



**City of Greensboro
Greentree Park Master Plan
March 2024**



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

BACKGROUND

The City of Greensboro manages over 120 facilities, including more than 85 neighborhood parks, 12 Community Parks with Community Recreation Centers and two active adult centers, throughout the City. Each of these facilities has its own identity and should serve as a neighborhood hub while providing a variety of safe, family-oriented recreational opportunities. Often the parks also serve as locations for community-wide events, such as holiday picnics, Neighborhood Night Out, etc. Park amenities generally include a playground, active recreation opportunities (tennis, basketball, etc.) and open space for quiet or passive activities. Parking lots, restroom facilities and picnic shelters are typically located within community and regional parks that provide a larger variety of recreation activities, more amenities and full-time staff.

Greentree Park is located at 1401 Springbrook Drive within the Greentree Community in Greensboro's City Council District 1. (The Guilford County Tax Department recognizes the address as 2509 Springbrook Drive.) The park is located on approximately 10.5 acres and features a multipurpose court and playground. The linear park is bisected by a stream (South Buffalo Creek Tributary 11). A bridge across the creek was previously removed by Parks staff, but the date is unknown. The site is primarily bounded by Springbrook Dr. to the north, Paddington St. to the west and Shallowford Dr. to the east. The southern boundary of the park is primarily residential backyards, although a portion of the southern boundary is accessible to Delmonte Dr. The park is surrounded by moderate density single family residential homes. Commercial and industrial uses are located in the vicinity along the Business 85/ Highway 29 corridor, but these uses do not encroach within the immediate park vicinity and do not impact the character of the park and surrounding area.

Greentree Park is located within the "other water supply watershed," so additional impervious surface would need to be treated by a permanent stormwater control measure if more than one acre of land is disturbed. The existing stream has been studied by FEMA and is included on floodplain mapping with a base flood elevation and associated Special Flood Hazard Area (SFHA). Preliminary mapping available through fris.nc.gov will modify the SFHA boundary and include a regulated floodway. The proposed effective date for these changes is currently unknown. Greentree Park is accessible via public transit, Route 12A, with stops on Vandalia Rd. located within a 5-minute walk from the park. However, Greentree Park and the surrounding area are not served by sidewalks, so the park is not easily accessible by transit or alternative transportation methods. Access to connected greenway and trails are lacking in this vicinity.

According to demographics provided by ESRI, the area within a 5-minute walking radius of Greentree Park includes 324 people with a median household income of \$39,909. The median age is 34.1 years, and average household size is 2.61. Expanding the area to a 10-minute walking radius from Greentree Park includes 1,059 people with a median household income of \$39,898. The median age is 34.3 years with an average household size of 2.31. Expanding the area again to a 15-minute walking radius from Greentree Park includes 2,307 people with a median household income of \$40,404. The median age is 34.6 years with an average household size of 2.29. The population within these studied areas is predominately white collar workers (approximately 55%) and home renters (approximately 65%).



BACKGROUND

COMMUNITY PROFILE

Greentree Park
Walk time of 5 minutes

324	-0.41%	2.61	69.7	34.1	\$39,909	\$101,923	\$14,643	20.4%	66.6%	14.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



11.0%
Services

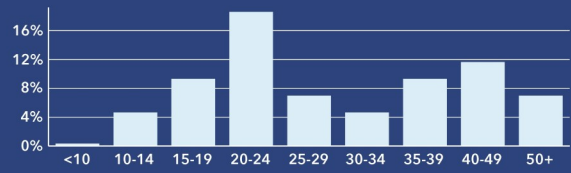


33.1%
Blue Collar

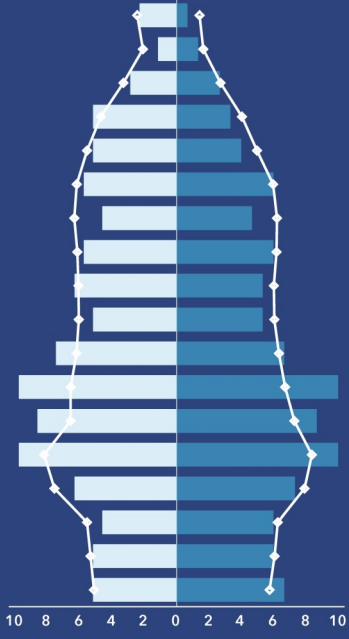


55.2%
White Collar

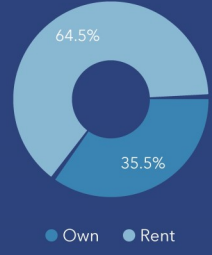
Mortgage as Percent of Salary



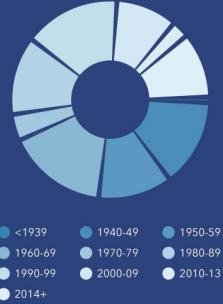
Age Profile: 5 Year Increments



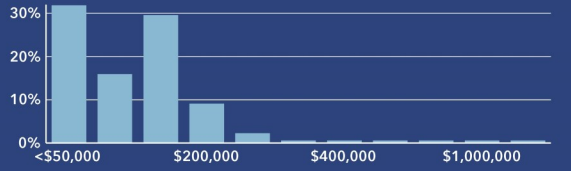
Home Ownership



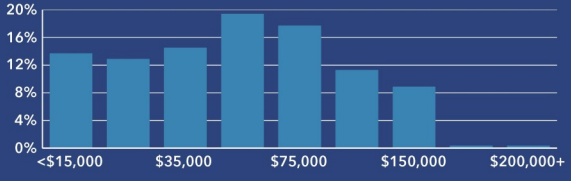
Housing: Year Built



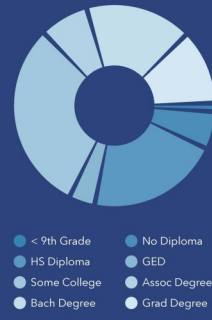
Home Value



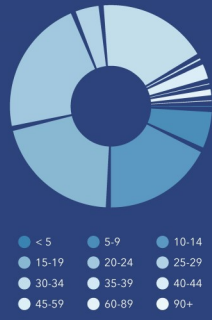
Household Income



Educational Attainment



Commute Time: Minutes



esri THE SCIENCE OF WHERE
Source: Esri, ACS, Esri forecasts for 2022, 2016-2020, 2027.

Dots show comparison to Guilford County

© 2023 Esri

BACKGROUND

COMMUNITY PROFILE

Greentree Park
Walk time of 10 minutes

1,059	-0.29%	2.31	69.2	34.3	\$39,898	\$103,061	\$14,806	20.4%	64.9%	14.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



11.4%
Services

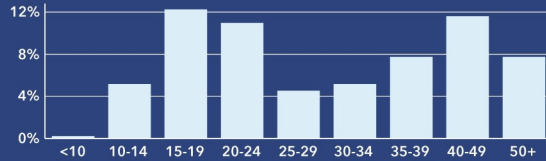


33.8%
Blue Collar



54.7%
White Collar

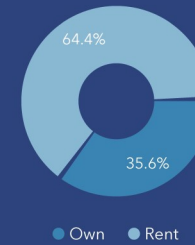
Mortgage as Percent of Salary



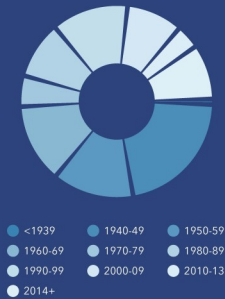
Age Profile: 5 Year Increments



Home Ownership



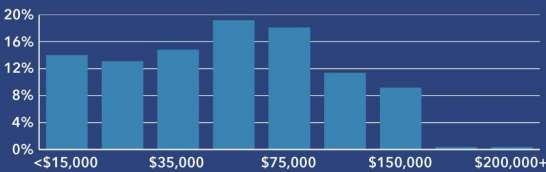
Housing: Year Built



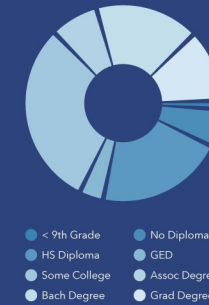
Home Value



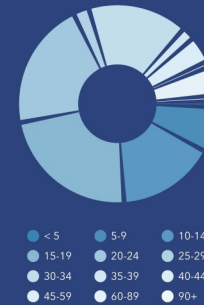
Household Income



Educational Attainment



Commute Time: Minutes



Source: Esri, ACS, Esri forecasts for 2022, 2016-2020, 2027.

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BACKGROUND

COMMUNITY PROFILE

Greentree Park
Walk time of 15 minutes

2,307	-0.31%	2.29	69.7	34.6	\$40,404	\$104,303	\$16,446	20.4%	64.5%	15.0%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



11.4%
Services

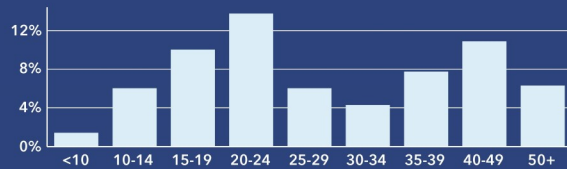


33.9%
Blue Collar



54.8%
White Collar

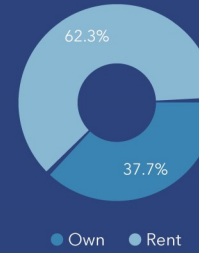
Mortgage as Percent of Salary



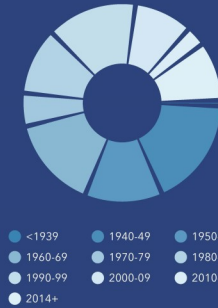
Age Profile: 5 Year Increments



Home Ownership



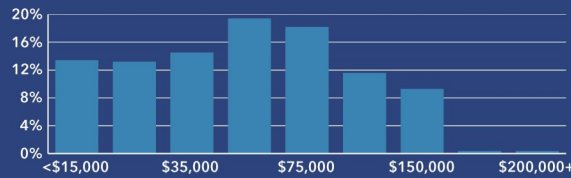
Housing: Year Built



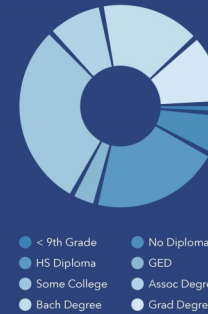
Home Value



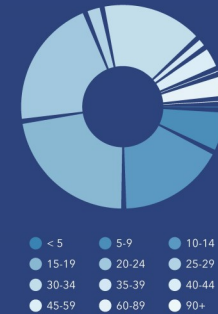
Household Income



Educational Attainment



Commute Time: Minutes



Source: Esri, ACS, Esri forecasts for 2022, 2016-2020, 2027.

Dots show comparison to Guilford County

© 2023 Esri

BACKGROUND

The park, which was deeded to the City of Greensboro in 1966, is generally undeveloped with a stream running east-west bisecting the site. The majority of the land is wooded with a large open area in the southeast portion of the site. Several smaller clearings can be found at the intersections of Springbrook Dr. and Shallowford Dr., Royalton Dr. and Paddington St. The multipurpose court is located in the large open area south of the stream Delmonte Dr. The playground is located to the southwest of the intersection of Springbrook Dr. and Royalton Dr. There is no ADA access to the multiuse court which is located adjacent to several residential yards. The playground does not have ADA access or meet current City of Greensboro equipment standards. The only access across the stream is at the public roadways—Shallowford Dr. and Paddington St., although a pedestrian bridge previously existed within the park boundary. Outdoor recreation use is available dawn-dusk seven days a week. There are no programmed recreational activities at Greentree Park. Parks and Recreation (P&R) staff has identified an opportunity to significantly enhance the quality of an existing park/outdoor recreation area by adding, replacing and upgrading infrastructure to be able to provide high priority and diverse recreation services. Through Plan2Play, the P&R staff identified 10 big ideas including Bring Up the Basis. Greentree Park is candidate for this initiative which provides enhancement of access to outdoor recreation for improved quality of life. Recreational facilities at Greentree Park are underutilized and not ideally located. Connectivity and ADA access throughout the site is lacking. Through participatory budgeting, the P&R Department supported the neighborhood desire to make park enhancements. The master plan will provide the community, P&R and the City of Greensboro a planning document to determine the best allocation of funds based on community input.



Westcott, Small & Associates, PLLC (WSAA) was selected by the City of Greensboro to provide master planning services at several neighborhood parks, including Greentree Park, in October 2022. On March 28, 2023, WSAA met with P&R staff to discuss current facilities and possible improvements and to review the existing site. Based on staff input, site visits and previous community input, WSAA developed a preliminary plan identifying the relocation of the playground to northeast corner of the site near the intersection of Springbrook Dr. and Shallowford Dr. with new equipment, seating and ADA access, ADA access and vegetative screening at the multiuse court, a looped trail encompassing the entirety of the site with a pedestrian bridge connection near the multiuse court and linear recreation stops along the trail (i.e. bocce, horseshoes, cornhole).

As a policy of the P&R Department, community input is vital to shaping any future change to park amenities. In order to identify community interest in specific amenities or renovations, P&R staff hosted a Community Engagement Evening at Glenwood Recreation Center on June 29, 2023. At this informal, drop-in meeting, P&R Staff and WSAA were able to present the preliminary plan to citizens, obtain feedback on the plan and offer the opportunity for citizens to rank the proposed improvements and provide open-ended suggestions or “wishes” for amenities/improvements. Approximately 10 people attended the input session. In order to provide additional opportunities for public input, P&R staff posted an online survey with links provided through the City’s website, NextDoor, Facebook, direct contact with neighborhood representatives and mailings. Feedback from 24 citizens was obtained through the online survey.

MASTER PLAN

In answer to the question of what improvements the respondent would like to see at Greentree Park, respondents from the public meeting and survey indicated (number of responses in parentheses):

- Provide a picnic shelter (8)
- Provide a walking loop (8)
- Provide a bridge over the stream (10)
- Provide games (2)
- Provide low maintenance landscaping that can also provide food for the community (1)
- Improve basketball court (1)
- No response (4)

In answer to the question of what the respondent visits most often at Greentree Park, respondents from the public meeting and survey indicated (number of responses in parentheses):

- Playground (9)
- Green space (6)
- Basketball court (4)
- Have not visited (5)
- No response (10)

Incorporating both community and staff suggestions and concerns, WSAA developed a master plan rendering for Greentree Park. The rendering was presented to the community at a second public input session on November 2, 2023. Five people attended the drop-in event at Glenwood Recreation Center. Reviews of the master plan were positive and interest in the walking trail is high. There were some questions about the proposed location of the playground and whether additional bridges would be needed to provide a complete walking loop. The master plan incorporates feedback received from the neighborhood meetings and survey responses. In keeping with the preliminary plan, the Greentree Park master plan includes the relocation of the playground to northeast corner of the site near the intersection of Springbrook Dr. and Shallowford Dr. with new equipment, seating and ADA access, ADA access and vegetative screening at the multiuse court, a looped trail encompassing the entirety of the site with a pedestrian bridge connection near the multiuse court and linear recreation stops along the trail (i.e. horseshoes, cornhole). Additionally a shade structure was incorporated near the playground and bocce was removed from the list of games to be provided adjacent to the walking trail. Bike racks, signage and trashcans should be installed to match Parks and Recreation Department standards.



Public Input Session

MASTER PLAN

The primary improvement to the park will be the construction of the looped walking trail. Due to the fact that the surrounding area does not have public sidewalks, the walking trail will allow for a safe location to exercise, access the outdoors and obtain the physical and mental health benefits associated with outdoor walking. The proposed pedestrian bridge will allow for enhanced connectivity between the two sides of the park and the neighborhood. The trail will meander in and out of the current wooded area, allowing for a mix of sun and shade while creating visual appeal along the approximately 3700 foot (0.68 mile) length. As grade and space allow, games areas (i.e. horseshoes, cornhole, etc.) can be constructed adjacent to the walking trail. While the trail will provide access to the games areas, the same benefits of sun and shade along the trail will be provided to the games areas. At least one ADA accessible connection to the trail will be provided. There appears to be adequate space to install trail or sidewalk behind the Shallowford and Paddington curb lines without the need for additional bridges or culvert extensions.

The location of the existing playground is not especially visible, so relocation to the corner of Shallowford Dr. and Springbrook Dr. is suggested. The higher visibility location will provide a safer environment for children and provide better access for families. There are several other open, relatively flat spaces within the park that could also serve as a playground location. New, more contemporary play structures will be installed with appropriate mulched fall surface and adjacent seating. A shade structure can also be installed to supplement shade provided by the existing vegetation. The new location will allow for ADA access to the playground, increasing the opportunity for inclusive play.

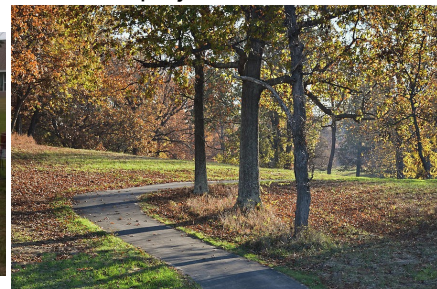
Current stormwater regulations require the installation of a permanent stormwater control measure (SCM), typically a pond or bioretention cell, to treat the increase in impervious surface if the disturbed area is greater than one acre. If the project is phased, so disturbed area remains less than one acre in each phase, the stormwater control measure will not be required. Due to the linear nature of the walking trail and the topography at the proposed location, multiple SCMs will be required to treat the entire walking loop. Due to the increased construction and maintenance costs associated with multiple SCMs, and the associated disturbance to the tree canopy, it is recommended that the trail be constructed in multiple one acre phases. The Parks and Recreation Department should continue to reach out to the Water Resources Department to pursue areas of collaboration. Based upon previous successful partnerships throughout the parks system, possible collaboration at Greentree Park could include innovative stormwater measures or educational opportunities. Innovative stormwater measures could be particularly helpful to treat the walking trail runoff, which might allow construction in a single phase. The Stormwater Management Division may have access to grant funding for experimental treatment measures, including the actual trail surface, that may allow stormwater treatment without negatively impacting the aesthetics and context of the proposed trail within the park.

The existing stream has been studied by FEMA and is included on floodplain mapping with a base flood elevation and associated Special Flood Hazard Area (SFHA). Preliminary mapping available through fris.nc.gov will modify the SFHA boundary and include a regulated floodway. Construction of the trail within 50-feet of the stream will require approval by the NC Division of Water Quality (DEQ) for stream buffer impacts. Greenway impacts are permissible if permitted. The pedestrian bridge installation may also require approval by the NCDEQ and US Army Corps of Engineers (UASCE) through the 401/404 program covering impacts to waterways. Based upon the floodway and SFHA indicated on the preliminary floodplain mapping available at fris.nc.gov, installation of the pedestrian bridge will require a “no-rise certification” through FEMA. Design of the bridge must ensure no rise of the 100-year flood elevation, which typically requires spanning the width of the floodway and elevating to approximately 2-feet above the base flood elevation. The additional costs associated with design and construction within stream buffers, floodplain and floodway must be considered within the overall project cost.



Horseshoes

Source: www.battlelakereview.com



Trail

MASTER PLAN



GREENTREE PARK MASTER PLAN

COST ESTIMATE

Although the major elements of the plan should be considered long range (at least 10 years for completion), phasing of some items can occur dependent on funding.

Phase 1 elements of the master plan include:

- Install pedestrian bridge
- Install updated signage
- Construct first section of trail
- Install updated trashcans and bike rack at multi-use court
- Construct ADA access to court
- Upgrade basketball court (new goals, painted surface)

Phase 2 elements of the master plan include:

- Construct games areas adjacent to trail
- Remove existing playground
- Install new play equipment with mulched fall area and ADA access
- Install seating, shade structure, trashcans and bike rack near new playground

Future phases of the master plan include construction of the remaining segments of the trail until the loop is complete. Total funding, allowing for inflation and design fees, required for the completion of all master plan elements is approximately \$900,000. In addition to possible general fund or bond funding, the City should also pursue grants and donations for specific items. GDOT should be approached to install sidewalk along Shallowford Dr. and Paddington St. to facilitate the walking loop. Local foundations, the Greensboro Parks Foundation, religious institutions, boy scout troops, grants and corporations may be solicited in order to fund smaller park projects or portions of larger projects.

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

Ph. 1	First Segment of walking trail	\$150,000
	Pedestrian Bridge	\$250,000
	Signage, Trashcans, Bike rack	\$ 20,000
	Basketball court improvements	\$ 35,000
	ADA access to court	\$ 15,000
	Stormwater Control Measure	<u>\$100,000</u>
	Phase 1 Total	<u>\$570,000</u>
Ph. 2	Demolish Playground	\$ 7,500
	New Playground with ADA access	\$ 70,000
	Seating, Shade, Trashcans, Bike rack	\$ 60,000
	Games Areas (2)	<u>\$ 30,000</u>
	Phase 2 Total	<u>\$167,500</u>



Existing Playground



Proposed Playground

Source: www.sunshinewhispers.com

RECOMMENDATIONS

The current site is generally underdeveloped with outdated recreation opportunities. Improving physical and recreational access while addressing recreational deficiencies and quality amenities will encourage park use. The master plan attempts to better utilize the existing spaces, while providing enhanced opportunities for low-impact recreation and community gathering while meeting the needs and desires of the neighborhood. Additionally, elements that do not meet Greensboro's current standard will be refurbished or replaced with more current elements. Due to the interest from the surrounding community and lack of existing sidewalks in the surrounding neighborhood, the first segment of the walking trail and bridge should be considered major improvements in the short term. Due to stormwater requirements, the walking trail should be developed in separate phases until the entire loop is completed. Completion of the walking loop and additional major improvements (play ground, games) should be considered long range.

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

- Identify internal opportunities for completing elements of the master plan.
- Create formal Adopt-A-Park committee and establish neighborhood contacts
- Encourage Adopt-A-Park committee to contact corporations and civic and religious groups for project support
- Identify partners for Adopt-A-Stream in conjunction with Water Resources Staff
- Determine level of funding available for Phase 1 of construction
- Create sponsorship marketing for specific plan elements (ie: playground)
- Develop construction plans for Phase 1 of construction
- Bid and construct Phase 1 improvements
- Begin grant review and preparation for additional funding. Seek alternative funding through grants/ foundations/partners, including stormwater specific grants to assist with trail completion
- Continue to develop park programming and special events to increase park usage
- Develop construction drawings for additional phases as funds become available
- Adoption of the master plan by Greensboro Parks and Recreation Commission and Greensboro City Council.
- Include approved master plan in the City's Capital Improvement Program (CIP)
- Continue to evaluate progress towards master plan completion and changes in the user community that could lead to re-evaluation
- Continue to review grant opportunities and capital funding requests to continue phased implementation of park elements

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



APPENDICES

- A: Site Pictures
- B: ACS Key Population and Household Facts
- C: CAMA Report
- D: Summary of Public Input
- E: Preliminary FIRM

APPENDIX A



Culvert



Culvert



Aerial Sanitary Sewer Crossing



Parks & Recreation Signage

APPENDIX A



Basketball Court



Basketball Court



Sanitary Sewer Manhole



Basketball Court with Sanitary Sewer Manhole

APPENDIX A



Stream Behind Playground



View From Playground



Existing Playground

WS

WESTCOTT, SMALL
— & ASSOCIATES —