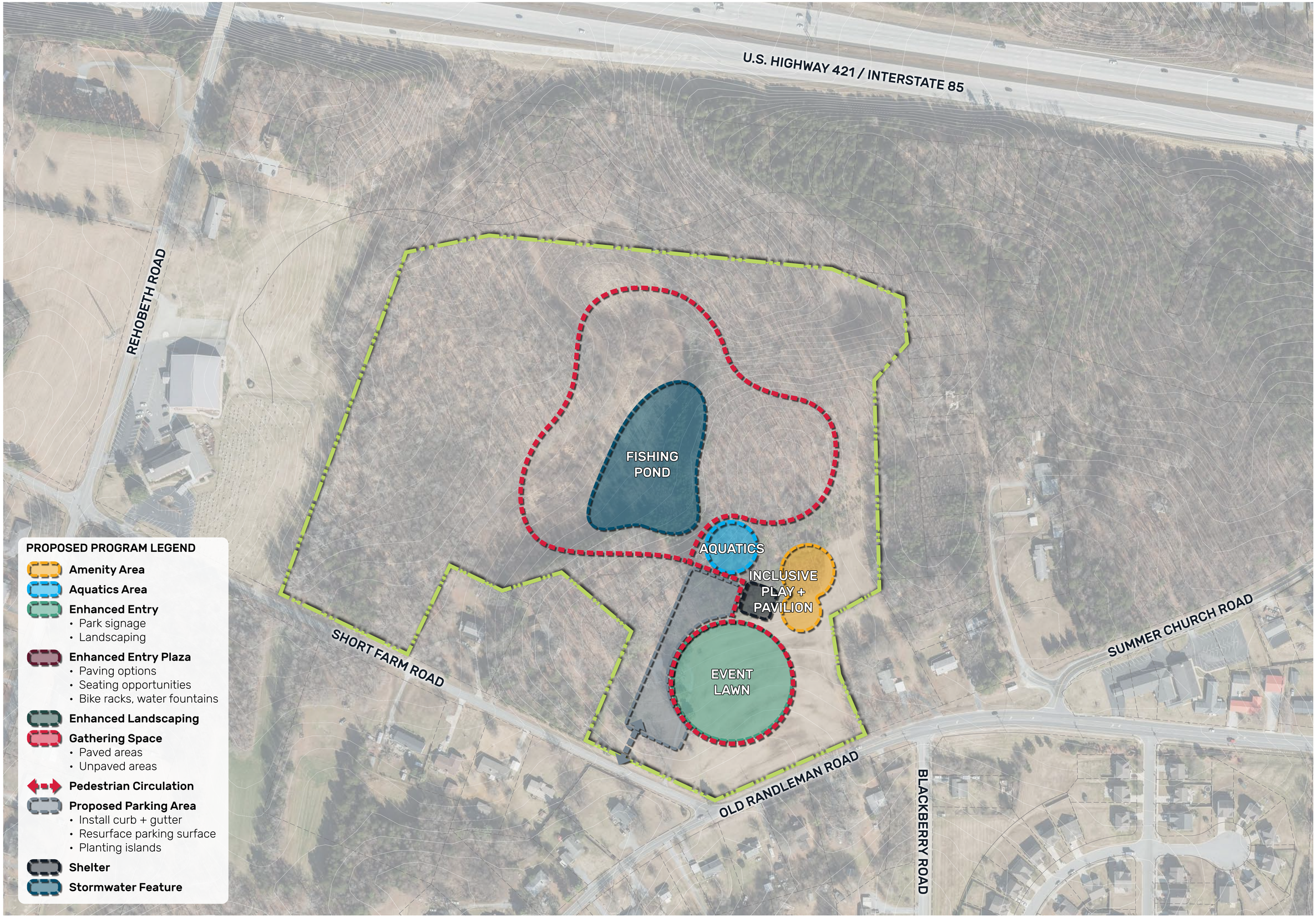
PREPARED FOR:
City of Greensboro

GREENSBORO AQUATIC FACILITY
BROWN RECREATION CENTER

GREENSBORO, NORTH CAROLINA

0' 60'
SCALE: 1" = 60'

P202111654
12. 21. 2022



McADAMS

PREPARED FOR:
City of Greensboro

GREENSBORO AQUATIC FACILITY SHORT FARM PROPERTY

GREENSBORO, NORTH CAROLINA

10' 60'
SCALE: 1" = 60'

P202111654
12. 21. 2022

GREENSBORO DRAFT MASTER PLAN PUBLIC COMMENTS

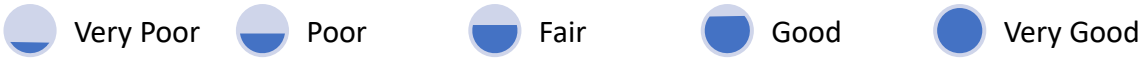
DATE	REVIEWED BY	COMMENTS

INTRODUCTION

The City of Greensboro Parks and Recreation Department released the Draft Greensboro Aquatics Facilities Master Plan, also called “Plan2Splash”, a plan outlining the current state and future of its aquatic facilities. Residents were able to review the plan online and comment on it between April 19 and May 3, 2023. A press release was issued by Greensboro Parks and Recreation Department on April 19, 2023 and reported through various local media including WFMY News 2, Fox 8 WGHP, News Break, Rhino Times and Greensboro News and Record.

PUBLIC COMMENT

The Draft Master Plan received a rating and comments from 40 individuals. The ratings were on a 5-point scale from Very Poor to Very Good and the Draft Master Plan received an average rating of Good with only 1 rating at a Very Poor and 16 ratings of Very Good. 80% of participants gave the plan a Good or Very Good.



Comments by the public included:

- “These renovations will make it safer for our kids to play in the water this summer. Renovations like these help to provide free places for our kids to cool down during the hot days.”
- “Inclusive options for each recommended upgrade are necessary and must be prioritized. Availability of accessible aquatic facilities AND programming are a grossly underserved area.”
- “I am hoping residents of city can get access to these locations after improvements for free or low price. Since everything cost. But would like to see more advertising for what gso has to offer for some do not know the public pool options even exist. Would like to see pools set for all ages, youth to adult. Relaxation for parent watching or adult relaxation.”
- “Make sure to add a covering over the slides direct sun make the hot and look deeper into maintenance and upkeep.”
- “Something needs to be done to improve the water play options in the area. As a recent new resident of North Carolina, I've found options for my kids to play in the pool and water, especially indoors on poor weather days, severely limited and quite frankly, boring.”

ITEM # 2023 - 719
RESOLUTION # 247-23
BOOK & PAGE # _____

AGENDA ITEM # G.2.

_____
COUNCIL SIGNATURE

RESOLUTION ADOPTING THE PARKS AND RECREATION AQUATICS FACILITES MASTER PLAN

WHEREAS, On December 21, 2021 City Council approved a contract in the amount of $179,870 for the development of an aquatics master plan and equity and inclusion assessment for all Parks and Recreation aquatics facilities;

WHEREAS, the Master Plan process followed a six phase approach which included community engagement; facility audits; equity and inclusion assessment; programming and master planning; and developing opinion of probable costs;

WHEREAS, nearly 2,000 residents provided input during the three phases of community engagement for the plan;

WHEREAS, the data gathered and feedback proposed renovations at the three outdoor pools (Peeler, Warnersville and Lindley); upgrades to the two spraygrounds at Keeley Park and Barber Park; and new aquatic amenities at Brown Community Park, Griffin Community Park, Hester Park, and a future park on City owned land at Short Farm Road;

WHEREAS, the recommendations for the renovation and enhancement can be phased at any time and further specific engagement for each site will be conducted as capital funds become available to design and construct the facilities;

WHEREAS, the master plan was completed in June 2023 and is to serve as a guiding document for future aquatics renovations and expansion within Parks and Recreation;

WHEREAS, the Parks and Recreation Commission unanimously supported and recommended approval the master plan at its September 13, 2023 meeting; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That it hereby adopts the City of Greensboro Aquatics Facilities Master Plan presented herewith this day.

THE FOREGOING RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO ON THE 17th DAY OF OCTOBER 2023.

Angela R Reed
CITY CLERK

APPROVED AS TO FORM

CITY ATTORNEY