

**Wildwood Park**  
GREENVILLE, NORTH CAROLINA  
Park Development Plan July 2021



---

# TABLE OF CONTENTS

<b>ACKNOWLEDGEMENTS .....</b>	<b>x</b>
<b>SECTION 1 PROJECT OVERVIEW.....</b>	<b>1</b>
<b>SECTION 2 SITE ANALYSIS .....</b>	<b>3</b>
<b>SECTION 3 COMMUNITY INPUT .....</b>	<b>7</b>
<b>SECTION 4 PRELIMINARY CONCEPT PLANS.....</b>	<b>21</b>
<b>SECTION 5 FINAL DEVELOPMENT PLAN .....</b>	<b>24</b>
<b>APPENDIX</b>	



## ACKNOWLEDGEMENTS

The City of Greenville wishes to express its sincere appreciation to those individuals and community members who contributed to the creation of the Wildwood Park Development Plan. Without the knowledge and expertise of these persons in both individual and team settings, this document would not be possible.

### Greenville City Council

P.J. Connelly – Mayor  
Rose H. Glover – Mayor Pro Tem – District 2  
Brian Meyerhoeffer – At Large  
Monica Daniels – District 1  
Will Bell – District 3  
Rick Smiley – District 4  
Will Litchfield – District 5

### Greenville Recreation & Parks

Don Octigan – Director of Recreation & Parks  
Dean Foy – Parks Superintendent  
Mark Nottingham – Parks Planner

### Consultant

McGill Associates, P.A.  
1240 19th Street Lane NW  
Hickory, North Carolina 28601  
(828) 328-2024





## SECTION I PROJECT OVERVIEW

The City of Greenville is a beautiful community located in central Pitt County. As the county seat and largest city in Pitt County, it plays a significant role in the recreational needs of the citizens. Greenville is also home to East Carolina University (ECU) and is the cultural, educational, economic, and medical hub of eastern North Carolina. Situated along the Tar River, Greenville is an ideal place to call home for the growing population estimated by the US Census Bureau to be 93,391 residents as of 2019.

The City of Greenville originated as an important river port along the Tar River to transport passengers and goods. In the late 19<sup>th</sup> century, Greenville was a major cotton export center; however, by the turn of the century tobacco had surpassed cotton as the dominant economic crop and Greenville became a leading tobacco marketing and warehouse center. East Carolina Teachers College, now known as East Carolina University, was quickly growing in the City and by the mid-1960s had become the third largest state-supported college. ECU is the only university in the state to have a medical school, dental school, and college of engineering. The university is also committed to economic engagement and is a large part of the economy in Greenville.



**ECU is an integral part of Greenville's rich history and economic success.**

The City recently acquired a parcel of land along the northern banks of the Tar River. This new parcel and a parcel across Greenville Boulevard that the City already owned have been proposed to increase the recreation opportunities for Greenville and be developed into a 365-acre park known as Wildwood Park. A large percentage of the park property is a series of small lakes, and the entire property is bordered by the Tar River along the southern boundary. As such, water-based recreational opportunities are in abundance. The remainder of the park property is a woodland environment, making it an ideal space to both play and relax.

The City recognizes the importance of *planning* as a means of improving recreation opportunities for all of its residents and visitors. As a result, the Greenville City Council hired McGill Associates, P.A. (McGill) to create the Wildwood Park Master Plan for a parcel along the northern banks of the Tar River. With this recommendation the City has moved forward with the development of the site-specific master plan as part of the initial planning effort.

McGill and City staff worked to further analyze and evaluate the study findings along with other data collected throughout the planning process. These results highlighted the needs of both the community and the City. Final recommendations and conceptual designs, which were drawn from these collaborative efforts, will be discussed further in this document in detail.



**A series of small lakes and the Tar River provide an opportunity for water-based recreation.**

**- END OF SECTION -**

## SECTION 2 SITE ANALYSIS

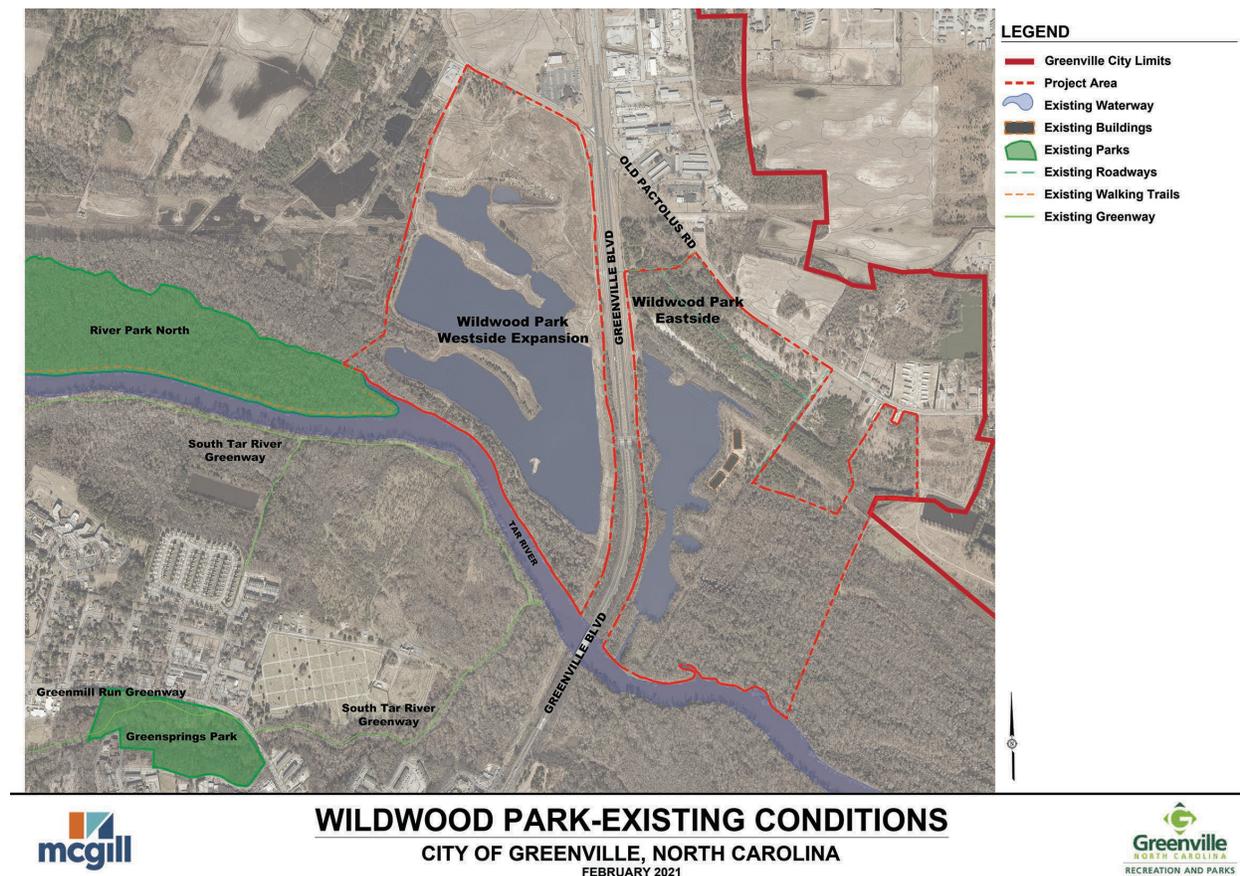


Figure 2.1: Existing Conditions

Wildwood Park is located to the northeast of Greenville’s Uptown District on Greenville Boulevard. It is situated along the northern banks of the Tar River amidst a mix of farmland and forest. The existing 365-acre park parcel is predominantly made up of water through a series of small manmade lakes. These lakes, along with the river, provide the opportunity to enhance the user’s experience through access to water and preserve a coastal plains habitat.

The remainder of the park is currently heavily wooded with slopes that gently run to the south, providing opportunities to incorporate walking trails, enhance open space, and reintroduce some of the natural ecology that typifies the eastern coastal region of North Carolina.

### Surrounding Land Use and Zoning

The existing western parcel is currently zoned as OR and is surrounded by RA20 lots. The tract on the eastern side of Greenville Boulevard is zoned CH and is surrounded predominantly by other parcels zoned CH with a few zoned as RA20. The zoning is important to know as the development process moves forward.

## Natural Features

The topography of the park land is relatively flat throughout the property. The dominant grade changes occur close to the water. This topography lends itself to multiple opportunities for the expansion of passive recreational amenities. There are low areas that have a high probability of holding water. The native soils, as ascertained by the USDA's web soil survey, denote that there are no major drainage and erosion problems provided they are graded properly. The soil is predominantly sandy or sandy loam, which is indicative of the coastal region and the proximity to the river.

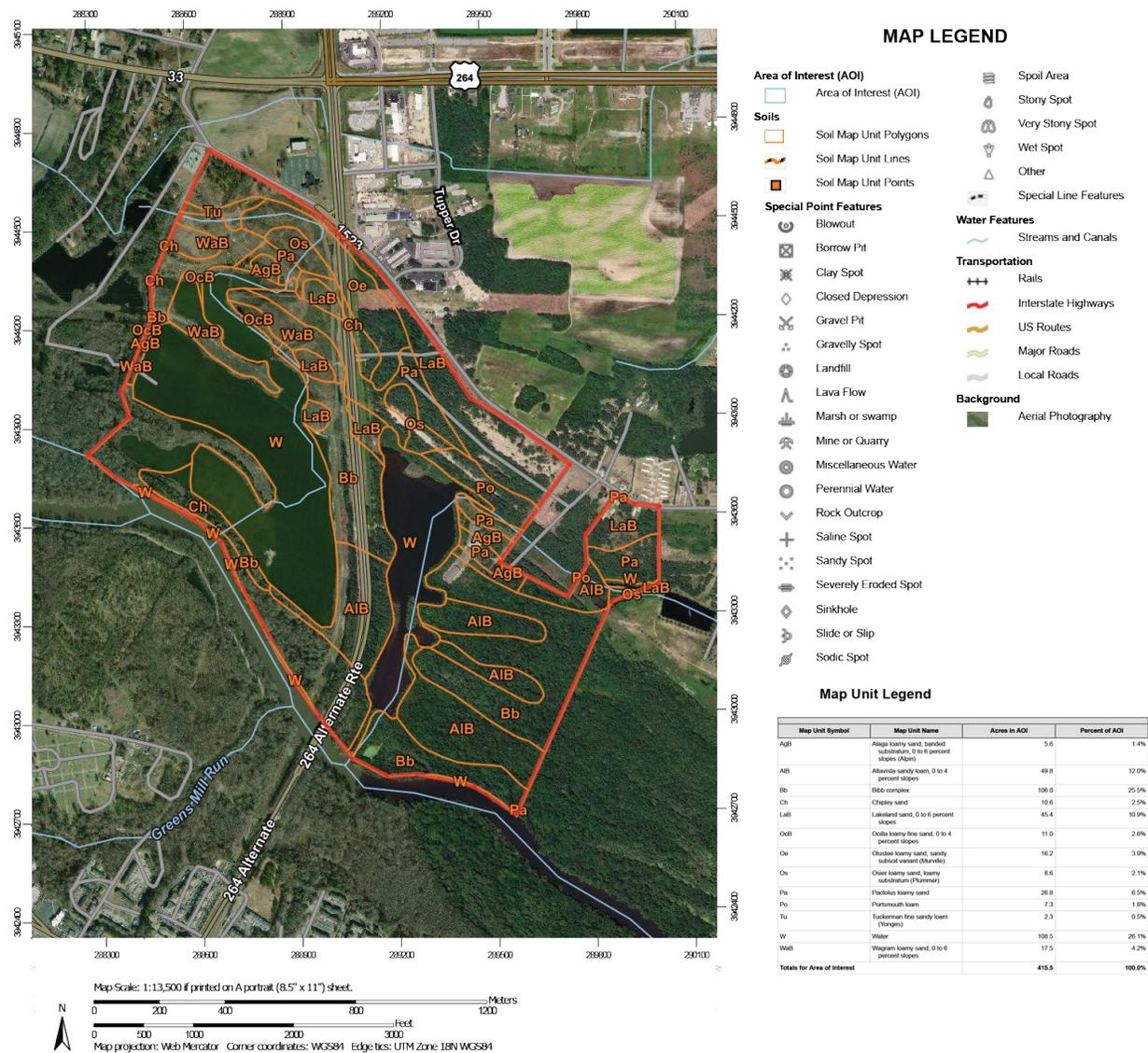


Figure 2.2: Soil Map

The vegetation throughout the project area is predominantly a mixed pine and hardwood forest. Other species of plants, such as sycamore, maple, and birch, are indicative of the proximity to water and the wet regions on-site. There are also pockets of open land that consist of grasses and shrubs common in the coastal plain region.



**The site offers exceptional views of flora and fauna.**

Due to the fact that the property is over 25% water and the proximity to the Tar River, flooding is a fact to consider. Research has shown that land which has a high probability of flooding should be used for recreational open space. A properly designed park can mitigate the effects of flooding in a region, provide habitat for wildlife that thrives in this type of environment, and offer access to nature for the surrounding community. Knowing and understanding the impacts that flooding will have on the site will play a key role in the development of Wildwood Park.



**Figure 2.3: Flood Map; Public open space is a good use for land with a high probability of flooding.**



**Greenville Boulevard NE bridge bisects the east and west portions of the park property**



**The site consists of a mix of hardwood and softwood trees indicative of a forest within the vicinity of water.**



**Three existing metal roofed buildings offer great potential for a variety of uses from office, recreation programming, or leasable space.**



**Established trails and vehicular maintenance paths provide access to most areas of the existing property.**

**- END OF SECTION -**

## SECTION 3 COMMUNITY INPUT



Community input is one of the most important aspects of the planning process for park expansion and future facilities. Planning that doesn't seek the help of the community struggles to gain any support and often fails. When community members can voice their opinions, ask questions, and share their wishes for the park, they feel a sense of ownership. They see that local government and planners seek to know their needs and desires. As the planning process moves forward and community members see elements that they requested come to fruition, they are more apt to support the expansion through participation, funding, and care for the facilities.

Community surveys, public workshops, and meetings were used to gather ideas, share thoughts, stimulate conversations, and answer questions. The contributions and materials received from community participants were essential for producing a park development plan that will benefit the community for generations to come.

### Community Survey

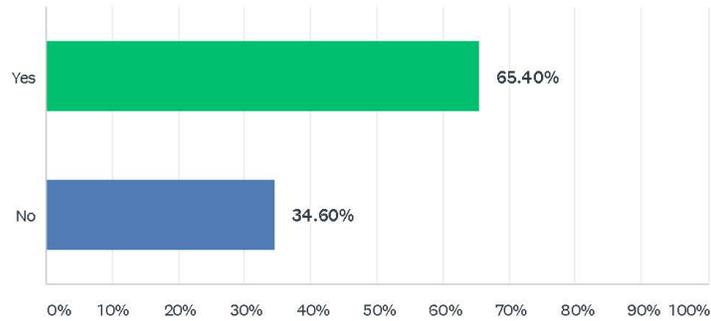
Surveys are one way to reach out to the community and begin collecting opinions for expansion. They have the possibility of reaching a large number of people and allow anonymity for participants to voice their opinions free from the fear of judgement.

A survey was created in collaboration with City staff as a tool to gather information from the general public concerning the existing and future needs of Wildwood Park. 903 surveys were completed representing 1,634 people. The full community survey report can be found in the Appendix.



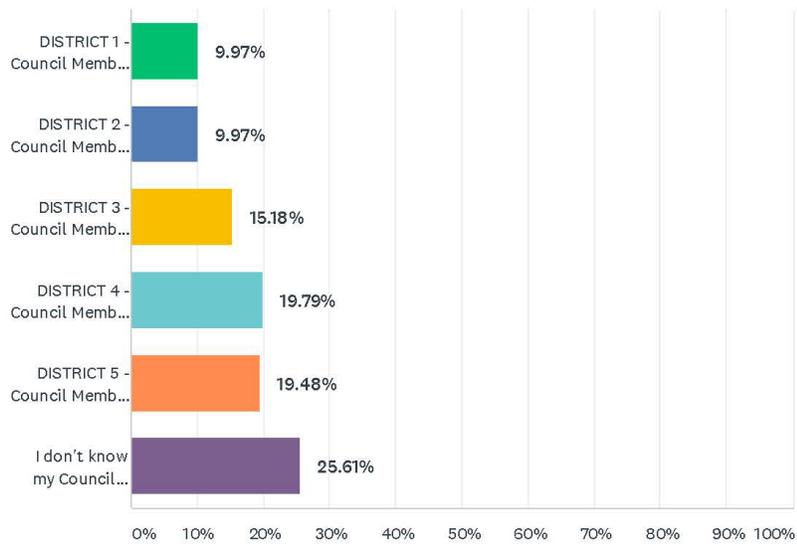
**Q1 Do you reside in the city limits of Greenville?**

Answered: 896 Skipped: 7



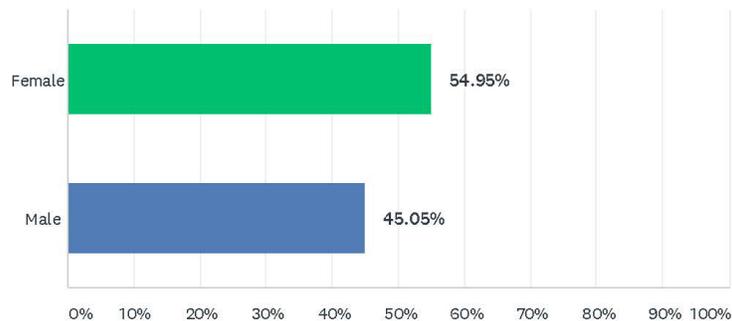
**Q2 If you do reside in the city limits, what city council district do you live in? Feel free to refer to the Greenville City Council districts map below.**

Answered: 652 Skipped: 251



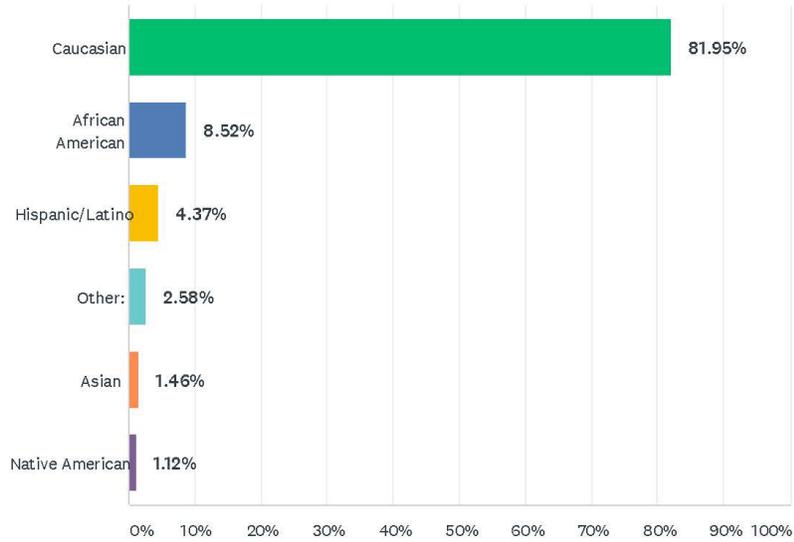
**Q4 What is your gender?**

Answered: 899 Skipped: 4



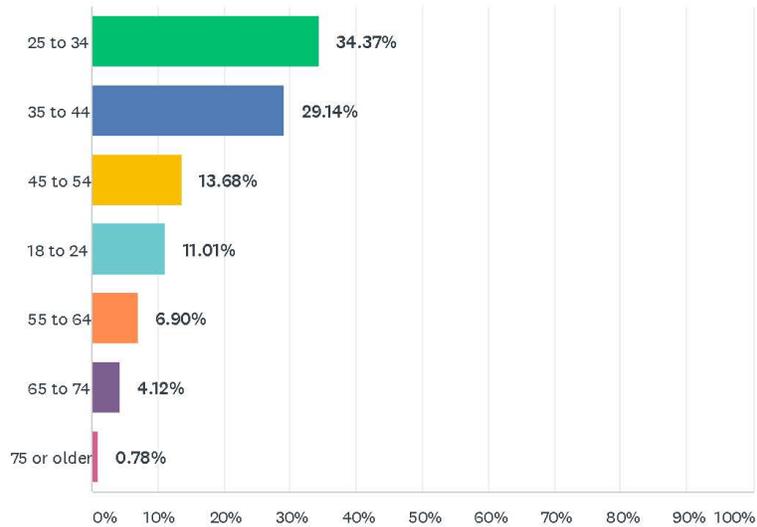
### Q5 Please specify your ethnicity

Answered: 892 Skipped: 11



### Q6 What is your age?

Answered: 899 Skipped: 4

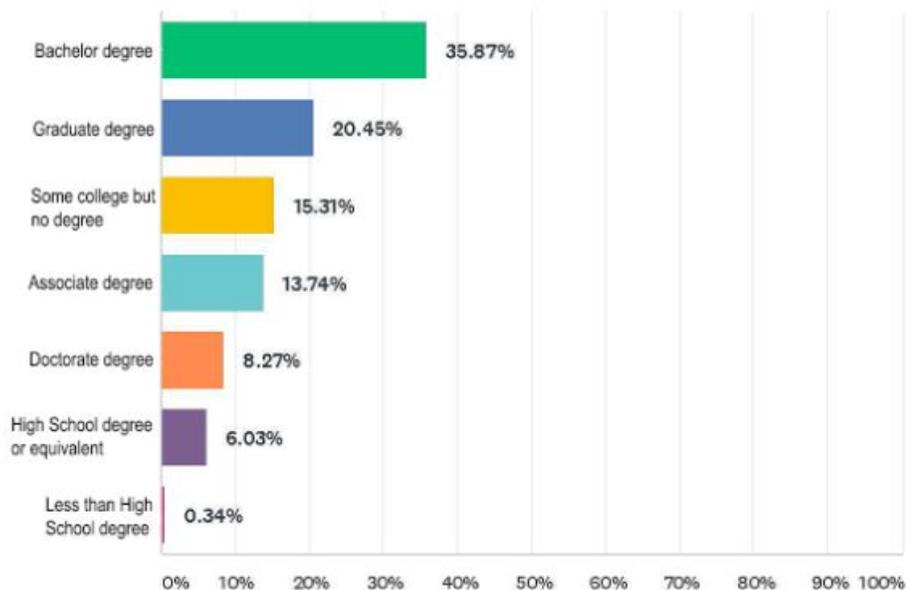


**Q7 Select the number of persons in your household, including yourself, who are in the age brackets below:**

	1	2	3	4	5	6	TOTAL RESPONDENTS
14 and under	44.12% 180	37.01% 151	13.97% 57	3.68% 15	2.21% 9	0.00% 0	408
15-19 years old	71.77% 89	25.81% 32	2.42% 3	0.00% 0	0.00% 0	0.00% 0	124
20-35 years old	40.85% 201	54.67% 269	4.47% 22	0.81% 4	0.20% 1	0.00% 0	492
36-45 years old	51.67% 155	47.33% 142	1.00% 3	0.00% 0	0.00% 0	0.00% 0	300
46-60 years old	54.25% 115	45.75% 97	0.94% 2	0.00% 0	0.00% 0	0.00% 0	212
61 and over	53.06% 52	44.90% 44	2.04% 2	0.00% 0	0.00% 0	0.00% 0	98

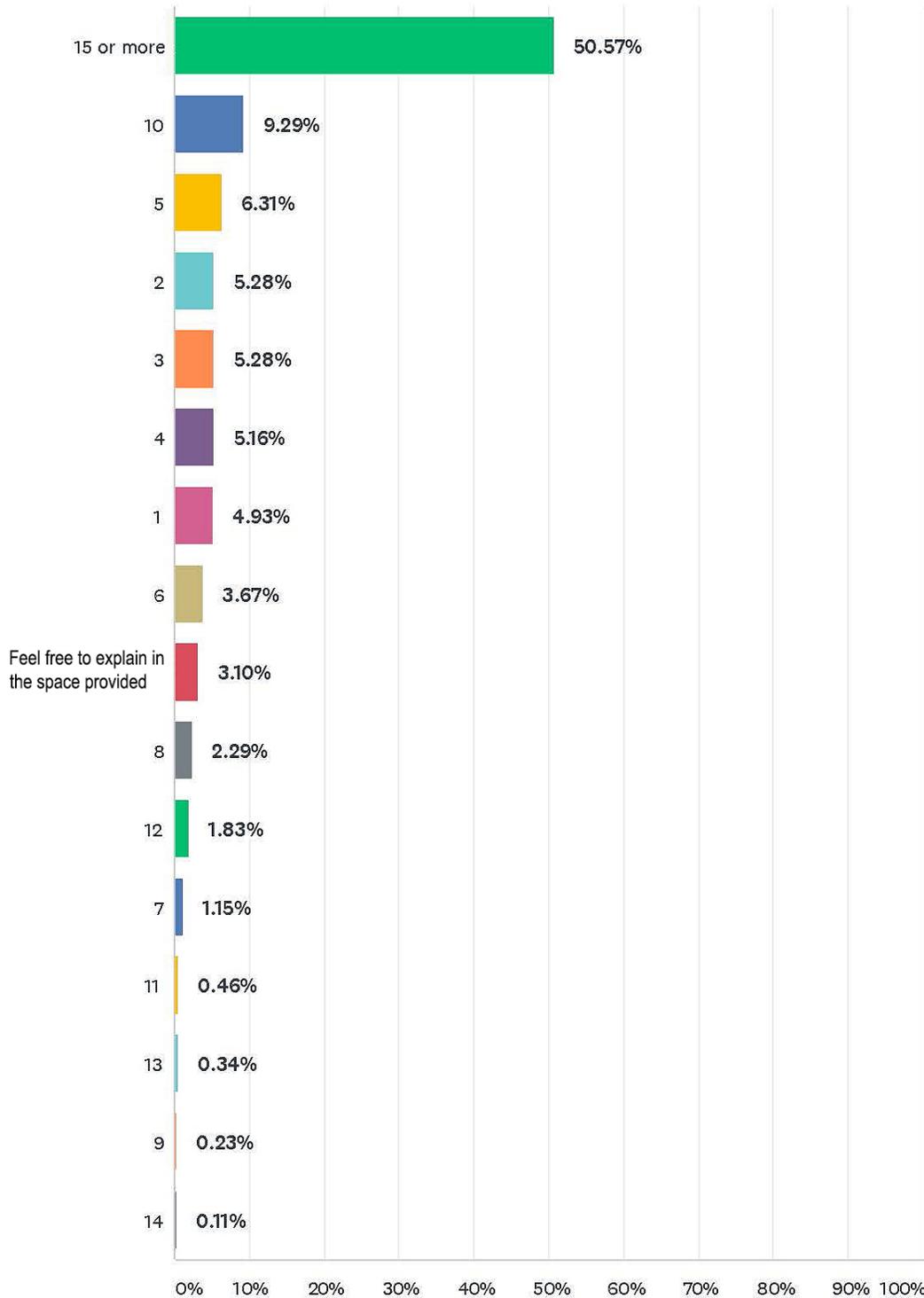
**Q8 What is the highest level of education you have completed or the highest degree you have received?**

Answered: 895 Skipped: 8



### Q9 Within the last year, how many times have you visited one of Greenville's Parks?

Answered: 872 Skipped: 31

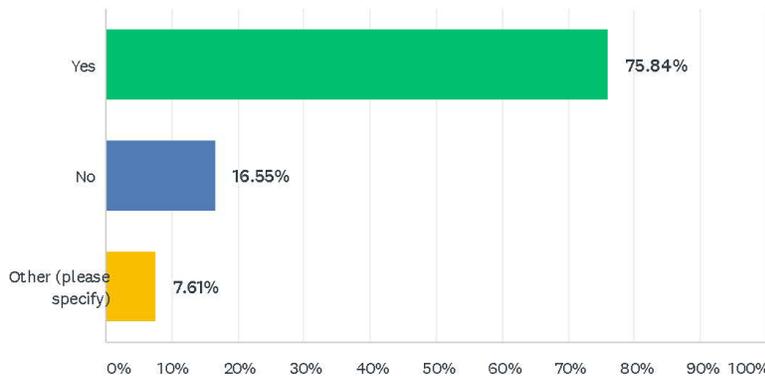


Q10 Which park do you visit the most?

Riverpark North South Tar River RIVER Town Commons park Tar River Front Paramore  
 playground Paramore Park system Downtown Meadow Brooke  
 Peppermint Park disc golf Greenville Green Way Jaycee Park  
 None Greensprings visit Elm Street street  
 West Meadowbrook park river Boyd Lee also  
 River Park North Dog Park  
 Town Commons Westhaven Greenway  
 West Meadowbrooke Meadowbrook Commons  
 Alice Keene N Green Springs RPN Jaycee  
 West meadow Elm St Jaycee skatepark River Park Keene Meadow brook  
 Ones Peppermint uptown Park Town Common Town Commins parks H Boyd Lee  
 Alice Keen disc golf courses North

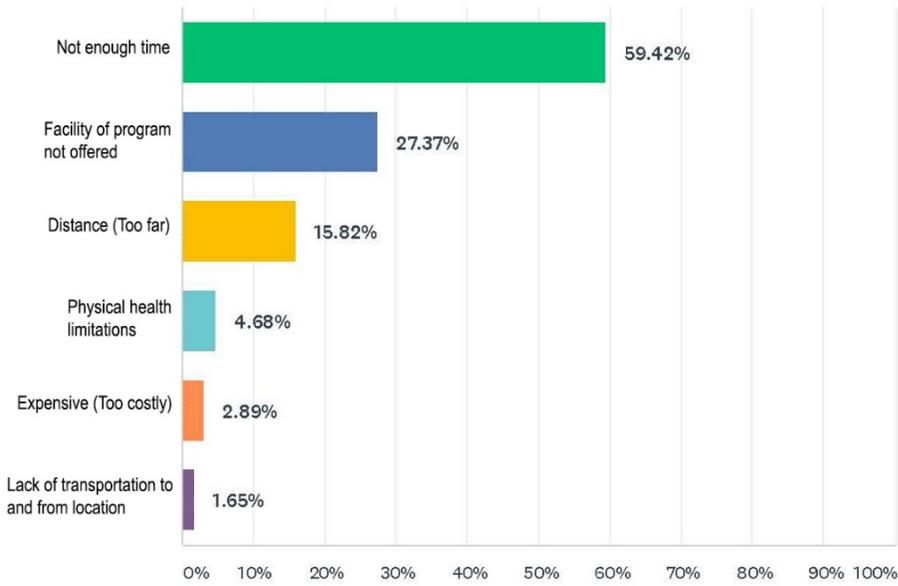
Q11 If one of our facilities offered canoe, kayak, and/or paddle board rentals, would you use this service?

Answered: 894 Skipped: 9



### Q12 What is the greatest barrier to your regular use of Greenville's recreation facilities and parks?

Answered: 727 Skipped: 176



Q13 The following is a list of recreation activities/amenities that you could engage in at a park or recreation facility. Please select all activities you are interested in and rate them by importance.

Answered: 903 Skipped: 0

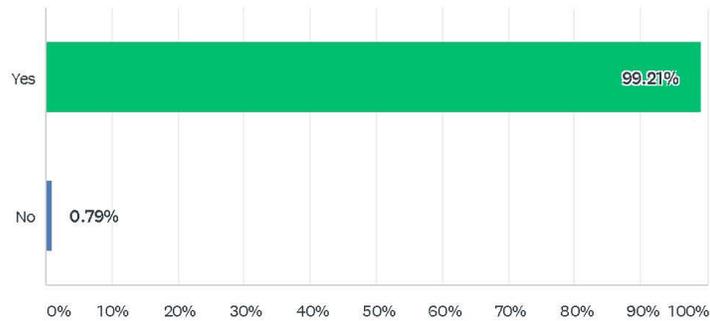
	MOST IMPORTANT	IMPORTANT	NEUTRAL	NOT IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Open Space/Natural Areas	42.06% 371	43.31% 382	12.24% 108	1.13% 10	1.25% 11	882	1.76
Walking /Running Trails	39.39% 349	44.24% 392	14.11% 125	0.90% 8	1.35% 12	886	1.81
Adventure Course (ropes, rock wall, zip line, canopy walk)	36.42% 319	35.05% 307	19.06% 167	5.71% 50	3.77% 33	876	2.05
Playground	34.71% 303	37.23% 325	16.15% 141	5.84% 51	6.07% 53	873	2.11
Hiking	34.36% 302	39.48% 347	19.23% 169	4.89% 43	2.05% 18	879	2.01
Canoeing, kayaking, paddle boarding	27.70% 246	45.72% 406	20.05% 178	3.04% 27	3.49% 31	888	2.09
Disc Golf	23.16% 205	20.23% 179	31.64% 280	14.01% 124	10.96% 97	885	2.69
Picnic shelter	22.89% 201	53.08% 466	19.02% 167	2.51% 22	2.51% 22	878	2.09
Outdoor Swimming	21.66% 191	33.67% 297	27.44% 242	9.64% 85	7.60% 67	882	2.48
Bicycle Trails	21.13% 187	46.89% 415	21.58% 191	6.21% 55	4.18% 37	885	2.25
Environmental Education	19.75% 172	39.27% 342	29.62% 258	7.00% 61	4.36% 38	871	2.37
Observation Deck/Tower	17.73% 156	40.23% 354	29.20% 257	7.61% 67	5.23% 46	880	2.42
Outdoor Performance Area	17.56% 154	35.92% 315	32.61% 286	7.53% 66	6.39% 56	877	2.49
Fishing Pier	16.48% 146	40.07% 355	28.67% 254	8.58% 76	6.21% 55	886	2.48
Splash Pad	15.37% 134	31.77% 277	30.96% 270	10.89% 95	11.01% 96	872	2.70
Dog Park	15.00% 132	30.57% 269	29.32% 258	13.18% 116	11.93% 105	880	2.76
Camping	12.60% 111	32.80% 289	34.85% 307	13.39% 118	6.36% 56	881	2.68
Multi-Sports Complex	12.14% 106	31.73% 277	36.31% 317	11.00% 96	8.82% 77	873	2.73
Outdoor Track	9.99% 87	28.47% 248	36.28% 316	14.81% 129	10.45% 91	871	2.87
Outdoor Fitness Stations	10.01% 87	34.18% 297	37.28% 324	10.24% 89	8.29% 72	869	2.73
Assembly Space	9.24% 81	35.12% 308	37.29% 327	10.49% 92	7.87% 69	877	2.73
Indoor Fitness Facility	9.08% 79	24.14% 210	37.93% 330	16.44% 143	12.41% 108	870	2.99
Court Games (Bocce,	8.87%	35.15%	34.58%	12.29%	9.10%		

**City of Greenville Recreation & Parks  
Wildwood Park Development Plan**

Shuffleboard, Cornhole, Horseshoes)	78	309	304	108	80	879	2.78
Skate Park	7.47% 65	14.02% 122	30.34% 264	19.66% 171	28.51% 248	870	3.48
Basketball	7.43% 65	23.77% 208	37.37% 327	17.37% 152	14.06% 123	875	3.07
Teen Center	7.17% 62	24.51% 212	40.00% 346	12.95% 112	15.38% 133	865	3.05
Indoor Gymnasium	6.82% 59	21.73% 188	39.65% 343	18.50% 160	13.29% 115	865	3.10
Horse Trails	4.38% 38	11.98% 104	38.48% 334	21.43% 186	23.73% 206	868	3.48
Sand Volleyball	3.91% 34	22.07% 192	43.68% 380	15.40% 134	14.94% 130	870	3.15
Pickleball	3.57% 31	10.71% 93	47.00% 408	18.89% 164	19.82% 172	868	3.41

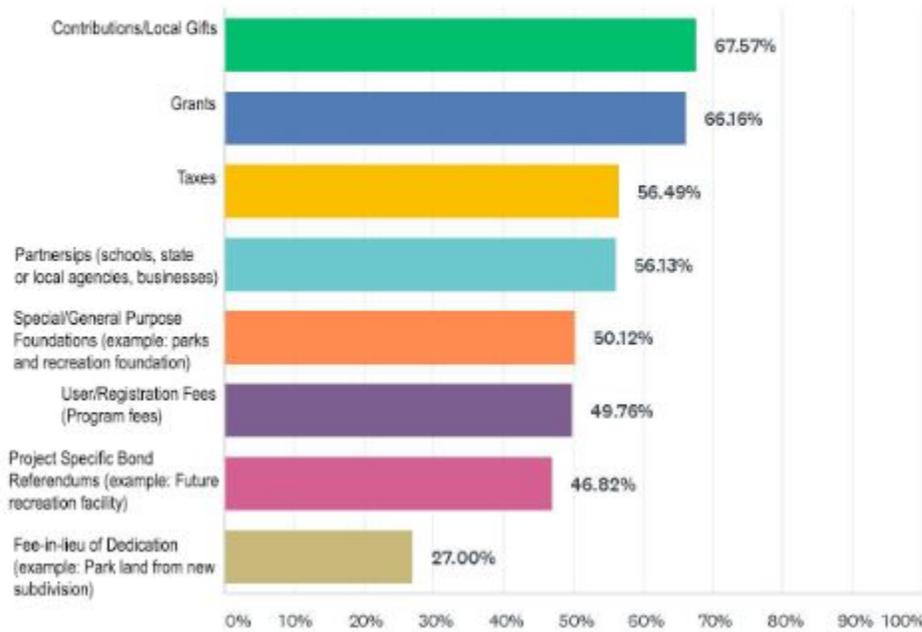
**Q14 Do you support expanding recreational opportunities in the City of Greenville?**

Answered: 890 Skipped: 13



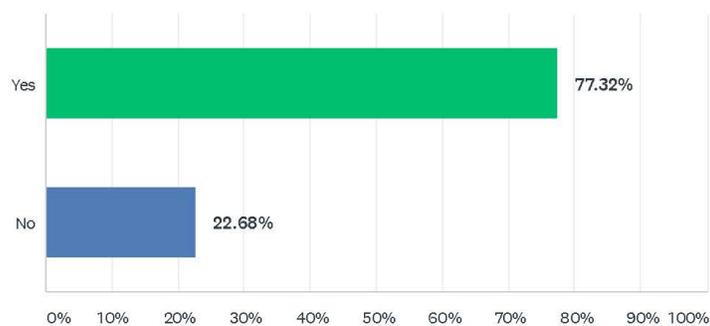
**Q15 What, if any, sources of funding are you willing to support in order to develop Wildwood Park? Check all that apply.**

Answered: 848 Skipped: 55



**Q16 Would you be willing to pay a fee for the use of premium park amenities?**

Answered: 882 Skipped: 21



## Public Meetings

To facilitate community input, two public meetings were conducted during the initial phase of the Wildwood Park Development Plan process. The workshops were held on March 11 and June 17, 2021. Using a facility preference exercise and open group dialogue, participants were given the opportunity to share their ideas and concerns for how future development at Wildwood Park should occur. The community meetings were held at two different locations at the Town Common.

Participants of the community meetings had the opportunity to voice their opinions on amenities that may be included in the park expansion development plan. Approximately 53 participants engaged in open conversation relating to their opinions on the development of Wildwood Park. A map of the existing park facility was presented to participants to provide context and promote understanding of the scope of the project.

Participants were also presented with visual preference boards that showcased examples of future park amenities. Participants were each given three sticker dots, and they were asked to place them next to an image that best correlated with amenities they would like to have.

The results from the first two public input sessions showed that participants expressed a strong desire for water access and activities for a range of user types.

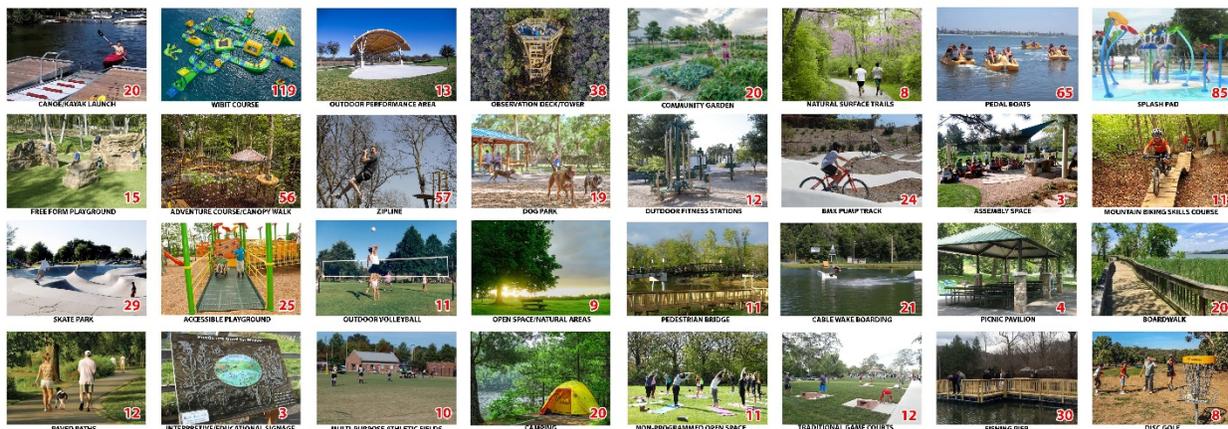
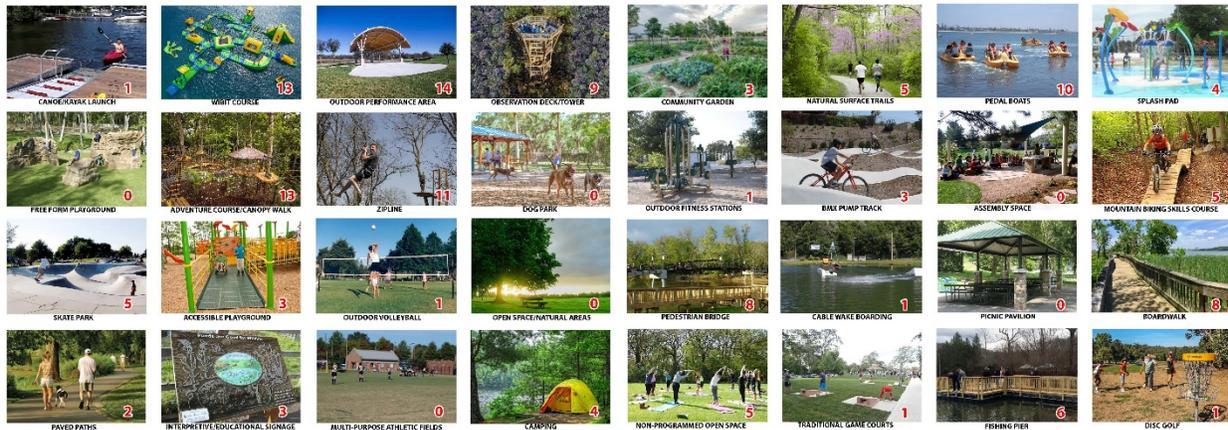


Fig 3.1: Meeting 1 Visual Preference Results (See Appendix)

The overall results from the visual preference exercises showed that participants would like to see a floating water playground (132 votes), splash pad (89 votes), pedal boats (75 votes), an adventure course (69 votes), and a zipline (68 votes).



**Fig 3.2: Meeting 2 Visual Preference Results (See Appendix)**

Based on both public input sessions, community members expressed a strong desire for water-based activities, adventure play activities for visitors of all ages, and spaces that help build community through active recreation participation.

## The Results

The community input received from the survey and public meetings all served to provide a comprehensive look at the needs and concerns for recreational opportunities and amenities at Wildwood Park. A total of 1,687 people were represented throughout the entire community input process.

The results point to a desire for the development of water access and nature/adventure-based activities. Such amenities would provide active recreation through such offerings as a floating water playground, motorboat access and/or cable wake boarding, as well as passive recreation with fishing, canoe/kayak access, and nature observation. Participants also expressed a high desire for adventure-based play. The amenities that showed the most public interest included a ropes course for various levels and ages, ziplines, mountain biking, and a BMX pump track. People would also like to see passive amenities that include walking paths, open space, piers and docks for fishing and nature observation, and camping opportunities.



The visual preference exercise engaged community citizens.

## Focus Group Interviews

Discussing needs with particular people is important to understand the needs of specific users and interest groups. To further gain community input, a series of five focus group meetings were conducted. The special interest groups were made up of people that represented the Recreation and Parks Commission members, water enthusiasts, bike enthusiasts, trail enthusiasts, and economic development. Each of these groups provided pertinent information that further aided in the planning process.

### Focus Group 1 – Recreation and Parks Commission Members

Elements discussed in focus group 1 included the need for partnerships, providing water access, adventure activities, and walking/biking trails. There was also discussion for educational opportunities through programs, camps, and educational elements such as story walks.

### Focus Group 2 – Water Enthusiasts

People from focus group 2 discussed their desires for water safety programs, Stand-Up Paddleboard, Stand-Up Paddleboard yoga, kayak classes, camping opportunities for both multiday water trips or drive in access, and biking opportunities and rentals. The desire for water-based activities is a high priority with the high quantity of water access on the lakes and Tar River.

### Focus Group 3 – Bike Enthusiasts

Various types of cycling will be a big part of Wildwood Park. The participants in focus group 3 were instrumental in providing information for cycling amenities and programs. There was a strong desire to create trails, skills areas, and facilities that will draw tourists to the area for recreation and competitions. A key point of information specified the need for a minimum of 5 miles of trails to be an attraction. There is also an opportunity to connect with the East Coast Greenway, a 3,000-mile bike route that spans from Maine to Florida. There is currently a complementary route that runs

along the road. By providing cycling trails through the park and connecting users to the South Tar Greenway, there will be a safer, more user-friendly bike route.

#### Focus Group 4 – Trail Enthusiasts

Participants in focus group 4 expressed a strong desire for trails that provide educational opportunities, transportation connections, and nature observation. An important aspect of the trail system and the park is to ensure that the design factors in flooding risk. The proximity to the Tar River and the topography of the area are prone to flooding. Recreational amenities are an excellent use of flood prone land.

#### Focus Group 5 – Economic Development

Wildwood Park will provide the City of Greenville a great opportunity for economic development. The participants of focus group 5 shared their desire for trails, water access, camping, and adventure-based recreation amenities. They also shared a desire for various programmed events, including festivals, race competitions, and eco-tourism that would attract tourists and boost the economy of the city.

**- END OF SECTION -**

## SECTION 4 PRELIMINARY CONCEPT PLANS

Utilizing information from the site analysis, input from the community meetings, survey data, and City staff, McGill began developing alternate concept plans for park development. Based on this input, the design team was able to develop the purpose and programming for the development of Wildwood Park.

The goals and objectives of this park should be to serve City residents and visitors with multiple outdoor recreational amenities. The strategic planning elements of the park should be to offer a variety of activities compatible with both active and passive recreation while also providing an aesthetically attractive feature to the City of Greenville.

The expressed need and desire for adventure amenities, water-based play, and a variety of trail types by the respondents of the survey and participants in the public meetings were taken into strong consideration.

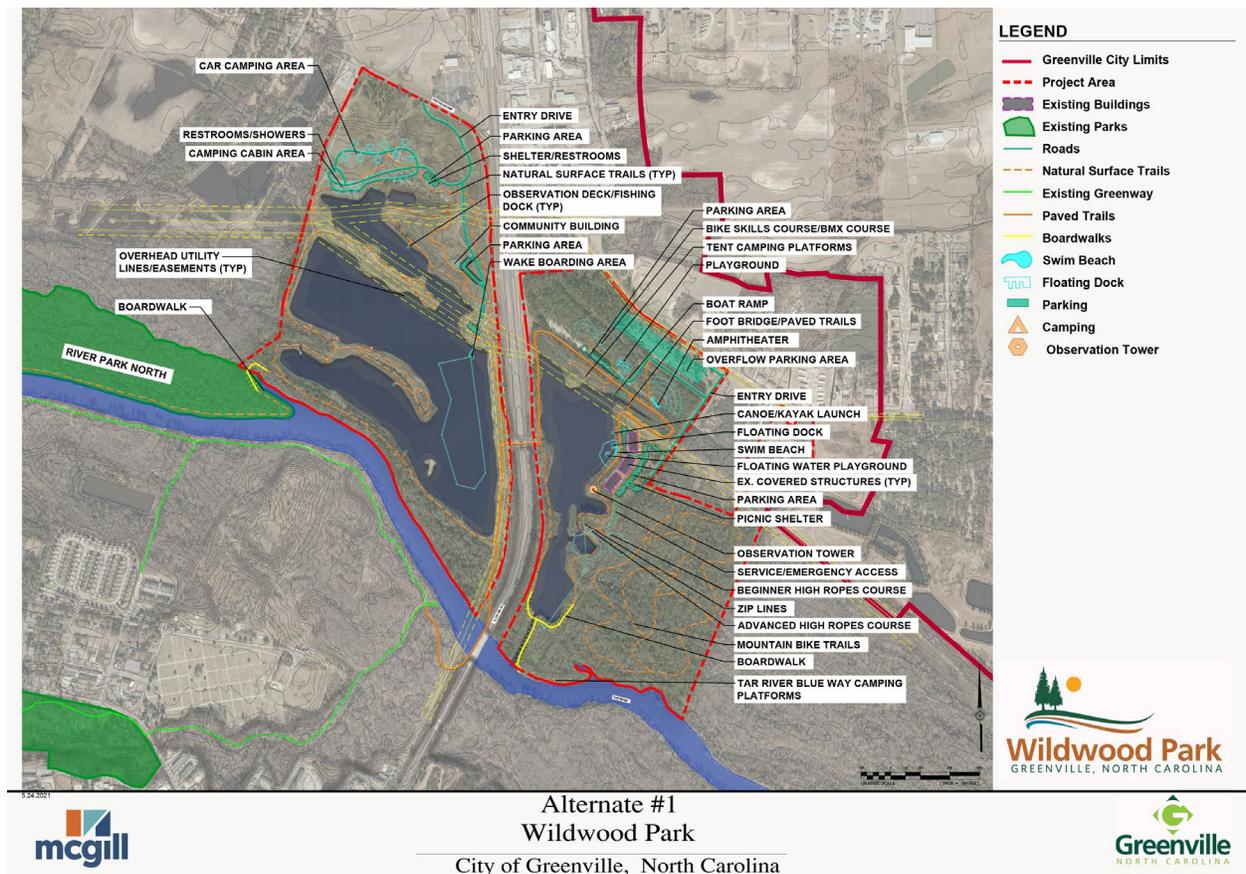
Two concept plans were developed that proposed several park improvements composed of providing adventure play amenities, such as zip lines, ropes courses, mountain biking trails, and skills courses for BMX, MTB, and skating. Canoe/kayak access, a boat ramp, fishing docks, swim beaches with a floating water playground course, and a cable wake boarding course were also considered to provide multiple water-based recreational opportunities. To allow access to nature observation and promote health benefits, a trail network with multi-use paths, natural surface trails, and boardwalks is incorporated to connect a variety of recreation opportunities. Critical support facilities such as shelters, patron parking areas, seating opportunities, and public restrooms were also included in the design. These amenities were derived from the survey findings, community involvement at the public meetings, and City staff input. Each of these elements would be able to serve not just large events and festivals but also be a space where residents and visitors could enjoy the park at any time.

The concept plans also propose providing camping opportunities to allow visitors from out of the area to enjoy Wildwood Park. Not only will this be beneficial to the park but will also provide economic benefits to the City of Greenville.



Concept I looks at delineating activity types and uses by incorporating a majority of passive recreation facilities on the west side of the park and a majority of active recreation activities on the east side. The west side of the lake provides visitors access to trails, small docks along the lakes edge, a community building with environmental education possibilities, and picnic shelters. A large tourism draw located on the west lake is the cable wakeboarding facility. This water-based adventure provides visitors with the ability to experience wakeboarding without the need for a boat. A variety of camping facilities, including drive up car camping, cabins, and primitive camping sites, provides visitors the possibility of multiday adventures.

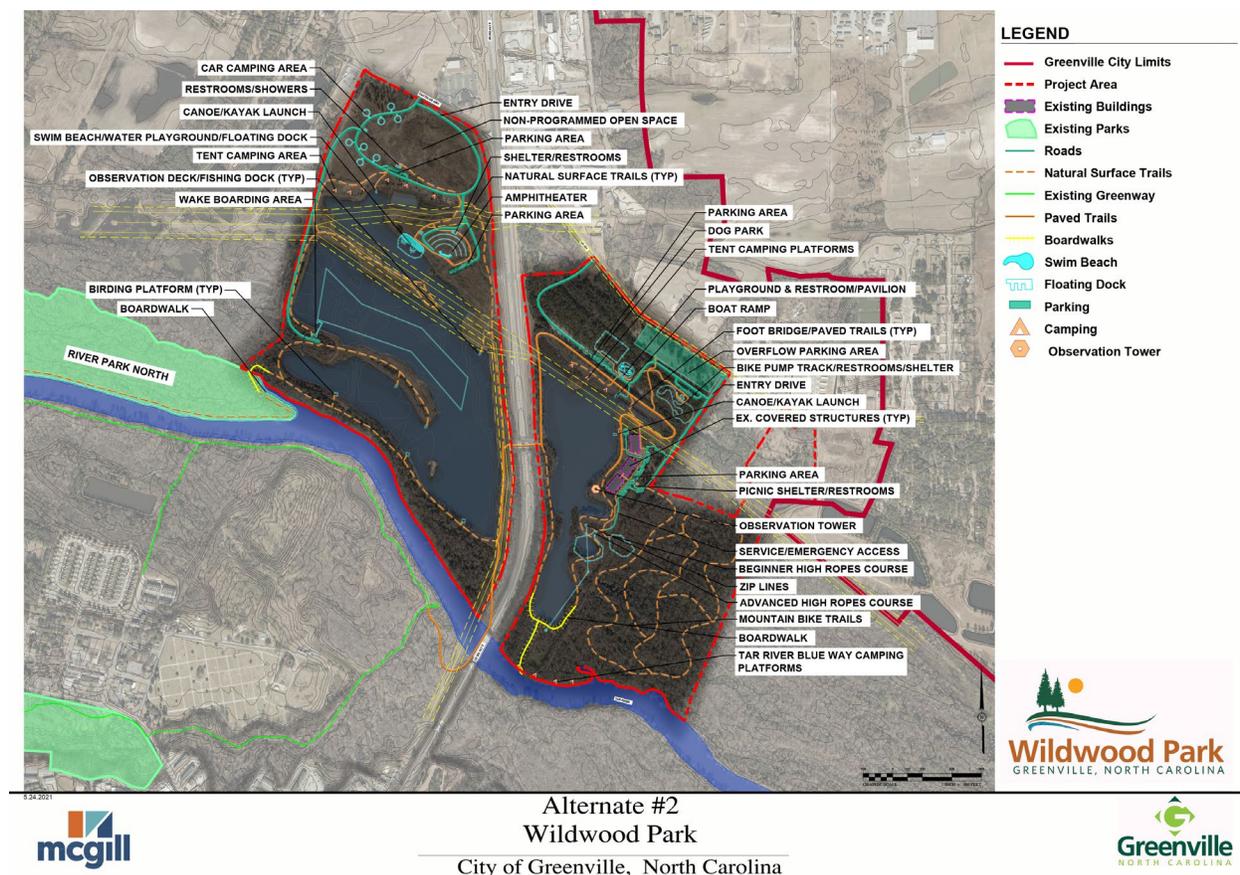
The east side of the lake has a larger focus on active, adventure-type recreation. Along the northern boundary is a bike skills course, a playground, a large amphitheater, and a small motor boat launch. A foot bridge and paved trails will connect to the southern side where a swim beach, floating dock with a canoe/kayak launch, and floating water playground provide visitors water access. The three existing covered structures provide the opportunity for a variety of programming events. The southeastern corner of the park is an area for high adventure. Ropes courses, zip lines, and mountain biking trails will allow people the ability to participate in activities that are not typically available. Overlooking the entire park is a large observation tower that provides a commanding view, not just of the park, but of the surrounding region.



**Figure 4.1: Concept I**

Concept 2 is similar to concept 1 as far as the layout of the adventure amenities, however there is the added incorporation of an area that is typical of a day-use park. Along the northern boundary of the park, visitors have access to a playground, a picnic shelter with restroom facilities, and a dog park. Tent camping platforms are also made available for those who desire to access the park from the water. These are located along the northern edge of the east lake and along the Tar River.

On the western half of the park is an amphitheater for artistic and cultural events, such as play productions and concerts. The extensive trail network of paved paths, natural surface trails, and boardwalks connects both sides of the park and River Park North and provides the opportunity to connect to Uptown Greenville via the South Tar Greenway.



**Figure 4.2: Concept 2**

Each of these concepts looks at various ways to incorporate the amenities that the community members were interested in adding to Wildwood Park. Through discussions with City staff, McGill further developed the concept plans into a final site development plan discussed in Section 5.

**- END OF SECTION -**



## SECTION 5 FINAL DEVELOPMENT PLAN

Based on the responses from the survey and community meetings for the proposed Wildwood Park project, the City felt that Concept I closely reflects the needs of the City and meets many of the desires of the community as expressed in the public involvement process. Concept I was further refined to create the Final Site Development Plan. The consensus was that this proposed plan is sensitive to both the desires and long-term goals of the community and City staff. This plan aims to meet current and future needs of park users and city residents.



At the core of the final site development plan are opportunities to expand water-based recreation, provide adventure play opportunities, enhance community social gatherings, and support health and wellness within a naturally beautiful park. To succeed in providing these goals, various amenities are proposed. These include a trail network with wide multi-use paths, natural surface trails, and boardwalks that allow visitors to navigate throughout the park as well as connect to other parks and Uptown Greenville; adventure-based activities that consist of two different ropes courses to accommodate users of multiple ages and skill levels; zip lines, mountain bike trails, and skills areas; an amphitheater for concerts, festivals, and movies in the park; picnic shelters; an observation tower to take in the views from a different vantage point; and a playground. To highlight the access to water, there are multiple amenities that provide visitors with different types of experiences. Passive water-based recreational activities include swim beaches, boat access for canoes, kayaks, and small motorboats, and docks for fishing or nature observation. For active water recreation activities, a floating water playground is located near the swim beach, and on the western lake there is a cable wake boarding course. To allow visitors the opportunity to enjoy the recreational activities for multiple days, there are a variety of camping areas available. To the northwest, there is a designated camping area with cabins and pull-in car camping with restrooms and showers. On the eastern part of the lake, there are two different locations with tent camping platforms along the water's edge for people paddling the Tar River blueway. All these amenities will be set amongst an aesthetically pleasing landscape that will include trees and shrubs, woodlands, meadow lands that are characteristic of the area, and open lawn to enhance the experience of visitors.



Figure 5.1: Final Development Plan (See 11x17" full graphic in the appendix)

## Water-Based Recreation

Wildwood Park has two small lakes and abuts the Tar River along the entire southern border. With the abundance of water, recreation that utilizes this natural resource is an ideal opportunity. Being around water provides a sense of peace and happiness. Providing access to the water through swim beaches, a canoe/kayak launch, and small docks will benefit the well-being of visitors. For the more adventurous souls, the cable wake boarding course will provide a unique experience that will draw people from all over the region, benefiting the community economically.



Multiple types of water-based recreation activities are available for visitors to Wildwood Park.

## Adventure Play

The desire to create spaces for adventure play is another top priority for both City staff and the community. These types of amenities have the ability to promote health and wellness, create places for community building, and influence the economy by supporting tourism. A network of mountain bike trails is located in the southeast area of the park and will include trails for multiple skill levels. Along the eastern lake edge a zipline is proposed that will allow visitors the ability to view the park from a different vantage point as they fly through the trees and over the water. Two different ropes courses are also proposed. A high ropes course is available that spans the water and provides a unique experience for visitors. A low ropes course allows visitors the ability to enjoy the adventure with less risk but just as much fun. These amenities will be a great asset to the City of Greenville and the region.



## Walking Paths

A variety of paths throughout the park provides the opportunity for a safe and equitable recreation experience for all park users. A wide multi-use path will provide visitors with the opportunity to circulate through the park, as well as connect to River Park North and the South Tar River Greenway that affords access to Uptown Greenville. This pathway will allow access using multiple modes of human powered transportation and is wide enough to reduce conflict among multiple users. Weaving through the park is a network of natural surface trails that will provide users with the ability to walk throughout the park. A third level of trails will consist of boardwalks through areas near the Tar River that would typically be inaccessible due to the constant moisture of the ground. Each of these trail types delivers a different type of experience for visitors of all ages to walk throughout the park setting and enjoy various things at their own pace.



## Other Built Elements

To take advantage of the natural surroundings and provide visitors with a unique vantage point, an observation tower is proposed that will elevate people above the treetops. This distinctive feature will be a central focal point of the park.



Another important feature of the park is the amphitheater. This amenity will provide a place where the community can come to enjoy concerts, festivals, and events. The amphitheater promotes community building and an appreciation for the arts and cultural events.



To further accommodate group gatherings, picnic shelters are proposed in different locations throughout the park. A playground and a bike skills course will also be made available to provide another opportunity for visitors to explore and exercise.



To finalize the setting, a variety of camping opportunities is made available. This will provide a place for visitors both near and far to enjoy what the park has to offer and a chance to camp along the way. In the northwest section of the park is the main campground. There are multiple loops with drive-in car camping sites and camping cabins. Also available in both the eastern lake and along the Tar

River are camping platforms for visitors who may paddle in along the Tar River Blueway. This is another economic driver for the community that Wildwood Park offers to the City.

## Support Facilities

In addition to amenities that are proposed for the park, necessary support facilities must be incorporated. Multiple restroom facilities will be constructed throughout to meet the needs of users of the Park. Utility infrastructure will have to be constructed in the park to serve the proposed building structures.

With the construction of the park facilities, parking will need to be provided. The main parking lot is adjacent to the existing structures, which houses visitor check-in and other necessary programs. Another parking lot is adjacent to the playground and bike skills course, as well as an overflow parking area for large events and activities.

## Programming

How amenities are used and managed is just as important as the actual amenities themselves. Proper programming will allow the City to maximize the benefits of Wildwood Park for years to come. Programming involves special events planning, such as movies in the park, concerts, and festivals. It also specifies day-to-day uses so that visitors feel welcome with park management set up to protect the City's investment for the community. Programming allows people of all ages and backgrounds to participate in events, classes, and programs that will both benefit the user and the community. They can be centered around special occasions, educational opportunities, or events that celebrate the City and its community.



Multiple different types of programming can be made available to visitors of the park.

## Preliminary Opinion of Probable Cost

A preliminary opinion of probable cost was developed for the Wildwood Park Development Plan. The anticipated cost (in 2021 dollars) for the proposed park is approximately \$23,958,250. The best way to approach the implementation of Wildwood Park is to phase the project over a period and look for partner options with some of the adventure and water-based recreation. It should be noted that this estimate is based on master plan level design. Final construction documents will have to be completed to present a more accurate opinion of probable cost. The City should be aggressive with applying for grants and other funding mechanisms to reduce City expenditures for capital improvements in approaching the development of the park.

**Table 5.1: Opinion of Probable Cost, West Side**

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL
<b>WEST SIDE</b>					
<b>SITE DEVELOPMENT</b>					
1	Mobilization (3.0%)	1	LS	3%	\$ 198,400
2	Grading	1	LS	\$ 650,000	\$ 650,000
3	Clearing and Grubbing	1	LS	\$ 10,000	\$ 10,000
4	Demolition	1	LS	\$ 5,000	\$ 5,000
5	Asphalt Paving (Roadways and Parking)	11800	SY	\$ 40	\$ 472,000
6	Site Furnishings	1	AL	\$ 50,000	\$ 50,000
7	Landscaping	1	AL	\$ 60,000	\$ 60,000
8	Signage	1	LS	\$ 25,000	\$ 25,000
9	Erosion Control	1	LS	\$ 50,000	\$ 50,000
10	Stormwater	1	LS	\$ 100,000	\$ 100,000
11	Utilities	1	LS	\$ 750,000	\$ 750,000
<b>PARK STRUCTURES</b>					
11	Community/Restroom Building	1	LS	\$ 550,000	\$ 550,000
12	Picnic Shelter	2	EA	\$ 75,000	\$ 150,000
13	Campground	1	LS	\$ 60,000	\$ 60,000
14	Camping Restroom Facilities	1	LS	\$ 200,000	\$ 200,000
15	Camping Cabins	10	EA	\$ 95,000	\$ 950,000
16	Primitive Tent Camping	3	EA	\$ 1,500	\$ 4,500
<b>PARK AMENITIES</b>					
17	Canoe/Kayak Launch	1	EA	\$ 20,000	\$ 20,000
18	Observation/Fishing Docks	5	EA	\$ 15,000	\$ 75,000
19	Cable Wake Boarding	1	LS	\$ 400,000	\$ 400,000
20	10' Paved Trails	3595	LF	\$ 30	\$ 107,850
21	8' Natural Surface Trails	17650	LF	\$ 12	\$ 211,800
22	Footbridgbe	1	LS	\$ 225,000	\$ 225,000
23	Boardwalk	800	LF	\$ 1,185	\$ 948,000
24	4" Concrete	4000	SY	\$ 85	\$ 340,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 6,612,550</b>
CONTINGENCY (15%)					\$ 991,900
SURVEYING, PLANNING, ENGINEERING, GEOTECH, CONSTRUCTION MANAGEMENT (12%)					\$ 793,500
<b>TOTAL PROJECT</b>					<b>\$ 8,397,950</b>

Notes:

- All costs shown are in current dollars.
- The Engineer maintains no control of labor costs, materials, equipment or services furnished by others, the Contractor(s) methods for determining prices, or competitive or market conditions. The opinions herein for project and construction costs represent the Engineer's best judgment, and are based on experience and qualifications as a Professional Engineer who possesses familiarity with the construction industry. The Engineer does not guarantee the accuracy of the cost opinions which may vary from bids or actual project and construction costs.

**Table 5.2: Opinion of Probable Cost, East Side**

ITEM	DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL
<b>EAST SIDE</b>					
<b>SITE DEVELOPMENT</b>					
1	Mobilization (3.0%)	1	LS	3%	\$ 367,600
2	Grading	1	LS	\$ 750,000	\$ 750,000
3	Clearing and Grubbing	1	LS	\$ 10,000	\$ 10,000
4	Building Relocation	1	LS	\$ 60,000	\$ 60,000
5	Asphalt Paving (Roadways and Parking)	17000	SY	\$ 40	\$ 680,000
6	Site Furnishings	1	AL	\$ 50,000	\$ 50,000
7	Landscaping	1	AL	\$ 90,000	\$ 90,000
8	Signage	1	LS	\$ 12,000	\$ 12,000
9	Erosion Control	1	LS	\$ 50,000	\$ 50,000
10	Stormwater	1	LS	\$ 200,000	\$ 200,000
11	Utilities	1	LS	\$ 400,000	\$ 400,000
<b>PARK STRUCTURES</b>					
12	Observation Tower	1	LS	\$ 2,000,000	\$ 2,000,000
13	Community/Restroom Building	1	LS	\$ 1,500,000	\$ 1,500,000
14	Performance Stage	1	LS	\$ 800,000	\$ 800,000
15	Shelter Improvements	3	EA	\$ 75,000	\$ 225,000
16	Tent Camping Platforms	6	EA	\$ 20,000	\$ 120,000
17	Small Restroom Building	1	LS	\$ 200,000	\$ 200,000
18	Floating Dock	1	LS	\$ 65,000	\$ 65,000
<b>PARK AMENITIES</b>					
19	Canoe/Kayak Launch	1	EA	\$ 20,000	\$ 20,000
20	Boat Ramp	1	LS	\$ 300,000	\$ 300,000
21	Floating Water Playground	1	LS	\$ 50,000	\$ 50,000
22	Playground	1	LS	\$ 450,000	\$ 450,000
23	MTB/BMX Skills Area	1	LS	\$ 350,000	\$ 350,000
24	Zip Line	1	LS	\$ 350,000	\$ 350,000
25	Beginner High Ropes Course	1	LS	\$ 300,000	\$ 300,000
26	Advanced High Ropes Course	1	LS	\$ 400,000	\$ 400,000
27	Mountain Biking Trails	1	LS	\$ 100,000	\$ 100,000
28	10' Paved Trails	8310	LF	\$ 30	\$ 249,300
29	8' Natural Surface Trails	3525	LF	\$ 12	\$ 42,300
30	Boardwalk	600	LF	\$ 1,185	\$ 711,000
31	Footbridge	2	LS	\$ 225,000	\$ 450,000
32	4" Concrete	10000	SY	\$ 90	\$ 900,000
<b>CONSTRUCTION SUBTOTAL</b>					<b>\$ 12,252,200</b>
CONTINGENCY (15%)					\$ 1,837,800
SURVEYING, PLANNING, ENGINEERING, GEOTECH, CONSTRUCTION MANAGEMENT (12%)					\$ 1,470,300
<b>TOTAL PROJECT</b>					<b>\$ 15,560,300</b>