

# ETTA LEA & LAWRENCE POPE MEMORIAL PARK

Park Master Plan Report | April 2019





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## INTRODUCTION

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Thank you to all the stakeholders and residents that attended public meetings to provide input in the Etta Lea and Lawrence Pope Memorial Park.

### Town of Kernersville Parks & Recreation

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Victoria Musumeci | Recreation Administrative Specialist

### Kernersville Board of Aldermen

Dawn Morgan | Mayor

Joe Pinnix Jr. | Mayor Pro Tem

Bruce Boyer | Alderman

Kenny Crews | Alderman

Jenny Fulton | Alderman

Chris Thompson | Alderman

### Steering Committee

Susan Sears Snow | Community Appearance Commission

Joe Pinnix Jr. | Board of Aldermen

Susan Fradenburg | Public & Road Committee

Jenny Fulton | Board of Aldermen

Douglas Cox | Recreation Advisory Board

Kurt Aktug | Recreation Advisory Board

Kevin Bugg | Recreation Advisory Board

Joel Cooper | Recreation Advisory Board

Doran Maltba | Public Services Director

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### Design Consultants - Stewart

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Emily Blackwell | Planning & Design Project Manager

Kendel Baier | Landscape Designer

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### Introduction

The Etta Lea and Lawrence Pope Memorial Park master planning process did not result from initiatives by the Town of Kernersville, prior planning efforts, or any other typical means of park planning. The park master plan is the result of a generous gift from Scott Pope with a mission to preserve this beautiful plot of land for recreational use and to honor his parents, Etta Lea and Lawrence Pope.

The property, formerly a tobacco farm, connects to four Town owned parcels and is located just north of Kerners Mill Creek and the future Kerners Mill Creek Greenway. Along with his donation, Mr. Pope brought with him the grand vision for the 86- acre property to become Kernersville's "central park" and an iconic regional recreational draw for the Town.

### Designing Tobacco Fields into Park Land

Parks and Recreation Director, Ernie Pages, compiled a stellar Steering Committee to oversee the planning of the new park property, and hired Stewart as the design team to direct the planning process and design the new park. The collective team set a Vision and Supporting Goals for the planning effort remained the paramount focus through the entire process.

#### Vision

*"A central Kernersville Park as a greenway hub between Winston-Salem and Greensboro with strong connectivity to Kernersville downtown."*

#### Supporting Goals

*Provide passive open space  
Respect the land  
Design a park with regional draws on a community park footprint  
Develop a park that supports economic development for Kernersville  
Incorporate the town's history*



Besides the Town, Steering Committee, and Design Team, the local citizens served as the next guiding body for the resulting master plan. The needs assessment performed for the Kernersville Parks and Recreation Comprehensive Plan showed that Kernersville citizens wanted a variety of new or increased number of existing facilities to be provide by the Town. The top five desired activities chosen are noted in the list below, and the Pope Park Master Plan has accommodated four of them.

- ◇ Walking/Running
- ◇ Picnicking
- ◇ Go to the Playground
- ◇ View Nature
- ◇ Go to the Dog Park

The Town and Design Team invited local citizens to assist in the design process and interact with the future park site through three public workshops.

A tethered hot air balloon at the first workshop allowed riders to view the entire park property from the air and understand its topographic and geographic features. Attendees learned about the properties history and opportunities, shared their favorite park memories as children, and spent “Pope Park Money” on potential park elements they would like to see at the par one day.



Fireworks at the second workshop invited attendees to experience the property with friends and family as they might do in the future park. Attendees viewed two potential park plans, voted on their favorite elements in each plan, and spent “Pope Park Money” on the park plan they could see themselves enjoying the most.



When all the input had been gathered, tallied, and discussed, the resulting master plan was presented at the Kernersville Library at the “Poppin’ for Pope” event. Attendees learned about the design process, observed the overall park layout, and viewed images and visualizations of the elements to be built in the park.





## The Future of Pope Park

The Master Plan for the Etta Lea and Lawrence Pope Memorial Park put to paper the bold mission of creating a “central park” for Kernersville while respecting the goals set at the beginning of the planning process.

The master plan provides **Passive Open Space** through the vast play meadows and many trails which roam around the rolling hills and through the agricultural fields, wildflowers, and around the lake.

The plan **Respects the Land** by utilizing the hilltops on the site for the Labyrinth, Natural and Sensory Playground, and the Overlook Patio, by minimizing the grading on most of the site, and by maintaining and enhancing the existing vegetation and stream.

The park shall become a **Regional Draw** on this community park footprint by creating a greenway hub on the trails between Greensboro and Winston-Salem, expansion of the pond into a scenic paddle-able lake, the development of the natural feeling splashpad, the world’s tallest slide tower, and the iconic POPE letter art and entrance sign.

The park will support **Economic Development** for the Town by being a Regional Draw, but also through the many rentable facilities (shelters, meeting spaces, fitness areas, and adventure park facilities), non-motorized boat rentals, and admissions and sales from the agricultural field.

The plan **Incorporates the Town’s History** by referencing the town and the property’s agricultural heritage through the dedicating a large field for a corn maze, strawberry patch, or sunflower field and through the proposed reuse of the tobacco barn’s wood for the kiosk at the field; and by mimicking the iconic roof of Korner’s Folly for the design of the slide tower’s roof.



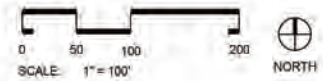






## LEGEND

- A. LOW ROPES COURSE
- B. HIGH ROPES COURSE
- C. CLIMBING WALL
- D. BIKE TRAIL
- E. NATIVE GRASS MEADOW
- F. AGRICULTURE FIELD
- G. PARKING +/- 265 TOTAL SPACES
- H. GRASS OVERTFLOW PARKING
- I. WILDFLOWER MEADOW
- J. OPEN LAWN
- K. ENLARGED LAKE +/- 5.5 AC
- L. KAYAK/CANOE DOCK
- M. STAGE WITH LAWN SEATING
- N. SPLASHPAD
- O. NATURAL AND SENSORY PLAYGROUND
- P. MEDITATION GARDEN AND LABYRINTH
- Q. YOGA LAWN
- R. WELCOME SIGN
- S. OVERLOOK PATIO
- T. TRAILS
- U. SHELTER
- V. CLASSROOM/MEETING BUILDING
- W. ENCLOSED WEDDING/EVENT BUILDING





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Kernersville is a small town of about 25,164 people located in Forsyth County, North Carolina. Located in the north-central region of the state, also known as the Triad, Kernersville is located 10 miles east of Winston-Salem, 17 miles west of Greensboro and 13 miles north of Highpoint. The town was originally settled back in 1756, and after the arrival of the railroad the town was officially named Kernersville in 1873. Being a majority farming community it plays a large part in the history.



Vicinity Map



## Parks & Recreation Overview

Currently Kernersville has nine parks in it's system ranging from mini parks to large community parks. In total there is +/- 378 acres of park space in Kernersville. With the addition of the Etta Lea and Lawrence Pope Memorial Park that number will be +/- 466 acres. Below is a list of the existing park facilities as well as Kernersville's special use facilities. Also below is a chart showing the existing amenities that are present in each of the parks.

### Community Parks

- ◆ Ivey M Redmon Sports Complex - 103 acres
- ◆ Kernersville Lake Park - 160 acres

### Neighborhood Parks

- ◆ Civitan Park - 8.2 acres
- ◆ Harmon Park - 1.7 acres
- ◆ Fourth of July Park - 17.7 acres
- ◆ Old Kernersville Lake Park - 13.9 acres
- ◆ Century Lake Park - 10 acres
- ◆ Kernersville Mountain Bike Park - 27 acres

### Mini Parks

- ◆ Town Hall Property - +/- 4 acres
- ◆ Rotery Park - 1 acres

### Special Use Facilities

- ◆ Paddison Library/Senior Enrichment Center - +/- 10,000 sf
- ◆ Kernersville Community Recreation Center - +/- 12,000 sf

### Special Use Facility Agreements

- ◆ YMCA Pool
- ◆ Bagley Sport Complex - 25 acres

### Nearby Facilities

- ◆ Paul J Ciener Botanical Garden - 7 acres

	Picnic/Grilling	Shelter Area	Sports Fields	Playground	Walking Trail	Fishing	Skate Park	Dog Park	Canoe/Kayak	Mountain Biking
Ivey M Redmon Sports Complex										
Kernersville Lake Park										
Civitan Park										
Harmon Park										
Fourth of July Park										
Old Kernersville Lake Park										
Century Lake Park										
Kernersville Mountain Bike Park										
Rotery Park										
Bagley Sport Complex										
Paul J Ciener Botanical Garden										

Existing Kernersville Parks and Amenities



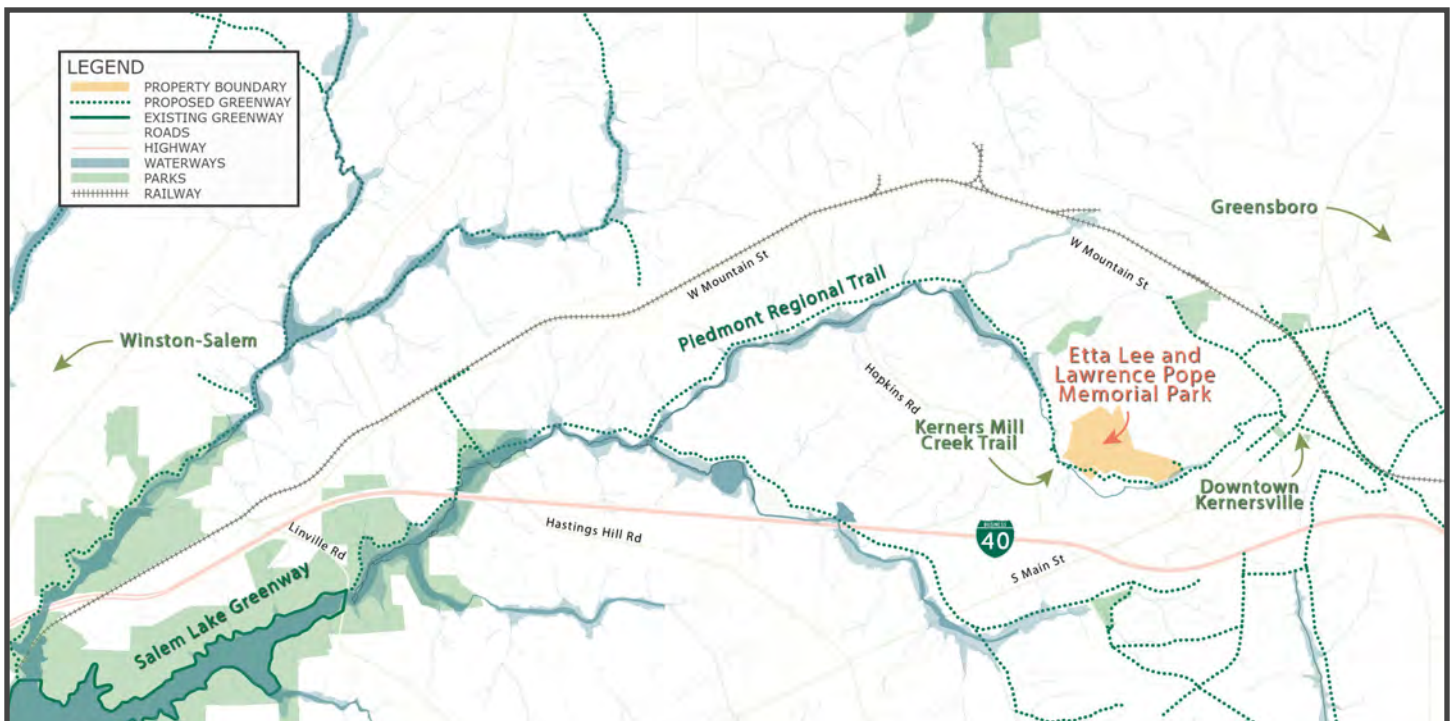
An ongoing project that will influence Kernersville and the Etta Lea and Lawrence Pope Memorial Park is the regional greenway that, when complete, will connect Winston-Salem to downtown Kernersville and east to Greensboro. In the graphic below the green dots represent the proposed greenway which stretches to the north and east from the existing Salem Lake greenway, seen in the image to the right. Later in this report are the plans for the greenway in Kernersville which will pass directly to the south of the park property. This creates many opportunities to connect to the greenway from the park, drawing people in from all over the region.



Salem Lake Greenway

*"My favorite park memory is riding bikes with my friends"*

- Kernersville Citizen



Regional Greenway Plan



## Property History



Existing Farm Fields



Existing Pond



Existing Trees

In December 2017, Scott Pope approached the Town of Kernersville with a very generous gift: the largest undeveloped parcel of land in the town limits. Mr. Pope donated his family's 61.22-acre parcel of farmland located in the heart of the Town of Kernersville with a vision for it to become Kernersville's "Central Park". The property connects four other Town of Kernersville owned properties and contains a portion of the Kerner Mill Creek Greenway, creating an 86.87-acre contiguous park. The park property allows for a high level of connectivity as it sits adjacent to a wide variety of homes and multi-family developments, just behind the new Lowe's Foods grocery store complex, and will connect via the greenway to downtown.

*"The largest undeveloped parcel of land in the town limits"*

The property's fields have been used for tobacco farming since the beginning of its utilization, and a few tobacco barns still remain on the site. Within the last two decades much of the surrounding farmland, save for one property to the northeast, has been developed into residential and commercial real estate. The two images on the next page (19) depict this change in the surrounding properties: the 1993 map with many fields east of the property being farmed and the 2017 image with residences in place of the fields. The rolling hills, open landscape, and existing pond allow for a myriad of ideas to form of what this property could become. The images on the left show the existing farm fields, the 2.6 acres pond, and the few mature trees located on the property. The donation and reservation of this land for outdoor recreation is momentous for the Town of Kernersville.





Aerial - 1993



Aerial - 2017



## Contextual Analysis



Contextual Analysis Site Map

Above is a map of the context surrounding the Pope Park site and downtown Kernersville. Surrounding the project site on three sides are residential communities, and along the south side there are businesses such as Lowes Food and the Holy Cross Catholic Church. Connectivity to downtown is one of the top priorities for the new park; the distance from the edge of the property on Southern Street to the corner of Main and Mountain Street is approximately one mile. Two notable stops between the park and downtown would be Korner's Folly and the Paul J Ciener Botanical Garden. There is also a proposed greenway that will connect the site to downtown and beyond, see page 17 of this report for more information. This map also shows potential entry points into the site ranging from potential primary, secondary and pedestrian only.





A | Surrounding Development



B | Potential Secondary Entry



C | Potential Primary Entry



D | Potential Secondary Entry



E | Potential Pedestrian Entry

*"My favorite park memory is taking quiet walks"*  
 - Kernersville Citizen



## Circulation



Existing Site Circulation Map

Above is a map of the existing circulation on the Pope Park site as well as the proposed path for the future greenway. The greenway will pass along the south side of the site as it connects from Kernersville downtown, and beyond, to Salem Lake in Winston-Salem, see page 17 of this report for more information. Since the majority of this site is currently used for farming there is an existing farm road that loops around the perimeter of the site, indicated above by the purple path. It was discovered along the north west side of the site the farm road ends so the orange path is an indication of the edge of the upper most field. While the first site visit was being conducted it was noted that neighboring properties use the farm roads as ATV paths , see image A on the next page. The yellow path on the map above indicates the connection of an ATV path from a neighboring property to the existing farm roads. The distance of the existing farm road around the exterior of the site is equal to approximately 1.5 miles.





A | Existing Farm Road



B | View from Existing Southern St. into the Park



C | Existing Farm Road



D | Existing ATV Path



## Natural Systems/Cultural Legacy



Existing Site Natural Systems and Cultural Legacy Elements Map

Above is a map of the natural systems and cultural legacy existing on the Pope Park site. There are two streams that run through the site, one along the south side and one that runs through the center into an approximately 2.6 acre existing pond. An important aspect to note is that anywhere along the south side of the site that would be used as an entry point would have to bridge over the existing stream. Another natural system on the site is the existing trees, since this area is mostly used for farming there are very few trees, it would be recommended to save as many as the existing mature trees as possible. On the first site visit it was noted that there are multiple animal tracks throughout, indicating the amount of natural habitats existing on the site that we don't want to disturb. The elements still standing that show the cultural legacy would be the two old tobacco barns, they would need some structural work but would also serve as a reminder of the important history of this area.





A | Existing Tree to Save



C | Existing Tobacco Barn



B | Panoramic View from High Point



D | Existing Stream



E | Existing Trees to Save





F | Deer Tracks



G | Existing Tobacco Barn



H | Existing Pond



I | Multiple Animal Tracks



J | Drainage Area from Field to Woods

*"My favorite park memory is  
playing in the creek looking  
for crawdads"*

- Kernersville Citizen





Existing Utilities Map

Above is a map of the existing utilities on the Pope Park site. Since this site has primarily been used for farming in the past there are limited existing utilities on site. A few power poles and sewer access points are along Southern Street which is the current entry road onto the site. Along two of the potential entry points there are existing fire hydrants which would be useful for fire access onto the site. There are also a few locations on site where water access is available. It was mentioned at the second steering committee meeting that there is an existing underground irrigation system.



A | Power Pole and Fire Hydrant





B | Water Access



C | Power Pole and Building Pad



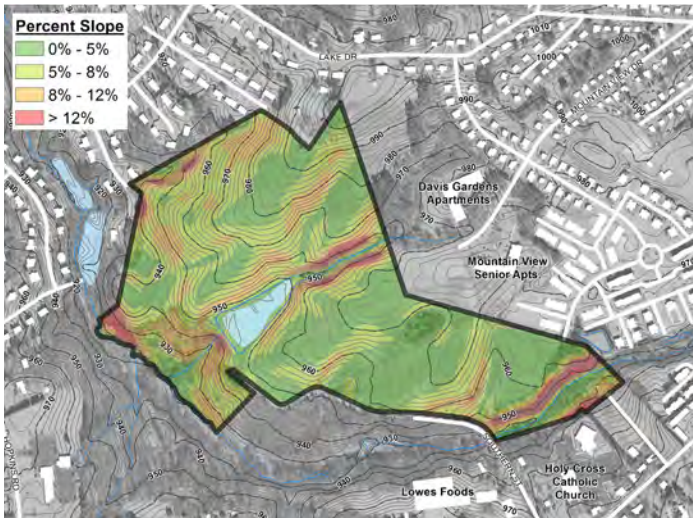
D | Stream Culvert



E | Access with "Rock" Cover

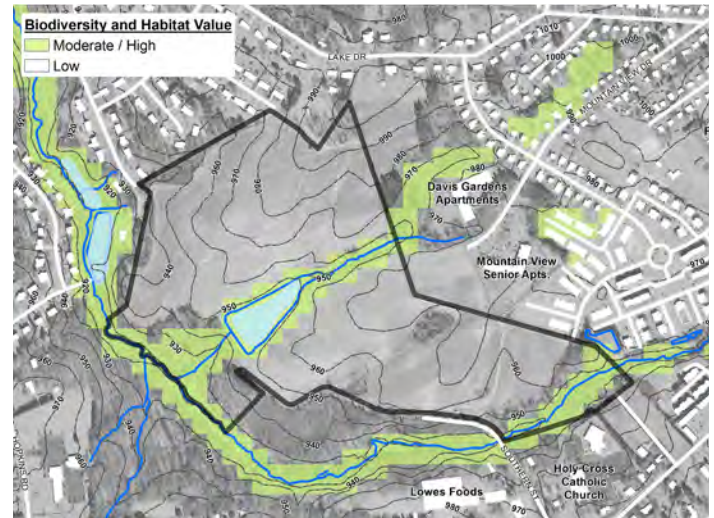


The graphics below show site analysis maps of existing natural resources on the Pope Park property including the slopes, habitat value, soils, and the normalized difference vegetation index. These maps help with the design of the masterplan by indicating high/low points, slope grades, locations where animals could be living, the location of prime farmland, and hydric soils.



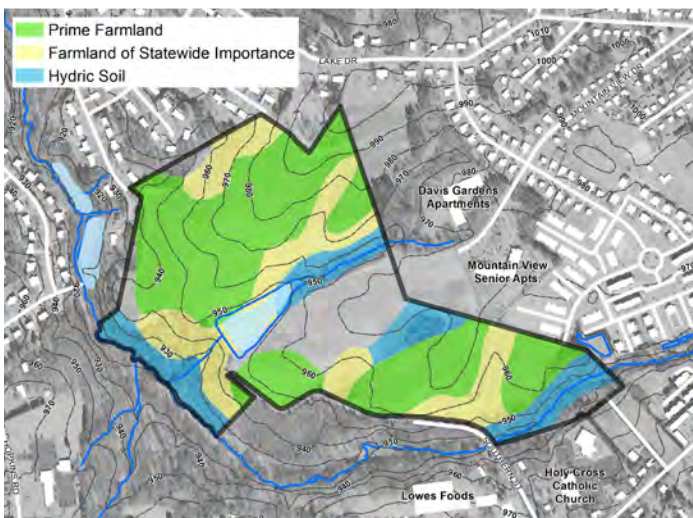
## Slopes

- Steep slopes along major tributary bordering southern end of property
- Downstream and upstream of farm pond



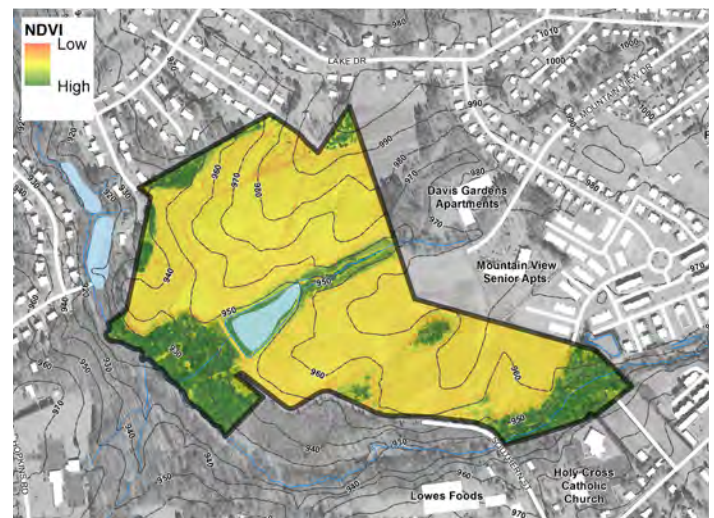
## Habitat Value

- Biodiversity and habitat value is highest along tributaries, based on NCDEQ data



## Soils

- Hydric (wet) soils along property line stream and along farm pond stream
- Most of the uplands are identified as Prime Farmland or Farmland of Statewide Importance (Source: NRCS)



## NDVI

- Normalized Difference Vegetation Index (NDVI) shows relative biomass of an area



## Precedent Park: White Deer Park, Garner, NC

For the Etta Lea and Lawrence Pope Memorial Park project a number of facilities and programs were evaluated to potentially include in the park. In order to assist in determining the best future plan for Pope Park the study team reviewed several precedent parks which relate to different elements found in the final master plan for the park.



White Deer Park Master Plan | Garner, NC

A goal of the 90 acre White Deer Park in Garner, NC is the preservation of the former farmland.

- ◇ Park Amenities
  - ◇ 2,500 sf Nature Center
  - ◇ Playgrounds
  - ◇ Trails
  - ◇ Picnic Shelters
  - ◇ Arboretum



White Deer Park Trail



White Deer Park Playground



White Deer Park Nature Center



## Precedent Park: Sugg Farm, Holly Springs, NC



Sugg Farm at Bass Lake Master Plan | Holly Springs, NC

- ◇ 112 Acres of former farmland
- ◇ Multi-use Trail
- ◇ Mountain Bike Trails
- ◇ Picnic Shelters
- ◇ Natural Play Area
- ◇ Ropes Course
- ◇ Bouldering
- ◇ Community Garden
- ◇ Demonstration Crops
- ◇ Open Fields
- ◇ Amphitheater
- ◇ Greenway Connections
- ◇ Nature & Conference Center
- ◇ Dog Park
- ◇ Pump Track



Sugg Farm at Bass Lake Event Space



## Precedent Park: Village Park, Kannapolis, NC



Village Park | Kannapolis, NC

### Park Amenities

- ◇ Splash Pad
- ◇ Rotary Express Train
- ◇ Carousel
- ◇ Multipurpose Village Park Building
- ◇ Amphitheater
- ◇ Walking Trail
- ◇ Playground
- ◇ Picnic Shelters
- ◇ Open Space



Village Park Amphitheater



Village Park Splash Pad



Village Park Rotary Express Train



## Precedent Park: Blue Jay Point County, Raleigh, NC



Blue Jay Point County Park | Raleigh, NC

### Park Amenities

- ◇ Go Ape Treetop Adventure
- ◇ Open Play Area
- ◇ Hiking Trails
- ◇ Picnic Areas
- ◇ Natural Play Area
- ◇ Play Areas
- ◇ Fishing
- ◇ Environmental Education
- ◇ Educational Exhibits
- ◇ Educational Gardens



Go Ape Treetop Adventure



Go Ape Zip line



Go Ape Ropes Course



## Programing

After reviewing the Town of Kernersville Parks and Recreation Comprehensive Master Plan a list of demand based needs that were established by the town in 2012 was developed. The demand based needs is summarized in the document as "what do we really need" and breaks down the needs into community, regional, and facility categories. They were gathered by input from community members, County Visitors Bureau, municipal neighbors, and State representatives.

After reviewing the town programming needs and how they relate to the future Pope Park a need from each of the categories will be met. From community needs the trail system will be expanded and a connection to the greenway will be made, from the regional needs Pope Park will be apart of the expanded greenway system, and from the facility needs a number of elements including picnic shelters, playgrounds areas and trails will be added. See the full list of town programing needs to the right.

*"My favorite park memory is playing on a splashpad"*

- Kernersville Citizen

### Town Programing Needs

#### Community Needs

- ◇ Outdoor Aquatic Center
- ◇ Community Center
- ◇ Expand the Greenway/Trail System
- ◇ Park Development

#### Regional Needs

- ◇ Further develop Athletic Facilities
- ◇ Establish user agreement with County School System
- ◇ Expand the Greenway System

#### Facility Needs

- ◇ Athletic Fields
- ◇ Picnic Shelters
- ◇ Playground Areas
- ◇ Trails
- ◇ Aquatics
- ◇ Recreation Centers





The results listed below, Top 5 Activities People do at a Park and Top 5 Elements People want Developed were sourced from a 2012 Needs Assessment Survey completed in Kernersville. Looking at results from the survey and with further input from the steering committee for the Pope Park project a list of program ideas was developed. This list was then taken to the public at the first community meeting held on June 14, 2018 for feedback. The results of that meeting can be reviewed in the next section of this report.

#### Top 5 Activities People do at a Park

- ◇ Walking/Running
- ◇ Picnicking
- ◇ Go to Playground
- ◇ View Nature
- ◇ Go to the Dog Park

#### Top 5 Elements People want Developed

- ◇ Walking Paths & Greenways
- ◇ Bike Routes
- ◇ Picnic Shelters
- ◇ Dog Parks
- ◇ Aquatics

#### Program Ideas

- ◇ Regional Greenway Connections
- ◇ Playground
- ◇ Splash pad
- ◇ Walking Paths
- ◇ Natural Surface Trails
- ◇ Fishing
- ◇ Non-motorized Watercraft
- ◇ Bike only Trails
- ◇ Quarter Scale Passenger Train
- ◇ Community Gardens
- ◇ Fitness Stations
- ◇ Flower Gardens
- ◇ Open Lawn
- ◇ Outdoor Event Space
- ◇ Shelters - Open/Closed
- ◇ Demonstration Farm Field
- ◇ History Exhibit
- ◇ Reconstruction of Barns
- ◇ Neighborhood Pedestrian Connections
- ◇ Dog Park
- ◇ Event Hall
- ◇ Camping
- ◇ Adventure Park
  - ◇ Ropes Course
  - ◇ Zip Line
  - ◇ Bouldering

*"My favorite park memory  
is playing on the slides and  
swings as a child"*

*- Kernersville Citizen*



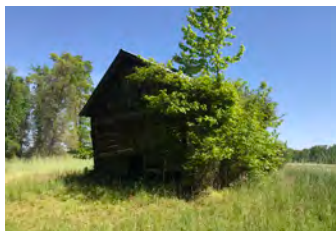




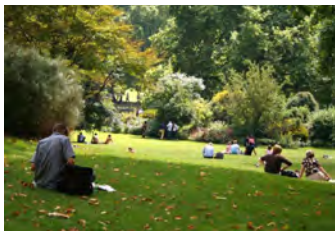
PLAY



GATHERING



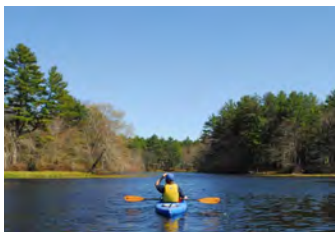
ACTIVITIES



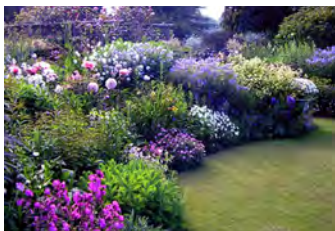
TRANSPORTATION



POND



GARDENS







Tallest Playground Tower in the World



Inclusive Playground



Multiple Towers with Accessible Bridge



Fish Sculpture



Mountain Sculpture



Water Play



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## COMMUNITY INVOLVEMENT

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Community Meeting #1 | 44

Community Meeting #2 | 50

Community Meeting #3 | 56



## Community Meeting #1



Existing Conditions Maps Station



Program Elements Voting Station



Free Hot Air Balloon Rides

The first community meeting for the Etta Lea and Lawrence Pope Memorial Park was held on June 14, 2018 from 6-8 PM at the future park property. With about 250 people attending it was a great opportunity to hear from the Kernersville community on what exactly they want to see in their park. One of the biggest attractions was the free hot air balloon ride, which also served as a chance to get a good look at the park from a bird's eye view. To get everyone familiar with the property there were multiple existing conditions maps showing the surrounding context, environmental conditions, and current site circulation. A voting exercise using tickets as "Pope Park Bucks" was a great way to get an overall idea of what program elements were most important to the community. Giving everyone that wanted to participate 10 tickets made people prioritize, out of the 23 options, what was most important to them. For the Program Elements Results see page 42 of this report.

Another activity to get the residents involved was "My Favorite Park Memory," there were 6 jars with different age groups that people could write what their favorite memory of parks is and place it in the jar matching their age. Results of this activity can be found on page 44 and 45 of this report. In order to get younger children involved there was a "Kid's Coloring Page" of the park property where they could sketch out their ideas on what they would like to see. Results of this activity can be found on page 43 of this report.

*"My favorite park memory is watching my kids play on the playground"*

- Kernersville Citizen



## Community Meeting Photos



Program Elements Voting Station



Program Elements Voting Station



Program Elements Voting Station



First Pope Park Public Meeting



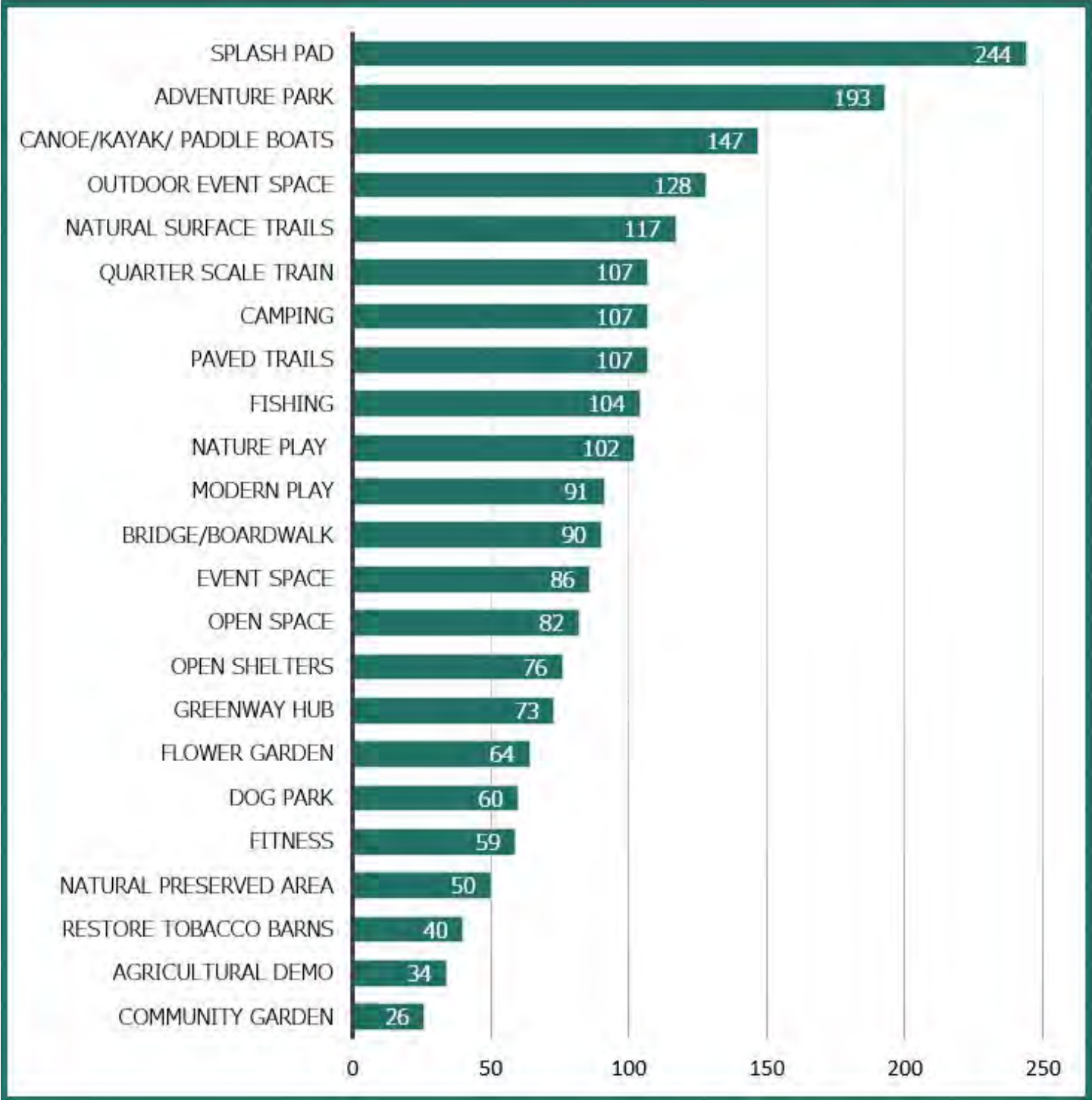
Hayrides To and From Parking



Free Hot Air Balloon Rides



# Program Elements Results



Park Elements Results from First Public Meeting





To get the younger Kernersville residents involved in the community input a Kid's Coloring Page was used. This gave them a chance to plan out what they would like to see in the park. Whether it was by planning out where they want each park element to be like in the image below or drawing an animal they may want to see in the park like to the left, it gives them a chance to voice their opinions. Also depicted on this page are the Pope Park Bucks used for the voting activity.

*"My favorite park memory is learning to ride my bike"*

- Kernersville Citizen





# Favorite Park Memory Activity

---

## Ages 0-10

- ◇ Swinging on the swings
- ◇ Climbing
- ◇ Waterpark fun
- ◇ Fishing with Friends
- ◇ Water fun/Water pads
- ◇ Learning to ride my bike
- ◇ Canoeing/paddle boarding
- ◇ Playing on the monkey bars
- ◇ Picnic at Triad Park
- ◇ Running
- ◇ Sliding
- ◇ Playing on the swings

## Ages 11-20

- ◇ Community Garden
- ◇ The Swings
- ◇ Zip line that is very long
- ◇ Playing in sand boxes
- ◇ Fishing
- ◇ Disney Land Park

## Ages 21-35

- ◇ Walking with family
- ◇ Walking with my dog at 4th of July Park
- ◇ Getting married
- ◇ Sights
- ◇ Swinging
- ◇ Family Reunion
- ◇ Tornado saying "hi" by flying over in close proximity
- ◇ Swinging
- ◇ Hiking
- ◇ Riding on bike trails
- ◇ Playing on splash pad

## Ages 36-50

- ◇ Sculpture Garden
- ◇ Paddle boats with my daughter
- ◇ Traditional games
- ◇ Music in the park
- ◇ Lake activities
- ◇ Kayaking/canoeing
- ◇ Drawing/painting in the park
- ◇ Dizzy on the merry go round (4th of July Park 1983)
- ◇ Parque de agua
- ◇ Picnic with family at creek
- ◇ Sandbox with miniature excavation equipment
- ◇ Playing in the creek looking for crawdads
- ◇ Open green space for soccer
- ◇ Picnics
- ◇ Flying Kites Festival
- ◇ Tennis courts
- ◇ Walking/bike trails

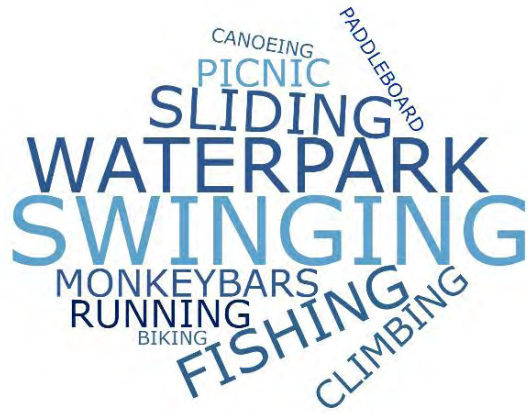
## Ages 51-65

- ◇ Skipping rocks in the pond
- ◇ Bike riding with friends
- ◇ Ultimate Frisbee league
- ◇ Triad park with my son
- ◇ Walking on trails
- ◇ Fishing and camping with family
- ◇ Playing in fountains
- ◇ Watching my kids play on the playground
- ◇ Swinging on Swings
- ◇ Creek walk
- ◇ Ice Skating
- ◇ Large playgrounds
- ◇ Sledding
- ◇ Softball & baseball games
- ◇ Picnicking with loved ones
- ◇ Water activities

## Ages 65+

- ◇ Quiet walks
- ◇ Picnics
- ◇ Old Salem hiking trail
- ◇ Bike riding
- ◇ Riding the merry go round at Harmon Park





Ages 0-10



Ages 36-50



Ages 11-20



Ages 51-65



Ages 21-35



Ages 65+



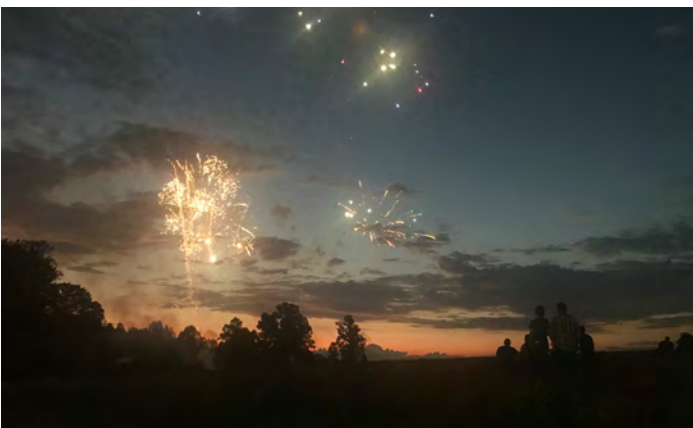
## Community Meeting #2



Concept Plans Voting



Chicken Stew Dinner



Fireworks Show

The second community meeting for the Etta Lea and Lawrence Pope Memorial Park was held on October 5, 2018 from 6-8 PM at the future park property. With about 175 people attending it was another great opportunity to gather feedback from the Kernersville community. For this meeting the Parks and Recreation Department hosted an event called Fireworks in the Fall, including a fireworks show once the sun went down and a chicken stew dinner free to the community.

Two separate concept plans were shared at this meeting and each person in attendance received one ticket in which they could vote for their favorite plan. The second method used at this meeting to gather information on what the community wanted to see in their future park was using voting dots. Along with each plan there was an image board showing the different park elements associated with it. Each participant received 8 dots in which they could choose any elements from either plan. At around 7:30 everyone gathered in the open field of the future Pope Memorial Park and watched the fifteen minute fireworks display. This meeting gave a greater understanding of what elements were wanted and will give us an opportunity to make a combination of the two plans with the most liked elements from each. Photos and results from the second community meeting can be seen on the following pages.

*"My favorite park memory is  
skipping rocks in the pond"*

- Kernersville Citizen



## Community Meeting Photos



Checking out the results of the previous meeting



Concept Plans Voting



Concept Plans Voting



Kids playing in the future Pope Park



Concept Plans Voting



Residents claiming their spot for fireworks



## Retreat-Relax-Recreate Concept



Retreat-Relax-Recreate Concept

115 VOTES

Above is the Retreat-Relax-Recreate concept plan for the Pope Memorial Park. At the community meeting this plan received 115 votes out of 152 people that placed their vote. The big draw to this plan was the enlargement of the existing lake from about 2.6 acres to 5.6 acres. Another high ranking element on this plan is the adventure park which placed second on the dot voting exercise as seen on page 50. The addition on this plan of programed agriculture fields allows an opportunity for many different crops to be planted depending on the time of the year, for example, corn which could then be made into a corn maze.



## Pedal-Play-Picnic Concept



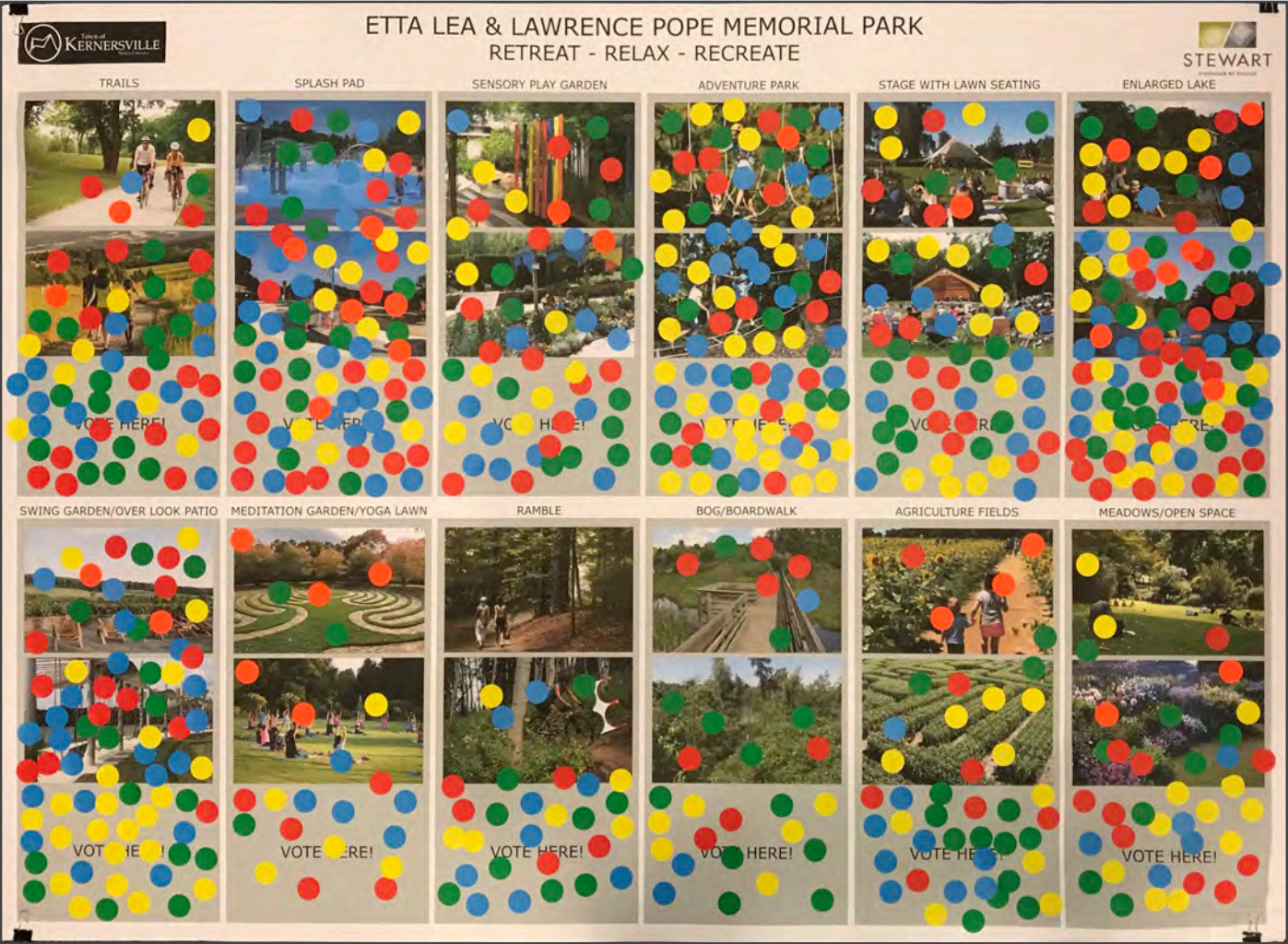
Pedal-Play-Picnic Concept

37 VOTES

Above is the Pedal-Play-Picnic concept plan for the Pope Memorial Park. This plan takes a more passive approach, maintaining a lot of the existing land and letting larger amounts of area to grow up as native grasses. This plan also maintains the existing lake without enlarging it. The community members responded to this by only giving it 37 votes out of 152. The most loved elements on this plan were the splash pad, trails, and playground.



# Retreat-Relax-Recreate Concept

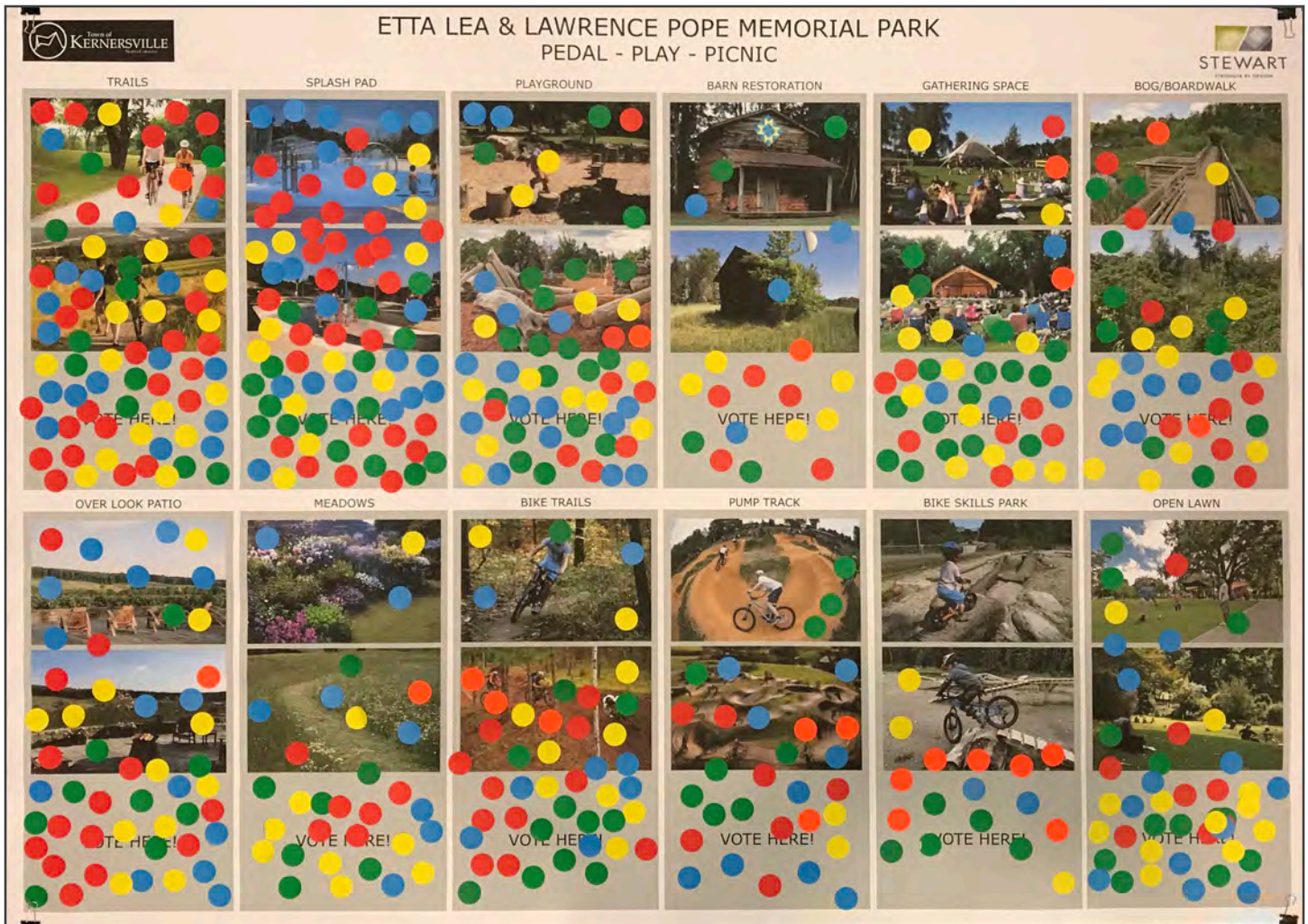


Retreat-Relax-Recreate Dot Voting Board

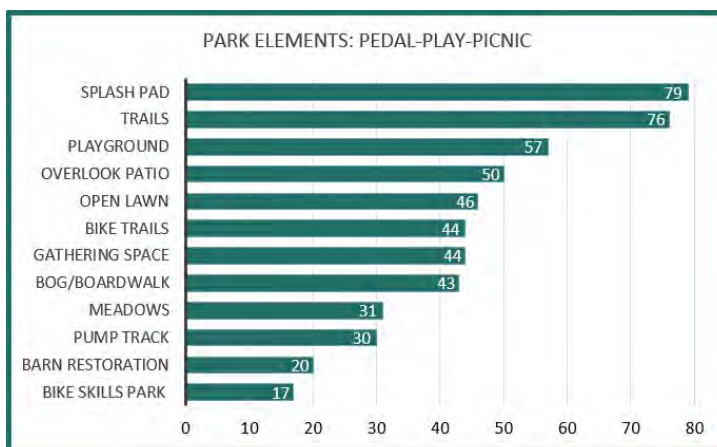


To the left are the results from the dot voting board shown above. These results are for the Retreat-Relax-Recreate concept plan. The most popular element from this concept was the enlargement of the existing lake with a close second and third being the adventure park and splash pad respectively. The least popular element from this plan was the meditation garden and yoga lawn.





Pedal-Play-Picnic Dot Voting Board



The results from the dot voting board for the Pedal-Play-Picnic plan are shown to the left. The most popular element for this plan is the splash pad and when combined with the total from the other plan it is still the most popular element overall. Even though this plan focused more on bike elements they did not rank to favorably. While bike trails landed in about the middle, pump track and bike skills park ended up at the bottom.



## Community Meeting #3



POP into Pope Welcome Sign



Fresh Popcorn

The third community meeting for the Etta Lea and Lawrence Pope Memorial Park was held on March 23, 2019 from 1:30 - 4:30 PM at the Kernersville Public Library. The purpose of this final public meeting was to present the final masterplan for the park. For this meeting the Parks and Recreation Department hosted an event called Pop into Pope, and provided free popcorn to the community while they listened to the presentation. There were two separate sessions, one starting at 1:30 and the other at 3:30. Both sessions had a pretty good turn out with around 50 people in total coming out. After both presentations there was good discussion and questions looking forward to when the park is implemented. Stewart also provided three polls to get further interaction with the public, the results of those polls can be seen on the next page.

*"My favorite park memory is  
picnicking with loved ones"*

- Kernersville Citizen



Masterplan Presentation



## Community Meeting Results

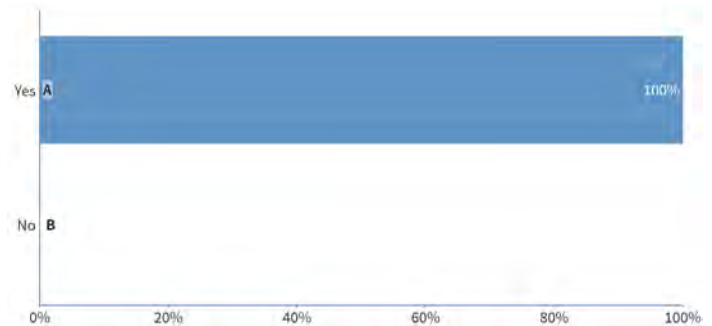
A service called Poll Everywhere was used where participants can use their cell phones to anonymously respond to the three provided questions. The first question was to provide one word on how people felt about the masterplan. The second was to pick one of the provided statements that best represents how they felt about the masterplan. The final question was asking if residents would support a municipal bond to provide funding, the response to this question was a unanimous yes from both sessions.

interested new  
excited  
possibility great family  
surprised hurryup fun  
whole

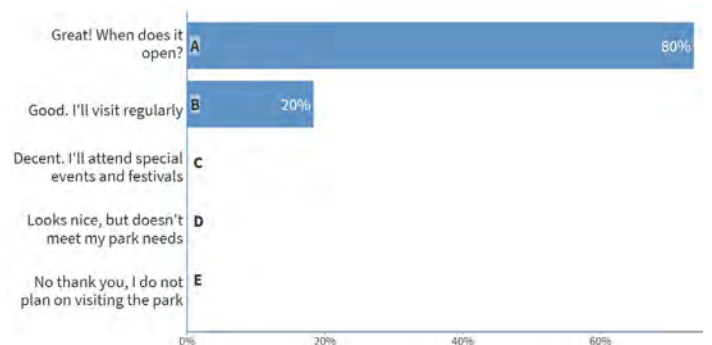
First Session: One word that describes how you feel about the Pope Park Masterplan.

potential exciting  
excited  
engaging splashpad

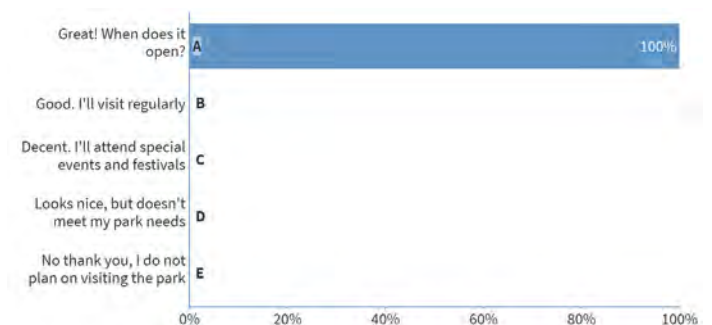
Second Session: One word that describes how you feel about the Pope Park Masterplan.



Question: Would you support a municipal bond to provide funding for Pope Park?



First Session: Which of the following statements best represents how you feel about the masterplan?



Second Session: Which of the following statements best represents how you feel about the masterplan?



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# Master Plan



Final Master Plan

The plan above shows the final concept for the Pope Memorial Park. Using feedback from both the steering committee and Kernersville residents on the two concepts seen earlier in this report the final plan was developed. The plan is developed into three zones, the entry zone, active zone, and passive zone, information about each is provide in more depth on the following three pages.

*"My favorite park memory is using paddle boats with my daughter"*

- Kernersville Citizen



The Entry Zone includes the entry sequence into the park from the main entrance off Southern Street and a secondary entrance off Lambeth Farm Lane. Creating an interactive art piece, like the one seen in the image to the right, the park can draw people in as a place to gather within the large letters or capture their next Instagram post. Parking is a large portion of this zone with two paved lots totaling  $\pm$  150 spaces and an overflowing parking area for large events which totals  $\pm$  210 spaces. Further into the site there is the meditation garden and labyrinth. This space will serve as a relaxing area for people to reflect; refer to the image to the right to see the intention of the meditation labyrinth. Accompanying the meditation garden is a yoga and fitness lawn, this area could be used for group fitness activities such as bootcamps and yoga. Lighting should be provided in this area to allow workouts to take place in the early mornings or after the sun sets in the winter months. Existing wooded areas will remain on the site as there are not many existing trees since it is previously used as farming fields.



Entry Pope Park Artwork Rendering



Meditation Labyrinth



Entry Zone



## Active Zone Programming

The Active Zone consists of the most popular park elements. The natural splashpad, which was the highest ranking element at all the public meetings is located in this zone adjacent to the also popular nature/sensory playground. It is important for this project to keep the play elements as natural looking as possible to respect the history of the property. It is not the intention to provide structures with big bright colors. The images to the right show how these elements are intended to look. Also apart of this zone is the enlarged lake which will be approximately  $\pm 5.2$  acres. Activities accompanying the lake would be a boat house with kayaking and canoeing, and fishing docks. A lake stage along the south edge will be home to large or small events including bands and weddings. The lawn seating can either be set up with chairs or be a free space for people to bring their own blankets and chairs. An adventure park through the existing trees will feature a climbing wall, low, and high ropes.



Tallest Playground Tower in the World



Natural Splashpad



Active Zone



The passive zone is located on the north side of the park. There is a secondary entrance off Matt Road with a paved parking lot totaling  $\pm$  118 spaces as well as an overflowing parking area with  $\pm$  100 spaces. Connecting to the greenway is a natural bike path that weaves through existing and new trees. In reflection of the property's past a section will be saved as agriculture fields that can be used in a variety of ways. As a way to generate revenue it can be planted with corn then turned into a corn maze. Other ideas include a strawberry patch and a sunflower field. Additionally, portion of this zone will feature a large lawn with an overlook patio. The lawn can be used for pickup games, picnicking, kite flying, and many other activities.

*"My favorite park memory is flying kites with my family"*

- Kernersville Citizen



Agriculture Fields Rendering



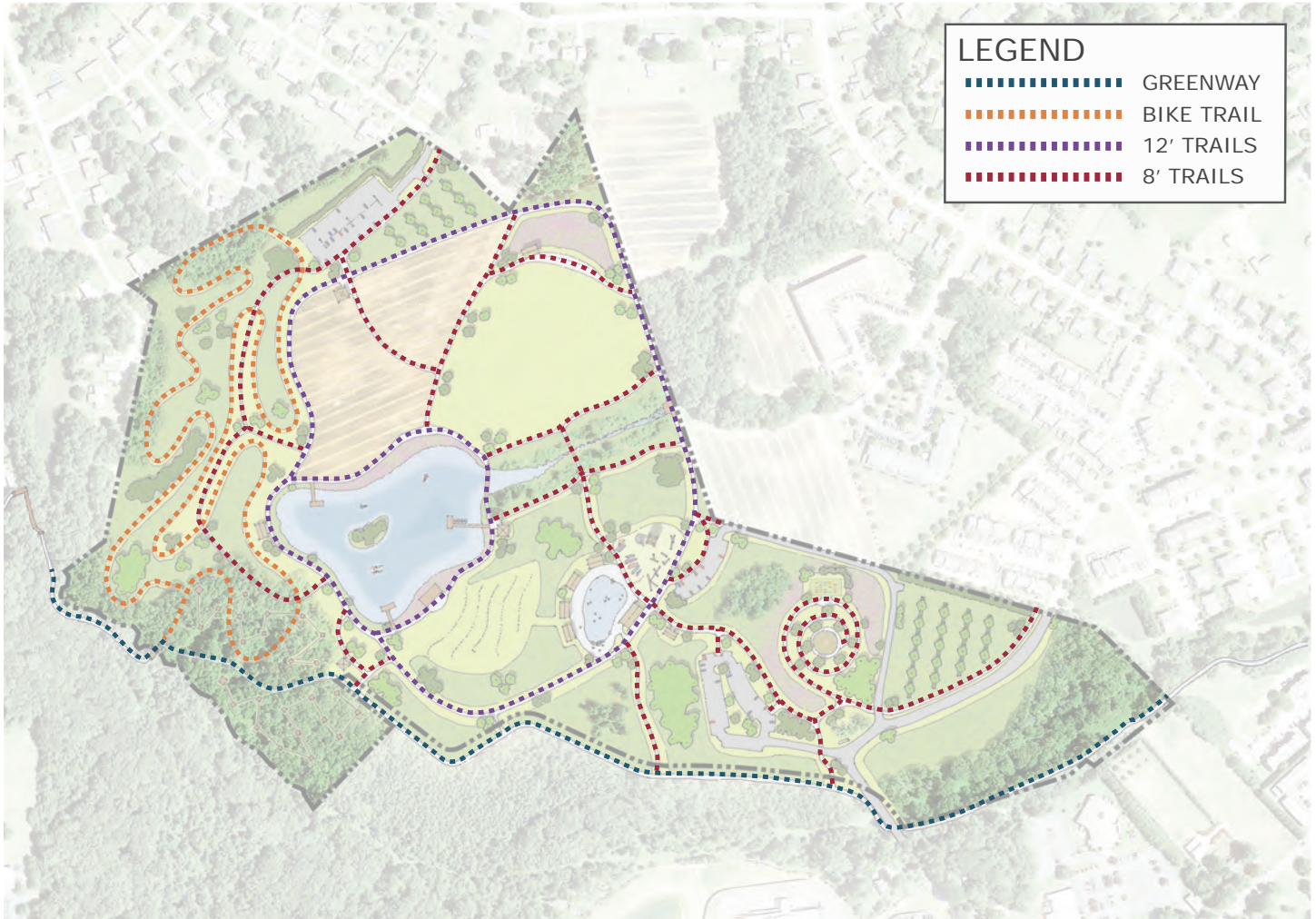
Overlook Patio



Passive Zone



## Trail Diagram



Trail Diagram

The graphic above shows the variety of trails planned for the Pope Memorial Park. The separately planned greenway travels just south and through parts of the property. The bike trail shown in orange is a natural path while the 12 and 8 foot trails are to be paved. The 12 foot paths are also planned to be used by park staff for maintenance purposes. The trail lengths listed below are approximate lengths totaled in miles.

### Trail Travel Lengths

Greenway Along Property = .75 miles

Natural Bike Trail = 1.2 miles

12' Paved Trails = 1.15 miles

8' Paved Trails = 1.9 miles

Total Combined Trail Length = 5 miles

*"My favorite park memory is  
using all the walking trails"*

- Kenersville Citizen



The Town of Kernersville should pursue a variety of funding sources for the development of the Etta Lea & Lawrence Pope Memorial Park Master Plan, including funding for design, construction, and maintenance. Many government entities are unable to fully fund the development of every program element included on the master plan using in-house funds. It is recommended that the Town of Kernersville develop a multi-tiered approach for funding the park using a variety of financing options, including public funding (federal, state, and local), as well as funding from private sources. These next sections provide a summary of potential funding opportunities.

### Park and Recreation Trust Fund (PARTF)

The Parks and Recreation Trust Fund (PARTF) provides dollar-for-dollar matching grants to local governments for parks and recreational projects to serve the general public. Counties, incorporated municipalities and public authorities, as defined by G.S. 159-7, are eligible applicants. A local government can request a maximum of \$500,000 with each application. An applicant must match the grant dollar-for-dollar, 50% of the total cost of the project, and may contribute more than 50%. The appraised value of land to be donated to the applicant, such as Scott Pope's land donation for Pope Park can be used as part of the match. The value of in-kind services, such as volunteer work, cannot be used as part of the match. PARTF receives application annually on May 1st.

For more information, visit [http://www.ncparks.gov/About/grants/partf\\_main.php](http://www.ncparks.gov/About/grants/partf_main.php)

### Land and Conservation Fund (LWCF)

The Land and Water Conservation Fund (LWCF) has historically been a primary funding source of the US Department of the Interior for outdoor recreation development and land acquisition by local governments and state agencies. In North Carolina, the program is administered by the Department of Environment and Natural Resources.

For more information, visit <https://www.nps.gov/subjects/lwcf/index.htm>

### Recreational Trails Program Grant

The Division of Parks and Recreation, the North Carolina Trails Program and the North Carolina Trails Committee value trail projects that are legal, safe, managed and provide connectivity, reasonable public access and parking. The Trails Program staff are ready, willing and available to assist in all phases of the application process of projects that are construction ready for grant funding. These sustainable, "shovel-ready" projects leverage local funds to meet recreational trail and trail-needs, in an effort to provide low infrastructure economic development opportunities through natural resource tourism. The Trails Program staff are also available to assist applicants with conceptual projects, in order to meet the technical requirements of an RTP Grant before applying.

For more information, visit <https://trails.nc.gov/trail-grants/apply-grant>

### The Knight Community Foundation Program

The Knight Foundation's strategy focuses on identifying and working with partners to help communities attract and nurture talent, promote economic opportunity and foster civic engagement. They work with community foundation leaders and local advisory committees to identify investment opportunities that can help these communities be more informed and engaged.

For more information, visit <https://knightfoundation.org/community-foundations/>





### Blue Cross Blue Shield North Carolina Foundation (BCBSNC)

Blue Cross Blue Shield of North Carolina (BCBSNC) focuses on programs that use an outcome approach to improve the health and well-being of residents. The Health of Vulnerable Populations grants program focuses on improving health outcomes for at-risk populations. The Healthy Active Communities grant concentrates on increased physical activity and healthy eating habits. Eligible grant applicants must be located in North Carolina, be able to provide recent tax forms and, depending on the size of the nonprofit, provide an audit.

For more information, visit <http://www.bcbsncfoundation.org/>

### Wells Fargo Corporate Giving Grants

Wells Fargo knows that their long-term success is directly linked to the success of their customers and the communities they serve. Through a combination of strategic relationships with local and national nonprofits, grants, volunteer activities, and other community investments, they are creating solutions that help strengthen the communities in which they operate and grow local economies around the world.

For more information, visit <https://www.wellsfargo.com/about/corporate-responsibility/community-giving/>

### Local Civic Organizations

In many communities, local chapters of civic organizations, such as Kiwanis and Rotary, provide grants to projects that support their particular causes. Kiwanis Clubs and American Legion have served as great financial partners for park and playground projects for many communities in North Carolina. Organizations such as Rotary, Lions Club, and other civic groups often have grant programs which can provide potential funding assistance to the design or development of the park or for purchase of playground or other equipment. Local civic organizations should be contacted to discuss potential funding, grant opportunities, sponsorships, and partnerships.

### Corporate Partners

Corporate partnerships are a growing sector of funding for park development. As businesses see the value of parks and greenways to their employees, customers, and communities, more corporations are willing to support their local municipalities with the implementation of parks and greenways. Hospitals and health care companies lead this endeavor as parks support their missions for health and exercise, but many other corporations have joined them in helping to give back to their communities in visible, tangible ways through park and greenway development and sponsorship. Some companies also offer on-going grant programs for civic and community projects. For large projects, such as the Etta Lea and Lawrence Pope Memorial Park, the Town should reach out to local corporations to discuss potential funding, grant opportunities, sponsorships, and partnerships.

### Capital Improvement Funds

Capital Improvement Funds are provided for a capital improvement plan (CPI) which is a short range plan typically between 4 - 10 years. A CPI identifies capital projects, provides a planning schedule and options for financing the plan. The plan provides a link between a parks and recreation department, a comprehensive and strategic plan and the entity's annual budget.





### Town Bond Funds

Town Bond Funds or Municipal Bonds are debt securities issued by the town to fund day-to-day obligations and to finance capital projects such as building a park. These bonds would be voted on by the citizens of Kernersville.

### Dedicated Sales Tax

A dedicated sales tax could be as low as a half of one percent and could provide funding for implementing park projects. A dedicated sales tax would be voted on by the citizens of Kernersville.


### Occupant Tax

Typically occupancy taxes are placed on facilities that provide accommodations for customers, traditionally on hotels. Although these taxes aren't limited to overnight accommodations, meeting rooms, conference rooms, wedding chapels may be subject to occupancy taxes. Because of the regional draw of the future Etta Lea & Lawrence Pope Memorial Park this funding strategy may be utilized.



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# Steering Committee Meeting Minutes

## **Etta Lee & Lawrence Pope Memorial Park Kick-off Meeting**

Date/Time: April 11, 2018 @ 8:30 am

Location: Kernersville Town Hall

Project No.: C18036

### **AGENDA**

#### **I. Introductions and Welcome:**

- a. Steering Committee members
- b. Professional Staff
- c. Stewart Team

#### **II. Business Side of parks & recreation:**

- a. Levels of parks
- b. Types of parks
- c. Triple bottom line
- d. Needs Assessments Review

#### **III. Visioning & Goals**

- a. Property Overview:
  - i. History of Pope Family and the Park property
  - ii. Park Property Map
- b. Vision of Etta Lee & Lawrence Pope Memorial Park
- c. Goals of the park planning process
- d. Identifying Central Park Themes

#### **IV. Planning Process**

- a. Steering Committee
  - i. Desired elements
  - ii. Field trips to precedent parks
- b. Community Input
  - i. Focus Groups
  - ii. Public Forums
  - iii. Surveys
- c. Concepts
- d. Environmental Studies
- e. Funding Plans

#### **V. Draft Time Frame**

- a. April:
  - i. Initial Steering Committee Meeting
- b. May:
  - i. Stewart Site Analysis
  - ii. "Kernersville Day at the (Future) Park" Public event at the park
  - iii. Focus Group Meetings
  - iv. Steering Committee Field Trips
- c. June
  - i. Steering Committee Meeting





## PROJECT MEETING MEMORANDUM

PROJECT: Etta Lea & Lawrence Pope Memorial Park

Stewart Project# C18036

ATTENDEES: Ernie Pages

Steering Committee

Stewart:

- Emily Blackwell
- Kendel Baier

LOCATION: Kernersville Town Hall

MEETING DATE: May 16, 2018 (8:30 am – 10:00 am)

### A Project Meeting was held on this date and the following was discussed.

1. Vision and Goals
  - a. The park will have a regional draw on the size of a community park.
  - b. Don't want to focus so much on history as the town already has museums and Founders Park.
  - c. Echo the history of the town's architecture in any structures in the park.
  - d. Connectivity to downtown Kernersville
  - e. Documentation of tobacco farming
  - f. What is the public perception of central park?
    - i. Open space, great lawn, passive green space, water features, keeping it as natural as possible.
  - g. A Central Kernersville Park
  - h. Greenway connections
2. Surrounding Development
  - a. Planned Greenway
  - b. Planned sub division west of Lowes
  - c. Property northwest of Lowes might be given to the park
  - d. East Winston-Salem is opening a big water park
3. Park
  - a. Calculate the mileage around the existing farm road
  - b. Welcome to use the existing old tobacco barns
    - i. Could be used for restroom locations?
  - c. Existing underground irrigation
  - d. Current farmer is named Buck
  - e. Program Ideas
    - i. Shelters
    - ii. No enclosed buildings
    - iii. No amphitheater
    - iv. Natural surface trails
    - v. Adventure park – ropes course and zip line
4. First Public Meeting
  - a. More drop-in activities so people can go at their own pace
  - b. Have had previous success with using marbles (10 choices with 4 marbles)
  - c. August 18<sup>th</sup> – Honey Bee Festival
  - d. Victoria will advertise on social media
  - e. Date: Thursday June 14<sup>th</sup> 6-8pm with the 28<sup>th</sup> as a rain day





## PROJECT MEETING MEMORANDUM

PROJECT: Etta Lea & Lawrence Pope Memorial Park

Stewart Project# C18036

ATTENDEES: Ernie Pages

Steering Committee

Stewart:

- Emily Blackwell
- Kendel Baier

LOCATION: Skype Meeting

MEETING DATE: October 1, 2018 (11:00 am – 12:15 pm)

### A Project Meeting was held on this date and the following was discussed.

1. Pump – Play – Picnic Concept Explanation
  - a. Ernie has liability concerns with the bike skills area and people building their own ramps
  - b. Comment about the hidden meadow area
  - c. Enough restroom locations
  - d. Bike trail, should it be called a mountain bike trail? Suggested it should be called a beginner trail not enough slope to be truly a mountain bike trail
  - e. Do not refer to the entry as a roundabout
  - f. Emily discussed the meeting Stewart had with the developer to the south of the property. They want to be involved with the process and is on board with providing access to the park through their development.
  - g. Suggestion was made to change the name to Pedal – Play – Picnic (Completed)
  - h. Add to legend the existing trees at entry and welcome sign (Completed)
  - i. Show second future development building outlines south of park (Completed)
2. Recreation – Reflect – Relax Concept Explanation
  - a. Comment was made this plan was more of a draw then the first
  - b. Want to make sure there is clear access from the future greenway
  - c. Ernie shared he has a connection with a company for the ropes course/zip lines
  - d. Suggestion was made to change the name to Retreat – Relax – Recreate (Completed)
  - e. Suggestion was made to possibly demo the existing barns and use the wood for another element in the park
  - f. Depending on the outcome of the public meeting and the popularity of the agriculture field, we might need to rearrange the upper parking and add an overflow area
  - g. Add to legend the existing trees at entry and welcome sign (Completed)
  - h. Show second future development building outlines south of park (Completed)
  - i. Add shelters to plan near the splashpad (Completed)
  - j. Adjust color on plan near the swing garden at the lake (Completed)





3. Next Public Meeting
  - a. Friday, October 5<sup>th</sup> 6-8
  - b. Chicken stew dinner and fireworks
  - c. One tent needed for the two concept plans and another needed for existing conditions boards from the first public meeting
  - d. Requested that Stewart has some helpers with passing out voting dots and tickets





## PROJECT MEETING MEMORANDUM

PROJECT: Etta Lea & Lawrence Pope Memorial Park

Stewart Project# C18036

ATTENDEES: Steering Committee

- Susan Sears Snow
- Joe Pinnix
- Susan Fradenburg
- Jenny Fulton
- Doug Cox
- Kurt Aktug
- Doran Maltba
- Jeff Hatling
- Ernie Pages
- Victoria Musumeci

Stewart:

- Emily Blackwell
- Kendel Baier

LOCATION: Kernersville Town Hall

MEETING DATE: January 16, 2019 (8:30 am – 10:15 pm)

### A Project Meeting was held on this date and the following was discussed.

1. Review Concept Plans
  - a. Public input session 2 review
2. Final Concept Discussion
  - a. Entry Zone
    - i. Steering committee loved the large POPE artwork at entry to the park.
    - ii. The entry "sign" should be referred to as artwork as to avoid conflict with the current Kernersville sign ordinance.
    - iii. The yoga lawn could be used for scheduled fitness programs such as yoga lawn or a bootcamp. Kernersville currently has a program called Yoga in the Park.
    - iv. Lights should be provided around the yoga lawn so early morning workouts or night workouts in the winter can be held on site
  - b. Active Zone
    - i. Adventure park could be rented out for team building exercises as a way of creating revenue.
    - ii. Adventure park could be leased to company who would set everything up and run it.
      1. Tree top canopy tours
      2. Go Ape
    - iii. Add disc golf course (community scale)
    - iv. Stage/shelter at pond could also be used for wedding venues, an enclosed shelter at the splashpad should be added that could be used as an enclosed party space to get out of the heat or if a wedding is happening it could be used as a bridal room.
    - v. Stage/shelter should be more designed then typical for use of weddings





- vi. Concerns were voiced about the proximity of the splash pad and the stage/wedding area. Additional landscaping should be added to buffer the noise.
- vii. The precedent images for the splashpad showing a more natural approach were liked, rather than a big flashy colorful approach.
- viii. The tallest play tower was liked with some concerns about liability.
- ix. The idea of a large temporary zip line was brought up for an event situation.
- c. Passive Zone
  - i. Add bike station where people can pump up tires and make small repairs on the go.
  - ii. The north parking area should possibly have less parking since it is off a residential street.
  - iii. It was suggested that solar panels be used on the agriculture fields ticket booth building.
  - iv. Bike racks should be included throughout the park. Preferably more natural looking racks as opposed to typical metal racks.
- 3. Miscellaneous Comments
  - a. Comment made about the neighboring residential development to the south has been stalled. We are still showing a pedestrian/service access at that location.
  - b. If the funding would work it is preferred to complete the park in all one phase rather than multiple different phases
  - c. Incorporate the town architecture into the shelters and other built elements of the park.
  - d. Greenway project received its last easement and will be starting construction.
- 4. Master Plan Report
  - a. Proposed restroom count for the site
  - b. Incorporate some engineering for the pond enlargement
  - c. JT Grimes – Local Kernersville engineer that specializes in ponds, incorporate him to evaluate the existing pond.
  - d. Provide colored trail diagram for bike paths, greenway along the park, and trails. Provide the length and widths of each.
  - e. When discussing funding given money should be worded as a contribution rather than a donation.
  - f. Include parking number parking lot location, also lighting for all parking lots should be included.
  - g. Security buttons should be included throughout the park
- 5. Next Public Meeting
  - a. February
  - b. Last public meeting to show the final concept to the public
  - c. Option 1
    - i. Located on site like previous meetings
    - ii. Bonfires with hot chocolate and s'mores
    - iii. Could be too cold this time of year
  - d. Option 2
    - i. Located at the local movie theatre
    - ii. Presented as a slideshow presentation or a short film
    - iii. Free popcorn "Poppin' for Pope"
    - iv. Ernie is looking into options and what could be done



# Splashpad Maintenance Plan

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## Weekly/Monthly/Yearly:

- ◇ Clean ORP and pH sensors on the chemical controller monthly with a mild acid (white vinegar) and a mild base (dish soap) to remove oils. At the end of the season, place the sensors either in a wetted cap or water and store away from freezing. Sensors for their controller manufacturer should be replaced yearly, but since pads are seasonal, they should be able to get two or three years of use from them.
- ◇ Backwash the filtration system according to pressure differential (gauge readings), referring to manufacturer's requirements. Typically a 12-15psi delta. (this might be daily, every other day, weekly, etc.)
- ◇ Remove and wipe down UV quartz sleeve monthly (if necessary, seasonal at least), using alcohol wipes. Return to service, being careful not to damage the sleeve or the UV lamp.
- ◇ The chlorinator should be mostly maintenance-free, but ensure that ports are clean and free-flowing.
- ◇ Clean pump strainer basket daily or as needed.
- ◇ Inspect filter sand bed yearly. Rake/remove any mudballs or heavy debris from top of bed.

## 3-Year Plan:

- ◇ Replace ORP and pH sensors with new
- ◇ Replace UV lamp and quartz sleeve with new
- ◇ Replace any wearable goods, such as o-rings, solenoids, gaskets, etc.
- ◇ Inspect pump motor amperage draw and measure temperature of the motor for excessive wear

## 5-Year Plan:

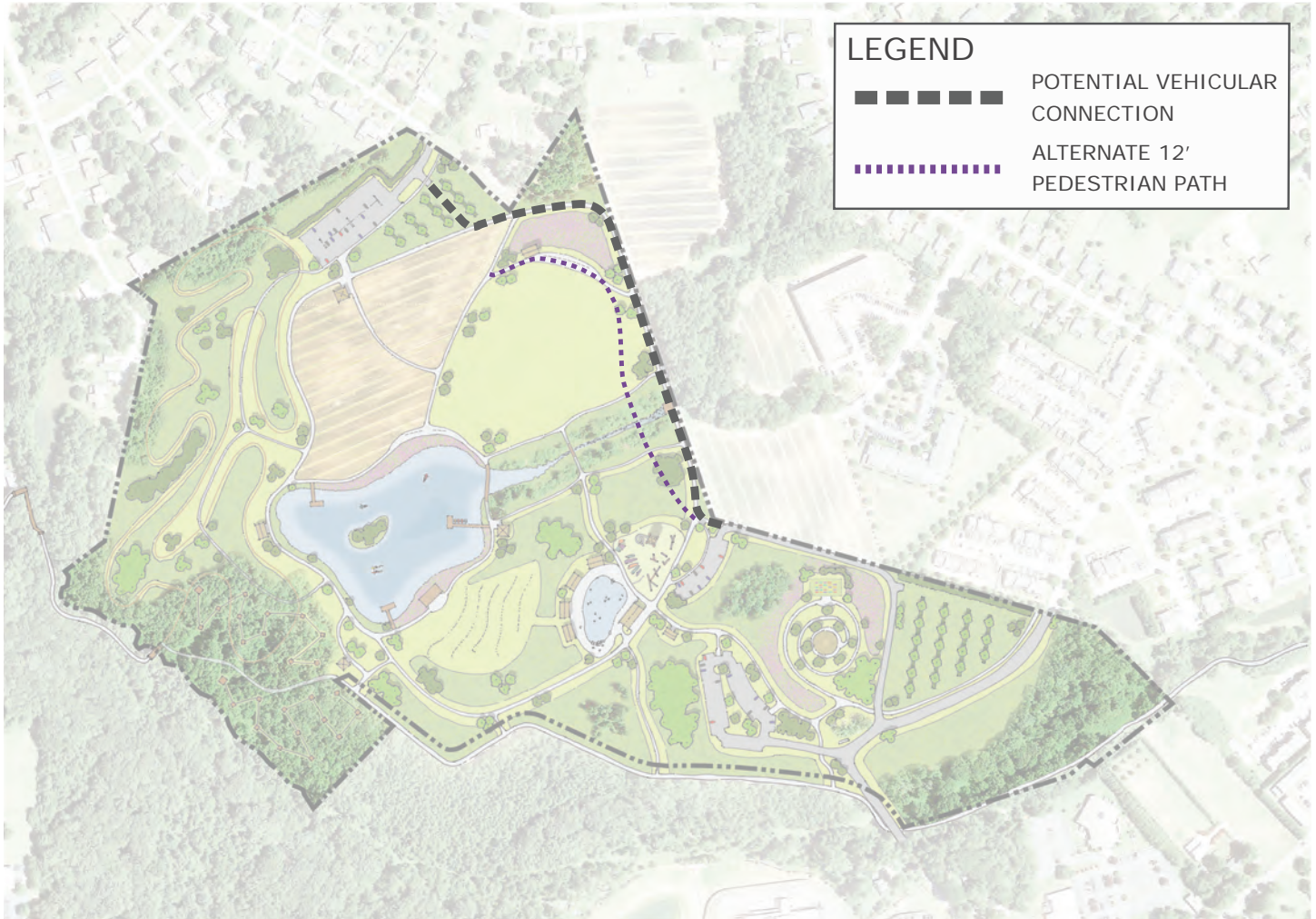
- ◇ Inspect more thoroughly the filtration media and treat as necessary. Contrary to popular belief, media should only be replaced on an 'as needed' basis. Providing that they are being backwash per spec, the sand should be useful for several years. If the decision is made to replace the media as a precaution, go ahead and replace the filter laterals as well.

## Winterization of Equipment:

- ◇ Remove drain plugs from pump housing (2), filter tank, filter valve, chlorinator booster pump (if supplied), and UV system.
- ◇ Remove and store chemical controller sensors and UV lamp.
- ◇ Remove UV in-line strainer and clean for next season.
- ◇ Drain all water from lines by opening influent and effluent valves, including water feature plumbing



## Vehicular Connection Diagram



Vehicular Connection Diagram

The graphic above shows a potential vehicular connection from the main entry at the south side of the site to the parking lot on the north end of the site with an entrance off of Matt Road. The vehicular connection could serve as a way to keep the north entrance closed except for when there are large events but still provide a way for people to get to the parking lot. If the vehicular route is added to the plan an alternate 12' pedestrian path will also have to be implemented, as seen in the purple dashed line.



# Cost Report

Cost estimating functions as an important part of planning for large scale projects. However, in the current construction market, costs vary greatly on a wide range of products and services and prove very hard to predict. Determining costs grows exponentially harder when detailed plans have not been produced and specific measurements and quantities cannot be determined, which is the case for a park master plan such as this one. At this point in time, specific products, finishes, materials, and details have not been determined, therefore a wide range of variables exist which can greatly impact cost.

Stewart, with critical assistance from BAR Construction has put together the following cost prediction for the Etta Lea and Lawrence Pope Memorial Park Master Plan. The costs do not take into account inflation, design fees, permitting fees, surveying, or general conditions and for construction contractor. Additional disclaimers and conditions are listed at the end of this section. Stewart recommends the Town of Kernersville securing more than the noted funding for the park as designs, desires of the client, and understanding of site conditions typically increase costs, not decrease them.

## Opinion of Probable Costs

### Etta Lea & Lawrence Pope Memorial Park

DESCRIPTION	QTY	TOTAL
<b>Demolition</b>		
Clearing and Grubbing	-	\$150,000
<b>Total Demolition</b>		<b>\$ 150,000.00</b>
<b>Erosion Control</b>		
Erosion Control	-	\$380,000
<b>Total Erosion Control</b>		<b>\$ 380,000.00</b>
<b>Grading</b>		
Grading/Finegrading	-	\$250,000
Grading Contingency - Unsuitable Soil/Rock Clause	-	\$250,000
Enlarged Pond	223,668 SF	\$550,000
<b>Total Grading</b>		<b>\$1,050,000</b>
<b>Site Utilities</b>		
Site Water/Hydrants	-	\$400,000
Sanitary Sewer with Lift Stations	-	\$320,000
Storm Sewer/Water Routing	-	\$250,000
Site Power/Pedestrian Lighting	-	\$550,000
Temporary Utilities	-	\$50,000
<b>Total Site Utilities</b>		<b>\$ 1,570,000.00</b>
<b>Paving</b>		
Parking Lot 1 - 106 Spaces	34,779 SF	\$275,000
Parking Lot 2 - 47 Spaces	13,638 SF	\$106,800
Parking Lot 3 - 118 Spaces	34,345 SF	\$275,000
Overflow Parking - +/- 310 Spaces	-	\$25,000
Road	51,844 SF	\$450,000
4' Natural Bike Path	26,448 SF	\$50,000
12' Paved Trail	83,483 SF	\$460,000
8' Paved Trail	92,515 SF	\$600,000
<b>Total Paving</b>		<b>\$ 2,241,800.00</b>



Plants		
Landscaping/Trees/Plantings Allowance	-	\$375,000
<b>Total Plants</b>		<b>\$ 375,000.00</b>
Amenities		
Labyrinth	6,085 SF	\$25,000
Nature/Sensory Play	15,000 SF	\$600,000
Playground Surfacing - \$17/SF	15,000 SF	\$255,000
Splashpad	-	\$800,000
Splashpad Equipment	-	\$200,000
Bath House/Equipment Room/Restrooms	2,700 SF	\$400,000
Climbing Wall	30' x 30'	\$140,000
Low Ropes Course	13 Stations	\$100,000
High Ropes Course	12 Stations	\$200,000
Pond Docks (3)	10' Wide	\$35,000
Shelter (1)	35' x 20'	\$28,000
Shelter (4)	45' x 30'	\$216,000
Combo Shelter/Restroom	45' x 30'	\$100,000
Lake Stage/Shelter (1)	70' x 35'	\$150,000
Wedding/Event Building	-	\$500,000
Classroom/Meeting Building	-	\$800,000
Boat House	35' x 35'	\$75,000
Agriculture Building	40' x 40'	\$136,000
Agriculture Fields	283,176 SF	\$65,000
Fitness/Yoga Lawn	100' x 50'	\$22,000
Trash Cans/Picnic Tables/Benches	-	\$140,000
Fences/Gates	-	\$75,000
Pedestrian Bridge across lake with guardrails	-	\$175,000
Boulders/Hardscapes/Retaining Walls/Terraces	-	\$225,000
Public Art	-	\$30,000
Overlooks	-	\$100,000
Signage	-	\$75,000
<b>Total Amenities</b>		<b>\$ 5,667,000.00</b>
<b>Subtotal</b>		<b>\$ 11,433,800.00</b>
<b>25% Contingency</b>		<b>\$ 2,858,450.00</b>
<b>10% Construction Contingency</b>		<b>\$ 1,143,380.00</b>
<b>Total Projected Construction Cost</b>		<b>\$ 15,435,630.00</b>

*Please note, this fee estimate is offered as a courtesy to our clients. Stewart assumes no liability for decisions based on the content of this fee estimate. This fee estimate is generated from the most recent unit costs available, is provisional, and is subject to change based on revisions to design and contractor review/interpretation. Estimated costs exclude contractor's general conditions and profit, liability insurance, bond payments, incidentals, construction surveying and staking, geotechnical testing and inspection services, underground locating services, permitting fees, and design consultant fees. Costs do not include any offsite improvements required as part of this project. Values shown represent costs associated with furnishing materials and labor for installation.*