

PARKERS RIDGE PARK MASTER PLAN & NORTHEAST DISTRICT PARK EXPANSION MASTER PLAN

Board of Commissioners Presentation

February 17, 2020

AGENDA

SITE INVENTORY AND ANALYSIS

PUBLIC ENGAGEMENT PROCESS

SITE PROGRAMMING

CONCEPTUAL PLANS

FINAL MASTER PLAN

OPINION OF COSTS

PHASE ONE PLAN



PARKERS RIDGE PARK MASTER PLAN

SITE INVENTORY AND ANALYSIS

- › Located in Moncure, along Pea Ridge Road off Highway US 1 (Claude E. Pope Memorial Highway)
- › Approximately 15 miles from Pittsboro, Sanford, and Western Wake County
- › 147 acres site named Parkers Ridge in honor of the Atlas and Lola Parker
- › Property sold by Lola Tart Parker Trust at reduced cost to Chatham County
- › Natural Resources- Jordan Lake, Harris Lake County Park, Haw River, Deep River
- › Goals for Parks and Recreation Comprehensive Plan:
 - › Goal 2 Objective 2.1 : Develop Master Plan



SITE INVENTORY AND ANALYSIS

EXISTING SITE CONDITIONS



LEGEND

- PROJECT AREA
- STREAM
- CHATHAM COUNTY WATERSHED PROTECTION BUFFERS
- 100 YEAR FLOODPLAIN
- BUILDING SETBACK

SITE DATA

PIN: 9688 00 64 7059
 TOTAL ACREAGE: 138.04 ACRES

NOTE

All base data has been provided by Chatham County GIS On-line services and should be confirmed with a topographic and boundary survey prior to development of construction drawings.



SITE INVENTORY AND ANALYSIS

EXISTING SITE CONDITIONS



1

BUILDINGS



2

CROP FIELDS



3

WATER BODY-1



4

CROP FIELDS



5

SHADDOX CREEK



6

WATER BODY-2



7

WILDLIFE



8

WELL

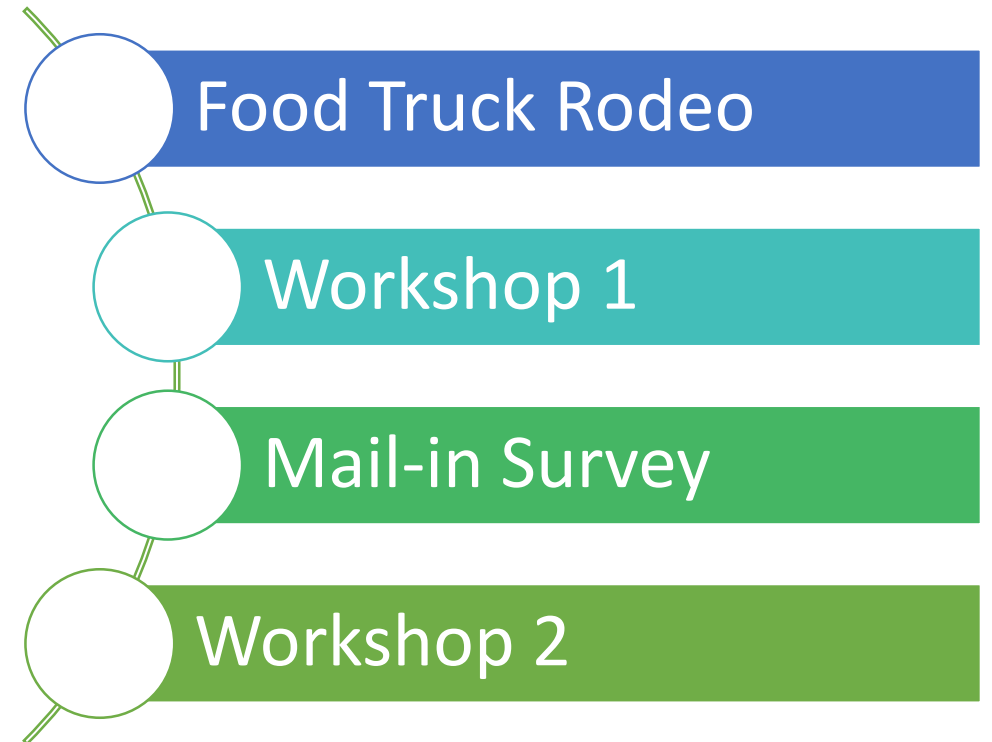


9

CROP FIELDS

PUBLIC INPUT OPPORTUNITIES

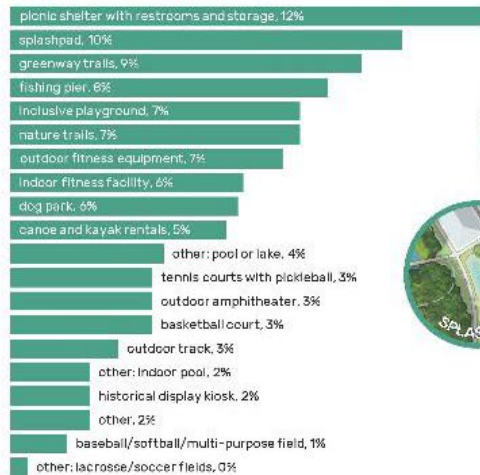
- › Preferred Park Character
- › Preferred Amenity Needs
- › Preferred Program Needs
- › Health and Wellness Preferences
- › Criteria for Prioritization



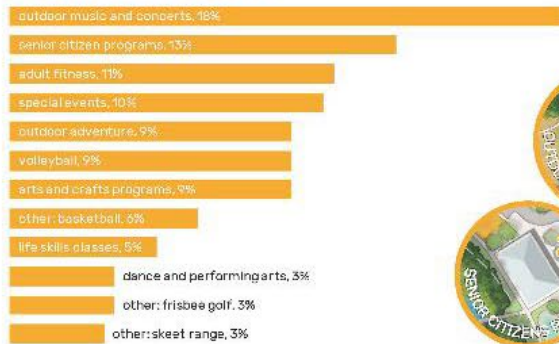
SITE PROGRAMMING

COMMUNITY ENGAGEMENT

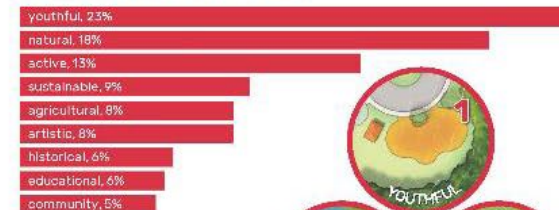
AMENITY NEEDS



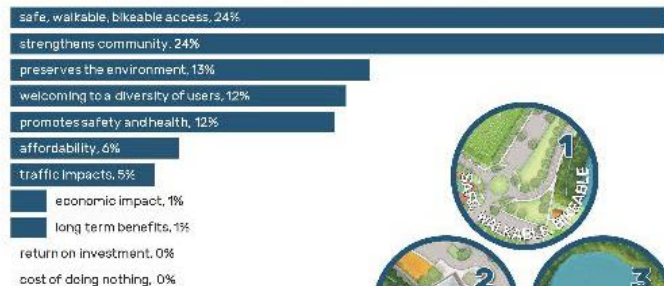
PROGRAM NEEDS



PARK CHARACTER



CRITERIA FOR PRIORITIZATION



CORE PROGRAMMING

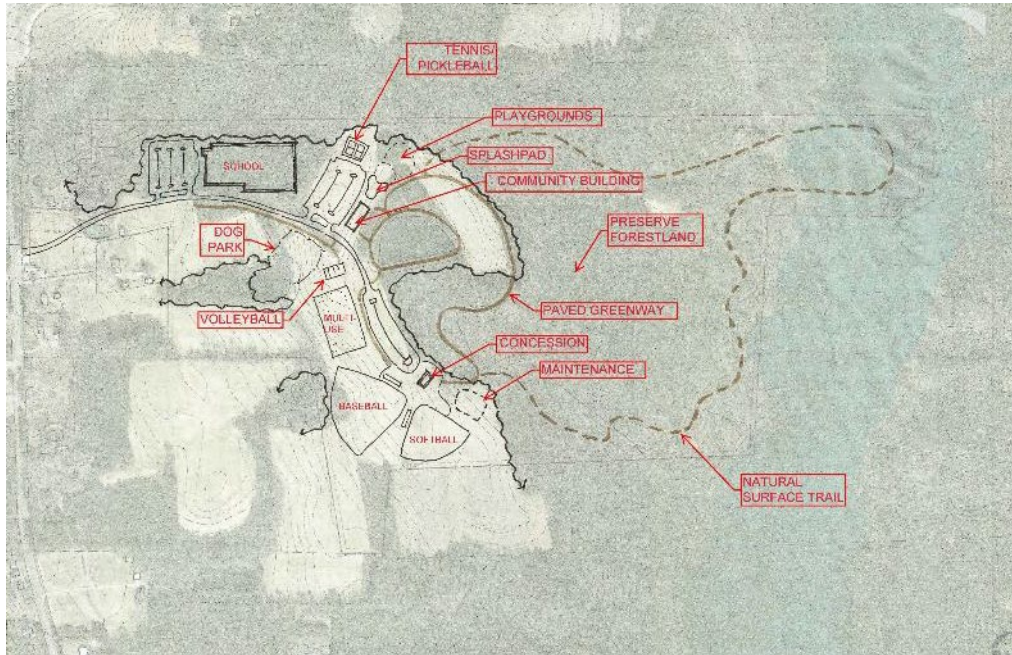
	COMPREHENSIVE PARKS + RECREATION PLAN	COMMUNITY ENGAGEMENT	STAFF INPUT
Tennis / pickleball	X		
Playground	X	X	
Splashpad	X	X	
Community building	X		
Greenway	X	X	
Baseball / softball	X		X
Multi-use field	X		X
Volleyball			X
Dog park	X	X	
Basketball courts			X
Picnic shelters	X	X	
Natural surface trails	X	X	
Reserve space for school site			X

YOUTHFUL

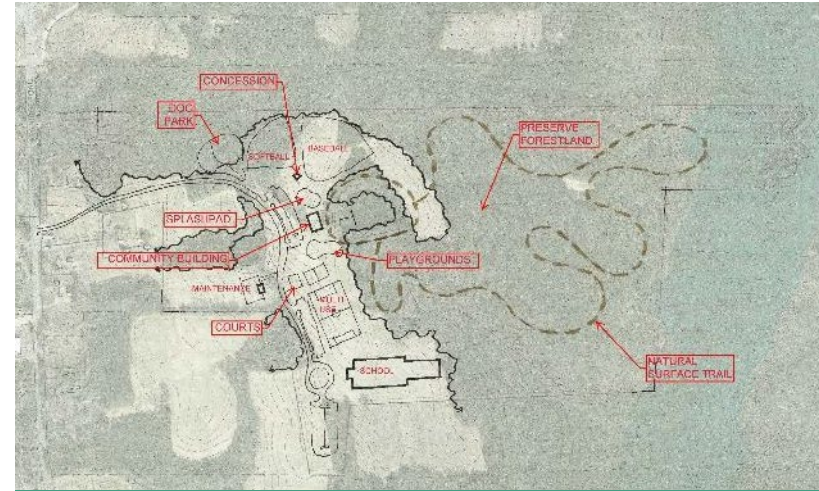
NATURAL

ACTIVE

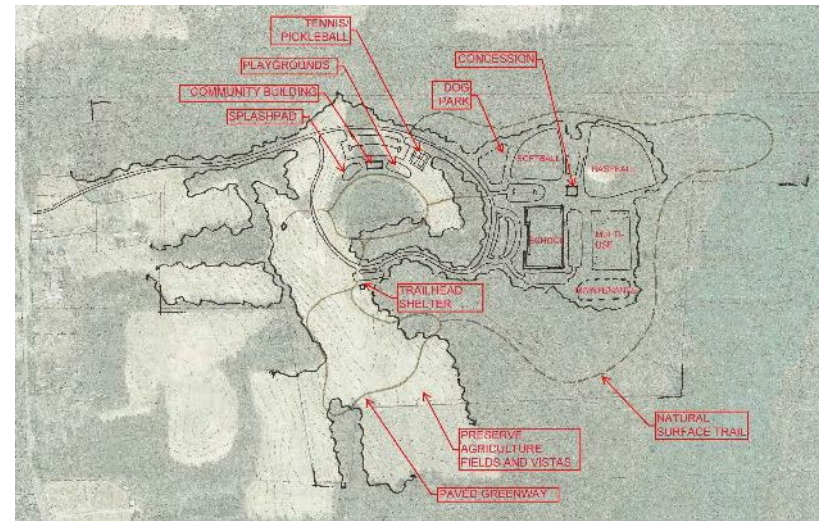
CONCEPTUAL MASTER PLANNING



CONCEPT A



CONCEPT B



CONCEPT C

FINAL MASTER PLAN



PARK AMENITY SUMMARY*

INTERPRETIVE AREA + SHELTER	1 AC (+/-) 600 SF SHELTER
SHELTER AT POND	(+/-) 600 SF
EVENT LAWN	(+/-) 70,000 SF
CONCESSION + RESTROOMS	(+/-) 1,000 SF
MULTI-PURPOSE FIELDS	2 @ 360' X 180'
TENNIS/PICKLEBALL COURT	2 @ 36' X 78'
FITNESS COURSE	(+/-) 8,000 SF
COMMUNITY CENTER	(+/-) 10,000 SF
SPRAYGROUND	(+/-) 3,500 SF
PLAYGROUND	(+/-) 8,000 SF
SHELTER AT SPRAYGROUND	(+/-) 600 SF
DOG PARK	0.35 AC (16,000 SF)
DISC GOLF COURSE	(+/-) 18 AC
NATURAL SURFACE TRAIL	1.5 MILE

* PROPOSED AMENITY SIZE. CALCULATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE

PARKING DATA

PARKING AREA	
INTERPRETIVE AREA/PARK ENTRY	(+/-) 18 SPACES
EVENT LAWN/BALL FIELD	(+/-) 72 SPACES
MULTI-PURPOSE FIELD	(+/-) 105 SPACES
COMMUNITY CENTER	(+/-) 130 SPACES
TURF OVERFLOW PARKING (not in total)	approx 30 SPACES
TOTAL PARKING	(+/-) 325 SPACES

LEGEND

- ASPHALT
- SIDEWALK
- 0.5 MILE PAVED GREENWAY LOOP
- NATURAL SURFACE TRAIL
- SPORT FACILITY
- PARKING
- STRUCTURE
- NATURALIZED AREA
- EXISTING POND
- EXISTING STREAM
- WETLAND
- 50' STREAM BUFFER
- PROPERTY LINE
- SETBACK
- LOW IMPACT STORMWATER MANAGEMENT

NOTES:

1. This concept plan is preliminary in nature and subject to change.
2. All base data has been provided by Chatham County or line services and should be confirmed with a topographic and boundary survey prior to development of construction drawings.
3. This concept diagram does not consider subsurface conditions such as utilities, unsuitable soils, rock or other elements that may influence the park configuration or location of amenities. A preliminary soils, geotech or similar investigations should inform the final concept design.
4. Disc golf course final design to be completed by disc golf course designer. Course may expand into natural trails to increase size as needed.
5. Design and location of future school building and all associated vehicular and pedestrian circulation is conceptual and subject to change.



FINAL MASTER PLAN
PRECEDENT IMAGES



Event Space



Splashpad



Greenway



Community Center



Playground



Multipurpose Fields

FINAL MASTER PLAN
PRECEDENT IMAGES



Tennis/ Pickleball



Dog Park



Fitness Course



Baseball/ Softball



Meadow



Boardwalk through wetlands

OPINION OF COSTS

Major Construction Items

› Site prep & Earthwork	\$ 756,000.00
› Park Improvements	\$ 8,942,950.00
› Infrastructure (Utilities, Roadwork, Stormwater)	\$ 1,760,000.00
SUBTOTAL	\$ 11,428,950.00

Soft Costs

› Contingency	(30%)
› Contractor General Conditions	(10%)
› Bond & Insurance	(1.75%)
› Design Costs	(10%)
› Escalation	(4.5%)

<u>Grand Total</u>	<u>\$ 18,486,452.00</u>
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› Phase One Amenities

- › -
- › -
- › -

› Phase One Opinion Of Costs

- › -
- › -
- › -

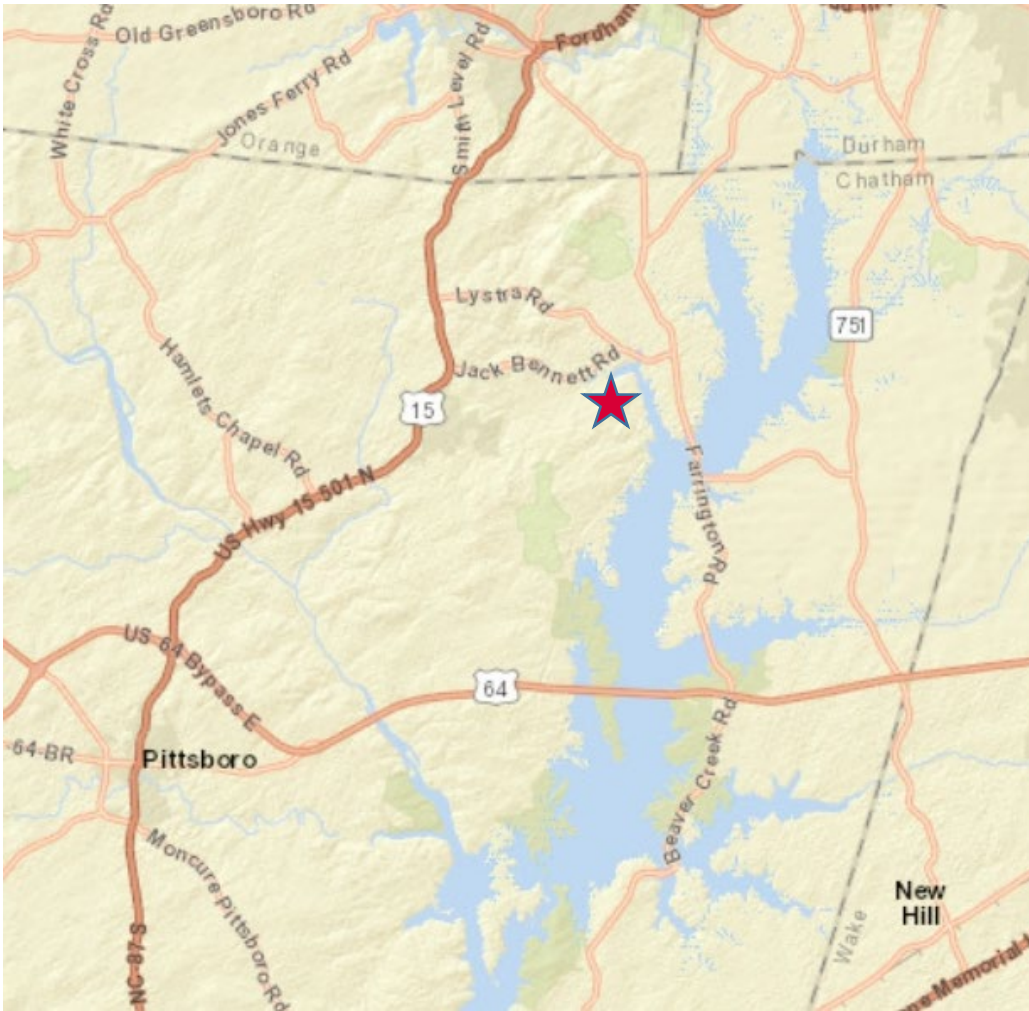
› Phase One PARTF Funding

- › -
- › -
- › -

NORTHEAST DISTRICT PARK EXPANSION MASTER PLAN

SITE INVENTORY AND ANALYSIS

- › Existing park facility, located at 5408 Big Woods Road, Chapel Hill, NC 27517
- › Jordan lake and game lands around 66 acres of park property
- › Existing facilities
 - › Multipurpose field, softball/baseball field, 2 pickle ball courts, picnic shelter, fishing pond, 1/4-mile paved walking trail, tennis courts, concession stand, restrooms & playground.
- › Extreme slopes
- › Conservation Easement
- › “New” construction, master plan update
- › Goals for Parks and Recreation Comprehensive Plan:
 - › Goal 1, Objective 1.1 : Develop Park Master Plan for NE District Park



EXISTING SITE CONDITIONS



JORDAN LAKE

EXISTING
BASEBALL
FIELD

POND

EXISTING TRAIL

EXISTING
MULTI-PURPOSE
FIELD

EXISTING COURTS

EXISTING RESTROOMS, CONCESSIONS,
SHELTER + PLAYGROUND

CONSERVATION
EASEMENT
AREA

BIG WOODS ROAD

- LEGEND
- PROJECT AREA
 - EXISTING SITE ACCESS
 - CONSERVATION EASEMENT

SITE INVENTORY AND ANALYSIS

EXISTING SITE CONDITIONS



1

Playground



2

Trails



3

Library



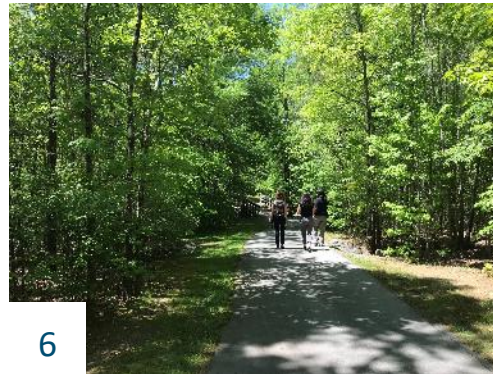
4

Restrooms



5

Existing pond



6

Trails



6

Picnic shelter



6

Tennis courts

CORE PROGRAMMING

2019 Comprehensive Master Plan

- › 2 additional Tennis / Pickleball
- › Lighting at the existing courts
- › Basketball courts
- › Horseshoe/ Bocce
- › Playground expansion
- › Additional picnic shelter
- › Extend walking trails
- › Community center

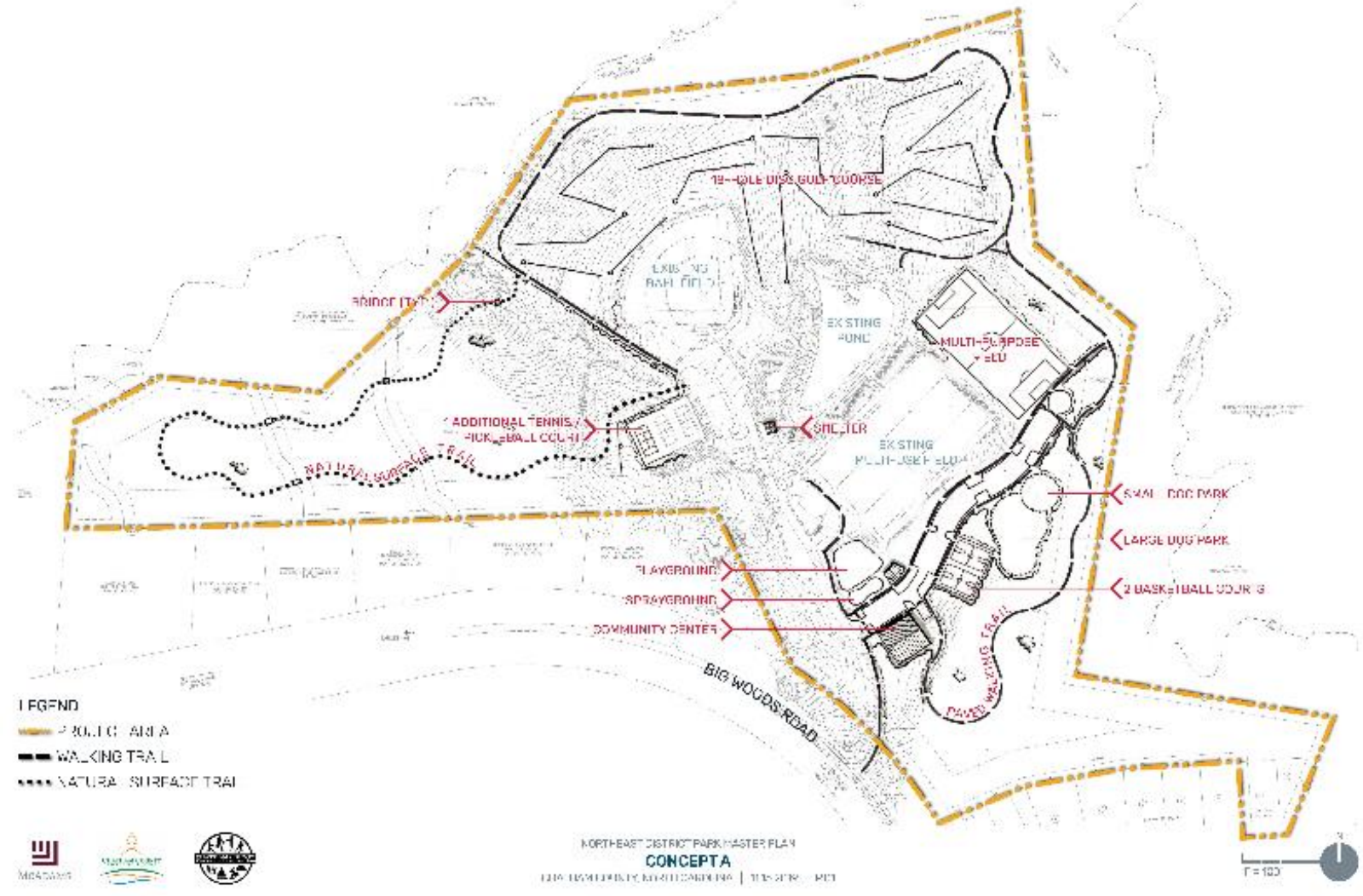
Conservation Easement

- Allowable Uses
- › Mountain bike trails
 - › Nature trail (4' width), Bridges, overlooks
 - › 1.5 ac of allowable disturbance

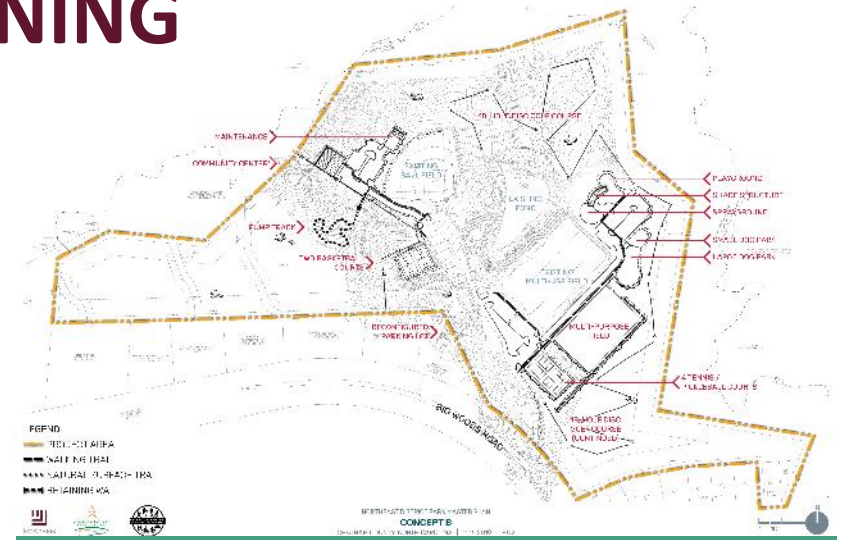
Desired Amenities

- › Adult softball
- › Multi use field
- › Enlarged Playground
- › Disc golf
- › Dog park
- › Recreation center
- › Splash pad
- › Maintenance building & shop yard

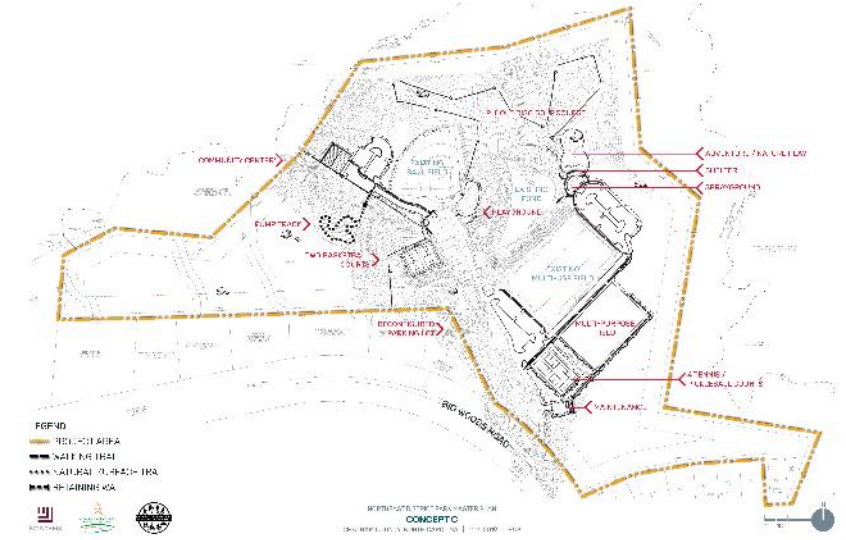
CONCEPTUAL MASTER PLANNING



CONCEPT A



CONCEPT B



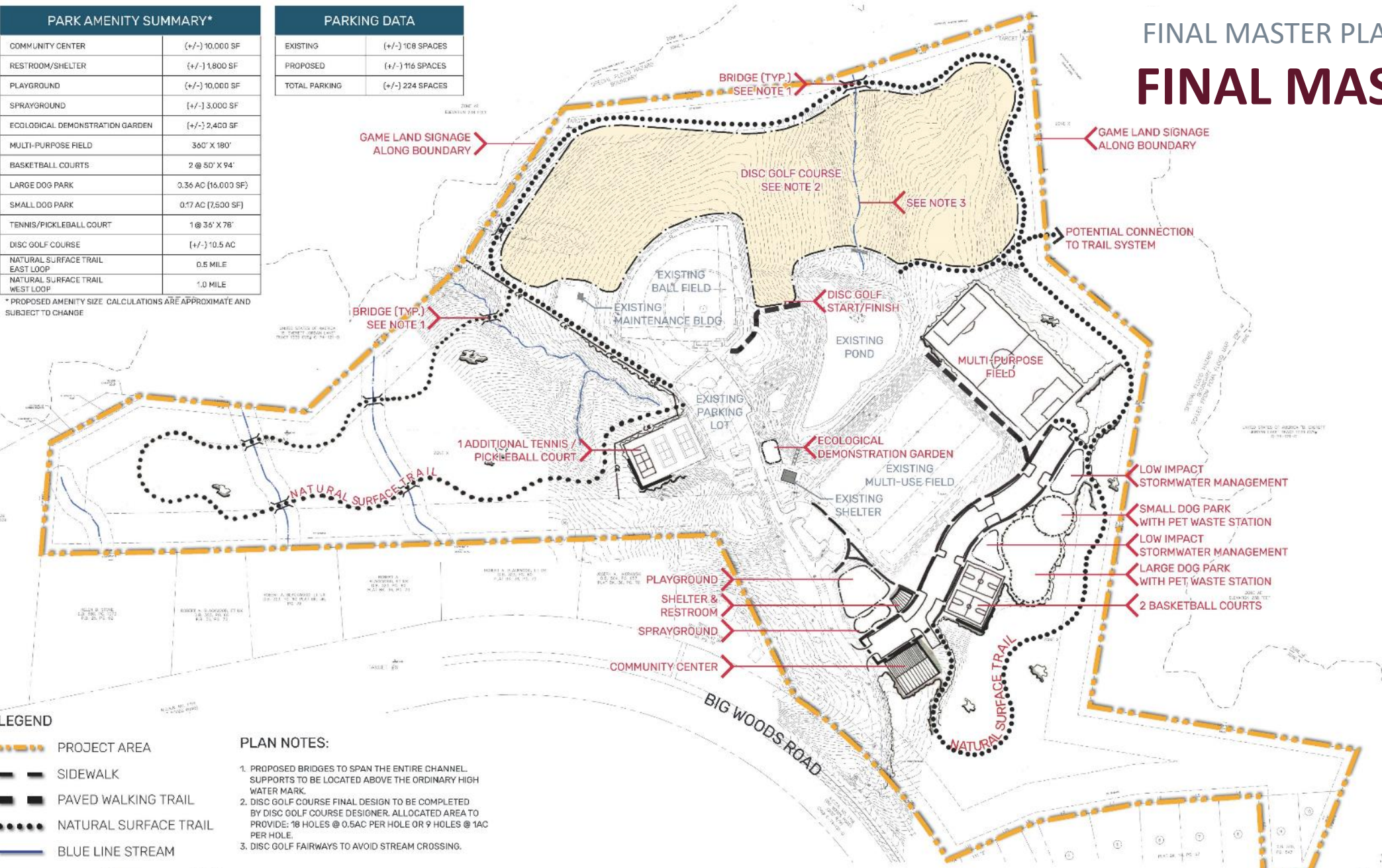
CONCEPT C

FINAL MASTER PLAN

PARK AMENITY SUMMARY*	
COMMUNITY CENTER	(+/-) 10,000 SF
RESTROOM/SHELTER	(+/-) 1,800 SF
PLAYGROUND	(+/-) 10,000 SF
SPRAYGROUND	(+/-) 3,000 SF
ECOLOGICAL DEMONSTRATION GARDEN	(+/-) 2,400 SF
MULTI-PURPOSE FIELD	350' X 180'
BASKETBALL COURTS	2 @ 50' X 94'
LARGE DOG PARK	0.36 AC (16,000 SF)
SMALL DOG PARK	0.17 AC (7,500 SF)
TENNIS/PICKLEBALL COURT	1 @ 36' X 78'
DISC GOLF COURSE	(+/-) 10.5 AC
NATURAL SURFACE TRAIL EAST LOOP	0.5 MILE
NATURAL SURFACE TRAIL WEST LOOP	1.0 MILE

PARKING DATA	
EXISTING	(+/-) 108 SPACES
PROPOSED	(+/-) 116 SPACES
TOTAL PARKING	(+/-) 224 SPACES

* PROPOSED AMENITY SIZE CALCULATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE



- LEGEND**
- — — — PROJECT AREA
 - SIDEWALK
 - PAVED WALKING TRAIL
 - NATURAL SURFACE TRAIL
 - BLUE LINE STREAM

- PLAN NOTES:**
1. PROPOSED BRIDGES TO SPAN THE ENTIRE CHANNEL. SUPPORTS TO BE LOCATED ABOVE THE ORDINARY HIGH WATER MARK.
 2. DISC GOLF COURSE FINAL DESIGN TO BE COMPLETED BY DISC GOLF COURSE DESIGNER. ALLOCATED AREA TO PROVIDE: 18 HOLES @ 0.5AC PER HOLE OR 9 HOLES @ 1AC PER HOLE.
 3. DISC GOLF FAIRWAYS TO AVOID STREAM CROSSING.



FINAL MASTER PLAN
PRECEDENT IMAGES



Tennis/ Pickleball



Disc Golf



Multipurpose Fields



Playground



Trails



Basketball Court

FINAL MASTER PLAN
PRECEDENT IMAGES



Shelter with restrooms



Dog Park



Splashpad



Community Center



Ecological Demonstration Garden



Low Impact Stormwater Management

OPINION OF COSTS

Major Construction Items

› Site prep & Earthwork	\$ 180,000.00
› Park Improvements	\$ 4,836,850.00
› Infrastructure (Utilities, Roadwork, Stormwater)	\$ 182,160.00
SUBTOTAL	\$ 2,587,446.00

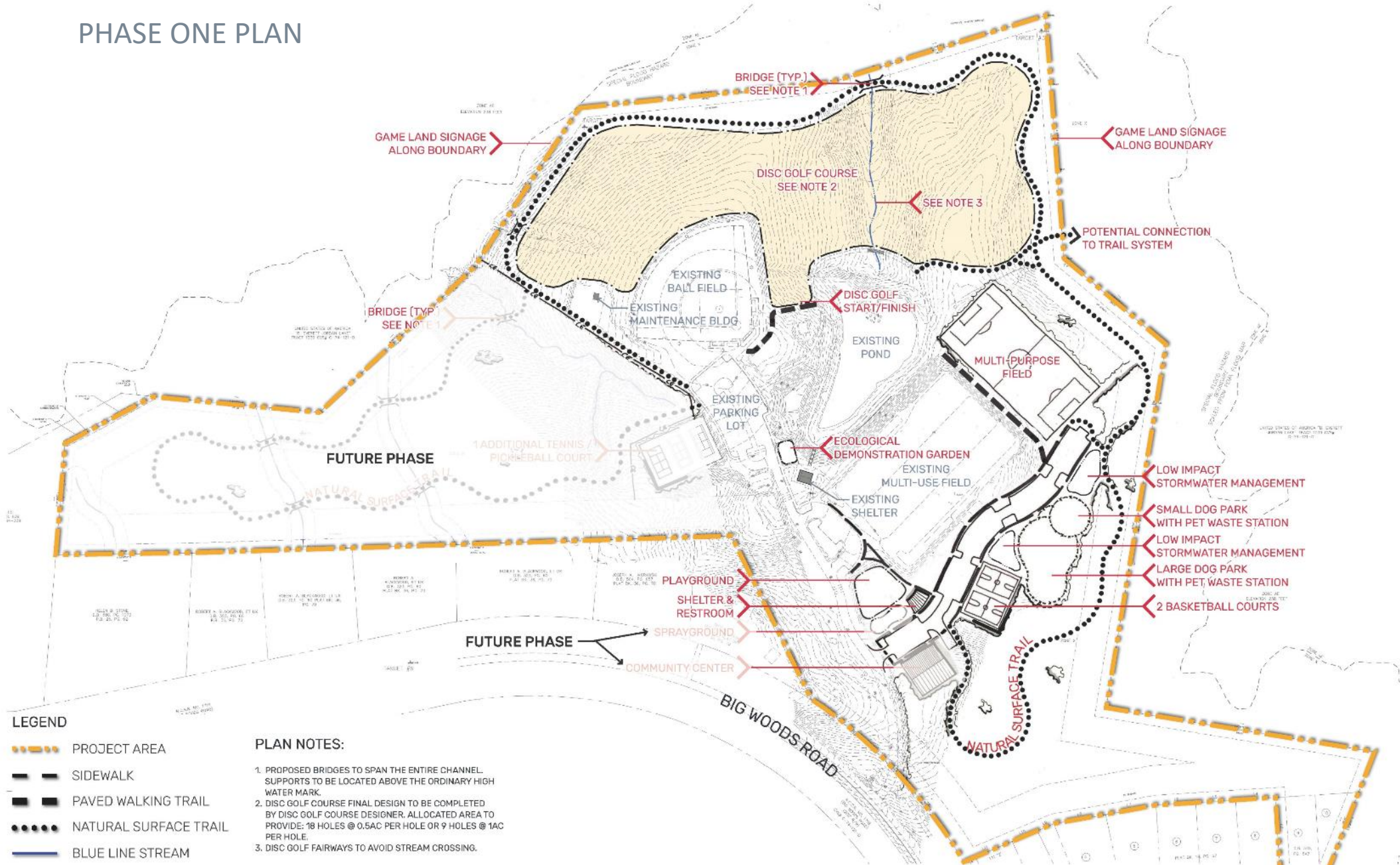
Soft Costs

› Contingency	(30%)
› Contractor General Conditions	(10%)
› Bond & Insurance	(1.75%)
› Design Costs	(10%)
› Escalation	(4.5%)

Grand Total \$ 7,661,169.00

Phase I Total \$ 4,230,525.00

PHASE ONE PLAN



LEGEND

- PROJECT AREA
- SIDEWALK
- PAVED WALKING TRAIL
- NATURAL SURFACE TRAIL
- BLUE LINE STREAM

PLAN NOTES:

1. PROPOSED BRIDGES TO SPAN THE ENTIRE CHANNEL. SUPPORTS TO BE LOCATED ABOVE THE ORDINARY HIGH WATER MARK.
2. DISC GOLF COURSE FINAL DESIGN TO BE COMPLETED BY DISC GOLF COURSE DESIGNER. ALLOCATED AREA TO PROVIDE: 18 HOLES @ 0.5AC PER HOLE OR 9 HOLES @ 1AC PER HOLE.
3. DISC GOLF FAIRWAYS TO AVOID STREAM CROSSING.



Thank You!