



GREENSBORO
NORTH CAROLINA

**City of Greensboro
Old Peck Park Master Plan
March 2024**



**WESTCOTT, SMALL
— & ASSOCIATES —**

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.

Old Peck Park is located at 1101 Fairbanks Street within the Glenwood Community in Greensboro's City Council District 1. The park is located on approximately 5.2 acres and features the Lonnie Revels Field, a baseball field supported by a restroom building. The site is accessed by Fairbanks St, to the north and Glenwood Avenue to the west, Freeman Mill Road borders the site to the east. The site is bordered by single family residential to the south. Properties across Fairbanks St., Glenwood Ave. and Freeman Mill Rd. are also single family residential.

Old Peck Park is located within the "other water supply watershed," so additional impervious surface will need to be treated by a permanent stormwater control measure if more than one acre of land is disturbed. There are no streams or wetlands identified on the site, which is located outside the FEMA regulated floodplain. Old Peck Park is accessible via public transit, Route 13, with a stops on Freeman Mill Rd., and Route 2, with a stop at Florida St. and Glenwood Ave., both located within a 5-minute walk from the park. The property frontage and surrounding neighborhood streets are served by sidewalks, so the park is accessible by transit and alternative transportation methods.

According to demographics provided by ESRI, the area within a 5-minute walking radius of Old Peck Park includes 461 people with a median household income of \$32,847. The median age is 38 years, and average household size is 2.57. Expanding the area to a 10-minute walking radius from Old Peck Park includes 2,232 people with a median household income of \$31,801. The median age is 34.8 years with an average household size of 2.45. Expanding the area again to a 15-minute walking radius from Old Peck Park includes 5,499 people with a median household income of \$30,743. The median age is 32.6 years with an average household size of 2.30. The population within these studied areas is predominately white collar workers (approximately 43%) with home ownership decreasing from 54% in the 5 minute radius to 38% in the 15 minute radius.



BACKGROUND

COMMUNITY PROFILE

Old Peck Park
Walk time of 5 minutes

461	-1.96%	2.57	78.2	38.0	\$32,847	\$80,932	\$15,797	20.6%	66.3%	13.4%
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+



23.6%
Services

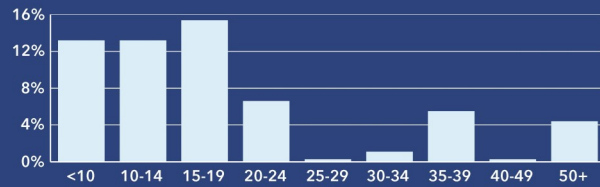


35.1%
Blue Collar

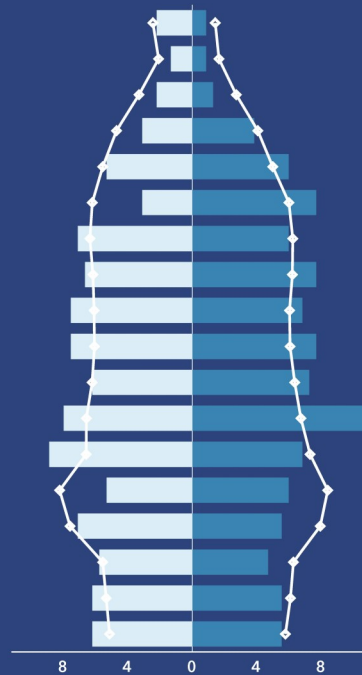


42.5%
White Collar

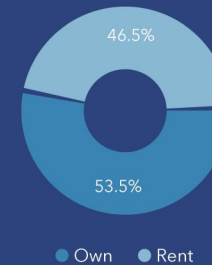
Mortgage as Percent of Salary



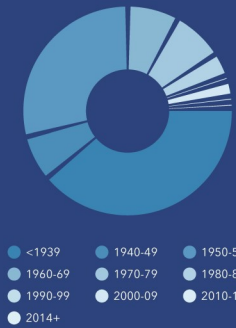
Age Profile: 5 Year Increments



Home Ownership



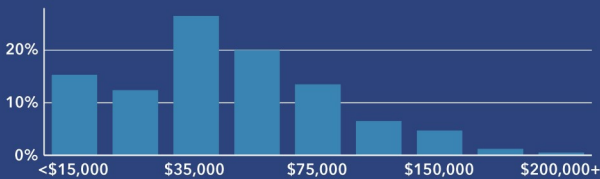
Housing: Year Built



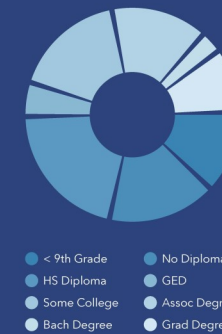
Home Value



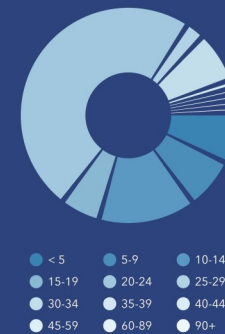
Household Income



Educational Attainment



Commute Time: Minutes



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

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BACKGROUND

COMMUNITY PROFILE

Old Peck Park
Walk time of 10 minutes

2,232	-0.81%	2.45	71.4	34.8	\$31,801	\$82,283	\$13,337	25.7%	61.8%	12.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



26.0%
Services

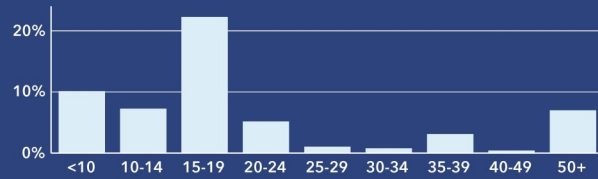


31.7%
Blue Collar



42.3%
White Collar

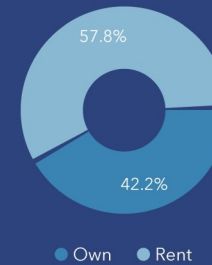
Mortgage as Percent of Salary



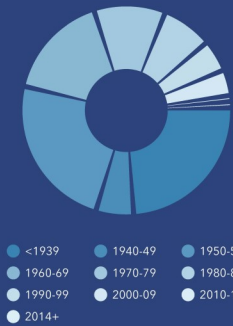
Age Profile: 5 Year Increments



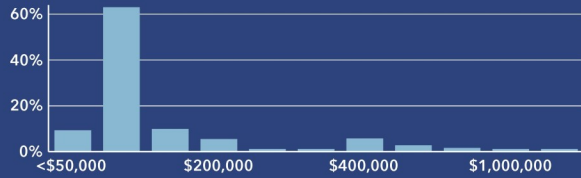
Home Ownership



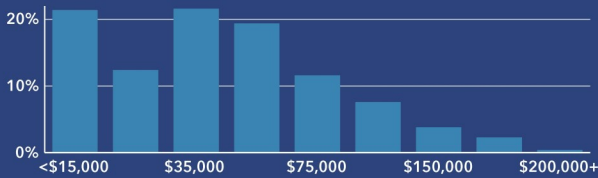
Housing: Year Built



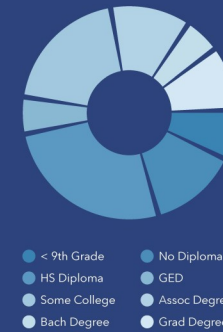
Home Value



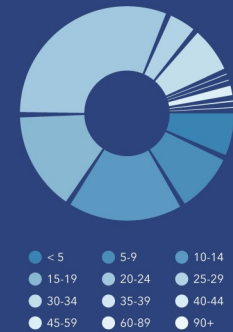
Household Income



Educational Attainment



Commute Time: Minutes



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

Dots show comparison to Guilford County

© 2023 Esri

BACKGROUND

COMMUNITY PROFILE

Old Peck Park
Walk time of 15 minutes

5,499	-0.19%	2.30	70.1	32.6	\$30,743	\$84,208	\$12,608	25.7%	61.8%	12.5%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



25.0%
Services

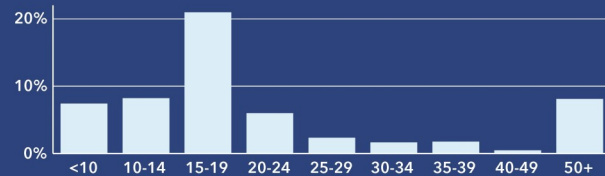


30.4%
Blue Collar



44.7%
White Collar

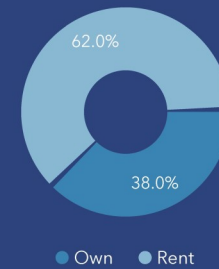
Mortgage as Percent of Salary



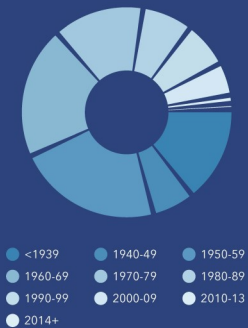
Age Profile: 5 Year Increments



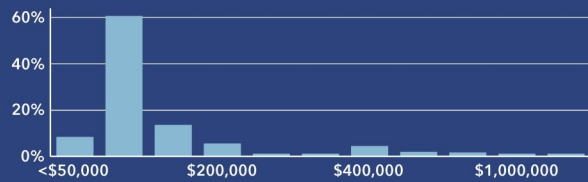
Home Ownership



Housing: Year Built



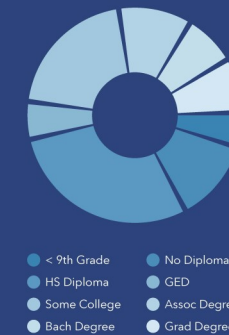
Home Value



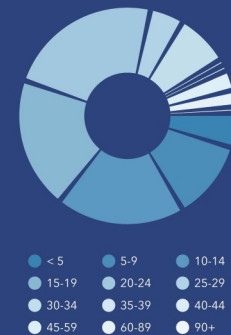
Household Income



Educational Attainment



Commute Time: Minutes

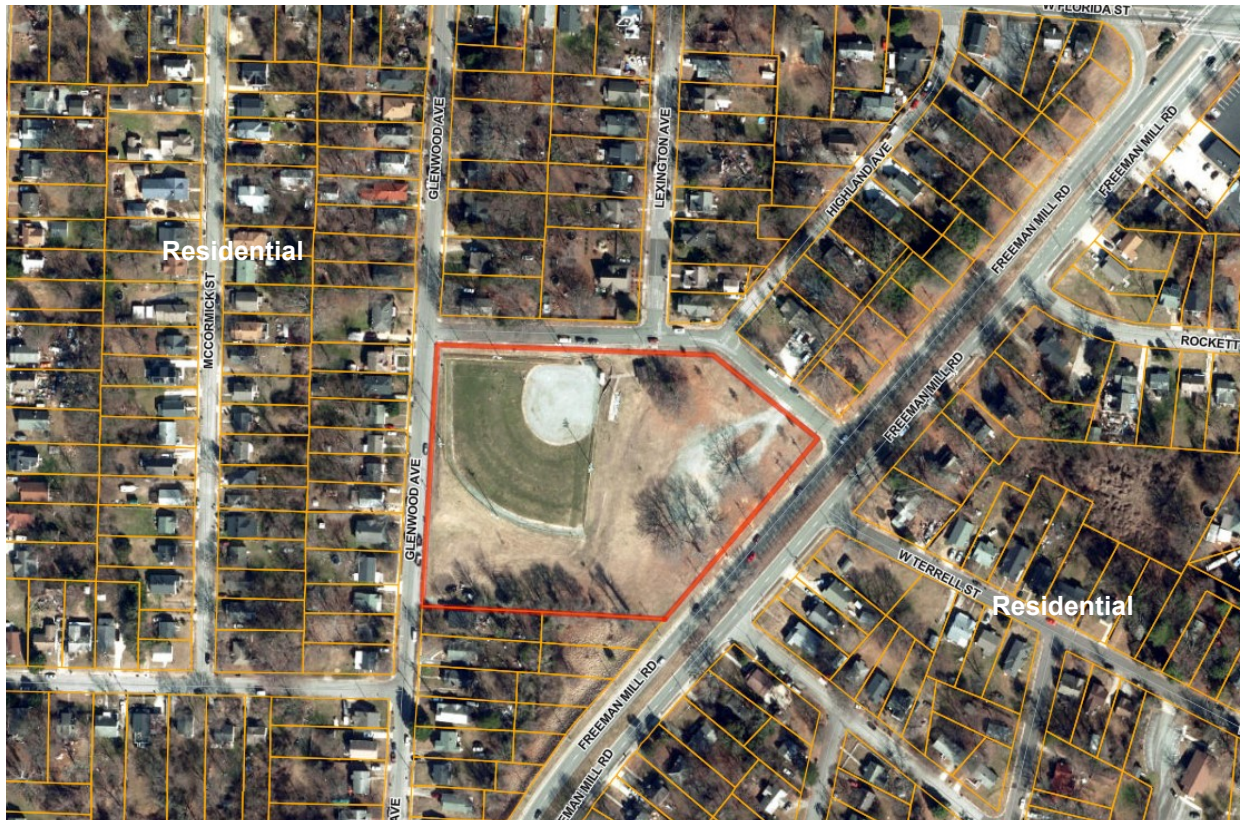


Source: Esri, ACS, Esri forecasts for 2022, 2016-2020, 2027.

© 2023 Esri

BACKGROUND

The site is generally built-out, with areas of redevelopment available. The baseball field is located at the northwest corner of the site. Stairs lead up to a restroom building adjacent to Fairbanks St. A gravel parking area is located in the northeast corner of the site with vehicular access provided from Fairbanks St. The baseball field and parking area are not ADA accessible. Outdoor recreation use is available dawn-dusk seven days a week. There are no programmed recreational activities at Old Peck Park and unstructured recreation (play, walking, etc.) opportunities are lacking. Parks and Recreation staff has identified an opportunity to significantly enhance the quality of the existing park/outdoor recreation area by adding, replacing and upgrading infrastructure to be able to provide high priority and diverse recreation services. Connectivity, diverse recreational opportunities and ADA access throughout the park are 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 Old Peck Park, in October 2022. On March 28, 2023, WSAA met with Parks and Recreation 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 consisting of ADA access to the baseball field, a walking trail, playgrounds, parking improvements, seating, shade and an urban orchard.

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, Parks and Recreation (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 17 citizens was obtained through the online survey.

BACKGROUND

In answer to the question of what improvements the respondent would like to see at Old Peck Park, respondents from the public meeting and survey indicated (number of responses in parentheses, some responses included more than one answer):

- Walking Trails/Loop (10)
- Playground (9)
- Renovated restrooms (9)
- Parking Improvements (6)
- Shade/Seating (5)
- Trees/plants/garden (4)
- Picnic Shelter (3)
- Baseball improvements (2)
- Basketball Court (2)
- Bike Trails (2)
- Soccer field (1)
- Pickleball Court (1)

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

- Field (7)
- Restrooms (2)
- No response (8)

Incorporating both community and staff suggestions and concerns, WSAA developed a master plan rendering for Old Peck 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. No additional comments were provided.



Existing Conditions—Baseball Field

MASTER PLAN

The master plan incorporates feedback received from the neighborhood meetings and survey responses. In keeping with the preliminary plan, the Old Peck Park master plan includes the addition of multiple play structures with adjacent seating and shade structures. A walking path connecting to sidewalk at Fairbanks St and Glenwood Ave. will be constructed allowing for a walking loop. The parking area will be expanded and paved, including ADA parking spaces. ADA access will be provided to the existing baseball field through construction of ramps with handrails. Exterior improvements to the restroom building and renovation of the restrooms are included in the long term plans. The current property lines extend into the Freeman Mill Rd. pavement, so the master plan incorporates dedication of right-of-way and maintains improvements inside the new park boundary. Bike racks, signage and trashcans should be installed to match Parks and Recreation Department standards.

The baseball field is well maintained, but not ADA accessible. The master plan includes ADA access through ramps with handrails from the field to the public sidewalk. A second connection to the public sidewalk east of the restroom building will allow for ADA access from the field to the restrooms and parking lot. The field is not currently programmed by the City of Greensboro, but is available for rental. Two citizen respondents noted the need for better use of the field for both community events and programmed athletics. The proposed ADA access may allow for more regular use of this field.

The existing gravel parking area will be expanded and paved with at least two (2) dedicated handicap accessible spaces, including a van space. Access to the field, restroom building, playgrounds and new walking trails will be provided from the parking lot. Although one survey respondent requested lighting upgrades in the parking lot, Old Peck Park is not open after dusk, so lighting is not necessary. Two playgrounds with seating adjacent to the parking lot are proposed. A shade structure will be provided at one of the play areas.

A trail through Old Peck Park connecting Glenwood Ave. and Fairbanks St. is proposed. The trail would also provide access to the field, restroom building, parking lot and play areas. Utilizing the trail and the connections to the existing sidewalk will provide a walking loop without accessing the sidewalk along the heavily traveled Freeman Mill Rd., allowing for a more relaxing walking environment that feels more neighborhood-scaled. Planting an Urban Orchard in the southeast corner of the site will allow for additional buffering from Freeman Mill Rd. The orchard will provide educational opportunities as well as safe, nutritious and inexpensive fruit for the community to be enjoyed at home or within Old Peck Park. Grant opportunities may be available for planting and ongoing efforts.

The existing restroom building should be painted and interior renovations will be required for regular use to the fields. One survey respondent requested that Lonnie Revels, for whom the baseball field is named, be more prominently recognized. Repainting of the building exterior could include a mural to educate the community about Lonnie Revels and his life. Additional signage could also be placed near the fields to provide educational information about Lonnie Revels, his life and connection to Greensboro.

Current stormwater regulations require the installation of a permanent stormwater control measure (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. However, the cost of a permanent device should be included in the total construction estimate in case grant or a bond funding allows for full build-out as a single construction package. 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 Old Peck Park could include pervious pavement, cisterns, innovative stormwater measures or educational opportunities. Partnerships could extend to other City departments and private entities as well.



MASTER PLAN



OLD PECK PARK MASTER PLAN

MASTER PLAN

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:

- Construct ADA access to field
- Construct ADA access to restroom building
- Paint building with mural
- Install playground and seating
- Plant orchard

Phase 2 elements of the master plan include:

- Construct parking lot
- Install playground with seating and shade
- Construct walking trail
- Construct bike rack & repair station

Phase 3 elements of the master plan include:

- Renovate restrooms
- Ballfield improvements



Park Signage



Existing Site



Existing Bathrooms and Snack Bar

COST ESTIMATE

Total funding, allowing for inflation and design fees, required for the completion of all master plan elements is approximately \$1,600,000. In addition to possible general fund or bond funding, the City should also pursue grants and donations for specific items. The Greensboro Parks Foundation, local foundations, religious institutions, boy scout troops, grants and corporations may be solicited in order to fund smaller park projects or portions of larger projects. The mural could be donated through an arts organization. The orchard could be funded by a grant. If the project is funded as a single phase, an additional \$100,000 should be allocated for stormwater control measures.

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

Ph. 1	ADA access to field & restroom	\$185,000
	Orchard	\$ 25,000
	Playground with seating	\$100,000
	Paint building	<u>\$ 20,000</u>
	Phase 1 Total	\$330,000
Ph. 2	Parking Lot	\$300,000
	Bike rack & repair station	\$ 10,000
	Walking trail	\$ 65,000
	Playground	\$ 50,000
	Seating and shade	\$ 70,000
	Bioretention Cell	<u>\$ 50,000</u>
	Phase 2 Total	\$545,000
Ph. 3	Restroom renovation	\$ 85,000
	Signage, trashcans, bike racks	\$ 20,000
	Ballfield Improvements	<u>\$560,000</u>
	Phase 3 Total	\$665,000



Example Seating and Shade

Source: www.usa-shade.com



Example Playground

Source: www.sunshinewhispers.com



Example Orchard

Source: www.travel.usnews.com

RECOMMENDATIONS

The current site is generally underdeveloped with outdated and underutilized 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 active 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. The construction of the basketball complex and playground improvements should be considered major improvements in the short term. Additional major improvements (parking expansion, trail construction, etc.) 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
- 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
- Identify donor to paint mural on building facade
- Continue to review recreational programs as elements are revised/refurbished
- Begin grant review and preparation for additional funding. Seek alternative funding through grants/foundations/partners
- 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.



Existing Conditions at Baseball Field

APPENDICES

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

APPENDIX A



Existing Restroom Building



Existing Building



Existing Conditions at Field



Existing Conditions at Field



Parks & Recreation Sign



Existing Gravel Parking



Existing Gravel Parking

WS

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— & ASSOCIATES —**