

## IV. FINAL MASTER PLAN

The final master plan for the Greenfield Terrace Park Improvements is a refinement of existing components and new park elements in the undeveloped portion of the park. The purpose of these park improvements is to expand the existing underdeveloped park into a community park utilizing the 25 undeveloped acres.

The Greenfield Terrace Park Master Plan is comprised of the following proposed park elements:

### Public Structures

- Large Pavilion with Restrooms
- Two Medium Sized Picnic Shelters
- Pre-fabricated Storage Building

### Active Sports Fields and Courts

- Two Tennis Courts
- Two Sand Volleyball Courts
- Youth Baseball Field
- Multi-Purpose Field
- Two Basketball Courts

### Non-Structured Recreation

- Discovery Play Area
- Sprayground/Splash Pad



*Large Pavilion*



*Volleyball Courts – Rocky Mount  
Recreation and Parks*

**Passive Recreation**

- Free Play Open Space
- Walking Trail Expansion

**Pedestrian & Vehicular Circulation**

- ADA Accessible Sidewalks
- New Entrance Drive
- Parking Improvements/Expansion

**Site Amenities**

- Park Signage
- Bollards
- Site Lighting

Additional work components will include landscaping, earth work, utility upgrades and hardscaping elements including plazas. There will also be vehicular circulation control at the south entrance to the park to limit vehicular traffic there to City maintenance vehicles or patrons renting the Barnes-Ebron-Taft Building.



*Natural Play Area – Charlotte, NC*



*Natural Play Area – Raleigh, NC*

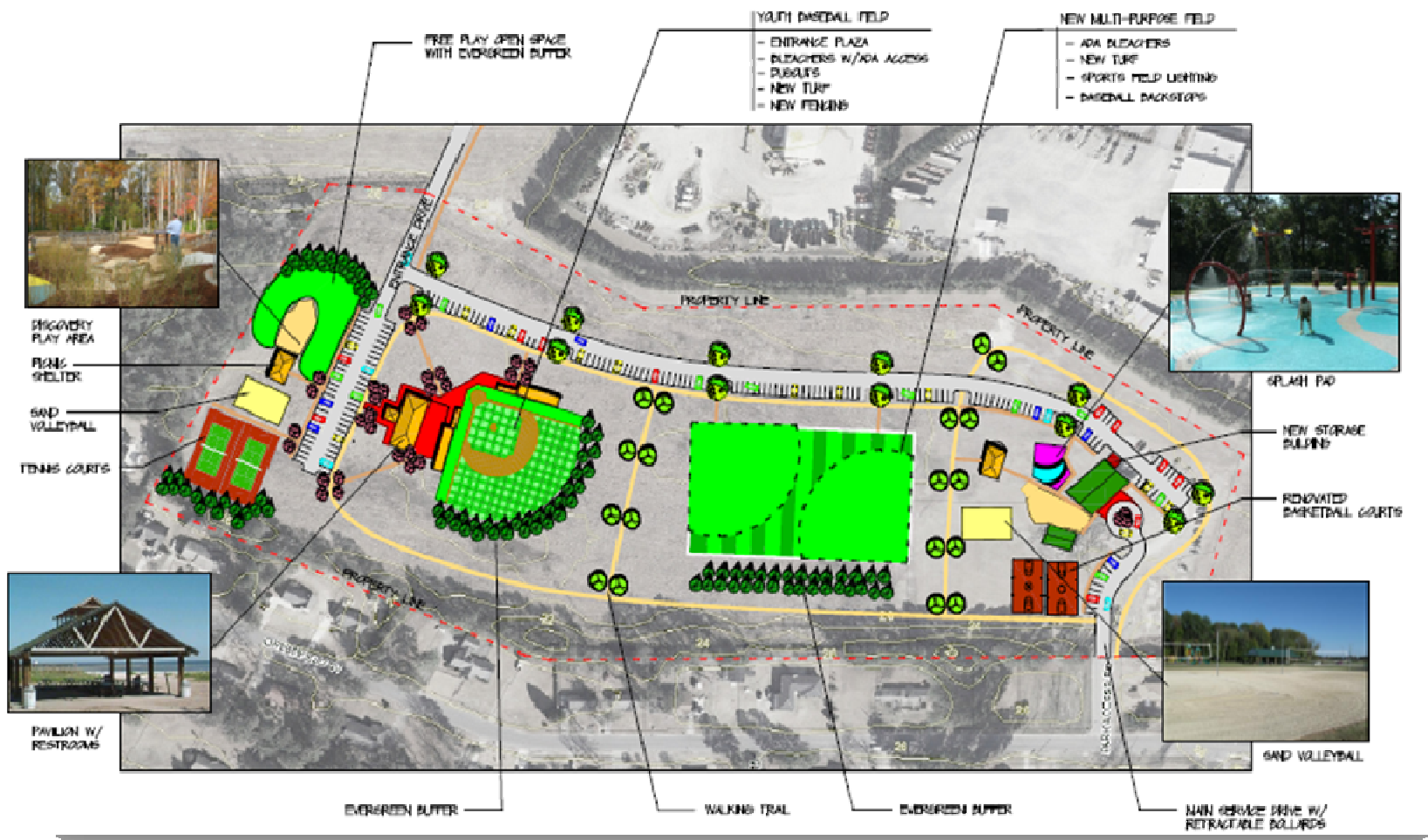
## Recreational Programming

As part of the master plan phase, Recreation and Parks also addressed programming needs through design and planning. Opportunities for recreation programs were planned during the design process as follows:

- 1). A tentative partnership has been formed with the Pitt County Boys & Girls Club to house senior programs in their facility.
- 2). Recreation and Parks investigated the potential for afterschool programs and camps by exploring opportunities to program activities in the Barnes-Ebron-Taft Community Center, and by shared use of space with the Pitt County Boys & Girls Club.
- 3). With the addition of sports fields, a discovery play area, a splash pad, and tennis and basketball courts, the Recreation and Parks Department can provide activities geared towards the areas youth.



*Pitt County Boys & Girls Club*



*Greenfield Terrace Park Final Master Plan*



## V. PHASING PLAN RECOMMENDATIONS

The Recreation and Parks Department created a strategic and comprehensive plan for the phased development of Greenfield Terrace Park. Based on this plan, future development can occur as funding becomes available. The phases are broken down into logical groupings that could be stand-alone projects. The park improvement phases are as follows:

**Phase A** – This phase concentrates on the development of the west side of the park, and implements the new entrance drive.

- Discovery Play Structure
- Medium Picnic Shelter
- Tennis Courts
- Sand Volleyball Courts
- Asphalt Drives and Parking Lot
- Site Amenities
- Landscaping
- A concrete sidewalk linking the Boys & Girls Club to the park.

Refer to Appendix A for project costs associated with Phase A.

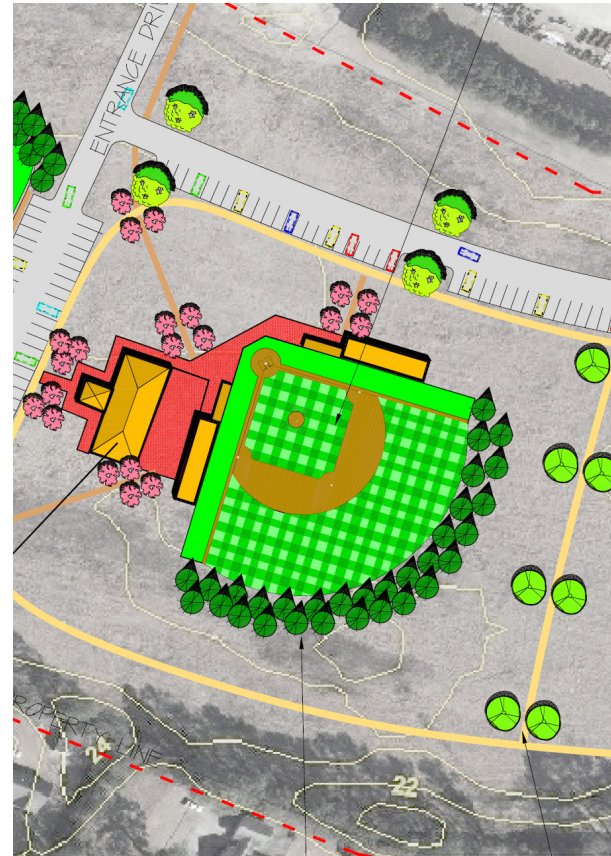


*Phase A Plan Enlargement*

**Phase B** – This phase concentrates on the development of the youth baseball field, pavilion and entrance plaza. The construction entrance drive will be required for vehicular access. The improvements in this phase are as follows:

- Youth Baseball Field
- Entrance Plaza
- Asphalt Drive and Parking
- Concrete Sidewalks
- Large Pavilion with Restrooms
- Asphalt Walking Trail
- Landscaping
- Site Amenities

Refer to Appendix A for project costs associated with Phase B.

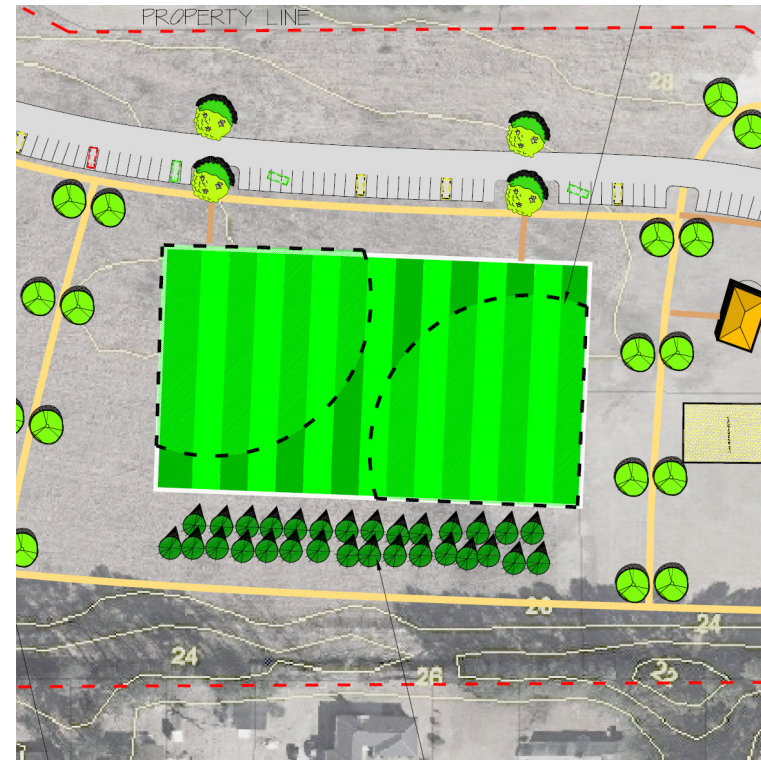


*Phase B Plan Enlargement*

**Phase C** – This phase concentrates on the development of the multipurpose field. There would be an economy of scale by combining phases B and C, which would complete the development of the “sports complex” portion of the park master plan. The improvements in this phase are as follows:

- Multipurpose Field
- Asphalt Drive and Parking Lots
- Asphalt Walking Trail
- Landscaping

Refer to Appendix A for project costs associated with Phase C.



*Phase C Plan Enlargement*



**Phase D** – This phase concentrates on the development of the park elements and amenities that will compliment the Barnes-Ebron-Taft Building. With the completion of this phase, development on the eastern side of the park will be at a maximum. The improvements in this phase are as follows:

- Medium Picnic Shelter
- Sand Volleyball Court
- Basketball Court
- Splash Pad
- Concrete Plaza
- Concrete Sidewalks
- Prefabricated Storage Building
- Asphalt Drive and Parking Lots
- Asphalt Walking Trail
- Landscaping
- Site Amenities

Refer to Appendix A for project costs associated



*Phase D Plan Enlargement*



## ***Appendix A – Project Cost***

### **GREENFIELD TERRACE MASTER PLAN PROBABLE COST STATEMENT January 27, 2011 #887868**

<b>Site Work</b>	<b>Qty.</b>	<b>Total Item Cost</b>
<b>Demolition:</b> structure removal, Including clearing, grubbing, site grading and excavation	25 acres	\$37,642
<b>Asphalt Drives and Parking Lots:</b> Including curb and gutter, site lighting and drainage / utilities	72,658 sq.ft.	\$381,454
<b>Asphalt Walking Trail:</b> 10' wide paved trail with 2' shoulder on each side	41,050 sq. ft.	\$123,150
<b>Landscaping:</b> 25 acres	1	\$94,104
<b>Concrete paver plazas:</b> entry plazas at B.E.T. Building and new baseball field	7,840 sq. ft.	\$39,200
<b>Concrete sidewalks:</b> 5' wide pedestrian circulation – ADA compliant	1,089 sq.ft.	\$5,445
<b>Subtotal Site Work</b>		<b>\$680,995</b>

<b>Sports Fields and Courts</b>		
<b>Youth Baseball Field:</b> Including bleachers, dugouts, sports lighting and irrigation.	1 L.S.	\$329,333
<b>Multi-purpose Field:</b> Including irrigation, two backstops and bleachers	1 L.S.	\$158,000
<b>Sand Volleyball Court:</b> two total including nets, sand and borders	1 L.S.	\$13,000
<b>Tennis Court:</b> two total, including lighting, fencing and nets	1 L.S.	\$37,000
<b>Basketball Court:</b> With asphalt, sports surfacing and striping	1 L.S.	\$19,900
<b>Subtotal Sports Fields and Courts</b>		<b>\$557,233</b>
<b>Play Structures and Shelters</b>		
<b>Discovery Play Structure:</b> Playground equipment, resilient surfacing, fencing and borders	1 L.S.	\$85,000
<b>Splash Pad:</b> play equipment, filtration vault, concrete pad, water connection	1 L.S.	\$358,000
<b>Medium Picnic Shelter:</b> Including concrete pad, two total	1. L.S.	\$56,000
<b>Large Pavilion w/Restroom:</b> Including concrete pad, built-in grill	1 L.S.	\$144,600
<b>Site Amenities:</b> Bollard, picnic tables, benches, water, grills fountains, park signage, pedestrian lighting	1 L.S.	\$20,500
<b>Prefabricated Storage Building</b>	1. L.S.	\$12,500
<b>Subtotal Play Structures and Shelters</b>		<b>\$676,600</b>

<b>Engineering and Development</b>		
<b>Engineering:</b> construction documents, surveying, materials testing (7% of Construction Cost)		\$134,038
<b>Contract General Conditions:</b> Overhead and Profit, Bonding and Insurance (9% of Construction Cost)		\$172,334
<b>Project Contingency:</b> 20% of construction during master planning phase		\$382,966
<b>Subtotal Engineering and Development</b>		<b>\$689,338</b>
<b>GRAND TOTAL PROJECT COST</b>		<b>\$2,604,166</b>

### Project Phasing Recommendations

<b>PHASE A</b>		
<b>Discovery Play Structure:</b> Playground equipment, resilient surfacing, fencing and borders	1 L.S.	\$85,000
<b>Medium Picnic Shelter:</b> Including concrete pad	1. L.S.	\$28,000
<b>Sand Volleyball Court:</b> Including nets, sand and borders	1 L.S.	\$6,500
<b>Tennis Court:</b> two total, including lighting, fencing and nets	1 L.S.	\$37,000
<b>Asphalt Drives and Parking Lots:</b> Including curb and gutter, site lighting and drainage / utilities	14,532 sq.ft.	\$76,291
<b>Site Amenities:</b> Bollard, picnic tables, benches, water, grills fountains, park signage, pedestrian lighting	1 L.S.	\$5,000
<b>Landscaping:</b> 5 acres	1 L.S.	\$18,821
<b>Concrete sidewalks:</b> 5' wide pedestrian circulation – ADA compliant	218 sq.ft.	\$1,089
<b>Total Phase A</b>		<b>\$257,701</b>



PHASE B		
<b>Youth Baseball Field:</b> Including bleachers, dugouts, sports lighting and irrigation.	1 L.S.	\$329,333
<b>Concrete paver plazas:</b> entry plazas at new baseball field	6272 sq. ft.	\$31,360
<b>Asphalt Drives and Parking Lots:</b> Including curb and gutter, site lighting and drainage / utilities	29,064 sq.ft.	\$152,582
<b>Concrete sidewalks:</b> 5' wide pedestrian circulation – ADA compliant	218 sq.ft.	\$1,089
<b>Landscaping:</b> 10 acres	1 L.S.	\$37,642
<b>Asphalt Walking Trail:</b> 10' wide paved trail with 2' shoulder on each side	13,683 sq. ft.	\$41,050
<b>Large Pavilion w/Restroom:</b> Including concrete pad, built-in grill	1 L.S.	\$144,600
<b>Site Amenities:</b> Bollard, picnic tables, benches, water, grills fountains, park signage, pedestrian lighting	1 L.S.	\$5,000
<b>Total Phase B</b>		<b>\$742,656</b>
PHASE C		
<b>Multi-purpose Field:</b> Including irrigation, two backstops and bleachers	1 L.S.	\$158,000
<b>Asphalt Drives and Parking Lots:</b> Including curb and gutter, site lighting and drainage / utilities	29,064 sq.ft.	\$152,582
<b>Landscaping:</b> 10 acres	1 L.S.	\$37,642
<b>Asphalt Walking Trail:</b> 10' wide paved trail with 2' shoulder on each side	13,683 sq. ft.	\$41,050
<b>Total Phase C</b>		<b>\$389,274</b>

PHASE D		
<b>Medium Picnic Shelter:</b> Including concrete pad	1. L.S.	\$28,000
<b>Sand Volleyball Court:</b> Including nets, sand and borders	1 L.S.	\$6,500
<b>Basketball Court:</b> With asphalt, sports surfacing and striping	1 L.S.	\$19,900
<b>Landscaping:</b> 5 acres	1 L.S.	\$18,821
<b>Asphalt Drives and Parking Lots:</b> Including curb and gutter, site lighting and drainage / utilities	14,532 sq.ft.	\$76,291
<b>Splash Pad:</b> play equipment, filtration vault, concrete pad, water connection	1 L.S.	\$358,000
<b>Prefabricated Storage Building</b>	1. L.S.	\$12,500
<b>Concrete paver plazas:</b> entry plazas at B.E.T. Building	1,568 sq. ft.	\$7,840
<b>Concrete sidewalks:</b> 5' wide pedestrian circulation – ADA compliant	871 sq.ft.	\$4,356
<b>Site Amenities:</b> Bollard, picnic tables, benches, water, grills fountains, park signage, pedestrian lighting	1 L.S.	\$5,000
<b>Total Phase D</b>		<b>\$537,208</b>