

# VANCE STREET PARK RECREATION PARK

SITE SPECIFIC MASTER PLAN

Town of Waynesville, North Carolina



Adopted  
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# ACKNOWLEDGMENTS



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## PLANNING OVERVIEW

Recreation Park and Vance Street Park have served the citizens of Waynesville for over four decades. Through the years, community leaders have continuously invested in these two parks in order to meet the indoor and outdoor recreation needs of community residents. While the Town's park system contains six existing parks on over 50 acres of parkland, almost all of the Town's recreational facilities and greenspace are found in these two parks.

In 2007, Haywood County developed a Countywide Plan for Parks and Recreation. As part of that plan, recommendations were made for improvements to both parks. While some of those recommendations have been acted upon, many recommendations have been left unfinished. More importantly, many things have changed in the community and in the field of park development since the 2007 plan. In August of 2016, the Town initiated a new planning study to identify park and recreational needs for the community. The planning process included reaching out to the public through public workshops and a community survey to gather input on desired improvements. Through this planning process, it became apparent that most of the needs expressed by local residents were directly related to improvements needed at one (or both) of these two parks. With that understanding, the Town initiated this planning study to develop site specific master plans for both parks. To further confirm the park and recreational desires of the public, public workshops were held specifically to discuss needed improvements for both parks.

While the parks have separate names and are in some ways perceived as two separate facilities, this planning report studies both park simultaneously because of their close proximity (they are connected by Richland Creek and a greenway trail). Individual plans have been developed for each park as part of this planning report.

In addition to the park plans, this planning document includes a summary of the findings from the site analysis that was conducted for each site, findings from the public workshop, a description of physical and recreational needs, program description, and cost estimates for proposed improvements.



*Vance Street Park offers a wide variety of recreational opportunities*

## SITE ANALYSIS

### RECREATION PARK



*The tennis courts at Recreation Park are one of the Town's most popular recreation facilities*

### SITE CONTEXT

Recreation Park is an 18.28 acre Community Park located in the northeastern area of town. The park's main entrance is on West Marshall Street, but it is also bordered by Vance Street to the south and east. The park's northern border is formed by Richland Creek. The park is surrounded by a variety of land uses. Property to the west of the park, across West Marshall Street, is primarily business and commercial. Property to the south of the park is predominantly residential. Several houses fronting on West Marshall and Vance Street back up to the park, but further east along Vance Street, the houses are located across the street from the park. Future park development should be sensitive to the residential properties in the immediate area. Property to the north of the park (on the opposite side of Richland Creek) is currently undeveloped agricultural land; although current zoning (Residential: Medium Density) would indicate that this area may one day be residential development as well. Property at the park's northwest corner (across Richland Creek) contains a shopping center.

The park is somewhat linear, running along Richland Creek. It is also divided by an existing railroad track that runs east/west through the upper quadrant of the site; creating two very distinct park areas. The largest park space is located south of the railroad tracks.

### EXISTING FACILITIES

Through the years, the entire park has become developed with a wide variety of outdoor recreational facilities. The largest park area (south of the railroad track) contains the following recreation facilities:



## Tennis Courts (6)

These courts are heavily used for free play and league play. While improvements have been made to the courts in the past several years, the foundation under the courts is unstable and major renovations to the courts will be required in the near future. There is a small gazebo and aluminum bleachers adjacent to the existing courts. The courts and gazebo are not ADA accessible.

## Outdoor Basketball Courts (2)

Structurally these courts appear to be relatively sound, but the color surfacing on the courts is old and needs to be replaced.

## Play Area

The park's largest play area is located along the southern property line. This wooden play structure was constructed many years ago and needs to be replaced. The old play structure does not incorporate up to date play design, nor does it incorporate Universal Design principles that make it ADA accessible and inviting for children of all play abilities.



*The existing wooden play equipment should be replaced*

## Softball Field

A softball field is located in the very center of the park site. The existing field is completely fenced and includes backstop, bleachers and a press box/scorers building. The fencing and buildings are old and need to be replaced. Because of its central location, the softball field dominates this area of the park and makes access to other areas of the park difficult.

Demand for softball has decreased in the past years, and this field is seldom programmed for ball play. Consideration should be given to removing the field and using this valuable space for other recreational uses or open space.

## Tee Ball Area

A small tee ball field with 4 skinned infields is located adjacent to Vance Street. A small gravel parking area immediately off Vance Street provides parking to this area.

## Picnic Area

A very nice greenspace exists between West Marshall Street and the existing parking lot. This area is an open lawn with several large shade tree, several picnic tables, a water fountain and mobile restroom. The picnic tables are not ADA accessible, and there is no ADA access to the tables.

## Parking Lot

There is a very large parking area in the center of the park. The perimeter of this lot is paved, but most of the lot is graveled. The Town's first swimming pool was located at the graveled area. With the construction of the Waynesville Recreation Center, the Town's outdoor swimming pool was closed and demolished. This

area creates an unsightly focal point for the park. The total number of available parking spaces is difficult to determine because the gravel area is open area without defined parking aisles, but it appears there is more paved or gravel area than is needed for the current facilities in the park.

### Maintenance Facility

A Public Works Maintenance facility is located in the park adjacent to the basketball courts and railroad track. This facility includes a small metal maintenance building with outside storage area for sand, mulch, etc. The central location in the park creates potential conflicts between park users and maintenance operations. Relocating this facility to more remote areas of the park should be considered.



*The large gravel parking lot covers much of the park*

A second, more linear, park activity node is located along Richland Creek, north of the railroad track. This activity node includes the following recreational facilities:

### Small Playground/Picnic Shelter

Immediately north of the railroad tracks at West Marshall Street there is a small activity node that includes a small playground, family picnic shelter and restroom. All of these facilities are old and need renovations. The playground contains outdated equipment and is not ADA accessible. Likewise, the existing restroom is old and is not designed to meet current ADA standards. The Department has identified the need to improve this area and is currently seeking grant monies from the NC Connect funds to make facility improvements.



*Existing play equipment is dated and needs to be replaced*

This small activity node also serves as a trailhead for the greenway trail that runs along Richland Creek and connects this area of the park with the dog park and skateboard park.

### Dog Park

This is one of the Town's newest recreation facility additions, and has been very popular with community dog lovers. The dog park is essentially a large fenced area where dogs can run off leash and play with other dogs. The fenced area has been divided to provide space for large and small dogs. The area is an open space with scattered small trees. The surfacing within the fencing is a combination of dirt and hardwood mulch. Improvements to the surfacing are needed. There are also improvements needed at the dog park for ADA accessibility; including the need for restrooms.

## Skateboard Park

Another relatively new addition to Recreation Park is a skateboard facility located between Vance Street and Richland Creek. This new facility is a state of the art skateboard park and is extremely popular with local skaters and attracts skaters from outside Waynesville. While the skateboard facility itself is an excellent facility, amenities serving the facility are needed; both from a function standpoint and from ADA requirements. A restroom and water fountain are needed in this area. Currently, the skateboard park is not lit. Adding lights to this facility would greatly extend use.

A parking lot with 34 spaces surrounds the skateboard park.

## UTILITIES

Based on available GIS information, the park site is well served by utilities. Public water and sewer service exists in West Marshall Street and portions of Vance Street. Utility service has been extended into the site to serve the previous swimming pool and the existing restroom buildings. Prior to park development, more detailed assessment of existing water and sewer utilities will be required to confirm exact location, capacity, etc.

## NATURAL FEATURES

The site is an excellent site for a Community Park. It is relatively flat and open, allowing few limitations for facility development. As noted previously, the majority of the site has been developed for ballfields, swimming pool, etc. but several areas along the site's perimeter and along Richland Creek have a nice variety of large maturing trees; offering shade and an inviting setting for passive recreation.

The majority of the site is comprised of Cullowhee-Nikwasi Soils, and Delwood Soils. As expected in a lowland site, soils on the site have limitations with regard to development, but typical park improvements (trails, open space, natural areas, etc.) should not pose an issue.

Paved areas (roads/parking, courts, etc.) can be developed, but may require special construction measures.

The most important natural feature of the site is Richland Creek. The creek provides a unique natural setting to the park; offering wonderful opportunities for walking, picnicking, fishing and other low impact recreational uses. The creek also impacts park use by the potential for flooding. The majority of the creek's floodway (the area most likely to flood) expands out along the northern side of the creek; spreading more on the agricultural property north of the park site. On the park side of the creek, the floodway is confined relatively close to the creek bank. While the floodway is contained relatively close to the creek bank, the majority of the site (approximately 80%) falls within the 100 year flood zone. The few areas of the park that are outside of the 100 year zone are with the 500 year Flood Zone.

Any proposed park development must be sensitive to the potential flooding of this site and will be required to follow flood regulations regarding grading, drainage and building locations/elevations.



*Richland Creek provides many opportunities for low impact recreational use*



# SITE ANALYSIS

## VANCE STREET PARK



*Vance Street Park offers a wide variety of recreational opportunities*

### SITE CONTEXT

Located immediately northeast of Recreation Park, Vance Street Park is Waynesville’s largest park. This park covers 23 acres. Vance Street borders the park to the west, while Hope Mill Road forms the park’s northern boundary. Recent improvements to Howell Mill Road include a new bridge and round-a-bout, creating a much easier and nicer access to the park. The park’s southern boundary is formed by Richland Creek and the park is bordered to the east by a privately owned dump site. All of the land surrounding the park is zoned residential, although very few houses are in close proximity to the park. Based on this close proximity to potential residential development, any future park development should be sensitive to its neighbors.

### EXISTING FACILITIES

Like Recreation Park, Vance Street Park is heavily developed with recreational facilities. The focal point of the park is the Waynesville Recreation Center. A 64,000 square foot multiuse facility that includes basketball courts (2), racquetball courts (2), game room, multi-purpose room, aerobics room, weight room, exercise/ stretching areas, spin cycle room, indoor walking track, sauna and indoor aquatics center. In addition to this outstanding indoor facility, Vance Street Park offers a wide variety of outdoor recreation opportunities as well. Outdoor recreation facilities include:

#### Walking Track

A major focal point in the park, and one of the town’s most used recreation facilities, the park’s walking track provides a wonderfully safe area for walkers and joggers. This facility has served the town well for many years, but all those years of use, as well as some settling of the soil underneath the track, have resulted in some cracks in the paved surface. These cracks should be repaired to prevent further deterioration.

## Soccer Fields

Soccer is a popular sport in Waynesville. The parks and recreation staff has accommodated the popularity of the sport by developing soccer fields in the center of the walking track and in an open area just south of the track. These fields are in good shape and well suited to serve youth games and practice.

## Disc Golf

Disc Golf is very popular in the region, and the 18 hole Disc Golf Course located in Vance Street Park and portions of Recreation Park is well used. One concern over the Disc Golf Course layout is potential conflicts with other park users; especially those walking on the many trails running through the park. Unfortunately both Vance Street Park and Recreation Park are rather small by Community Park standards. Their small size, coupled with the demand for a wide variety of outdoor recreation opportunities in both parks has resulted in crowded conditions among facilities. In some areas, this results in users of one facility occasionally “crossing paths” with other park users. Having the Disc Golf Course layout run so closely with walking trails results in the occasional conflict.

## Volleyball Courts

The Department recently utilized a relatively flat space in the northwest area of the park adjacent to the recently constructed round-a-bout to constructed 2 volleyball courts. The location of these courts isolates volleyball players from other park facilities and is not an ideal location for play. Options to relocate the volleyball courts should be explored.

## Softball Field

The Town’s men’s softball field is located adjacent to Vance Street. The field is located close to the street, but the Town has planted screen plantings along the street to buffer park users from traffic. The ballfield is in relatively good condition, but support facilities (restroom, press box, etc) need renovations.

## Low Impact Recreation Facilities

As noted previously, an important park feature is Richland Creek which runs along the park’s southern border. This lower area of the park, with its informal lawn, large shade trees, and the creek is one of the most desirable places in the park. Walking trails, benches and a group picnic shelter provide a perfect setting for relaxing and enjoying nature.

This area also provides a small ADA accessible fishing dock, as well as an area that provides access to the water for bank fishing or launching a kayak or tube.

Parking for approximately 60 cars is provide in this area to serve the natural areas, as well as the athletic fields.



*Trails and benches along Richland Creek are heavily used*

## UTILITIES

Both domestic water service and sanitary sewer service are available at the site. Water service runs along Vance Street and a sanitary sewer line runs east/west through the site under the walking track area. Public utilities serve all park building.

## NATURAL FEATURES

Like the Recreation Park site, this is an excellent site for a Community Park. The park site is predominantly open lawn or athletic fields. The existing trees on the site are located predominantly along its southern border (along Richland Creek) and along its eastern border. The park's wooded areas contain a nice collection of large maturing shade trees (oaks, maples, etc.) and understory trees like dogwood and redbud. Many of the park's trees have been tagged and are part of an Arboretum Trail developed by staff and community volunteers.



Approximately half the park is within the 100 year flood zone, and as such most of the lower area of the site is composed of Dillsboro and Cullowhee soils. As noted in the previous description of Recreation Park, these soils (as most floodplain soils) have development limitations; however, the development of trails and other low impact recreation facilities should not be an issue with these soils.

Perhaps the biggest difference in natural features between the two park sites is topography. While Recreation Park is very flat with little topographic change, Vance Street Park has almost 50 feet of elevation change from Howell Mill Road down to the creek. Several areas adjacent to the recreation center have slopes in excess of 12%; greatly restricting facility development.

## PUBLIC INPUT

### FIRST PUBLIC WORKSHOP

A public workshop was held to discuss park improvements for Vance Street Park and Recreation Park. The workshop was held at Waynesville Recreation Center in Vance Street Park on Thursday November 3, 2016. The workshop was conducted as a drop in format. Approximately 40 people attended the workshop. While this was the first workshop to discuss site specific recommendations, a public workshop had been held previously to discuss communitywide needs. Many of the attendees had participated in the first public workshop.

Attendees were asked to sign in and were invited to share their opinions on needed improvements for both parks. After signing in and receiving workshop instructions, attendees were invited to review display boards that provided information on the site analysis of both parks. Attendees were also given information on feedback received at an earlier workshop held to discuss town-wide park and recreational needs.

Following the displays on site analysis and the first public workshop, attendees were provided with a display that provided images/examples of indoor and outdoor recreational activities that currently exist in the parks or would be appropriate for future park improvements. Attendees were asked to identify recreational activities they currently enjoy and activities/facilities they would like to see added to, or expanded, in one of the parks. Finally, attendees were asked to leave written comments on existing park facilities and programs or programs/facilities they would like to see added or improved.



The activities/facilities listed as most used currently included:

1. Skateboard Park (22)
2. Walking Trails (20)
3. Open Space or Natural Areas (12)
4. Recreation Center/Gymnasium (11)
5. Dog Park (11)
6. Picnic Shelters (11)
7. Exercise Equipment (9)
8. Senior Activities (8)
9. Playgrounds (7)
10. Soccer Field (7)



*Many workshop attendees were skaters and frequently use the skateboard park*

Attendees were given four (4) blue dots and asked to place their dots on recreation facilities they felt should be added or expanded/improved within the two parks. Attendees were instructed to place only one blue dot on each facility listed. In addition to the 4 blue dots, attendees were given one yellow dot to identify the facility they would most like to see added or improved.

The following recreational facilities received the highest number of dots. In totaling the responses, blue dots counted as one and yellow dots counted as three. It should be noted that many of the attendees did not follow instructions and placed more than one blue dot on some facilities.

1. Skateboard Park (60)
2. Walking Trails (39)
3. Playgrounds (15)
4. Splash Pad (12)
5. Swimming Pool (11)
6. Tennis Courts (11)
7. Disc Golf (10)
8. Senior Activities (7)
9. Soccer Fields (7)
10. Basketball Courts (6)

In addition to voting on their preferred recreational activities, attendees provided thirty five comments regarding park needs or desired improvements. There seemed to be a common theme with many of these comments that included the following recommendations (in no particular order):

- Skateboard park improvements including lights, water fountain, seating areas, and restrooms are needed.
- Restroom improvements are needed throughout the park; including adding restrooms in several locations and making improvements to existing restrooms.
- Improvements to the disc golf course are needed. Reducing conflicts with other recreational activities, adding signage to include maps of the course, and possibly relocating the course so it could have more land.
- Expand and improve greenway and walking trails. Consider adding a bridge across Richland Creek to the shopping center.
- Add park amenities including better signage on walking trails and disc golf course, and adding recycling containers.
- Expand park to provide more open space.

The following is a complete listing of all written Comments:

- Would like to see a footbridge from end of Marshall Street (beginning of greenway at tennis courts) across Richland Creek (Waynesville Plaza). We live off Keller Street and do a lot of walking.
- Upstairs exercise equipment area is dark and poorly lit. Gives a gloomy feel; with little natural light.
- Addition to skateboard park would be nice. Add water fountain would help. Lights at Skate Park
- For Skate Park: water fountains, lights, benches, and extensions
- Upgrade Dog Park mulch to something not as dirty and short lived.
- Explore possibility of additional wooded, hill trails with overlook of city, and Skate Park.
- Walking bridge across Richland Creek at end of Marshall Street to Waynesville Plaza
- Clay Tennis Courts!!! Tennis Center with USTA Pro.
- Need clay tennis courts. Older players and all court players prefer clay. People would pay a fee for maintenance
- Need to expand or at minimum maintain tennis courts to meet demand throughout peak season.
- Update Restroom facilities. Existing bathroom at Bi-Lo side very dark; attracts vagrants. Remove portable restroom by tennis courts; replace with permanent facility.
- All parks need new restrooms! (I agree...was written on this comment)
- Bathrooms are dark and dank. Improve materials and lighting.
- Mile markers in walking areas. Information such as "go around this many times to equal 1 mile." Someone added "Great idea! I agree"
- I would like to see more greenway connected trails. The current trail going along the Old Asheville Highway is \_\_\_\_\_ and asphalt/cement & next to traffic & is not a complete circle loop. Please finish the loop and make more trails that interconnect. I'm glad to have it!! Just want more of \_\_\_\_\_.
- The skateboard park is awesome, but I think we should add something else to the park. Maybe another ramp or another box or rail to grind on. Some street lights are much needed as well as a water fountain and bathroom. Lights and an addition would be the priority though.
- Skate Park: lights are needed, water fountain, possibly make the park bigger.
- Skate Park needs lights!!!
- Lights, water fountain for skate park
- The Skate Park needs ready access to a fresh water fountain. Times to use the skateboard park are limited during the spring and fall. Restrooms would also alleviate the need to travel down a busy street.
- The Skate Park has been such a success. I'd love to see a small addition, maybe bowl? I think an addition would really continue to draw even more people to Skate Park and continue to make Waynesville Park one of the best in NC. Second, but less important. Lights would be a thought? Third, we at least need a water fountain.
- For Skate Park: Lights, restrooms, public water fountains, possible expansion,
- Needs: recycling cans need to be everywhere. Lights for the skate park. There needs to be more spin bikes.
- Need to have Recycle bins next to each regular trash bins and a sign explaining difference and encouraging recycling. Bin needs to be green or blue.
- 1. Additional ramps/obstacles added to Skate Park 2) Lights around the perimeter and 3) some water



*Many attendees requested improvements to the existing weight room*

fountains! Thank you for taking the time to recognize our skateboard community.

- Remove old playground for children; the one made of wood. It is rotting. Replace it with a new one with better visibility. Remove ballfield at playground. Turn it into a soccer field green space.
- Love throwing disks. Problem with course. Disk golf is dangerous with walking trails in path of hole. For disk golfers at beginning of hole would be nice to know distance of hole at both pin placements. Out of towners have no idea where holes are. I tell out of towners daily where to go. A map would fix this problem. More isolated disc space. Bathrooms also need updated and lighted. Skate Park is nice, but tends to bring in bad behavior (people), drugs, etc.
- Lights at Skate Park would be really nice. Many of us are older and work until 5 PM or later. Having lights would really extend our time to exercise and keep the park much safer for everything.
- I would use the disc golf area if it were a stand-alone facility. Having it within the other activity areas is dangerous and I am afraid I would hurt someone.
- More senior trips. Disc golf in area not so close to walking areas.
- Police dogs on walking trail that are not on leashes. Please do this.
- Enforce ALL dogs on leash! Unless in dog park. Safe trails that could accommodate bicycle traffic.
- For Rec Center Exercise Equipment: Add an “Assisted Pull-up Machine” (said to be the most effective and safe piece of equipment made).
- I would like to see more help & money given to Tim Petrea toward the Base Camp (children and might have some more time for the seniors). I enjoy all...
- Create outdoor pickle ball courts.

## SECOND PUBLIC WORKSHOP TO REVIEW PLANS

A second public workshop was held on December 13, 2016 to review draft plans and recommendations of both the System-wide Park Master Plan and the Site Specific Master Plans for Vance Street Park and Recreation Park. The format of the workshop was similar to the previous workshops. Attendees were invited to review display boards that provided information on the planning process, provided a summary of input received at the previous workshops, and provided preliminary plans for the two parks, as well as a list of recommendations for system-wide improvements. Approximately 20 people attend this workshop.

Many of the attendees had attended one, or both, of the previous workshops. Overall, everyone seemed pleased with the plans and recommendations as presented. Several attendees spoke about the importance of making improvements to the parks and voiced strong support for moving forward with the plan. Other issues discussed during the workshop included:

- The historical significance of Sulphur Springs Park and the desire to have the site placed on the National Registry of Historic Places. It was suggested that the Parks and Recreation Department work with the Historic Society and Historical Preservation Commission to make improvements to the park and expand the visibility of this unique property.
- Several people discussed an interest in developing a Community Garden and working with the Town to expand opportunities for natural food production in other public spaces throughout the town.
- Similarly, there was interest expressed for developing /expanding the Arboretum Trail in the park and possible linking it to other ornamental gardens in the park.
- Several attendees focused on the need for improvements to the Skateboard Park and specifically supported the plans recommendations to add lights and water fountain to that area.
- The need for additional spin bikes in the recreation center was mentioned by one attendee.



Based on the input provided by those attending the workshop, it appears that the plans presented have addressed the recreational needs of the community.

## WAYNESVILLE STAFF REVIEW

Prior to the Second Public Workshop, staff from several Town departments met to review the plans and recommendations. Overall staff was supportive of the plans and recommendations, but made several recommendations to improve park layout.

The most important change discussed regarded the existing maintenance facility located in Recreation Park adjacent to the railroad track and basketball court. This facility serves the parks, but also serves other public areas throughout the town. Town staff, recognizing the potential conflict between park users and maintenance staff/vehicles, recommended the existing maintenance facility be relocated to a more remote area of the park that will allow easier access for maintenance vehicles. An area just off Vance Street in the southwest corner of Recreation Park was determined to be the best location. The plan was revised to show this new location.

Other comments made by staff during the meeting included:

- The pedestrian bridge shown on the preliminary plan at the northwest corner of Recreation Park should be removed. This bridge was initially recommended to provide pedestrian access from the park to the shopping center north of the park across Richland Creek. Future roadway improvements will create a new crossing in this area. Pedestrian access will be incorporated into the roadway/bridge plans.
- The trail along Richland Creek should be developed as a multi-modal trail. It should be paved and at least 8' in width.
- ADA access to the dog park should be provided.

## RECREATIONAL NEEDS

The most important step in the park planning process is determining the Recreational Needs of citizens served by the park. As noted in previous sections of this report, several initiatives were used to determine Recreational Needs. In addition to hosting two public workshops to discuss improvements to these two parks, input received from the Community Survey was reviewed and incorporated into the findings of this report.

Based on community input, the following Recreational Needs were identified:

1. There is extremely strong use of the new skateboard park. Many of those using this facility expressed appreciation for the Town's investment in the facility, but expressed a desire to extend use of this outstanding facility by adding lights. In addition, several people requested restrooms and water fountain.
2. Tennis is extremely popular in Waynesville, and the tennis courts at Recreation Park are heavily used. Many people attending the workshops expressed concerns over the quality of the courts; referring to cracks in the courts. There was also a desire for better court amenities, (restrooms, shelter seating, etc.). There was also several requests for a tennis professional and conversion to clay courts.
3. While almost everyone recognizes the outstanding quality of the Waynesville Recreation Center, many people expressed a desire for improvements to the center. The improvements most listed included:

- Expansion of Weight Room
  - Expansion of Aerobics and Spin Rooms
  - Addition of Therapy Pool
  - Addition of Outdoor Splash Pad
4. Many people expressed a desire for walking and indicated a desire to see park trails expanded.
  5. There is great interest in developing garden areas in the parks and expanding/improving the Arboretum Trail through the park. There was also several request for developing a community garden in one of the Town's parks.
  6. As part of the Town's System-wide Parks Master Plan, a need for a community amphitheater, additional playgrounds, and picnic shelters were identified. The system-wide master plan also identified the reduced demand for softball, which would justify the removal of the softball field in Recreation Park.



*Many people suggested expanding walking trails*

## PROGRAM DESCRIPTION/PHYSICAL NEEDS

Vance Street Park and Recreation Park have served the citizens of Waynesville for many decades. These two parks are the Town's largest and most used parks. As identified in the Department's System-wide Parks Plan, these parks meet the Town's needs for Community Parks. Through the years, elected officials have made many investments in these two Community Parks. Overall, they are meeting most park and recreational needs. The proposed program of development for each of these parks is closely aligned with the program of development that has guided park improvements over the decades. While facilities in both parks need renovations, there is not demand for a drastic change in park make up. During the planning process, no one suggested tearing the parks apart and completely redeveloping them. Instead most everyone felt the parks should be maintained; with existing facilities updated. The following is a description of the recreation facilities found in each park and the physical needs to improve facilities to better meet the Town's Recreational Needs.

### RECREATION PARK

The most significant recommended program change in Recreation Park is the recognition that softball is not as popular as it was in the 70s and 80s, and the existing softball field in Recreation Park could be removed. The existing field, which is located in the center of Recreation Park, dominates the park. Removing the existing field frees up space in the park and allows opportunities for creating additional open space; something much needed in this park.

Another significant change in Recreation Park is the recognition that the existing maintenance facility, located



*Removing the existing softball field will create much needed open space*

adjacent to the basketball courts, provides potential conflicts between maintenance operations and park users. Likewise, the existing location of the maintenance facility is visually unappealing. Recognizing these issues, Town staff recommended the maintenance facility be relocated to an area of the park that will allow easier access for maintenance vehicles and reduce conflicts with park users.

The removal of the existing softball field and the relocation of the maintenance facility from the center of the park allows wonderful opportunities for improvements to Recreation Park. These two changes in program have the biggest impact on the site plan.

In addition to these program changes, the following program changes have been incorporated into the park master plan:

### **Tennis Courts**

The tennis courts are very popular and received much attention during the public workshops (especially the first workshop). Users of these courts had many good ideas about how to improve both facilities and programs. Almost everyone who expressed an interest in the courts spoke about existing cracks in the courts and requested the courts be resurfaced. This recommendation has already been recognized by staff. Assessments by tennis court contractors have revealed that previous resurfacing is not a long term solution to the problem. Ultimately the problem with the courts is related to the base and sub-base. To eliminate future cracking, the courts must be removed and completely rebuilt. Typically when cracks appear in tennis courts it is an indication the ground under the court is settling; indicating poor soils. Several people also complained about the courts current location adjacent to the railroad tracks and suggested the vibrations from passing trains could be part of the problem with cracks.

Other comments relative to the tennis courts included a desire for player amenities such as convenient restrooms, a nice seating/observation area, and the possibility of having a small space that could serve as a tennis center. Several people also requested the Town consider replacing the hard courts with clay courts. This option was considered, but ultimately because of the additional cost of maintenance and operation of clay courts, it was decided that hard courts are more practical.

Based on the input received from citizens, as well as the recommendations of contractors, it seems the tennis courts should be removed and rebuilt. Since rebuilding the courts will require removal of the entire depth of asphalt and gravel base (as well as possible undercutting unsuitable soil), this would be the ideal time to consider relocation of the courts.

In the new park plan, the tennis courts have been relocated to a more central location in the park; allowing them to become more integrated with other park activities and uses.

### **Removal of Existing Softball Fields**

As noted previously, the existing softball field located in the center of Recreation Park is seldom used and should be removed. Removing the existing field creates a much needed open space in the center of the park. This space will be converted to a large open lawn that can be used for informal play and passive recreation. It will also provide a nice Festival Lawn for community concerts and special events. A paved walking trail will run along the edge of the Open Play area and a band pavilion will be located in this area for concerts, movies, etc.



## Renovation of Existing Playgrounds

Recreation Park currently has two playgrounds. Both playgrounds are old, outdated and need to be removed and replaced with new, safe and fully accessible play equipment. As part of detailed design for both play areas, the Town should work with qualified playground providers that can assist in designing the play areas so they incorporate Universal Design principles so that the play experiences will engage children of all ages and all skill levels. In addition to playground renovations, all areas surrounding the new playgrounds should be renovated to provide ADA accessible amenities such as restrooms, benches, water fountains, etc.

## Relocation of Maintenance Facility

As noted previously, the existing location of the Town's maintenance facility provides functional problems and is unsightly. The proposed plan relocates the maintenance facility to the southwestern area of the park and provides a drive access directly to Vance Street. The new maintenance facility will be similar in size to the existing facility. It will include a metal building/garage (approximately 1200 SF), an outdoor storage area, and storage bins for mulch, sand, etc. The entire complex will be fenced and screened from view from the park as well as adjacent residences.

## Dog Park

The Town recently constructed a dog park adjacent to Richland Creek. The new facility has proven to be very popular and is well used. Many users of the dog park attended the workshops. While they are very pleased to have this new facility, there were a number of comments about the current surfacing (which is a combination of dirt and mulch) and requested improvements. There was also comments about a lack of shade and the need for a water fountain.



*Improvements are needed at the dog park*

Dog parks are a relatively new recreational facility, and as they are developed, departments are finding that providing a durable, clean surface for the enclosed dog areas is very important. With their popularity, these areas present a unique surfacing challenge. Surface options include mulch, grass, synthetic surfacing and dirt.

Grassed dog play areas provide a safe, attractive and relatively clean play surface. In order to maintain a healthy grass cover in the play area, special provisions are needed. First the area needs to be carefully prepped and prepared in order to get a good stand of grass; much like an athletic field must have a good soil mixture that will promote good root growth. Once the subgrade has been adequately prepared and seeded, the area needs to be irrigated to provide adequate water during hot/dry periods.

The master plan recommends renovations to the dog park to include soil amendments, grassing and irrigation. In addition to these surfacing improvements, the plan includes provisions for shade structures, water fountain (with appropriate dog bowl), restroom, and ADA access.

## Skateboard Park

As noted previously, the Town recently invested significantly in the development of an outstanding skateboard park. This facility is heavily used and enjoyed by skaters of all ages. While the existing skateboard park is meeting most all needs for skating, there are several improvements to this area that will greatly

expand its use. First, and foremost, the Town should add light to the facility to expand hours of operation. Lighting the facility will expand use by 25-30%. In addition to lights, the Town should add a restroom in this area. A restroom can be located to serve both the skateboard park and the dog park. The restroom should be designed with an outside drinking fountain that can serve all park users.

## VANCE STREET PARK

The primary focus of needed improvements in Vance Street Park is on indoor recreation and aquatics improvements associated with the Waynesville Recreation Center. A second area of interest expressed in the public workshops, and directly to staff was a desire to incorporate public gardens and expand/improve the park's Arboretum Trail.

### Waynesville Recreation Center

Based on public input, several improvements or expansions have been identified for the Waynesville Recreation Center; in both the fitness and aquatics areas of the facility.

Participants at all of the workshops were very supportive of expanding weight room facilities as well as expanding space for aerobics and spin classes. In addition to the expansion of programmable space, recreation center staff expressed a need for additional storage space.

The development of architectural plans is beyond the scope of this planning document, but based on input received from citizens and staff, and with a general understanding of recreation center development, the expansion to meet the program needs that were expressed would be approximately 3000 square feet (SF). A 3000 SF building expansion would allow 1,000 SF expansions of both the weight room and aerobics room, as well as an addition 1,000 SF for storage and circulation. The center's existing weight room and aerobics area are located along the building's eastern exterior wall, indicating that a building expansion in this area would be the logical location. The expansion of the building in this area will result in the removal of some parking, and will require the parking area along the building's eastern wall to be reconfigured.

In addition to the expansion of the building to provide additional exercise space, there is a need to add two significant elements to the aquatics area of the building. While the existing indoor pool provides a wide range of aquatics program opportunities, both the public and the aquatics staff identified an unmet need in this area. Many people at the public workshops suggested the addition of a therapy pool to provide a space for water aerobics and other water sports not related to lap swimming and swim competitions. The therapy pool will operate at a slightly warmer temperature than the lap pool and will provide a balance between users that desire different pool temperatures. The additional pool space will also provide much needed additional pool area for programming.



*The existing aerobic area will be expanded significantly*



*Proposed improvements will greatly expand the existing aquatics area*

While detailed design of a therapy pool is beyond the scope of this planning study, discussions with staff indicate a 30' x 40' pool (1,200 SF) will provide the program space needed. With decks and equipment space, this will require a 2,600 SF building expansion. Based on the building layout, it appears that the therapy pool will be located adjacent to the main pool and will create a building expansion along the buildings north west corner.

In addition to these building expansion recommendations, there was considerable demand for an outdoor splash pad. While the outdoor splash pad will have some similarities to the indoor splash pad, the outdoor splash pad will create a seasonal outdoor aquatics area. The deck area associated with this special facility will create opportunities for sunbathing and socializing; greatly expanding use of the building. The proposed outdoor splash pad will be located along the building western wall; adjacent to the indoor splash pad; allowing an inside/outside interaction between aquatic play areas.

### Garden Area/Arboretum Trail

Recognizing the importance of trees in parks, the Department has developed an Arboretum Trail through the park to help educate park visitors on the wide variety of vegetation that is found in the park. Seeking to expand the aesthetic and educational value of the trail, other community partners have come forward and asked to work with the Department in developing gardens within the park and possibly expanding the Arboretum Trail. In response to this public interest in beautifying the park and providing educational opportunities, the master plan calls for the development of a garden area in the northwestern area of the park, adjacent to Howell Mill Road,. This area will provide a space for development of ornamental gardens; with walkways and a small gazebo. Working with local garden clubs (several have expressed an interest in working with the Town on a public garden), the Department will create a very visible garden area that could serve as a catalyst for educational displays and programs on plants, trees and a wide range of natural/environmental issues including water conservation and quality. One immediate display for this area will be the creation of a rain garden (and interpretive signage) for demonstrating measures that can be taken to improve the quality of water that drains from roofs and parking areas.



*The Park's educational signage will be expanded*

### Renovations to Existing Facilities

Two additional recommended improvements to the park include renovation to the existing walking track and improvements to the existing restroom building adjacent to the softball field.

The existing track is one of the park's most used recreation facilities and should be maintained. Through the years, the track surface has degraded and now has cracks that allow water to enter the subbase. If these cracks are not repaired and the track resurfaced, the integrity of the paving will continue to fail.



*The existing walking track needs to be repaired*



The existing restroom building serving the athletic fields is old and does not meet current ADA standards. The building should be renovated to allow ADA access.



*The existing restroom building should be renovated*

## PROJECT COSTS

The next step in the planning process was to determine order of magnitude cost for the proposed improvements. In order to develop project cost, quantity estimates were taken for all proposed improvements. These quantity take-offs (linear feet of trails, square footage of picnic shelters, etc.) were then applied to unit construction costs to develop an order of magnitude cost for park improvements. A detailed breakout of costs are provided in Appendix B.

It should be noted that these probable costs are preliminary project costs based on preliminary plans. Design details such as grading, storm drainage, and fixture selection have not been made at this early stage in the planning process. In order to off set the many unknowns of the facility development, a 10% contingency has been included in the cost estimate. As noted in the detailed cost breakout in Appendix B, the anticipated cost of the proposed recreation facility improvements identified in this Master Plan are as follows:

Vance Street Park/Waynesville Recreation Center	\$2,690,923
Recreation Park	\$2,464,003

## PARK OPERATIONS

### Park Maintenance

Both parks are currently maintained by the Town’s Public Works Department. Maintenance duties include lawn and landscape maintenance, building maintenance, and general park operations. Park programming and rental operations are handled through the central office of the Parks and Recreation Department. Proposed park improvements will provide opportunities for additional programmed activities. The proposed outdoor recreation opportunities offered by the proposed park expansion include expanded picnic (group/corporate) shelter rentals, amphitheater events and many other programs. Proposed indoor improvements at the Waynesville Recreation Center will create new program opportunities and expansion of existing programs. The addition of these facilities will provide additional opportunities for revenue generation through facility rentals and program fees.

### Environmentally Sensitive Construction / Park Operations

Both parks provide an important asset to the community by preserving open space and minimizing land disturbance. The preservation of existing trees and vegetation improves air quality and water quality. As part of the park improvements, the Master Plan proposes to create bio-retention areas and to provide an additional environmental feature to the park. Such water quality features can also be used for educational purposes for the public.

As a public entity, the Town of Waynesville recognizes its role in environmental protection and plans to develop the facilities at both of these parks with minimal impact. While the details for minimizing the environmental impact of park construction and operations will be worked out in subsequent design phases, some of the concepts that will be utilized include:

- Site planning to minimize grading and the removal of existing vegetation
- Balance earth movement to minimize haul off / haul on transportation costs / fuel
- Develop BMPs to treat / filter storm runoff
- Use local building materials
- Utilize energy efficient lighting
- Select plumbing fixtures that reduce and/or eliminate water use
- Utilize clearstory/skylights to maximize the use of natural light



# APPENDICES



# Appendix A



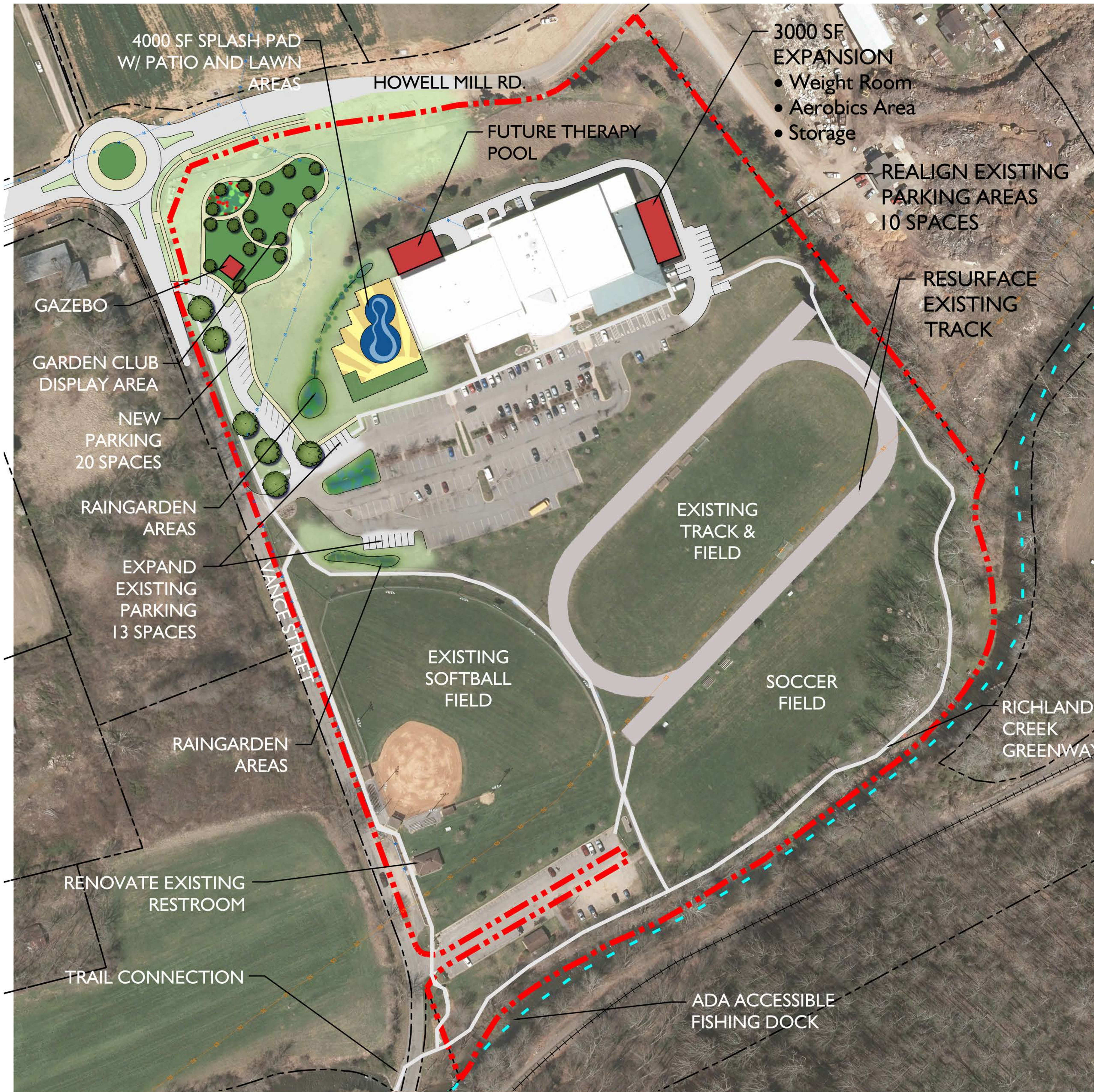
# Vance Street Park | Conceptual Master Plan

Waynesville, North Carolina



Town of Waynesville | 12.21.2016

0 100 200 Feet





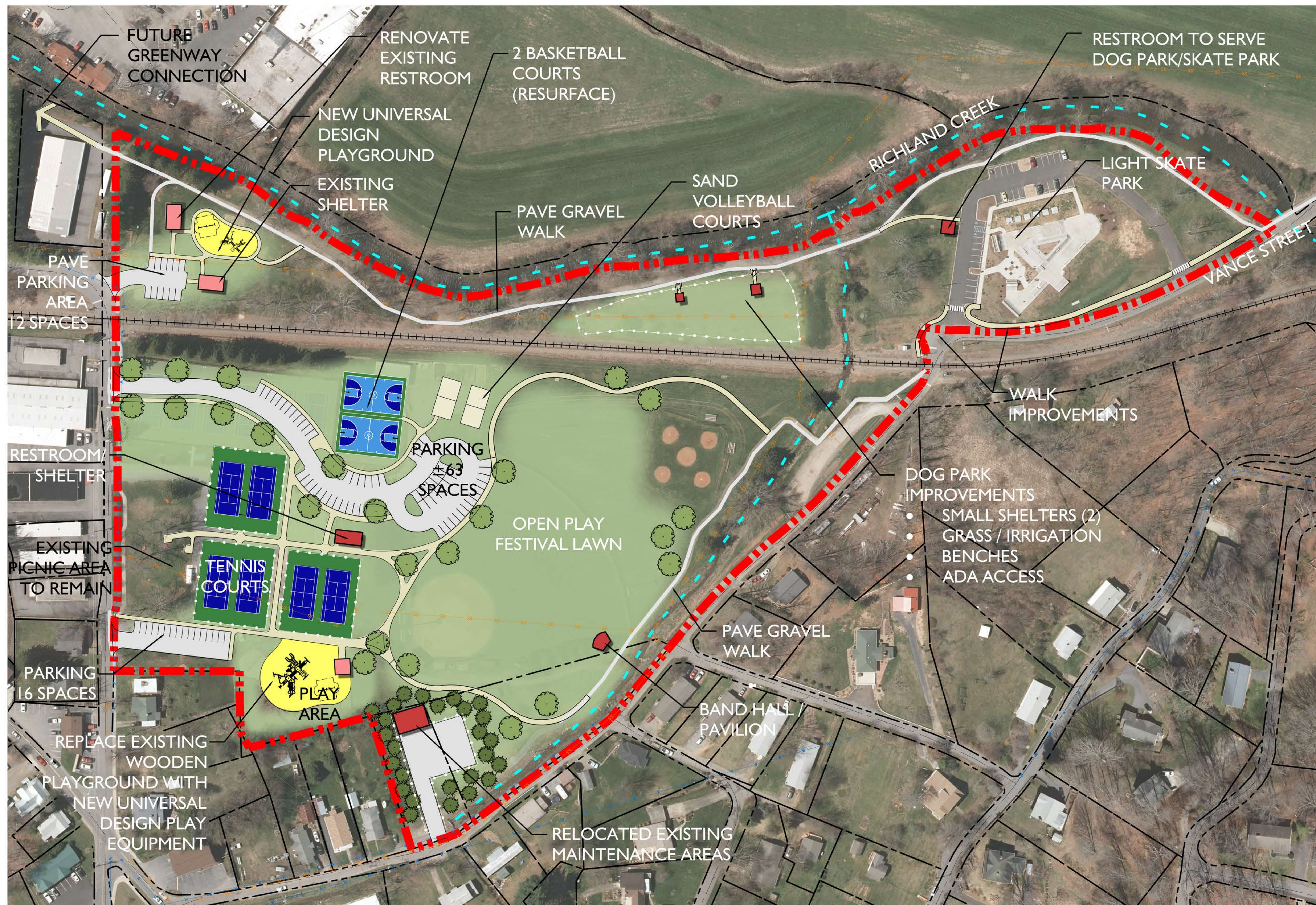
# Waynesville Recreation Park | Conceptual Master Plan

Waynesville, North Carolina



Town of Waynesville | 12.21.2016

0 100 200 Feet





# Appendix B

**Recreation Park**  
**Waynesville Parks & Recreation Department**  
**Construction Budget Estimate**  
Based on Master Plan dated 12.07

Item	Cost
Demolition	\$63,860.00
Clearing/Grading/ Erosion Control	\$203,040.75
Storm Drainage	\$89,260.00
Parking Improvements	\$158,661.00
Sidewalks and Trails	\$273,032.00
Utilities	\$40,450.00
Park Structures	\$413,000.00
Park Furnishings	\$29,900.00
Amenities/Improvements	\$273,975.00
Dog Park Improvements	\$29,400.00
Tennis Courts (6 Courts)	\$276,583.00
Maintenance Facility	\$185,204.00
<b>Probable Sub-Contractor Budget</b>	<b>\$2,036,365.75</b>
<b>Contractor Overhead, Profit, and General Conditions (10%)</b>	<b>\$203,636.58</b>
<b>Probable Total Construction Budget (Without Contingency)</b>	<b>\$2,240,002.33</b>
General Contingency (10%)	\$224,000.23
<b>Grand Total Construction Budget</b>	<b>\$2,464,002.56</b>



## Recreation Park

### Demolition

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Demolish existing Playground 10,000 sf	ls	1	\$10,000.00	\$10,000.00
2	Demolish existing Playground wooden fencing	lf	525	\$4.00	\$2,100.00
3	Demolish existing tennis courts 120'x300'	cy	2,000	\$6.00	\$12,000.00
4	Demolish existing tennis court fencing	lf	840	\$4.00	\$3,360.00
5	Demolish existing maintenance building & bins	ls	1	\$15,000.00	\$15,000.00
6	Demolish existing asphalt 33,500sf	cy	620	\$6.00	\$3,720.00
7	Demolish existing gravel paving	cy	740	\$6.00	\$4,440.00
8	Electrical Demolition - ball field lighting	ls	1	\$5,000.00	\$5,000.00
9	Electrical Demolition -general parking and walk areas	ls	1	\$2,500.00	\$2,500.00
10	Demolish existing ball field Back stop & 500 lf fencing	ls	1	\$5,000.00	\$5,000.00
11	Demolish existing ball field dug outs and press box	ls	1	\$5,000.00	\$5,000.00
12	Remove existing bleachers (by owner)	ls	1	\$0.00	\$0.00
13	Remove existing gravel path 8' width 405lf	sf	3,240	\$1.00	\$3,240.00
14	Remove existing storage building	ls	1	\$2,500.00	\$2,500.00
Probable Demo Budget					<b>\$63,860.00</b>

### Clearing/Grading/ Erosion Control

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Remove existing trees & stumps	ea	25.0	\$300.00	\$7,500.00
2	Construction Layout and Mobilization	acre	11.5	\$3,800.00	\$43,700.00
3	Unsuitable soil (Allowance)	ls	1.0	\$20,000.00	\$20,000.00
4	Silt Fence	lf	2,500	\$4.00	\$10,000.00
5	Construction Entrance	ea	1	\$3,000.00	\$3,000.00
6	Skimmer Basins	ea	1	\$12,000.00	\$12,000.00
7	Stone Check Dams	ea	8	\$350.00	\$2,800.00
8	Temporary Diversion Ditch	lf	2,500	\$3.00	\$7,500.00
9	Grading With On-Site Material	cy	11,586	\$3.50	\$40,551.00
10	Strip Topsoil, 6"	cy	5,793	\$4.75	\$27,516.75
11	Inlet Protection	ea	14	\$150.00	\$2,100.00
12	Fine Grade Drives/ Parking	sy	4,849	\$2.00	\$9,698.00
13	Grassing, fertilizer, mulch	acre	7	\$2,300.00	\$16,675.00
Clearing/Grading/Erosion Control Budget					<b>\$203,040.75</b>



### Storm Drainage

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Catch Basin/ Yard Inlet	ea	14	\$2,600.00	\$36,400.00
2	15" RCP	lf	720	\$28.00	\$20,160.00
3	15" Pipe End Section	ea	1	\$640.00	\$640.00
4	18" RCP	lf	587	\$30.00	\$17,610.00
5	24" RCP	lf	280	\$40.00	\$11,200.00
6	30" RCP	lf	0	\$65.00	\$0.00
7	Riprap	ton	50	\$65.00	\$3,250.00
Storm Drainage Budget					<b>\$89,260.00</b>

### Parking Improvements

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	ABC stone, 6" depth 14,129 sf	ton	471	\$35.00	\$16,485.00
2	Standard Duty Asphalt, 2" (19,014 sf.Parking sp)	ton	211	\$125.00	\$26,375.00
3	ABC stone, 8" depth 24,629 sf	ton	1,095	\$35.00	\$38,325.00
4	Heavy Duty Asphalt, 3.75" (24,629sf Drive)	ton	274	\$125.00	\$34,250.00
5	Concrete Curb and Gutter 18"	lf	2,157	\$18.00	\$38,826.00
6	Parking Lot Striping / ADA signage	ls	1	\$3,000.00	\$3,000.00
7	Stop Signs, Misc. Signage	ls	1	\$500.00	\$500.00
8	Conc. Wheelstops	ea	6	\$150.00	\$900.00
Parking Budget					<b>\$158,661.00</b>

### Sidewalks and Trails

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Removable Bollards	ea	6	\$320.00	\$1,920.00
2	Concrete Sidewalk,	sy	2,157	\$44.00	\$94,908.00
3	Asphalt Trail	sy	3,633	\$38.00	\$138,054.00
4	ABC Stone, 6" Depth-Paved Walking (3,633 SY)	ton	1,090	\$35.00	\$38,150.00
Probable Sidewalk Budget					<b>\$273,032.00</b>

## Recreation Park

### Utilities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	1" domestic water line Dog Park	lf	155	\$10.00	\$1,550.00
2	1" dom. water line Maintenance Bldg	lf	175	\$10.00	\$1,750.00
3	2" domestic water line Tennis Court Area	lf	350	\$15.00	\$5,250.00
5	1" domestic meter box	ls	2	\$850.00	\$1,700.00
4	2" domestic meter box	ls	1	\$1,250.00	\$1,250.00
14	Misc. water fittings, supports, bends	ls	1	\$3,500.00	\$3,500.00
16	Drinking Fountain -tennis cts.	ls	1	\$3,500.00	\$3,500.00
17	4" sanitary sewer gravity Dog Park	lf	213	\$25.00	\$5,325.00
17	4" sanitary sewer gravity Maintenance	lf	175	\$25.00	\$4,375.00
18	4" sanitary sewer, gravity Tennis	lf	350	\$25.00	\$8,750.00
21	Misc. sanitary valves, fittings, supports,	ls	1	\$3,500.00	\$3,500.00
			Probable Utilities Budget		<b>\$40,450.00</b>

## Recreation Park

### Park Structures

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Restroom/Storage Building @ Tennis Courts	sf	800	\$215.00	\$172,000.00
2	Restroom Building @ Dog Park	sf	400	\$215.00	\$86,000.00
3	15' shelter @ Dog Park	ea	2	\$15,000.00	\$30,000.00
4	Band Shell Pavilion	ea	1	\$75,000.00	\$75,000.00
5	Renovate Existing Restroom @ Greenway	ea	1	\$50,000.00	\$50,000.00
				Park Structures Cost	<b>\$413,000.00</b>

### Park Furnishings

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Trash cans, metal coated	ea	8	\$1,000.00	\$8,000.00
2	Picnic table, metal coated	ea	5	\$1,200.00	\$6,000.00
3	ADA picnic table, metal coated	ea	3	\$1,300.00	\$3,900.00
4	Landscape - trees and shrubs	ls	1	\$12,000.00	\$12,000.00
				Park Furnishings/Amenities Cost	<b>\$29,900.00</b>

### Amenities/Improvements

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Playground at Greenway	ls	1	\$75,000.00	\$75,000.00
2	Playground at Marshall Road	ls	1	\$150,000.00	\$150,000.00
3	Volley ball Court	ea	2	\$2,500.00	\$5,000.00
4	Resurface Existing Basketball Court	sy	1,265	\$15.00	\$18,975.00
5	Skateboard Park Lighting	ls	1	\$25,000.00	\$25,000.00
				Amenities Budget	<b>\$273,975.00</b>

### Dog Park Improvements

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Concrete Pavement	sy	100	\$44.00	\$4,400.00
2	Bed Prep/Seeding	ls	1	\$10,000.00	\$10,000.00
3	Irrigation	ls	1	\$15,000.00	\$15,000.00
				Dog Park Budget	<b>\$29,400.00</b>

### Tennis Courts (6)

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Fence-10ht., 9 ga., Galvanized Vinyl-Coated	lf	1,371	\$28.00	\$38,388.00
2	Player Gate-10' ht.x4'w, transom	ea	3	\$850.00	\$2,550.00
3	Asphalt Paving, heavy duty, 3" (39,060 sf)	ton	651	\$125.00	\$81,375.00
4	CABC stone, 8" (39,060 sf)	ton	1,736	\$25.00	\$43,400.00
5	Fine Grading	sy	5,095	\$2.00	\$10,190.00
6	Court Surface	ea	6	\$4,500.00	\$27,000.00
7	Net Posts	ls	1	\$2,250.00	\$2,250.00
8	Nets, equipment	ls	1	\$2,250.00	\$2,250.00
9	Bleacher Pad Concrete, Monolithic Style 992 sf	sy	110	\$38.00	\$4,180.00
10	Lights	ls	1	\$65,000.00	\$65,000.00
				Tennis Budget	<b>\$276,583.00</b>

### Maintenance Facility

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Maintenance Building	sf	1,500	\$75.00	\$112,500.00
2	Fence-10ht., 9 ga., galvanized	lf	445	\$28.00	\$12,460.00
3	Metal Service Gate	ea	1	\$3,500.00	\$3,500.00
4	Asphalt Paving, heavy duty, 3" (12,650 sf)	ton	175	\$125.00	\$21,875.00
5	CABC stone, 8" (12,650 sf)	ton	423	\$35.00	\$14,805.00
6	Fine Grading	sy	1,907	\$2.00	\$3,814.00
7	Concrete Block Bin Walls	sff	825	\$10.00	\$8,250.00
8	Landscape Screening	ls	1	\$8,000.00	\$8,000.00
				Maintenance Budget	<b>\$185,204.00</b>



**Vance Street Park**  
**Waynesville Park's & Recreation Department**  
**Construction Budget Estimate**  
Based on Master Plan dated 12.07

Item	Cost
Demolition	\$35,504.00
Clearing/Grading/ Erosion Control	\$88,921.00
Storm Drainage	\$42,490.00
Parking Improvements	\$117,394.00
Sidewalks	\$27,854.00
Utilities	\$18,500.00
Park Structures	\$60,000.00
Park Furnishings and Amenities	\$88,700.00
Recreation Center Expansion	\$1,744,540.00
<b>Probable Sub-Contractor Budget</b>	<b>\$2,223,903.00</b>
<b>Contractor Overhead, Profit, and General Conditions (10%)</b>	<b>\$222,390.30</b>
<b>Probable Total Construction Budget (Without Contingency)</b>	<b>\$2,446,293.30</b>
General Contingency (10%)	\$244,629.33
<b>Grand Total Construction Budget</b>	<b>\$2,690,922.63</b>



**Vance Street Park**

**Demolition**

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Demolish existing pavements, curb/gutter, etc.	cy	1,200	\$6.00	\$7,200.00
2	Remove existing beach volleyball court	cy	201	\$4.00	\$804.00
3	Mill asphalt track with 2" asphalt overlay (44,625 sf)	sy	5000	\$4.00	\$20,000.00
4	Remove plants, shrubs, and other existing features	ls	1	\$7,500.00	\$7,500.00
Probable Demo Budget					<b>\$35,504.00</b>

**Clearing/Grading/ Erosion Control**

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Construction Layout and Mobilization	acre	1.8	\$3,800.00	\$6,650.00
2	Silt Fence	lf	3,890	\$4.00	\$15,560.00
3	Construction Entrance	ea	1	\$3,000.00	\$3,000.00
4	Skimmer Basins	ea	1	\$12,000.00	\$12,000.00
6	Temporary Diversion Ditch	lf	3,890	\$3.00	\$11,670.00
7	Grading With On-Site Material	cy	7,125	\$3.50	\$24,937.50
8	Strip Topsoil, 6"	cy	1,458	\$4.75	\$6,925.50
9	Fine Grade Roads/ Parking	sy	2,134	\$2.00	\$4,268.00
10	Grassing, fertilizer, mulch	acre	2	\$2,300.00	\$3,910.00
Clearing/Grading/Erosion Control Budget					<b>\$88,921.00</b>

**Storm Drainage**

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Catch Basin/ Yard Inlet	ea	3	\$2,500.00	\$7,500.00
2	Stormwater Rain Garden	ls	1	\$25,000.00	\$25,000.00
3	15" RCP	lf	125	\$28.00	\$3,500.00
4	15" Pipe End Section	ea	1	\$640.00	\$640.00
5	Vegetated Swale	lf	130	\$20.00	\$2,600.00
6	Riprap	ton	50	\$65.00	\$3,250.00
Storm Drainage Budget					<b>\$42,490.00</b>

## Parking Improvements

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	ABC stone, 6" depth 13,682 sf	ton	456	\$35.00	\$15,960.00
2	Standard Duty Asphalt, 2" (Parking)13,682 sf	ton	152	\$125.00	\$19,000.00
3	ABC stone, 8" depth 5,523 sf	ton	245	\$35.00	\$8,575.00
4	Heavy Duty Asphalt, 3.75" (Service Drive 5,523 sf)	ton	35	\$125.00	\$4,375.00
5	Concrete Curb & Gutter - 6"	lf	2,379	\$18.00	\$42,822.00
6	Parking Lot Striping / ADA signage	ls	1	\$1,500.00	\$1,500.00
7	Stop Signs, Misc. Signage	ls	1	\$500.00	\$500.00
8	Conc. Wheelstops	ea	4	\$150.00	\$600.00
11	Retaining wall 3' high max	lf	92	\$61.00	\$5,612.00
12	Reinforced Concrete Dumpster Pad	sy	50	\$45.00	\$2,250.00
13	Steel Bollards, Dumpster Pad	ea	4	\$300.00	\$1,200.00
14	Wood Fence Screen	ls	1	\$15,000.00	\$15,000.00
				Parking Budget	<b>\$117,394.00</b>

## Sidewalks

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
2	Concrete Sidewalk, 6,597 sf	sy	733	\$38.00	\$27,854.00
				Probable Sidewalk Budget	<b>\$27,854.00</b>

## Vance Street Park

### Utilities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	1" domestic water line	lf	250	\$14.00	\$3,500.00
2	1.5" domestic meter box (By Owner)	ls	0	\$850.00	\$0.00
3	1" irrigation meter, (By Owner)	ls	0	\$0.00	\$0.00
4	Gate Valve, 1"	ea	1	\$1,000.00	\$1,000.00
5	RPZ (1) for Potable and Irrigation Water	ea	1	\$3,500.00	\$3,500.00
6	Misc. water fittings, supports, bends	ls	1	\$1,500.00	\$1,500.00
7	4" sanitary sewer, gravity line	lf	300	\$25.00	\$7,500.00
8	Sleeving, irrigation	lf	100	\$15.00	\$1,500.00
				Probable Utilities Budget	<b>\$18,500.00</b>



## Vance Street Park

### Park Structures

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Gazebo	ls	1	\$10,000.00	\$10,000.00
2	Restroom Renovation	sf	1	\$50,000.00	\$50,000.00
				Park Structures Cost	<b>\$60,000.00</b>

### Park Furnishings and Amenities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Trash cans, metal coated	ea	3	\$1,000.00	\$3,000.00
2	Picnic table, metal coated	ea	2	\$1,200.00	\$2,400.00
3	ADA picnic table, metal coated	ea	1	\$1,300.00	\$1,300.00
4	Benches garden club	ea	2	\$1,000.00	\$2,000.00
5	Disc Golf Signage	ls	1	\$5,000.00	\$5,000.00
5	Landscape for Garden Club Area	ls	1	\$25,000.00	\$25,000.00
6	Resurface Walking Track	sy	5000	\$10.00	\$50,000.00
				Park Furnishings/Amenities Cost	<b>\$88,700.00</b>

### Recreation Center Expansion

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Therapy Pool	sf	2657	\$220.00	\$584,540.00
2	Building Expansion (Weight Room, Aerobics, Storage)	sf	3000	\$220.00	\$660,000.00
3	Splash Pad	ea	1	\$500,000.00	\$500,000.00
				Park Furnishings/Amenities Cost	<b>\$1,744,540.00</b>

**Alfred Benesch & Company**

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