Greenville Recreation and Parks



GREENVILLE | WESTPOINTE VILLAGE PARK MASTER PLAN



Adopted November, 2017

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INTRODUCTION

The City of Greenville Comprehensive Recreation and Parks Master Plan, adopted in 2008, identified the western quadrant of the City as being park deficient. Consequently, the City purchased a six acre tract in the Westpointe Village neighborhood in spring 2016 for park land. The Westpointe Village Park Master Plan is a progressive step in the implementation of a neighborhood park in western Greenville.

Park Classification: Westpointe Village Park, when completely implemented, will be a neighborhood park according to the standards set by the National Recreation and Parks Association (NRPA). According to the NRPA Standards for Park Classification, a Neighborhood Park should be a minimum of five to fifteen acres, serve a population within a onehalf to one mile radius, and should accessible to neighborhood populations through safe walking and biking.

The proposed Westpointe Village park site is on a 6 acre tract, and will have a primary entrance from Stantonsburg Road, and a secondary entrance specifically for pedestrians entering the park from the Westpointe Village area. The one mile radius service area has approximately 11,000 people, and will service over eight established neighborhoods.



Westpointe Village Park Vicinity Map – 1 Mile Radius Service Area

EXISTING CONDITIONS

Description: The proposed park site for the Westpointe Village Park is on a 6.245 acre tract in southwestern Greenville. The northern boundary of the site extends approximately 370 linear feet along Stantonsburg Road. The eastern boundary is adjacent to the Westpointe Village neighborhood, and extends approximately 793 linear feet. The western boundary is adjacent to an existing detention pond, and extends approximately 349 linear feet. The southern boundary extends approximately 781 linear feet along an existing drainage swale.

Existing Land Use: The park parcel is zoned Planned Unit Development (PUD) according to the City of Greenville Planning and Zoning Map. The site is currently vacant, and has no designated land use. There are no buildings or structures on the property.

As part of the final approved plat, the seller of the property agreed to provide the City with easements and stub-outs for access to water, sanitary sewer and electrical service.

Topography: The Westpointe Village Park site is approximately 82' above sea level, and is relatively flat. There is a 1'-3" slope from the highest to the lowest points on the site. The north eastern portion of the site is on a ridge that drains towards a swale that borders the northern boundary of the property, and connects to a swale on the southern boundary. Refer to the site analysis on APPENDIX-A for more information on site features.



Existing park view facing north



Natural Feature – existing detention pond adjacent to site

PUBLIC ENGAGEMENT

In spring 2017, the Greenville Recreation and Parks Department (GRPD) began a planning process that embodied stakeholders and citizens alike. On March 17, 2017, GRPD facilitated a kick-off meeting to develop program elements for Westpointe Village Park. Input gathered at this meeting will ultimately be used to establish appropriate park elements for a typical neighborhood park.

Park Program Elements : During the kick-off meeting, attendees were given a 'Master Plan Programming Survey' that listed potential park elements that are typical to neighborhood parks. Given the choices of 'high, medium, low and don't want', attendees were asked to prioritize the program elements by checking the appropriate box (*Refer to the Park Elements Survey Results to the right*).

Consideration was given to all park elements that had 6 or more votes as high priority. The park program elements below are the high priority park program elements based on the results of the survey:

- Paved Walking Trail
- Picnic Shelter
- Public Restrooms
- Event Space
- Way Finding Signage
- Site Lighting
- Off Leash Dog Park (Dog Run)
- Community Garden
- Multi-purpose Field
- Basketball Court

PROGRAMMING ELEMENTS	PERSONAL PRIORITY			
MASTER PLAN PROGRAMMING SURVEY 2017				

Please prioritize these elements by checking the appropriate box

	HIGH	MED	LOW	DON'T WANT
Active Sports Fields and Courts	1		*	Ĩ
Tennis Courts	3	4	4	5
Basketball Courts	6	6		3
Multi-Purpose Field (w/ Irrigation and lighting)	6	6		2
Sand Volleyball Courts	3	6	3	2
Non-Structured Repression				
Off Leash Dog Park	7	2	2	(3
Community Garden	7	3	1	4
Passive Recreation				
Paved Walking Trail	<mark>13</mark>		1	1
Open Space	5	4	4	
Public Structures				
Public Restrooms	9	<mark>5</mark>	1	
Event Space (Enclosed Shelter)	<mark>8</mark>		<mark>3</mark>	<mark>3</mark>
Picnic Shelter	<mark>12</mark>	<mark>1</mark>	<mark>2</mark>	
Site Amenities				
Park / Entrance Signage	8	<mark>5</mark>	1	
Bollard Lighting	6	2	2	3
Site Lighting	8	<mark>5</mark>	<mark>1</mark>	1
Information Kiosk	3	3	5	3
Water Fountains	<mark>9</mark>	<mark>4</mark>		<mark>2</mark>
Bar-b-que Grills	6	4	2	4

Park Elements Survey Results

PUBLIC ENGAGEMENT

In addition to the programming survey, attendees were asked to list desired program elements that were not mentioned in the survey, and provide feedback on concerns and design issues that GRPD should consider while developing the park master plan. Listed below are the most prominent comments.

- Basketball courts should be placed away from residential properties adjacent to the park.
- Install security cameras.
- Provide sidewalks along Stantonsburg Road for safe pedestrian and bike travel to the park.
- Provide noise buffers/barriers from adjacent residents to include plant material and earthen berms.
- There should be a City staff presence at the park to ease concerns of the users.
- Provide consistent maintenance to the existing drainage ditch to mitigate the infestation of mosquitos, snakes and rodents.
- Install trash, recycling and dog waste dispensers
- Provide shad structure over playground areas.
- Inquire about the donation of RELEAF trees for the site.
- Provide bike racks as part of the site amenities package.

The responses were analyzed by GRPD and used as the basis for developing design concept alternatives.



Park Program Elements Diagram

DESIGN CONCEPT ALTERNATIVES

Based on feedback from the initial kick-off meeting, GRPD developed three distinct conceptual design alternatives, and presented the designs he second public input meeting that was held on July 26, 2017. Attendees were asked to provide written comments on what they like and disliked about each concept. Feedback from attendees revealed a strong preference and support for Concept A. GRPD was asked to refine Concept A to develop the park master plan, and incorporate the following amendments:

- Provide more activities for senior citizens.
- Shift all active park elements so that they are not adjacent to residential properties.
- Make proposed dog park area smaller (dog run).
- Increase the amount of parking.
- Provide a larger area for the community garden.









SCHEMATIC PARK PLAN

Using input gathered at both public input meetings, and Concept A as the basis for design, GRPD completed the schematic design for Westpointe Village Park in October 2017. The final park master plan was developed with GRPD's set project goals of protecting and preserving open space, expanding recreational activities and opportunities, and improving the quality of live through leisure activities. The graphic representation of park elements is defined in the schematic design below, and precedence images with examples are provided in this section.



LEGEND

- A) Multi-purpose Field / Open Space
- B) Fenced Tennis Court / Pickle Ball
- C) Enclosed Shelter / Event Space (4052 sq. ft.)
- D) Basketball Court
- E) Horse Shoe Pits

- F) Bocce Court
- G) Dog Run
- H) Community Garden
- I) Exterior Restrooms
- J) Picnic Shelter
- K) Playground Area

GE

SCHEMATIC PARK PLAN - Park Elements

The schematic park design for Westpointe Village Park is comprised of park elements that are defined by four categories: *Public Structures*, *Active Sports Elements*, *Non-Structured Recreation*, and *Passive Recreation*. The precedence images in this section are examples of park elements recommended for the park master plan.

Public Structures



Enclosed Shelter / Event Space



Medium sized Picnic Shelter



Exterior Restroom Building

Active Sports Courts



Fenced Tennis Court



Basketball Court



Shuffleboard

SCHEMATIC PARK PLAN - Park Elements

The schematic plan offers a variety of park elements that are flexible in their uses by target user groups. For example, many of the park elements in the *Active Sports Courts* category are designed with senior citizens in mind, but certainly can be enjoyed by all age groups. The senior citizen park elements include bocce, pickle ball, horseshoe pits, and shuffleboard. While the *Non-Structured Recreation* park elements (community garden and the off leash dog run) are designed for all ages, they can also be considered recreational facilities for seniors.

Active Sports Courts



Bocce



Pickleball Courts



Horseshoe Pits

Non-Structured Recreation



Community Garden

Off Leash Dog Run

SCHEMATIC PARK PLAN - Park Elements

The **Passive Recreation** park elements include multipurpose fields, open space and a ½ mile walking trail. Though these park elements are passive, they can also be used for active activities e.g. pickup games, boot camps, yoga in the park etc. Likewise, the network of trails was designed to be flexible in their use; park users may opt to take a leisurely walk or run laps around the multi-purpose fields.

Passive Recreation



Multi-Purpose Field

1/2 Mile Walking Trail

Open Greens Space

<u>Site Amenities</u>: Along with the park elements, site amenities will be included in the implementation of the Westpointe Village Park Master Plan. These site amenities will be consistent with the GRPD park standard. These amenities include: park signage, bollards, site lighting, informational kiosk, water fountains, bar-b-que grills, picnic tables, benches, trash receptacles, and recycling bins.

PHASE I PARK IMPLEMENTATION

On September 11, 2017, City Council approved the contract for the purchase and installation of a playground area at Westpointe Village Park. The playground area, in conjunction with a restroom building, ADA accessible pedestrian sidewalks, walking trail, landscaping, and site amenities will complete Phase I implementation. This phase will be complete and open to the public in spring 2017.



Phase I Schematic Design

Playground Design – 2-5 age group area, 5-12 age group area

PHASE II RECOMMENDATIONS- Phase II-A

GRPD has developed a strategic and comprehensive phasing plan for implementing the remaining two phases of Westpointe Village Park. Based on these phasing recommendations, future development can occur as funding becomes available. Each phase is broken down into logical and sequential groupings that could be stand-alone projects if future funding is delayed. The park implementation Phases are as follows:

Phase II-A: Complete all necessary site, architectural, and engineering plans for bidding for all remaining phases for economy of scale. The park elements for Phase II-A development includes the enclosed shelter/event space, asphalt parking lot, ADA accessible sidewalks, site utilities, landscaping and site amenities.



Phasing Plan II - A

PHASING PLAN RECOMMENDATIONS- Phase II-B

Phase II-B would include the implementation of all of the outdoor active sports courts, non-structured, and passive recreational park elements.

Phase II-B: The park elements for Phase II-B development includes the following park elements: multi-purpose fields, basketball court, horseshoe pits, bocce, fenced off leash dog run, picnic shelter, site utilities, landscaping and site amenities.



Phasing Plan II - B

PROBABLE COST STATEMENTS

Phases II Probable Cost Summary

ITEM #	SCOPE DESCRIPTION	GRPD BUDGET \$
1	Site Work - General Conditions	\$45,000.00
	Enclosed Shelter & Event Space, 3,600 sq. ft.,	
2	kitchen, restroom and storage room	\$437,500.00
2	Kitchen, restroom and storage room	φ+07,000.00
3	Asphalt Parking Lot,curb and gutter	\$47,500.00
		φ47,000.00
4	Multipurpose Field, irrigation, sod	\$84,000.00
	Multipulpose rield, imgation, sou	\$01,000.00
5	1/2 Mile walking trail, ashpalt paving	\$30,000.00
		\$50,000.00
6	ADA concrete sidewalks, 6' wide	\$14,800.00
		φ14,000.00
	Tennis Court - asphalt paving, coating, fencing,	
7	lighting, net and pickle ball conversion	\$96,000.00
· · ·		<i>\\</i> 00,000.00
	Hard Surface Basketball Courts w/Lighting,	
8	goals and nets	\$45,000.00
0	goals and nets	\$ 10,000.00
9	Fenced Dog Run	\$6,000.00
		40,000.00
	Senior Games park elements - shuffle board,	
10	boccee, horse shoes	\$7,200.00
		<i>q · ,= = = = = = = = = = = = = = = = = = </i>
	Site Utilities - sanitary sewer, storm drainage,	
11	electrical services, site lighting, water service	\$72,000.00
12	Landscaping Allowance	\$20,000.00
	Site Furnishing Allowance - benches, picnic	
	tables, bike racks, bar-b-que grills, water	
13	fountains,	\$20,000.00
14	Community Garden (by others)	\$0.00
	SUBTOTAL	\$925,000.00
	Project Contingency	\$92,500.00
	Architectural Building Design	\$47,400.00
	Engineering	\$54,155.00
	TOTAL ESTIMATED COSTS	\$1,064,900.00

Phases II-A Development

ITEM #	SCOPE DESCRIPTION	GRPD BUDGET \$
1	Site Work - General Conditions	\$22,500.00
	Enclosed Shelter & Event Space, 3,600 sq. ft.,	
2	kitchen, restroom and storage room	\$437,500.00
3	Asphalt Parking Lot, curb and gutter	\$47,500.00
4	ADA concrete sidewalks, 6' wide	\$14,800.00
	Site Utilities - sanitary sewer, storm drainage,	
5	electrical services, site lighting, water service	\$48,000.00
6	Landscaping Allowance	\$10,000.00
	Site Furnishing Allowance - benches, picnic tables,	
7	bike racks, bar-b-que grills, water fountains,	\$10,000.00
	SUBTOTAL	\$590,300.00
	Project Contingency	\$59,030.00
	Architectural Building Design	\$47,400.00
	Engineering	\$54,155.00
	TOTAL ESTIMATED COSTS	\$696,730.00

Phase II-B Development

ITEM #	SCOPE DESCRIPTION	GRPD BUDGET \$
1	Site Work - General Conditions	\$22,500.00
2	Multipurpose Field, irrigation, sod	\$84,000.00
3	1/2 Mile walking trail, ashpalt paving	\$30,000.00
	Tennis Court - asphalt paving, coating, fencing,	
4	lighting, net and pickle ball conversion	\$96,000.00
	Hard Surface Basketball Courts w/Lighting, goals	
5	and nets	\$45,000.00
6	Fenced Dog Run	\$6,000.00
	Senior Games park elements - shuffle board,	
7	boccee, horse shoes	\$7,200.00
	Site Utilities - sanitary sewer, storm drainage,	
8	electrical services, site lighting, water service	\$24,000.00
9	Landscaping Allowance	\$10,000.00
	Site Furnishing Allowance - benches, picnic tables,	
10	bike racks, bar-b-que grills, water fountains,	\$10,000.00
	SUBTOTAL	\$334,700.00
	Project Contingency	\$33,470.00
	TOTAL ESTIMATED COSTS	\$368,170.00

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LIST OF APPENDIXES

APPENDIX A - SITE ANALYSIS

APPENDIX B - CONCEPT A

APPENDIX C - CONCEPT B

APPENDIX D – CONCPET C

APPENDIX E - SCHEMATIC PLAN

APPENDIX F - PHASING PLAN













Westpointe Village Park Master Plan

