Capital Needs Assessment

CITY OF Greenville
Recreation & Parks
grpd.info

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Capital Needs Assessment
Statement of Purpose

The purpose of the updated Capital Needs Assessment (CNA) is to provide one document that comprehensively reviews all of the capital needs for the Greenville Recreation and Parks Department. This plan clearly articulates the department's future capital needs based upon a comprehensive evaluation of the current conditions in our existing parks and buildings. It also develops a picture of the need for new park facilities to support our growing community. Having a plan of this nature will go a long way to ensuring facility equity for all of Greenville's residents. It will also enable city leaders to develop a systematic, well thought out capital spending plan that reflects available funding at specific times.

This assessment was created from a number of sources. Detailed community input occurred during a variety of Park Master Plan efforts, extensive ongoing discussions continually occur with citizen stakeholders and their organizations, input from district and local community meetings was incorporated, and the perspectives of professional Park and Recreation staff from all disciplines contributed to the final document.

The result of this process is a parks and open space strategic plan based on expressed community needs. This plan will serve as a strategic blueprint for the Department's Capital Improvement Program (CIP) requests over the next ten years. The plan will also clarify a "big picture" overview of the departments' capital needs for Greenville's decision makers. However, this plan will remain a "living document" that can change as the city's needs change over time, and will thus be periodically updated as required.

Acknowledgements:

I wish to thank Parks Planner Lamarco Morrison, Parks Coordinator Dean Foy, and Parks Facility Manager Stephen Warner for their thoughtful day to day input during the long process of assembling the content of this document. I would also like to thank Parks Assistant Shelby Culbreth for her invaluable assistance in document design and layout.

Mark D. Gillespie
Parks Superintendent

CNA Project Cost Summary

Document #:899836

Existing / Proposed	Facility	Cost Summary
District 1:	**District Subtotal:**	**$32,885,497**
Existing	Aquatic & Fitness Center	$1,474,500
Proposed	Basketball Complex	$650,000
Proposed	Countryside	$238,000
Existing	Eppes Center / Thomas Foreman Park	$374,050
Existing	Greenfield Terrace	$2,635,000
Existing	Hwy 43 Park / Phil Carroll Nature Preserve	$595,000
Proposed	Lake Ellsworth	$238,000
Existing	Maintenance Center; Park Services	$1,083,700*
Existing	Matthew Lewis Park at West Meadowbrook	$1,166,000
Proposed	Mumford Rd. Property	$200,000
Proposed	Natatorium	$10,000,000
Existing	River Park North	$1,476,052
Existing	Town Common (Also through District 3)	$13,287,895
Proposed	Westpointe	$313,000
Proposed	3rd St. School Property	$238,000
District 2:	**District Subtotal:**	**$8,182,330**
Proposed	Allen Ridge	$558,000
Existing	Andrew A. Best Freedom Park	$20,600
Existing	Beatrice Maye Garden Park	$0
Proposed	Cobblestone; Brook Hollow	$328,000
Existing	Community Pool	$357,000
Existing	Dream Park	$690,100
Existing	Evans Park / River Birch Tennis Center	$878,000
Existing	Guy Smith Complex	$935,000
Proposed	Hillsdale Park	$338,000
Existing	Kristin Drive Park	$1,041,500
Existing	South Greenville Park	$3,036,130

*Cost assumes Alternative A, price varies for Alt. B and C. See Facility Deficiencies Needs for further breakdown.

CNA Project Cost Summary

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District 3:	District Subtotal:	$25,020,900
Existing	Bradford Creek Soccer / Athletic Complex	$4,991,500
Existing	East Side Park	$13,619,100
Existing	Greensprings Park	$94,500
Existing	Greenways (Also through District 1,2, and 4)	$5,493,000
Existing	Jaycee Park	$347,800
Existing	Off Leash Dog Area	$77,000
Proposed	TRUNA	$288,000
Existing	Woodlawn Park	$110,000
District 4:	**District Subtotal:**	**$4,486,265**
Proposed	Brook Valley Greenway	$238,000
Existing	Elm St. Park	$401,300
Existing	Peppermint Park	$136,000
Existing	Teen Center / Perkins Baseball Complex / Sports Connection	$3,392,965
Existing	Tucker Estates	$318,000
District 5:	**District Subtotal:**	**$5,782,970**
Existing	H. Boyd Lee Park	$5,289,070
Existing	Lynndale	$328,000
Existing	Paramore Park	$87,900
Existing	Westhaven Park	$78,000
	Overall Districts Total:	**$76,357,962**

Enclosed is a breakdown of all facilities, their Capital Needs Assessments, and their Facility Deficiencies Needs. These facilities are listed alphabetically.

Andrew A. Best Freedom Park

City Council District: 2 Neighborhood Served: Oakdale

Existing Park

Park Profile:	Andrew Best Freedom Park is a relatively new 6 acre park located in Southwest Greenville. The park was completed in 2008, making it one of the newest in the system. Facilities include a playground, picnic shelter with a restroom attached, a multi-purpose field, a paved walking trail, and a small parking area.
Project Scope:	Because Andrew Best Park is so new additional needs are minor at this time. The park is essentially "built out" & in good operational condition.
Project Justification:	Relatively minor improvements are in order at some point in time but there are no high priority items.
Park Evaluation Process:	During park development there was a series of neighborhood meetings that defined the amenities requested by the neighborhood. These items were installed when the park was built.
Relationship to Comprehensive Park Master Plan:	Andrew Best Freedom Park provides a neighborhood park amenity for the adjacent neighborhood.

Facility Deficiencies Needs

Document #: 897027

Andrew A. Best Freedom Park

City Council District: 2

Asset	Work Description	Priority Ranking	Cost Estimate
Park	Install standard sign package at park	MEDIUM	$1,400
	Install a volleyball court.	MEDIUM	$1,200
	Install a shade structure over the existing playground	MEDIUM	$18,000
		TOTAL:	**$20,600**

3' 9"

Aquatic & Fitness Center

City Council District: 1 Neighborhood Served: City-Wide Facility

Existing Park

Park Profile:	**Description**: The Aquatic & Fitness Center currently provides the only indoor swimming facilities for the entire City of Greenville. It is a 30,000 Sq. Ft. full service fitness & aquatics facility offering a gymnasium, an indoor heated pool, weight room, fitness area & other facilities. It is primarily a membership facility although some programs are open to the general public. The building is over 30 years old. The facility is located in an industrial area of Greenville on the city's northern edge. It does not directly serve a neighborhood but is considered a facility for city-wide use.
Project Scope:	**Major elements:** The project focuses on aging building infrastructure including HVAC mechanical equipment, building plumbing, electrical systems, the roof, and other infrastructure items.
Project Justification:	While some infrastructure has been rehabilitated in a piece meal manner, the replacement of the building's aging mechanical equipment and roof system prior to failure is becoming critical to the continued operation of the Aquatic/Fitness Center. These components must be replaced in a planned, systematic manner to avoid the extended shutdowns inherent in sudden equipment failure.
Park Evaluation Process:	Input from HVAC equipment service professionals, the Aquatic Center staff, and Park Services technical staff.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plan recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and **$10,450,000 for Special Use Facilities.** As a Special Use Facility the Aquatic & Fitness Center contains infrastructure components unique in the City of Greenville. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Aquatic & Fitness Center: Facility Renovations

City Council District: 1

Asset	Work Description	Priority Ranking	Cost Estimate
Roof	**Roof repairs**: The roof of Aq/Fit Center has rotten decking in one large area making walking on the roof dangerous in that location. Significant "bird-baths" areas exist that will further deteriorate the roof. During storms, water accumulates on the roof, overtops the flashing and creates "water falls" down walls in the building interior. Roof drainage, sealing of flashing, and deck replacement needs to occur.	HIGH	$42,500
	Roof replacement: The Aquatic Center roof needs replaced within 6 to 8 years. Planning for this replacement, and placing it within a programmed budget cycle should begin now.	MEDIUM	$325,000
Building Environment	**HVAC system**: The HVAC air handler is original equipment, over 30 years old, well past its replacement life. The dehumidifier is 16 years old & also at the end of its life. Both units must be replaced at the same time. These are critical and expensive pieces of equipment to replace. Additionally, some ductwork must be replaced due to holes in the ductwork and poor joint seals. All of this is contributes to a highly inefficient HVAC system that wastes energy.	HIGH	$400,000
	Solar heating: When the dehumidifier is replaced it will be possible to install heat recovery equipment to that unit. This excess heat can be used to heat the pool water. By adding solar equipment on the roof it is possible to heat all pool water with solar & heat recovery technology.	HIGH	$250,000
	Duct Work: Provide a through duct work cleaning throughout the building to improve equipment efficiency, air quality, and air flow.	HIGH	$9,000
Building Interior Renovations	Interior spaces of this building are not being routinely painted to maintain an aesthetically pleasing appearance. This facility is a membership facility and a sub-standard appearance will impact revenue.	HIGH	$40,000
	Electrical repairs: The high moisture environment of the Aquatic Center has caused deterioration of electrical panel boxes. While some boxes have been replaced, a number of electrical issues that remain.	HIGH	$25,000

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Facility Deficiencies Needs

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Building Interior Renovations Cont.	**Locker room**: Remove locker room carpet and install floor tile, strip walls & repaint. Extremely high moisture levels makes the room smell moldy and discourages members.	HIGH	$35,000
	Lighting: Building lighting throughout facility is outdated using T-12 florescent bulbs, which are now obsolete. Poor lighting levels are present in most areas except the gym. Requires replacement of 195 fixtures to energy efficient T-5 lights, with additional fixtures as needed depending on light meter readings.	HIGH	$55,000
	Cardio/weight room: Install ceiling fans in the cardio/weight equipment room	HIGH	$6,000
	Changing room: Create an ADA compliant family changing room so that the disabled or individuals with small children will have a private changing location.	HIGH	$14,000
	Plumbing: Building water supply plumbing is in poor condition, with failures due to corroded pipes and sticking valves becoming increasingly common. This will only get worse. Project replaces all plumbing with new lines & replumbs the showers in the changing room due to chronic malfunctions.	MEDIUM	$30,000
	Weight room: Replace the floor in the free weight room.	MEDIUM	$18,000
	Stage area: The Stage area room needs to be reconfigured to create a more functional area. This work involves constructing a wall to create a storage area, enlarging the massage room, & renovate the flooring.	MEDIUM	$25,000
	Office: Reconfigure front storage/utility room to create an office & more efficient space use.	MEDIUM	$6,000
	Carpet replacement: Replace carpet throughout the building.	MEDIUM	$65,000
Pool	**Resurfacing**: Re-surface & Paint interior of pool surface to correct peeling.	MEDIUM	$55,000
Gym	**Scoreboard:** Replace scoreboard in gym to a low maintenance, energy efficient LED model.	HIGH	$5,500
	Basketball goal replacement: Replace the fixed gym basketball goals and purchase 4 new portable goals to replace old due to age & condition issues	MEDIUM	$16,500
	Curtain: Install a gym curtain to divide the gym into 2 areas for programming.	MEDIUM	$30,000
Parking	**Parking lot:** 28,000 sq.ft. parking lot is deteriorating & needs to be resealed & restriped before the lot begins to break up, significantly raising repair costs.	HIGH	$22,000
		TOTAL:	**$1,474,500**

Capital Needs Assessment

Basketball Complex

City Council District: 1 Neighborhood Served: City-Wide Facility

Existing Park

Park Profile:	There are very few locations to play outdoor basketball in Greenville. The concept of the West Greenville outdoor basketball complex is to provide multiple courts (5) in a supervised environment for outdoor basketball. This lighted facility will be an excellent venue for 3 on 3 tournaments, night basketball, or other programmed events.
Project Scope:	Project develops 5 lighted outdoor basketball courts, a parking area, and a small building for an attendant.
Project Justification:	Basketball is an excellent and popular aerobic sport that has traditionally been played outdoors in many communities. However, as there can be management issues associated with a court, particularly if it is in a neighborhood, there are very few outdoor courts available for use. While the City of Greenville does have courts in its Recreation Centers, these courts are typically full. This project provides a high quality, supervised venue for basketball to fill that need.
Park Evaluation Process:	This concept has been promoted by a City Council member, and there has been a public meeting to discuss the concept. The public reaction was typically positive. There will be further public meetings to refine the concept.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Park Master Plans recommends that the City invest in $27,000,000 for park renovations and improvements, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and **$10,450,000 for Special Use Facilities.** Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

Basketball Complex

City Council District: 1

Asset	Work Description	Priority Ranking	Cost Estimate
Basketball Complex	Develop an outdoor basketball complex at a designated site in West Greenville for general use by the community.	HIGH	$650,000
		TOTAL:	**$650,000**

Beatrice Maye Garden Park

City Council District: 2

Existing Park

Park Profile:	Beatrice Maye Garden Park is a small greenspace with lawn areas, trees, & landscaped beds. This park area is a memorial to Ms. Maye. There are no recreation opportunities at this location.
Project Scope:	Due to the development of the 10th St. Connector, there could be changes to this site. As a result there are no large development plans anticipated until the final route becomes better defined. However, small landscape upgrades will still occur on an as needed basis.
Project Justification:	N/A
Park Evaluation Process:	Input from park neighbors is received sporadically.
Relationship to Comprehensive Park Master Plan:	

Facility Deficiencies Needs

Document #: 897027

Beatrice Maye Garden Park

City Council District: 2

Asset	Work Description	Priority Ranking	Cost Estimate
Beatrice Maye Garden Park	No large upgrades are anticipated at this time due to the 10th St. Connector project.		

Bradford Creek Soccer / Athletic Complex

City Council District: 3 Neighborhood Served: City-Wide Facility

Existing Park

Park Profile:	**Description:** Bradford Creek Soccer facility is a heavily used soccer complex with 5 regulation soccer fields and one practice field. Two of the fields are lighted. This site features high quality, irrigated fields. It is adjacent to a large agricultural field which presents an excellent opportunity to develop one large tournament complex that will accommodate both soccer & softball tournaments.
Project Scope:	**Major elements:** Bradford Creek Soccer complex is adjacent to a large, undeveloped parcel of property that would be ideal for the development of a tournament level softball complex to complement the soccer facility. Project develops a 5 field lighted & irrigated complex with amenities including picnic shelters, parking, playground, shade shelters & other amenities related to tournament promotion. At the existing soccer site, project lights 3 soccer fields.
Project Justification:	A large tournament facility presents an excellent opportunity for considerable economic benefits to the community. Tournaments traditionally provide strong economic stimulus to local merchants & inn keepers when large numbers of out of town visitors come to a city for tournaments. There are many communities that have developed these types of facilities for the express reason that they are an important economic engine for local business.
Park Evaluation Process:	Staff generated.
Relationship to Comprehensive Park Master Plan.	The Comprehensive Recreation and Park Master Plans recommends that the City invest in $27,000,000 for park renovations and improvements, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and **$10,450,000 for Special Use Facilities.** Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Bradford Creek Soccer / Athletic Complex: Facility Renovations, New Facility Development

City Council District: 3

Asset	Work Description	Priority Ranking	Cost Estimate
Existing Facility; Bradford Creek Soccer			
Soccer complex	**Parking:** Pave a portion of the current parking area (24,000 sq.ft. @ $2.60/sq ft) to improve parking opportunities.	HIGH	$62,400
	ADA: Develop routes of travel for ADA accessibility to all fields as required by ADA regulations.	HIGH	$35,000
	Light poles: Replacement of light poles due to pole recall; possible safety issue.	HIGH	$80,000
	Additional lights: Install soccer field lights on 3 fields to allow extended play & more effective rotation of fields. In addition, install a lighting management system to allow more efficient light timing, thus saving considerable energy. Lights managed by "Control-Link" system.	HIGH	$435,000
	Storage: concrete storage building for secure storage of athletic supplies	HIGH	$22,000
	Concessions: Develop a concession pad (concrete pad with water & electrical service) to provide concession opportunities to a mobile vendor.	MEDIUM	$15,000
	Signs: Install park signs to identify the park, provide rules, & provide Way finding to the various fields.	MEDIUM	$4,000
	Expanded parking: Acquire land adjacent to the soccer complex for parking; 10.5 acres @ $15,000/acre.	MEDIUM	$157,500
	Playground: Install a moderate sized playground & swings to accommodate families at soccer events.	LOW	$75,000
		TOTAL:	**$885,900**

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Facility Deficiencies Needs

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Bradford Creek Athletic Complex			
Park Expansion	**Land Acquisition:** Acquire an additional 40 acres of the 85 acres of farmland between the current soccer complex & Hwy. 264 for major facility expansion for a tournament level baseball &/or softball complex. The exact use of the expanded facility will be determined through a public process.	MEDIUM	$800,000
	Site Development: Develop irrigated and lighted baseball/softball fields, supported by restrooms, parking, playground, one large shelter, shade areas, equipment storage, & other typical areas. Exact field configuration and makeup would be determined through a park Master Planning process.	MEDIUM	$3,000,000
		Subtotal:	$3,800,000
		Design and Engineering Fees (@ 3% of Construction Cost):	$114,600
		Owners Contingency and Soft Cost (@ 5% of Construction Cost):	$191,000
		TOTAL:	**$4,105,600**

Community Pool at Guy Smith Complex: Facility Renovations

City Council District: 2 Neighborhood Served: City-wide

Existing Park

Park Profile:	The Community Pool at the Guy Smith complex is Greenville's only outdoor pool. It was originally constructed in the late 1970's. The facility has a lap pool and a diving well, and is supported by a 3,100 Sq. Ft. pool building with restrooms and a changing area. This pool area is extensively programmed with day camp and open swim hours. Additionally, R/P staff have developed a swim team which results in the facility hosting youth swim meets from other regional teams.
Project Scope:	This facility has very aged infrastructure which has only been repaired or replaced out of necessity due to system failures or absolute need. This project systematically addresses those needs through facility upgrades and building replacement.
Project Justification:	This facility receives a considerable level of use due to extensive programming by Aquatic staff but the facility is not ADA accessible, it is very old with deteriorating infrastructure, and the bathhouse is in very poor condition and in need of replacement. Additionally, the pool is undersized and frequently must be closed to new visitors when it reaches its designated capacity of 150 people.
Park Evaluation Process:	The facility has been evaluated by Aquatic Center staff in consultation with pool professionals and Park Services' technical staff.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests in **$27,000,000 dollars for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and **$10,450,000 for Special Use Facilities**. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Community Pool at Guy Smith Complex

City Council District: 2

Asset	Work Description	Priority Ranking	Cost Estimate
Bath house	**Bath house replacement:** The current bathhouse is not ADA accessible, the showers barely function, the entrance gates are narrow & restrict access (ADA issue), the building is undersized, & has chronic maintenance issues due to overage fixtures and infrastructure. Building should be replaced.	HIGH	$285,000
Pool facilities	**Deck expansion:** Due to the large number of swim meets & other pool events the current fenced in pool deck is undersized. This project expands the concrete pool deck & reworks the fencing to accommodate the enlarged deck.	HIGH	$21,500
	Diving platform: Despite many repairs, current diving platform is antiquated & in failing condition. Should be replaced as a priority.	HIGH	$18,000
	Water lines: The main water line supplying the Community Pool & Little League is very old galvanized pipe. This has a high potential for failure, which would result in the pool closing for an extended period of time.	HIGH	$18,000
	Covers: pool covers are old & in need of replacement.	MEDIUM	$9,500
Security	**Cameras:** install security cameras to monitor pool security & safety	HIGH	$5,000
		TOTAL:	**$357,000**

Dream Park

City Council District: 2

Existing Park

Park Profile:	**Description**: Dream Park currently has just a few playground items and a large, unimproved field. It receives very little use as there is nothing on the site to attract users. Individuals from the homeless shelter next door frequently spend considerable time in the park.
Project Scope:	Dream Park is undergoing a Master Planning effort that will involve the neighborhood in the ultimate selection of project elements and priorities. Potential major park elements will likely include an improved playground unit, a picnic shelter, a skateboard/BMX park, a splash pad, parking, and ADA accessibility to all facilities within the park. The project will be designed so that the various elements can be phased in as funds become available.
Project Justification:	Improvements are needed to create a functional neighborhood park. Current facility provides no amenities for users. Facility deficiencies have been highlighted in District 1 & 2 meetings & in discussions with neighborhood leaders.
Park Evaluation Process:	Extensive negative comments about the current condition of Dream Park were heard at the District 1 & District 2 meetings. Additional discussions with community leaders & staff input was also considered.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests in **$27,000,000 dollars for park renovations and improvements,** $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Dream Park: Park Renovation/Development

City Council District: 2

Asset	Work Description	Ranking	Cost Estimate
Park:	Install medium sized picnic shelter with associated amenities (grill, tables, water fountain, etc). Cost estimate also provides a separate shelter in conjunction with the Homeless Shelter to accommodate their clients.	HIGH	$46,500
	ADA: Install sidewalks & appropriate routes of travel for ADA accessibility on the site.	HIGH	$25,600
	Playground: Install playground that has more play value & is appropriately sized to the park. Use poured in place surfacing.	HIGH	$105,000
	Fence: Current fence component is excessive & unnecessary. Remove fencing at appropriate locations, leaving some portions up as required for safety considerations.	HIGH	$5,000
	Skateboard Park: Develop a beginner skateboard/BMX park so that area youth can learn these recreational skills.	HIGH	$65,000
	Site Lighting: Install lighting through GUC to provide site security (monthly lease fee)	HIGH	$10,000
	Splash pad: Develop a splash pad for recreational use.	MEDIUM	$365,000
	Parking: Demolish the fire tower & create a moderate sized parking area.	MEDIUM	$68,000
		TOTAL:	**$690,100**

Eastside Park: New Park Development

City Council District: 3 Neighborhood Served: River Hills

New Park

Park Profile:	The "Eastside Park" (working title) property is 120 acres, of which 50 acres can be developed. The remaining 70 acres is in wetland and cannot be developed. Rivers & Associates conducted a Master Planning process in 2011. This public process identified specific design elements and broke them into plan phases. Based on its size and the elements anticipated in this park it is considered a Community Park. The park will combine both passive & active recreation elements.
Project Scope:	Park development is broken into 5 phases in an effort to spread out development costs. Each planned phase is designed to function as a "stand alone" component. Because this is a new facility that is physically removed from adjacent infrastructure (electrical, water, sewer, etc.) and the road system requirements, the initial costs of establishing the site will be high.
Project Justification:	Greenville's population has grown from 44,000 in 1990 to over 84,000 in 2010. While the population has doubled during this time the development of new park facilities has not remotely kept up. As a result, facilities are overdeveloped and overused. This park creates an opportunity for both passive and active recreation, and relieves some use pressure on our current park system.
Park Evaluation Process:	Rivers & Associates led the Master Plan process which was comprised of four planning elements. These are: 1). Site Analysis 2). Needs Assessment 3). Plan Development 4). Plan Refinement & Approval. The public process involved 3 public meetings to review design concepts, and the assembly of a Steering Committee of potential stakeholders to provide review & comments on each proposed design component.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests in $27,000,000 dollars for park renovations and improvements, **$12,760,000 targeted for New Park Development,** $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

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Eastside Park

City Council District: 3

Asset	Work Description	Ranking	Cost Estimate
Phase 1 Park Development	Initial site clearing & grading with site access development from Hwy. 33, general site grading and development, installation of a portion of walking trails, 2 picnic shelters, installation of a dog park, one playground, & a storage facility.	HIGH	$4,178,800
Phase 2 Park Development	Phase 2 involves the installation of picnic shelters, ADA accessible sidewalks, expanded walking trails, a discovery play area, and a reservable indoor shelter/environmental study building.	MEDIUM	$4,802,700
Phase 3 Park Development	Phase 3 installs and additional playground, sand volleyball courts, a picnic shelter, a boardwalk segment of walking trail, the multi-purpose athletic field, and general site work.	MEDIUM	$2,676,600
Phase 4 Park Development	Phase 4 develops the extreme sports area, site amenities, and site work.	MEDIUM	$1,139,500
Phase 5 Park Development	Phase 5 develops the outdoor classroom, installs small picnic shelters, and additional trail work necessary to connect the facilities.	LOW	$821,500
		TOTAL:	**$13,619,100**

Elm St. Park

City Council District: 4

Existing Park

Park Profile:	**Description:** Elm St. Park is one of Greenville's most popular facilities, serving a wide variety of community needs. Elm St. gym is currently being renovated into the Drew Steele Center, whose mission will be to mainstream the disabled community with other users. Additionally, there is a small 4,800 Sq. Ft. recreation center, a shuffleboard/horseshoe games area, a high quality Little League field, picnic shelters, 2 playground units, & a baseball field specially constructed for the disabled community. Greenway Access: Green Mill Run greenway connects this park with the overall greenway system.
Project Scope:	**Major elements:** Project focuses on Phase 2 construction of the Drew Steele Center, Elm St. Recreation Center renovation, improvements to playground/shelters, ADA accessibility, resurfacing parking lots, and tennis court renovation.
Project Justification:	Improvements are needed to address outmoded building infrastructure, provide ADA accessibility, site safety, site functionality, and upgrade facility quality.
Park Evaluation Process:	Information regarding the Elm St. Gym Phase 2 was developed in public meetings, from the Drew Steele Foundation, & working with Hite and Associate Architects. Other park needs were developed by staff evaluation.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests in **$27,000,000 dollars for park renovations and improvements,** $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and **$10,450,000 for Special Use Facilities**. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Elm St. Park

City Council District: 4

Asset	Work Description	Priority Ranking	Cost Estimate
Elm St. Gym side; Park Improvements	Replace decking (rotten), repair grill, & replace roof with standing metal seam roof. Likely replace all non-structural wood.	HIGH	$22,000
	Senior Games site: Install ADA parking and accessible paths to games in senior games area.	HIGH	$14,500
	Senior games site; Shuffleboard resurfacing. Surface in very poor condition.	HIGH	$12,500
Elm St. Center	Perform a complete restroom renovation replacing all fixtures, stalls, flooring, & wall finishes. Install a "Control-link" locking system on the restroom doors for security.	HIGH	$35,000
	Center interior renovation including new flooring, wall façade treatment, energy efficient window & door installation, roof insulation.	MEDIUM	$65,000
	Install standing seam metal roof on center.	MEDIUM	$48,000
Tennis	Replace tennis lighting with Induction bulbs. These provide true light color, are very energy efficient, and very low maintenance.	HIGH	$22,000
	Repair 6 tennis courts; minor surface repair (bird baths, cracking) & re-color coat surface.	MEDIUM	$19,800
	Install push-button timers for electrical savings. Replace lighting fixtures to high efficiency induction lighting & achieve 50% energy savings while providing much higher quality light. Upgrade controllers as part of this project.	MEDIUM	$8,000

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Facility Deficiencies Needs

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Park; Elm St. Center side	**Stairs to Little League field:** Stairs from the parking lot to the field are not professionally built. The rise & tread are uneven, making footing unsure.	HIGH	$24,000
	Optimist #2 shelter; drainage improvements: Remove & repour/raise concrete pad under the shelter & provide ADA access.	HIGH	$18,000
	Shelter roofs: replace all shelter roofs with metal roofs.	HIGH	$24,000
	Extend pad past drip line on upper shelter, correct severe erosion generally around site, & provide ADA accessible route of travel to all 4 shelters.	MEDIUM	$24,000
	Playground surfacing: Due to significant drainage problems, install poured in place safety surface under main playground unit.	MEDIUM	$55,000
	Parking lot: Seal coat parking lot	MEDIUM	$9,500
Ph. 2 Drew Steele	Initiate phase 2 of Drew Steele renovation based on the architects design. Project will complete Drew Steele Center.	HIGH	$2,000,000
		TOTAL:	**$2,401,300**

Eppes Recreation Center / Thomas Foreman Park

City Council District: 1

Existing Park

Park Profile:	The bulk of the Eppes Center is a converted high school gym that was built in the early 1950's. A smaller addition with multipurpose room & offices was added in the early 2000's. The building contains a multipurpose room, a gym, a weight room, & an activity room. The facility receives extensive use from the neighborhood, and the Eppes Alumni group is very active in the use and preservation of this building at it is what remains of their former high school complex. Thomas Foreman park, adjacent to the Eppes Center, features a Jackie Robinson baseball field, two picnic shelters, a newly renovated playground unit, and ADA accessible pathways.
Project Scope:	Project focuses on completing the renovation of the Eppes Center.
Project Justification:	The Eppes Center has undergone significant renovations recently. These included air conditioning the building, completely reworking the building electrical system, installing new windows, stabilizing the building structure (which had become unstable over the years), installed new gym lighting, installed directional signage, & renovated the Eppes Alumni room. Work that still needs completed is evaluating the condition of the roof, installing a new plumbing system in the old building section, painting the entire building interior, reworking the old hallway, and installing a new gym floor. Some of the exterior deteriorated facier may need replaced, depending on the outcome of current structural work.
Park Evaluation Process:	There have been a considerable number of communications with the Eppes Alumni, in district meetings, with staff, and other forums.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests in **$27,000,000 dollars for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Eppes Recreation Center / Thomas Foreman Park

City Council District: 1

Asset	Work Description	Priority Ranking	Cost Estimate
MAIN BUILDING; PHASE 3 OF RENOVATION (FINAL PHASE)			
	Gym acoustics: Improve the acoustics in the gym with sound dampening material, carpets where possible, etc.	HIGH	$12,000
	Interior renovation: Replace hall ceilings with drop ceilings in original section, repair plaster, interior painting, install new lighting & generally improve aesthetics.	HIGH	$38,000
	Gym floor: Install new gym floor consistent with the Aquatic & Fitness Center	HIGH	$110,000
	Bleachers: Replace interior bleachers; non-compliant with ADA & current safety regulations.	HIGH	$32,000
	Roof: Install roof drains in office section of building; water is ponding which will prematurely deteriorate the roof and cause leakage.	HIGH	$20,000
	Stairs: Replace staircase on building; current stairs are too steep & rise/tread irregular	HIGH	$21,000
	All building lighting: Current lighting is all T-12 bulbs. These are no longer manufactured, making the lighting fixtures obsolete. Replacement bulbs will become unavailable. Project replaces all fixtures to energy efficient T-5 fixtures.	HIGH	$12,000
	Scoreboard: Replace gym scoreboard with energy efficient, LED scoreboard.	HIGH	$5,800
		SUBTOTAL:	**$250,800**

*Continued on next page

Facility Deficiencies Needs

Document #: 894541

PARK			
Tennis Court	Resurface the tennis courts per normal schedule	HIGH	$18,000
	Install a stand alone "quick start" tennis court. This is an undersized court used to train youth on the game fundamentals.	MEDIUM	
Parking lots	Resurface 23,150 sq.ft. of parking lots @ $3.00/sq.ft.; currently in poor condition	HIGH	$63,450
	Bollards: Install bollards throughout the park to control traffic in the park	HIGH	$8,000
Baseball field	Replace all fence fabric on youth baseball field due to age & poor condition	MEDIUM	$16,000
	LED Scoreboard: Replace the existing youth baseball scoreboard with an energy efficient LED scoreboard.	MEDIUM	$5,800
5th St. Gateway landscape.	Install irrigation at key points in the landscape to enhance this highly visible planting.	HIGH	$12,000
		SUBTOTAL:	**$123,250**
		TOTAL:	**$374,050**

Evans Park; River Birch Tennis Center

City Council District: 2

Existing Park

Park Profile:	**Description:** 24 acres; built in 1972. 2 lighted softball fields, an archery range, & restroom. River Birch Tennis Center (in the park) is 3040 sq.ft., built in 2000, & supports 12 lighted tennis courts; **Greenway Access:** Green Mill Run greenway is to intersect the park as a future project.
Project Scope:	**Major elements:** Athletic field lighting improvements; athletic field irrigation installation; significant ADA accessibility issues addressed; improved vehicle control & circulation improvements; replace and repair paving throughout; pedestrian bridge replacement; drainage repairs & improvements on ballfields & general grounds.
Project Justification:	Improvements are needed to address safety, accessibility, site functionality, and facility quality.
Park Evaluation Process:	Information developed primarily by staff with some public input to date.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Evans Park; River Birch Tennis Center

City Council District: 2

Asset	Work Description	Priority Ranking	Cost Estimate
Park	Install irrigation system for two softball fields; requires new meter & supply line.	HIGH	$75,000
	Sports lighting improvements: Replace wooden poles with steel poles at 2 softball fields; upgrade lighting fixtures to high efficiency, shielded lights to eliminate light spillage. Current low light levels on the fields are inadequate for competitive play.	HIGH	$290,000
	Significant site drainage repair throughout park, including catch basins, drainage pipe replacement, & ball field drainage on field #1.	HIGH	$58,000
	Sign package for directional and entrance signs throughout the park.	HIGH	$4,000
	Improve parking lot lighting; lot is poorly lighted.	HIGH	$20,000
	Vehicular control & circulation improvements with installation of fencing, bollards, route of travel, & ADA parking at tennis center.	MEDIUM	$28,000
	Parking lot resurfacing & striping.	MEDIUM	$100,000
	Upgrade & replace site amenities (benches, tables, and bike racks)	MEDIUM	$8,000
	Due to continual break-ins, replace wood storage buildings with secure, concrete storage buildings.	MEDIUM	$22,000
	Replace failing scoreboards with LED lighted score boards.	MEDIUM	$24,000
	Install 4 water fountains at athletic fields & tennis courts.	MEDIUM	$19,000

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Facility Deficiencies Needs

Document #: 894541

Tennis Center	Replace the HVAC unit at the Tennis Center.	HIGH	$7,500
	Replace the lighting on the 4 tennis courts near Arlington Blvd. These courts receive considerable use but the lights are of very poor quality.	HIGH	$88,000
	Install irrigation for tennis center landscape.	MEDIUM	$9,000
	Install automatic timer system for tennis court lights that requires activation of individual courts; energy efficiency.	MEDIUM	$12,000
	Replace rusted out restroom doors; men's & women's at tennis center.	MEDIUM	$3,500
	Install a tennis ball hitting wall at the Tennis Center for training and practice.	MEDIUM	$6,000
	Resurface the 4 tennis courts near Arlington Blvd.	LOW	$24,000
Picnic Shelter	Replace picnic shelter roof with standing metal seam roof.	MEDIUM	$20,000
	Install tennis court lights/poles, & electrical service at front 4 courts.	LOW	$60,000
		TOTAL:	**$878,000**

Greenfield Terrace

City Council District: 1 Neighborhood Served: Greenfield Terrace

Existing Park

Park Profile:	Greenfield Terrace is a 27 acre Community park, although it is currently developed to the standard of a neighborhood park. Existing amenities include the Barnes-Ebron-Taft (BET) enclosed shelter, a walking trail, a recently renovated playground, a small picnic shelter w/restroom, a basketball court, & an open, undeveloped field. The great majority of this site (23 acres) remains undeveloped.
Project Scope:	Project focuses on implementing the Park Master Plan that was developed in coordination with the surrounding community. This project is broken into 4 independent phases. Each phase can be developed by themselves or merged with other phases to create a large project as funds allow.
Project Justification:	Improvements are needed to address underserved community needs as identified by both staff & residents, and as expressed in the Park Master Planning process, and in various community meetings.
Park Evaluation Process:	A Park Master Planning process was managed by in-house staff. This process involved conducting 5 community meetings to gain input and to receive comments on various plan proposals. There was also close communication with the Boys & Girls Club. This work resulted in linking park access to this club and explored the potential for joint programming opportunities.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements, $12,760,000 targeted for New Park Development,** $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Greenfield Terrace

City Council District: 1

Asset	Work Description	Priority Ranking	Cost Estimate
Playground	Shade structure installed at playground.	HIGH	$16,000
Engineering & Development	Develops plans & specifications for the entire project. Performing all of this work in one phase is much more cost effective and efficient.	HIGH	$690,000
Phase A Implementation	This phase develops a "Discovery Play" structure, installs a medium sized picnic shelter, a sand volleyball court, two tennis courts, parking/road installation, ADA circulation, and site amenities. This phase links the park with the Boys/Girls Club.	HIGH	$258,000
Phase B Implementation	Installs a youth lit baseball field, a concrete plaza, asphalt drives, an extended walking trail, and site amenities.	HIGH	$743,000
Phase C Implementation	This phase develops a multi-purpose field, road/parking, and extends the walking trail.	MEDIUM	$390,000
Phase D Implementation	Develops a medium sized picnic shelter, sand volleyball, a basketball court, a splash pad, storage building, and plaza.	MEDIUM	$538,000
		TOTAL:	**$2,635,000**

Greensprings Park

City Council District: 3 Neighborhood Served: TRUNA

Existing Park

Park Profile:	Greensprings Park is a 16 acre neighborhood park & serves as a trailhead to the new South Tar River Greenway & Green Mill Run Greenway. It is a passive park with a popular picnic shelter. The park is bisected by Green Mill creek, and both sides were once linked by a bridge. A local disc golf club is developing a short 9 hole disc golf course on the undeveloped southern portion of the park.
Project Scope:	**Major elements:** Project focuses on ADA accessibility, paving of existing parking, park amenities, new shelter development with an associated parking area, and the construction of a bridge to connect local neighborhoods directly to the park.
Project Justification:	Improvements are needed to address ADA accessibility, site expansion needs, site functionality, and facility quality.
Park Evaluation Process:	Program development has been done by staff, with input by the local disc golf club.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Need

Document #: 894541

Greensprings Park

City Council District: 3

Asset	Work Description	Priority Ranking	Cost Estimate
Park	**Parking lot:** To become ADA compliant, pave existing lower parking lot (42,000 sq.ft.).	HIGH	$47,000
	ADA: Develop an accessible, paved path to the shelter	HIGH	$14,000
	Park amenities: Install bike racks, benches, picnic tables throughout park. Current amenities are very old & in poor condition.	HIGH	$6,500
	Roofing: Install a steel roof on the picnic shelter	HIGH	$18,000
	Traffic control: Replace aged split rail fence throughout park with bollards.	HIGH	$9,000
		TOTAL:	**$94,500**

Capital Needs Assessment

Greenway Development

City Council Districts: 1, 2, 3 & 4 Neighborhood Served: City-Wide

Existing Park

Park Profile:	Greenville's Greenway system just added a major new segment of the South Tar Greenway from Town Common to Greensprings Park. This accomplishment creates Greenville's first true greenway loop that provides both recreation & alternative transportation. The citizen's of Greenville have responded very enthusiastically to this project. The listed projects have the goal of creating a viable, safe alternative transportation network for pedestrians and bicyclists in Greenville that will link Greenville's major employers and uptown to many city neighborhoods. There is considerable tourism and economic development potential when all the elements of this project are completed.
Project Scope:	Major elements: This CNA details the Greenway project priorities as adopted by City Council. In priority order, the projects include: 1). South Tar River Phase III. 2). Schoolhouse Branch. 3). South Tar River Phase II. 4). Tar River to Hardee Creek. Additionally, the Green Mill Run Greenway next phase, which runs from Elm St Park to Hooker road, is in the engineering planning phase.
Project Justification:	The goal of developing these greenway segments is to create an alternative transpiration network in Greenville that will provide safe transportation to & from the city's major employers (Pitt County Memorial Hospital & ECU). This route will provide direct Greenway linkage to the uptown, while reducing traffic on Greenville's road system. Additionally, a mature Greenway system that links to locations North of the River will provide excellent tourist and recreational opportunities.
Park Evaluation Process:	These Greenway priorities were promoted by the Friends of Greenville's Greenways (FROGGS) and adopted by the Environmental Advisory Committee, the Bicycle & Pedestrian Commission, the Recreation & Parks Commission, and City Council.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plan recommends that the City invests $27,000,000 for park renovations and improvements, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and **$10,450,000 for Special Use Facilities.** Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Need

Greenway Development

City Council District: 1, 2, 3, & 4

Asset	Work Description	Priority Ranking	Cost Estimate
Greenway; S. Tar, Phase III	Provide preliminary route planning and ROW identification for the South Tar River Greenway, Phase III.	HIGH	$50,000
	Design/Development phase; create biddable plans & specifications.	HIGH	$188,000
	Construction of South Tar River Greenway; Phase III (cost is place holder estimate. True costs cannot be determined until design is completed).	HIGH	$800,000
Greenway; Schoolhouse Branch	Provide preliminary route planning and ROW identification for the Schoolhouse Branch greenway segment.	HIGH	$50,000
	Design/Development phase; create biddable plans & specifications.	MEDIUM	$188,000
	Construction of Schoolhouse Branch greenway segment (cost is place holder estimate. True costs cannot be determined until design is completed).	MEDIUM	$800,000
Greenway; S. Tar, Phase II	Provide preliminary route planning and ROW identification for the South Tar River Greenway, Phase II.	MEDIUM	$50,000
	Design/Development phase; create biddable plans & specifications.	MEDIUM	$188,000
	Construction of South Tar River Greenway; Phase II (cost is place holder estimate. True costs cannot be determined until design is completed).	MEDIUM	$800,000
Greenway; Tar River to Hardee	Provide preliminary route planning and ROW identification for the Tar River to Hardee Creek segment.	MEDIUM	$50,000
	Design/Development phase; create biddable plans & specifications.	MEDIUM	$188,000
	Construction of Tar River to Hardee Creek segment (cost is place holder estimate. True costs cannot be determined until design is completed).	MEDIUM	$800,000
Green St. bridge to River Park North	Develop a greenway connector from the Green St. Bridge to River Park North, using the GUC utility ROW that links to Green St. This would create greenway connectivity with the entire southern portion of the greenway system (**See River Park North CNA for cost & discussion**).	HIGH	
		TOTAL:	**$4,152,000**

GUY SMITH
STADIUM
SCOREBOARD IN HONOR OF
CHARLES WILLIAMS
BATTER
BALL
STRIKE
OUT
VISITOR
HOME

Guy Smith Complex

City Council District: 2

Neighborhood Served: City-Wide Facility

Existing Park

Park Profile:	**Description:** The Guy Smith stadium complex is a 13 acre complex housing multiple facilities, including the Guy Smith Stadium, the City Pool (considered on a separate sheet), a Little League field & the Prep baseball field. Guy Smith Stadium has the potential to be designated a historic structure due to its age, uniqueness, & considerable history.
Project Scope:	This project primarily focuses on improving the existing facilities at the Guy Smith Complex, and replacing aged infrastructure. No facility expansion is possible as the site is "built-out".
Project Justification:	Improvements are needed to address outmoded building infrastructure, accessibility, safety, site functionality, and facility quality.
Park Evaluation Process:	Staff is primary source.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 897029

Guy Smith Complex

City Council District: 2

Asset	Work Description	Priority Ranking	Cost Estimate
PREP FIELD:			
	Bleachers: Replace 2 sets of 5 row bleachers; non-compliant with ADA, does not meet current safety standards.	HIGH	$25,500
	ADA accessibility: Make bleacher area and restroom accessible. Provide an approved route of travel within the complex.	HIGH	$65,000
	Sun shade: install sun shade over the prep field bleachers.	HIGH	$24,000
		SUBTOTAL:	**$114,500**
LITTLE LEAGUE:			
	Concession/Scorers booth: Demolish & replace concession/scorers booth; current scorer's booth access is unsafe via a home made ladder, restroom not ADA compliant or acceptable, concession stand is in very poor condition.	HIGH	$335,000
	ADA accessibility: Install ADA compliant routes of travel to become compliant with ADA regulations.	HIGH	$26,000
	Scoreboard: Replace scoreboard with LED scoreboard.	MEDIUM	$4,500
	Field lighting: Install athletic field lighting to extend the hours the field is usable for play.	MEDIUM	$105,000
		SUBTOTAL:	**$470,500**

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Facility Deficiencies Needs

Document #: 894541

GUY SMITH STADIUM:		
Structural repair to stadium: Stadium brick columns show line cracks and the steel structural members of the stadium have rusted in numerous locations, largely due to poor drainage that allows water to stand on the steel after rain events. A structural engineer was employed to evaluate structure condition; determined work on brick & steel structure needed to occur. A phase 1 effort to correct these problems was funded but it is likely that additional work may be required after that is completed.	HIGH	$20,000
Roof repair: Repair damage due to age & leakage, i.e. Re-shingle roof & repair any related wood damage &/or rot. Install guttering with PVC downspouts to direct water away from structure. Repair wood rot at leaking gutter.	HIGH	$45,000
ADA accessibility: Guy Smith stadium is not accessible. This project provides access to the stadium for the disabled, and provides restroom accessibility.	HIGH	$140,000
Stadium painting: Properly prep and repaint the entire facility. Current pealing paint and exposed surface will eventually result in wood deterioration.	HIGH	$45,000
	SUBTOTAL:	**$250,000**
	TOTAL:	**$835,000**

H. Boyd Lee Park

City Council District: 5 Neighborhood Served: City-Wide

Existing Park

Park Profile:	**Description:** Boyd Lee Park is a 92 acres community park with 3 lighted softball fields, an outdoor shelter, walking/cross country trails, a playground, & an informal cricket field. The site also has a 16,500 sq.ft gym/rec center. This center offers staff offices, two meeting rooms, & one gymnasium.
Project Scope:	Project implements Phase 2 of Boyd Lee construction, and corrects many of the deficiencies in the original plan. This phase focuses on developing significant new park facilities, implements Phase 2 building construction, and provides ADA accessibility to the facilities.
Project Justification:	Improvements are needed to provide sufficient gym space and recreational amenities for park users. These improvements include specialty athletic fields, ADA site accessibility, parking, improve safety, site functionality, and facility quality. The Phase 2 building expansion project provides adequate gym space; the current gym is undersized & over utilized.
Park Evaluation Process:	Project implements the original building Master Plan, with some refinements to correct plan deficiencies.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

H. Boyd Lee Park

City Council District: 5

Asset	Work Description	Priority Ranking	Cost Estimate
PARK RENOVATIONS:			
Signs	**Signs:** Sign package needed for directional, hours & rules signs. Currently it is difficult to locate the center entrance, appropriate parking, and the various park components.	HIGH	$8,000
Cross Country	**Cross Country trail:** Current trail is 2,485 linear feet & has large protruding tree limbs in users path, no defined width, an irregular surface, ets. Trail needs to be constructed to a standard; i.e. 10' wide, a consistent surface, drainage improvements, signage, etc. An additional 937 feet of trail should be constructed to link the trail to other park amenities, creating a complete walking path route.	HIGH	$45,750
	Storage: Provide pre-fab concrete storage building for storage of athletic equipment, etc.	HIGH	$24,000
	Existing playground: Install playground shade structure over playground & one near the playground for the parents.	HIGH	$65,000
Cricket field:	**Cricket field:** Add a picnic shelter and playground near cricket field.	HIGH	$97,500
	Restroom renovation: Outdoor restroom at ball fields not ADA compliant & roof leaks severely. Replace roof, renovate restroom.	HIGH	$65,000
	Cricket field: Improve cricket site by leveling & turf improvement, bleachers to support cricket club activities.	MEDIUM	$55,000
General Park improvements	**Restroom roof:** Repair steel roof on outdoor restroom building to remedy chronic leaking; correct interior mildew resulting from leaks & repaint building interior.	HIGH	$9,500
	Irrigation: Install landscape irrigation at beds adjacent to building.	MEDIUM	$8,000

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Facility Deficiencies Needs

Document #: 894541

General Park improvements Cont.	**Enclosed rental picnic shelter:** Construct a 3500 sq.ft. enclosed picnic shelter for rental & events. Grills, benches & other amenities provided. Enclosed shelter should have restroom facilities that can be utilized by general park users; center restrooms are too distant, well beyond ADA standards.	MEDIUM	$530,000
	Spray ground: Install spray ground for regional use near current playground site.	MEDIUM	$312,000
	Picnic shelter roof: Install standing metal seam roof on existing shelter	MEDIUM	$18,000
	Exterior lighting: Replace building and night lighting throughout the ball field plaza. Current lights non-functional.	MEDIUM	$46,000
Athletic fields	**Athletic field lighting:** Install "Control Link" Musco athletic lighting system on 3 fields. Significant energy savings will be realized by installing this system.	MEDIUM	$20,000
	Upgrade athletic field lights to shielded lights system for efficiency, significant energy savings. Light poles are in good shape.	MEDIUM	$110,000
	Athletic field concession: Bring concession stand kitchen up to code so it can be used for cooking.	MEDIUM	$7,000
	Field access: install stairs from the upper plaza level to field #2.	MEDIUM	$6,500
	Scoreboards: Replace 3 scoreboards with LED scoreboards.	MEDIUM	$12,500
	Multipurpose fields: Install two lighted multipurpose fields to accommodate flag football, soccer, & other field games. Current facilities are overwhelmed, inhibiting play opportunities.	MEDIUM	$425,000
Parking	**Parking lot development & park circulation:** Park does not provide ADA accessibility to a number of key facilities; vehicle & pedestrian circulation is confusing. Large delivery trucks cannot enter the park due to overly ambitious traffic calming efforts. Current dirt lots need paved, with parking lots expanded based on use patterns. Lots need to be secured with fencing, bollards, & other traffic control devices to prevent random driving on the fields, which creates compacted, worn areas, & "volunteer" roads.	HIGH	$318,700
	Parking lots: All existing lots need seal coating & restriping to preserve condition.	MEDIUM	$60,000
		SUBTOTAL:	**$2,243,450**

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Facility Deficiencies Needs

Document #: 894541

BUILDING RENOVATIONS:			
General Building improvements	**Replace malfunctioning exterior doors**, install dark window tinting to reduce solar heat gain & save on utilities, replace interior carpet, install drop ceilings in office section to improve energy efficiency & appearance. Not ADA compliant.	HIGH	$37,000
	Gym HVAC; Install air conditioning in gym.	HIGH	$215,000
	Floors: install tile on all concrete floors in primary circulation areas	HIGH	$28,000
	Painting: Paint interior of building throughout	HIGH	$14,500
	Exterior painting: Repaint all building exteriors due to current intermittent chalking of all	MEDIUM	$50,000
	Seating: Install aluminum seating with backs on concrete bleachers	MEDIUM	$14,000
	Scoreboard: install LED scoreboard to replace old scoreboard in gym	MEDIUM	$5,500
		SUBTOTAL:	**$364,000**
PHASE 2 BUILDING INSTALLATION:			
Construct Phase 2; Boyd Lee gym	Current facility only offers the public one moderate sized, non-air conditioned gym & 2 meeting rooms, which under serves users. Initiate Ph. 2 construction on the building to provide climate controlled activity rooms, aerobic/ weight rooms & additional gym space.	MEDIUM	$2,200,000
	Design & Engineering (7% of construction):		$206,550
	Owner's Cost & Contingency (10% of construction):		$275,070
		TOTAL:	**$5,289,070**

NICK'S PLACE
SUN
DAD
DOG
WELCOME
THIS PLAYGROUND HAS BEEN DESIGNED FOR CHILDREN 5-12 YEARS OLD ADULT SUPERVISION IS RECOMMENDED
MIRACLE RECREATION EQUIPMENT CO.

Jaycee Park

City Council District: 3

Neighborhood Served: City-Wide

Existing Park

Park Profile:	**Description:** The Jaycee Park Administrative building and arts center is in an 11,042 sq. ft. building built in 1977. The park is on 13 acres, and includes a lighted softball field, four tennis courts (lighted), a picnic shelter, playground, the Extreme Park that provides riding ramps for skateboard/inline skate/BMX bikes, and an inline hockey rink.
Project Scope:	Major elements include replacement of the shelter and dugout roofs, recoat two parking lots, creates a new office entrance to improve building security and customer service, and installation of bollards/split rail fence to control vehicle access into the park. However, a public process to develop a park Master Plan should occur as there is a need to reconsider how the park areas are utilized. Some facilities, such as the tennis courts, receive little use while there is a need for more athletic field opportunities.
Project Justification:	Improvements are needed at Jaycee Park to address safety, accessibility, and functionality. The Jaycee Park renovations are consistent with the Greenville Comprehensive Recreation and Parks Master Plan.
Park Evaluation Process:	Public and staff generated.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plan recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

Jaycee Park

City Council District: 3

Asset	Work Description	Priority Ranking	Cost Estimate
Park	Install bollards to control vehicle access into park.	HIGH	$8,500
	Replace worn out split rail fence.	HIGH	$3,500
	Reseal two parking lots, repaint lines, and correct size of accessible parking.	HIGH	$26,000
	install a shade structure over the Extreme Park bleachers	HIGH	$78,000
	Roof and building drainage: Install roof drains and drainage around the building to stop the interior flooding of the building during storm events.	HIGH	$12,000
	Exterior building lighting: improve security lighting around the building.	HIGH	$16,000
	ADA accessibility: Install accessible Routes of Travel throughout the park system	HIGH	$29,000
	Athletic field: install irrigation on the athletic field	HIGH	$25,000
	Signs: Install sign package throughout park	HIGH	$4,500
	Shelter roof: Install metal seamless roof on picnic shelter.	MEDIUM	$16,000
	Scoreboard: Replace existing scoreboard with energy efficient, low maintenance LED scoreboard	MEDIUM	$5,800
	Resurface four tennis courts.	LOW	$14,000
	Skate rink: Resurface skate rink	LOW	$8,500
	Install metal seamless roof on two ball field dugouts.	LOW	$4,500

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Facility Deficiencies Needs

Document #: 897027

Office Building	**People flow:** Redesign office entrance to move the reception area into the current lobby, create a double door entry to control building energy/temperature, create potential for additional office space & control access to our building. There is currently no one building control point, which results in users wandering around offices without being monitored. This is a significant safety issue.	HIGH	$52,500
	HVAC; Replace 3 outdated HVAC units on the building that are at the end of their life span	HIGH	$16,500
	Interior lighting: replace all interior building lighting; currently obsolete T-12 bulbs. Change fixtures to accommodate T-5 bulbs.	HIGH	$8,500
	Arts wing restrooms: install a "Control Link" access system to allow automatic opening and closing of restrooms in the building and upgrade interior building doors. This will improve building security and improve customer service.	HIGH	$14,000
	Complete phase II of Park Services office renovation.	MEDIUM	$5,000
		TOTAL:	**$347,800**

Kristin Drive Park

City Council District:

Existing Park

Park Profile:	**Description:** Kristin Drive, formerly Tobacco Road park, is currently a small mini-park of approximately 1/4 acre of leased land containing a playground. Adjacent to this park is a dilapidated basketball court in private ownership. This is an isolated neighborhood bordered by commercial properties and a busy highway, Greenville Boulevard. As a result there are no accessible recreation opportunities. With City assistance, a community group is being organized to address this situation. This largely minority community is made up of apartments & duplexes & is isolated from other neighborhoods in the city. Based on site observations there are a large number of children in the neighborhood who do not have recreational services.
Project Scope:	Project develops a mini-park with viable basketball courts & a 5,500 sq. ft recreation center.
Project Justification:	Kristin Drive is a completely isolated neighborhood that is cut off from adjoining neighborhoods by Greenville Blvd. & commercial properties. There are no recreational facilities in the neighborhood other than a small playground. The neighborhood has a considerable number of children who have no recreational opportunities. A neighborhood organization is being formed & is actively advocating for improved play opportunities.
Park Evaluation Process:	Public meetings with political leaders and the neighborhood. Staff input.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements, $12,760,000 targeted for New Park Development**, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

Kristin Drive Park

City Council District: 2

Asset	Work Description	Priority Ranking	Cost Estimate
Land acquisition	Acquire vacant land adjacent to Greenville Blvd. for the construction of a mid-sized recreation & community center.	HIGH	$200,000
Recreation Center	Construct new mid-sized recreation & community center (5,500 sq.ft.@ $153/sq) to provide class room & programming opportunities for youth & seniors in an underserved neighborhood.	HIGH	$841,500
		TOTAL:	**$1,041,500**

Maintenance Center; Park Services

City Council District: 1 Neighborhood Served: City-wide

Existing Facility

Park Profile:	**Description:** The Park Services maintenance yard is the central location for all maintenance operations for the Greenville Recreation and Parks department. Unfortunate this facility is undersized and the buildings are in terrible condition, to the point of having a significant number of OSHA violations and being unsafe for employees.
Project Scope:	**Major elements:** A redevelopment plan for the existing compound has been developed, and a Master Plan for creating a new compound has been prepared. This plan specifically details & quantifies the requirements of the maintenance yard. As a result, 3 project options have been developed: 1). major renovations to the existing park maintenance facility 2). Purchase an existing commercial property and renovate it; or 3). Purchase 2.7 acres of undeveloped land, and develop a new maintenance facility relocating to a new location/facility.
Project Justification:	Current Park Services Maintenance Facility was built in the 1920's & acquired as a hand-me-down from Public Works. Two building roofs were replaced after the 1999 hurricane, but no other structural building improvements have occurred since Parks' maintenance occupied the site in 1979. As a result of this neglect, there are significant facility issues. Improvements are needed to address outmoded building infrastructure, ADA accessibility, safety & security issues, yard size, site functionality, and facility quality. The site is located in a very low lying area & prone to flooding, compromising Park Service's ability to respond to major storm events, and placing equipment/materials in jeopardy. Maintenance yard space is extremely limited & is barely adequate for current needs. There is no room for expansion given the current footprint without land acquisition. Major facility replacement or renovation should be pursued as a priority.
Park Evaluation Process:	Staff developed proposal.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests $27,000,000 for park renovations and improvements, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and **$10,450,000 for Special Use Facilities.** Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Maintenance Center; Park Services

City Council District: 1

Asset	Work Description	Priority Ranking	Cost Estimate
Alternative A **:** Land acquisition & renovation/building replacement on current site. Allows phased in, gradual building replacement. Land acquisition helps resolve severe space issues on current footprint.			
Office / Shop			
Roof/insulation	**Roof Replacement/building insulation;** Roof is dilapidated & failing on the office/main shop building, to the point that tools & materials must be selectively stored to avoid roof leaks. Ceiling insulation has been repeatedly soaked & is non-functional. Little or no insulation in building walls. This condition represents a hazard to employees. Replaces shop roof & insulates the building.	HIGH	$54,000
Electrical	**Upgrade panel box to code**; 600 Amp box. Essential given the commercial & industrial type work functions conducted in this building. Employee safety issue.	HIGH	$8,500
Interior Lighting	Upgrade shop lighting for energy efficiency, safety, & improved lighting levels.	HIGH	$7,000
Land Acquisition & Development			
Acquire 3 adjacent lots	Acquire the 3 lots between the maintenance compound and 3rd St. These lots will allow construction of a new office building & converting current office into storage. This will greatly relieve space problems in the current compound, and providing decent office space for the employees working out of this facility.	HIGH	$50,000
West lot development	Develop a new office area for supervisory staff based at the Park Services maintenance compound.	MEDIUM	$275,000

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Facility Deficiencies Needs

Document #: 897027

West Storage & Bays			
Storage & equipment bay construction.	The current storage/bay structure is too small and thoroughly dilapidated. The wooden roof structure is rotted out and unsafe. The block walls are cracked and settling in some locations. This structure is unsafe for employees and is not worth repairing. This project completely demolishes the existing structure & replaces it with a building that provides both enclosed storage areas and equipment bays. The new building will back up to the railroad ROW on the west side of the compound.	HIGH	$375,000
Assembly room & storage			
Roll up doors	**Replace 2 roll up doors;** one non-functional, one jams, very difficult to open creating an employee safety issue.	HIGH	$4,700
HVAC	Install heat pump HVAC in crew room.	MEDIUM	$6,500
Lower Bays			
Bays	Bays are poorly constructed & unstable; demolish bays. Reconstruct storage & bays, pave base.	HIGH	$38,000
Compound			
Gate & fence replacement	Replace gate to a code access gate & replace dilapidated fencing to greatly improve compound security. Current fencing is failing resulting in poor security for park equipment and stored material.	HIGH	$28,500
Compound paving	Re-pave the entire compound. Existing asphalt in extremely poor condition overall.	HIGH	$133,000
Wash Pit	Install a wash pit to enable proper cleaning of park equipment.	HIGH	$45,000
Pesticide storage	Construct a pesticide storage building that meets State Agricultural Department standards.	HIGH	$5,500
Material storage pads	Construct concrete pads with sides to keep mulch, top soil, sand, & other materials clean & segregated.	MEDIUM	$50,000
Dumpster pad	Construct concrete dumpster pad to prevent asphalt from degrading.	MEDIUM	$3,000
		TOTAL:	**$1,083,700**

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Facility Deficiencies Needs

Document #: 894541

Alternative B : New Site; (Note that costs are speculative. Renovation costs could vary considerable from location to location. Research on specific properties would be required to develop an accurate cost):			
Site Acquisition	Purchase existing, properly zoned commercial property for maintenance site development.		
Site Renovation	Renovate acquired site to meet the needs of Park Services maintenance operations.		
		TOTAL:	**$1,500,000**
Alternative C : New site construction from raw land. Building & facility costs are based on a through needs analysis & a cost based on facility square footage. Land costs are speculative.			
Land Acquisition	Acquire 2.7 acres of properly zoned, commercial land for the compound. Land cost is speculation.	HIGH	$350,000
Facility construction	Construct a new maintenance facility based on the recommendations in the Park Services Maintenance Center Condition Assessment.	HIGH	$2,325,000
		TOTAL:	**$2,675,000**

Matthew Lewis Park at West Meadowbrook

City Council District: 1

Existing Park

Park Profile:	**Description:** West Meadowbrook Park is a 33 acre Community Park with active & passive opportunities including Frisbee golf, softball, & football. As a community park it is considered a destination facility, and the Frisbee golf course receives considerable use from people outside the neighborhood as it is the only city amenity of its nature in the city.
Project Scope:	**Major elements:** Project focuses on the replacement of park playground & amenities, improved parking, ADA accessibility, ball field lights, add an additional picnic shelter, and potentially investigate acquiring & developing the lake adjacent to the current park property.
Project Justification:	Improvements are needed to address outmoded park infrastructure, ADA accessibility, safety, site functionality, and facility quality. Project also adds a major new amenity to the park by acquiring the lake adjacent to park property & developing it for use by the public.
Park Evaluation Process:	The shortcomings to this park have been a strong point of complaint in the District 1 & 2 meetings, and have been an emphasis of the North of the River Focus Group. Input has been received from these forums, with additional information generated by staff.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, **$2,980,000 for Land Acquisition**, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Matthew Lewis Park at West Meadowbrook

City Council District: 1

Asset	Work Description	Priority Ranking	Cost Estimate
Park	Pave parking lots in park (65,000 Sq. Ft @ $2.60/sq.) & enlarge parking area near shelter (6,000 sq. ft). As a part of this project, replace all split rail fencing & remove chain link fence bordering the parking area & replace with bollards and black vinyl fence as needed.	HIGH	$214,000
	Improve parking lot & park lighting to improve visitor safety & enhance security.	HIGH	$14,000
	Replace water fountains, benches, picnic tables, grills, & other park amenities.	HIGH	$12,000
	Install an additional large picnic shelter to serve to softball/little league ball fields. These are frequent locations for church socials, family reunions, etc.	HIGH	$40,000
	Provide ADA access in the west end of the park to athletic fields, etc.	HIGH	$18,000
	Replace severely dilapidated restroom & install "system to allow automatic locking & unlocking.	HIGH	$135,000
	install full park sign package for the park	MEDIUM	$6,000
Ballfields	Replace ball field lights & poles on one softball field & one youth baseball field. Upgrade light fixtures to high efficiency lights that are shielded to prevent light spillage; current old wooden poles that are significantly warped/aged, & lighting is in very poor condition.	HIGH	$260,000
	Replace one bleacher set as they are non-compliant with ADA & current safety standards, add one bleacher set.	HIGH	$28,000
	Replace fencing on youth ball field	MEDIUM	$28,000

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Facility Deficiencies Needs

Document #: 894541

Land Acquistion	Investigate the potential of acquiring the lake & land adjacent to the current park site (cost speculative as no contact with the owner has occurred). This land cannot be commercially developed and would be an excellent park addition.	MEDIUM	$200,000
	(Under Ball fields) - install scoreboards on both fields	MEDIUM	$11,000
	If land & lake is acquired, develop the lake site with picnic shelter, trails/access, parking & other amenities.	LOW	$200,000
		TOTAL:	**$1,166,000**

Capital Needs Assessment

Document #: 894541

Natatorium

City Council District: City-wide

Neighborhood Served: City-wide

New Park

Park Profile:	**Description:** This is not currently an existing facility. Facility development would require selecting a site and construction from scratch. Funding would have to come from a partnership between the City, Pitt County schools, and possible private donors.
Project Scope:	**Major elements:** This project will construct a modern indoor pool facility with an olympic sized pool to facilitate swim meets, swimming classes, water aerobics, etc., a smaller "warm pool" for seniors, combined with an outdoor zero depth pool/sprayground for recreational swimming.
Project Justification:	For many years there has been a consistent and increasing demand for an olympic sized, indoor pool facility in Greenville. The success of the aquatic center's summer swim team has further raised public awareness of this need. Because the Aquatic Center pool is undersized, there is currently no location for high school or youth swim teams hold year round swim meets; i.e. all of their swim meets must be held out of town. The city's Community Pool is an undersized, antiquated facility. It is rapidly reaching the stage when a decision will have to be made to either expend large sums of money to replace internal pool piping, or to close the pool. This pool is poorly located as it is adjacent to Guy Smith stadium which creates a significant hazard of swimmers being hit by foul balls. A city of Greenville's size should have an indoor pool of this type.
Park Evaluation Process:	There have been many "off and on" citizen efforts to promote an aquatic facility. This interest has once again surfaced and advocacy remains strong.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests $27,000,000 for park renovations and improvements, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and **$10,450,000 for Special Use Facilities.** Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

Natatorium

City Council District: City-Wide

Asset	Work Description	Priority Ranking	Cost Estimate
Natatorium & zero depth pool	Major elements: This project will construct a modern indoor pool facility with an olympic sized pool to facilitate swim meets, swimming classes, water aerobics, etc., a smaller "warm pool" for seniors, combined with an outdoor zero depth pool/sprayground for recreational swimming. The cost could range from $8 to $11 million, depending on what is designed. Given the scope of this project, partners should be sought to significantly contribute to the Natatorium.	HIGH	$10,000,000
		TOTAL:	**$10,000,000**

Greenville Off Leash Dog Area (GOLDA)

City Council District: 3 Neighborhood Served: City-Wide

Existing Park

Park Profile:	The Greenville Off Leash Dog Area (GOLDA) is one of the Recreation & Parks Department's most popular parks, with dog owners from throughout Greenville using the facility. It provides two fenced in areas designed for large dogs and small dogs. The animals are allowed to run free in these locations while their owners socialize.
Project Scope:	Develops a second fenced area to allow for the rotation & recovery of fields, lights the primary area to allow longer hours of use, and improves amenities for the many park users.
Project Justification:	The GOLDA site is extremely popular with dog owners throughout Greenville. It receives considerable use. Hours could & should be extended if the area was lit. This is particularly a problem in the winter when it becomes dark early.
Park Evaluation Process:	Considerable input received from the GOLDA advisory board, who have identified these items as critical issues for the park.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests $27,000,000 for park renovations and improvements, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and **$10,450,000 for Special Use Facilities.** Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Off Leash Dog Area

City Council District: 3

Asset	Work Description	Priority Ranking	Cost Estimate
Lighting	The current hours of operation are dawn to dusk, which makes it impossible for dog owners who work to use the facility in the winter months. Providing a safe level of lighting will enable operation hours to be extended as needed.	HIGH	$35,000
Alternative fenced area	Develops a second fenced area to allow the original large dog area to "rest" & regrow grass. Extends water to that location.	HIGH	$38,000
Park amenities	Provide tables, benches for dog owners.	MEDIUM	$4,000
		TOTAL:	**$77,000**

Paramore Park

City Council District: 5

Existing Park

Park Profile:	**Description:** Paramore Park is a 15 acre neighborhood park, one of the newer parks in the system. As a result, it is in relatively good condition due to recent improvements. It is adjoined by the proposed Fork Swamp Greenway, which links neighborhoods to the north directly to the park. Greenway Access: Fork Swamp Greenway
Project Scope:	**Major elements:** Project focuses improving the Fork Swamp Greenway trail to an accepted standard of a gravel trail for greenway development. Also includes signage for both the park & the greenway, & field grading/turf improvement for safety.
Project Justification:	Improvements are needed to address Way finding & neighborhood connectivity.
Park Evaluation Process:	Extensive public input through FROGGS; they have been attempting to promote the development of the Fork Swamp Greenway for a number of years.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

Paramore Park

City Council District: 5

Asset	Work Description	Priority Ranking	Cost Estimate
Fork Swamp Greenway	Construct 3,500 Linear Foot of the Fork Swamp Greenway to the basic standard of a gravel trail, using matting, course gravel to 10' width, & topped with fines.	HIGH	$56,900
	Install signage to benefit users of trail & provide Way finding	MEDIUM	$1,000
Paramore Park	Install signage to benefit park users & provide Way finding	HIGH	$2,000
	Improve grass field by regarding & turf improvement to provide a safe "pick-up" athletic field play area; field is currently inappropriate for athletic use as it is too unlevel & turf of too poor a quality for athletic field use.	HIGH	$28,000
		TOTAL:	**$87,900**

Peppermint Park

City Council District: 4

Existing Park

Park Profile:	**Description:** Peppermint Park is a Neighborhood Park that serves the immediate neighborhood. The park is very popular, receiving consistent use. It has basic amenities including a playground site, shelter.
Project Scope:	**Major elements:** Project focuses on relocating the parking from 14th St. to Brownlea St. to improve safety of families exiting their vehicles, replacement of playground elements, provide ADA accessibility to shelter & other amenities, new shelter roof, new park signage, & renovate asphalt slab to a game space for recreation activities.
Project Justification:	Improvements are needed to address accessibility, safety, site functionality, and facility quality.
Park Evaluation Process:	Recommendations for improvements were made by Park Commissioners, and staff review has confirmed these needs.
Relationship to Comprehensive Park Master Plan	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

Peppermint Park

City Council District: 4

Asset	Work Description	Priority Ranking	Cost Estimate
Park	Relocate parking lot from busy 14th St. to Brownlea, with a buffer to prevent children from running into the street. Lot will be paved (6,300 sq.ft.) Reclaim parking lot on 14th & convert it to parkland.	HIGH	$45,000
	Replace outdated playground unit items with new unit.	MEDIUM	$55,000
	Create ADA access to playground & picnic shelter.	HIGH	$18,000
	Replace picnic shelter roof with standard metal seam roof.	MEDIUM	$14,000
	Remove asphalt slab in park.	LOW	$4,000
		TOTAL:	**$136,000**

Phil Carroll Nature Preserve / Hwy 43 Park

City Council District: 1

New Park

Park Profile:	**Description:** Concept is to develop a passive park taking advantage of the large lake as a park focal point. The park will provide picnic shelters and lake access for fishing, with a gravel trail system that will allow visitors to explore the natural areas.
Project Scope:	**Major elements:** Project develops a passive park that will serve the western region of Greenville, that is currently without any park facilities. This will become a popular destination for the hospital community, and city wide use is anticipated.
Project Justification:	Project provides regional park space for the rapidly growing Pitt Memorial Hospital community, and possibly provide greenway access to the entire Tar River Greenway system once that amenity is developed. This could become an important local recreational amenity, and potentially a tourist attraction stimulating economic development in Greenville.
Park Evaluation Process:	Staff generated information
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests $27,000,000 for park renovations and improvements, **$12,760,000 targeted for New Park Development**, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

Phil Carroll Nature Preserve / Hwy 43 Park

City Council District: 1

Asset	Work Description	Priority Ranking	Cost Estimate
Access road construction	Construct an access road into the Phil Carroll property from 5th St, using our existing ROW.		$240,000
Plans/specs	**Design/Development;** prepare plans & specifications for bidding.		$45,000
Construction	Develop a passive park based on the master plan. Park will have 2 moderate sized picnic shelters, parking, potable water, park amenities, gravel trails, interpretive signs, ADA lake access, an ADA accessible fishing pier, and other amenities.		$310,000
		TOTAL:	**$595,000**

Capital Needs Assessment

Document #: 894541

River Park North

City Council District: 1 Neighborhood Served: City-wide

Existing Park

Park Profile:	**Description:** River Park North is an established Nature Preserve facility that offers a variety of naturalistic & recreational opportunities in Greenville including a nature center, fishing, paddle boats, nature trails, etc. An additional 125 acres of undeveloped park land was donated to the city in December 2007.
Project Scope:	**Major elements:** The project is broken into two portions; i.e. addressing basic infrastructure needs and improvements for the developed section of River Park North, and developing a new 125 acre undeveloped section of City-owned land directly adjacent to the developed park. When developed, the new portion of River Park North can be easily linked to the existing South Tar River Greenway, which will greatly improve the recreational and tourist opportunities in Greenville's uptown.
Project Justification:	A development plan for the new property needs to be created & implemented. This would open up significant new recreational opportunities for users and link River Park North with Uptown Greenville via a greenway corridor. This will also demonstrate good faith with the property donor, Harvey Lewis.
Park Evaluation Process:	Staff input.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements, $12,760,000 targeted for New Park Development**, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

River Park North

City Council District: 1

Asset	Work Description	Priority Ranking	Cost Estimate
Current Park site	**Parking lot entrance:** Pave parking lot entrance to eliminate continual wash-boarding & pot-holes.	HIGH	$14,000
	Lake discharge: Large 54" culvert at the end of the lake is rusted & failing. Replace culvert; necessary to prevent severe site erosion.	HIGH	$95,000
	Nature trail: 600 linear foot of boardwalk trail (@ $96/lin. ft.) to access to swamp nature trail; opens up considerable new trail areas ripe with interpretation opportunities. Install interpretive panels.	MEDIUM	$57,600
	Discovery playground: Develop a "Discovery Play" themed playground with sun screen.	MEDIUM	$95,000
	Roof replacements: Replace the roofs on 2 shelters, the boat shed, and the maintenance shed with standing metal seam roofs. Roofs can be phases as funds allow but new roofs should be steel.	MEDIUM	$32,000
	Sign package: Install a sign package for park way finding.	MEDIUM	$6,500
New Property Development	125 acres of land adjacent to the developed park was donated by Harvey Lewis of Lewis Construction in December of 2007. Site has to a large lake & good potential for trail development. Create an in-house master plan and employ a consultant to evaluate permitting requirements & costs.	HIGH	$9,000
	Service bridge: Installation of a bridge to allow service vehicles to cross to the new section of property.	HIGH	$125,000
	Bike trail: Develop a bike & walking trail of 6,568 linear foot @ $14/lin. ft. built to trail standards from the existing trail to the new property & around the lake to provide appropriate park land access. A bridge across a small creek will be required to complete this access.	MEDIUM	$91,952
	Site amenities: Install a series of 4 small picnic shelters around the lake, with associated amenities (tables, grills, trash cans, benches, etc.)	LOW	$105,000
	Boat dock: Installation of a boat dock to facilitate rental of boats .	LOW	$50,000

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Facility Deficiencies Needs

Document #: 897031

	Fishing pier: 900 foot of pier to allow lake fishing	LOW	$45,000
Greenway Connector	Develop a greenway connector from the Green St. Bridge to River Park North, using the GUC utility ROW that links to Green St. This would create greenway connectivity with the entire southern portion of the greenway system. This link would be developed in a manner that allows the closure of the greenway for security purposes during non-operating hours for the park.	HIGH	$750,000
		TOTAL:	**$1,476,052**

Capital Needs Assessment

Document #: 894541

South Greenville Park

City Council District: 2

Neighborhood Served: Village Grove, Higgs Brothers, & Kearney Park.

Existing Park

Park Profile:	**Description:** South Greenville Center & Park receives considerable use by the community despite being an outdated, inadequate, and deteriorating facility. The primary building section was built in 1949, with an addition if 1957. No significant renovations have occurred since. The center is 14,700 Sq.ft. placed on a 12 acre park site. Outdoor facilities include a youth baseball field, picnic shelter, & a new playground.
Project Scope:	**Major elements:** Project focuses on a major renovations of the gym and the demolition/re-construction of the remainder of the building. There will also be significant upgrades to the park, while ensuring ADA accessibility to all facilities.
Project Justification:	South Greenville Center & Park is a site that it heavily used by the surrounding neighborhood. It provides basic amenities for users, but Center facilities are outmoded. Large portions of the building cannot be monitored by staff due to extremely poor facility configuration and multiple entrances. The gym portion is structurally sound but major renovations are needed to provide a quality facility for users. The facility does not meet ADA requirements. Improvements are needed to address outmoded building infrastructure, ADA accessibility, safety, site functionality, and facility quality.
Park Evaluation Process:	A series of facility Master Plan meetings were held with community leaders and the general public in 2010 that identified current facility deficiencies and developed a number of conceptual plans for redeveloping the building and park site.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests $27,000,000 for park renovations and improvements, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

South Greenville Park

City Council District: 2

Asset	Work Description	Priority Ranking	Cost Estimate
Recreation Center; Gym			
	Gym Air Condition & electrical renovation: The gym was constructed in 1957 and has received no renovations since it was constructed. This project completely renovates the gym electrical system, which is required in order to accommodate the installation of gym air conditioning.	HIGH	$375,000
	Gym interior renovation: Totally renovate the interior of the gym. Current interior hasn't been touched since it was constructed in 1957. It is dirty to the point of being "nasty", poorly insulated, and highly unattractive. Project also adds water fountains in the gym area.	HIGH	$85,000
	New gym flooring: Install new flooring in the gym. Current carpeted floor is worn out, dirty, and unattractive.	HIGH	$115,000
	Gym lighting: currently the gym is lit using metal halide bulbs, which are highly inefficient and have a short life span with declining light levels. Project replaces this lighting with T-5 florescent fixtures	HIGH	$14,000
	Install an ADA accessible restroom attached to the gym section of the building to address ADA compliance issues.	HIGH	$114,000
	Develop a parking lot for the gym with an ADA accessible route of travel.	HIGH	$15,000
		SUBTOTAL:	**$718,000**

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Facility Deficiencies Needs

Document #: 897031

Recreation Center; Programming Area & Offices.			
	Building replacement: The primary building section was built in 1949, with an addition if 1957. No significant renovations have occurred since. Current program space is outdated, undersized (which severely limits program options), non-compliant with ADA, unable to be efficiently monitored by staff due to very poor configuration, and potentially unsafe for users as a result. This section of the building should be demolished and a new, modern recreation center built in its place, similar to what is occurring at the Drew Steele Center.	HIGH	$1,750,000
Building Exterior and Park Renovations			
	Parking lot installation: There is currently no parking for the recreation center, which requires users to park in the street, which is not ADA accessible. Project creates a parking lot of approx. 15,000 sq.ft. for center use.	HIGH	$57,130
	Multi-use fields: Project creates a multi-use field that will allow football, pickup baseball, or other games to be played in this area.	HIGH	$28,000
	Spray ground: Install a spray ground adjacent to the playground site to provide recreation opportunities for neighborhood children & families.	MEDIUM	$285,000
	ADA accessibility: Provide routes of travel on the entire site, creating ADA compliant pathways to park amenities.	HIGH	$24,500
	Multi-use field lighting: Install athletic field lighting on the multi-purpose field to support extended hours for football or other activities.	MEDIUM	$135,000
	Multi-use field irrigation: Install irrigation on the multi-use field to improve turf quality and play-ability of the field.	MEDIUM	$24,000
	Sign package: install a sign package for the park and center	HIGH	$5,000
	Picnic shelter roof: install a standing metal seam roof on the picnic shelter	MEDIUM	$9,500
		SUBTOTAL:	**$568,130**
		TOTAL:	**$3,036,130**

Capital Needs Assessment

Teen Center / Perkins Baseball Complex / Sports Connection

City Council District: 4 Neighborhood Served: City-Wide

Existing Park

Park Profile:	**Description:** Sports Connection/Perkins LL/Teen Center complex is identified as a "Special Use Facility", catering to different client groups using 3 different venues at this one location. The total site is approximately 4 acres, and is overdeveloped with too many facilities placed on one small piece of land. Both the Teen Center & the Sports Connection were developed by outside groups, then acquired by the City. Facility planning for these buildings did not consider departmental needs; as a result there are significant functionality issues in both buildings.
Project Scope:	**Major elements:** The Teen Center & Sports Connection were not developed by the city and have severe functionality issues due to a lack of integrated planning. The Teen Center is energy inefficient, with very poor interior space use, and there are significant infrastructure issues (HVAC, leaking roof, etc). Instead of spending a large amount of money on renovation, the Teen Center should be removed, and the money spent to expand/renovate the Sports Connection. Perkins Little League complex is completely built out and has numerous issues regarding its functionality, including parking, an unsafe road entrance off of 14th St., and no site amenities for such a heavily used location. In summary, project focuses on the demolition of the Teen Center, the expansion of the Sports Connection to create a viable recreation center, reconfiguration of site access, interior vehicle circulation and parking, & ADA accessibility.
Project Justification:	Improvements are needed to address outmoded building infrastructure, accessibility, safety, site functionality, and facility quality.
Park Evaluation Process:	Recommendations were developed by staff without public input.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and **$10,450,000 for Special Use Facilities**. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Teen Center / Perkins Baseball Complex / Sports Connection

City Council District: 4

Asset	Work Description	Priority Ranking	Cost Estimate
Existing Park Renovations:			
Sports Connection	Install new pitching equipment in batting cage area. Current equipment is old & unreliable.	HIGH	$18,000
	Renovate roof to eliminate leaking.	HIGH	$18,880
	Parking lot lighting levels very low. Improve lighting.	HIGH	$22,000
Perkins LL	Improve 2 dugouts w/sun shade	HIGH	$4,000
	Repave all existing parking & roadways; badly deteriorated.	HIGH	$148,500
	Extensive restroom renovation required. Significant wood rot in building, ADA non-compliant.	HIGH	$45,000
	4 sets of Bleachers need to be replaced; they do not meet current safety standards or ADA standards. Safety issue.	HIGH	$52,000
	Replace scoreboard with a LED scoreboard	MEDIUM	$14,000
	Install a standing metal seam roof on one dugout.	MEDIUM	$4,500
	Picnic Shelters: Install two medium sized picnic shelters at current Teen Center site to service Little League activities & provide a gathering place for the public.	MEDIUM	$32,000
Whole site	Repave all asphalt areas before total pavement failure. 37,780 Sq.Ft. of pavement @ $2.60 per Sq. Ft.	HIGH	$98,228
	Install a sign package for entire site.	MEDIUM	$6,000
		SUBTOTAL:	**$463,108**

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Facility Deficiencies Needs

Document #: 894541

Facility Redevelopment			
Teen Center	**Remove Teen Center:** Building is of extremely poor design, has significant infrastructure issues (highly energy inefficient, roof replacement needed, etc.), & does not effectively function as a programmable space. Building should be demolished & the Sports Connection expanded.	HIGH	$25,000
Sports Connection	**Redesign Sports Connection:** redesign current building to develop an integrated, multi-purpose recreation center serving individuals of all ages. Reconfigure existing portion of building to improve space management & usability, improve staff control & monitoring of space. Add section to existing building for gym & other activities. New HVAC system throughout. Building is modular construction & can be reasonably expanded.	HIGH	$2,291,955
Sports Connection & Perkins LL	**Reconfigure Perkins Entrance:** The Perkins entrance off 14th St is dangerous; it is much too close to Greenville Blvd. for safe entrance. Reconfigure vehicular interior flow & expand parking to meet need, improving safety.	HIGH	$88,000
	Playground Unit: Install a playground unit to support the overall redeveloped complex at this site.	MEDIUM	$84,000
Entire site	Improve parking lot lighting to improve security & public safety		$12,000
		SUBTOTAL:	**$2,500,955**
		Design and Engineering Fees (@ 7% construction)	$176,607
		Owner's Contingency and Soft Cost - (@ 10% of construction)	$252,296
		TOTAL:	**$2,929,857**
		GRAND TOTAL:	**$3,392,965**

Town Common

City Council District: 1 & 3

Neighborhood Served: City-Wide

Existing Park

Park Profile:	**Description:** Town Common is "Greenville's Central Park". It has 20 acres of open space, and in its current configuration it is primarily used as an events park. The park recently underwent a Master Planning process to re-define the future of the park so it becomes a more active space and meets its potential for the city.
Project Scope:	**Major elements:** The consultant developed Town Common Master Plan provides a blueprint for the revitalization & renovation of Town Common. Key program elements include restrooms, an enclosed shelter with interpretation, the narrowing of 1st St., connectivity to the river, relocation of the stage for an enhanced performance venue, improved landscaping, a playful fountain, connectivity with the uptown by reconfiguring 1st Street, and other program elements.
Project Justification:	Town Common is currently used as a special events venue, but is highly underutilized by the public on a day to day basis. The consultant will produce a plan that provides activities to encourage use, while preserving the passive quality of this landmark park.
Park Evaluation Process:	An extensive public meeting process was conducted by Parks & Community Development staff prior to the hiring of a consultant to develop the new Master Plan. Further public meetings were held during this process to identify a fully renovated Town Common.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plan recommends that the City invests **$27,000,000 for park renovations and improvements,** $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

Town Common

City Council District: 1 & 3

Asset	Work Description	Priority Ranking	Cost Estimate
Master Plan implementation:			
Construction plan development	Design/development portion of the project creates documents suitable for construction. These documents will be done by project phases but these costs are presented as a whole as the phase sequence has not been determined.	HIGH	$350,000
Plan implementation	This project can be broken into many phases but the entire project cost is presented because exactly how those phases will be implemented has yet to be determined. The design is very flexible and can be broken into viable phases based on available funding.	HIGH	$12,937,895
		TOTAL:	**$13,287,895**

Capital Needs Assessment

Document #: 894541

Westhaven Park

City Council District: 5

Neighborhood Served: Westhaven

Existing Park

Park Profile:	Westhaven is a 1.6 acre mini-park that serves the immediate neighborhood. It has a playground, a small shelter, and a "pick-up" ballfield.
Project Scope:	Project involves routine replacement of park elements.
Project Justification:	Replacement of items worn out from normal use.
Park Evaluation Process:	In-house staff
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

Westhaven Park

City Council District: 5

Asset	Work Description	Priority Ranking	Cost Estimate
Split rail fence	Split rail fence is beginning to rot out and needs replaced with either new fencing or bollards.	HIGH	$8,000
Playground unit	Playground is beginning to age out, in need of replacement and site definition.	MEDIUM	$70,000
		TOTAL:	**$78,000**

Woodlawn Park

City Council District: 3 Neighborhood Served: TRUNA

Existing Park

Park Profile:	Woodlawn Park is a .6 acre mini-park located in the TRUNA neighborhood. It services the immediate neighborhood.
Project Scope:	Minor park amenity replacement as need dictates. Park shelter roof replacement is the most significant item.
Project Justification:	Typical amenity replacement.
Park Evaluation Process:	In-house staff.
Relationship to Comprehensive Park Master Plan:	The Comprehensive Recreation and Parks Master Plans recommends that the City invests **$27,000,000 for park renovations and improvements**, $12,760,000 targeted for New Park Development, $2,980,000 for Land Acquisition, and $10,450,000 for Special Use Facilities. Specific recommendations for park renovations, new development, land acquisition, & special use facilities are identified in this Capital Needs Assessment.

Facility Deficiencies Needs

Document #: 894541

Woodlawn Park

City Council District: 3

Asset	Work Description	Priority Ranking	Cost Estimate
Park	Replace the shelter roof per park standards.	MEDIUM	$12,000
	provide routes of travel and other ADA access opportunities to access the park	HIGH	$24,000
	Replace playground unit with new, moderate sized unit.	MEDIUM	$65,000
	Install a sand volleyball court	HIGH	$6,500
	Install a park sign package	MEDIUM	$2,500
		TOTAL:	**$110,000**

New Facilities: Neighborhood Parks/Mini-Park Development

Proposed Facilities are located in areas of Greenville that do not currently have parks in or near their neighborhoods. Generally, unless otherwise specified, specific park sites have not been selected and a land acquisition process would be required.

Asset	Work Description	Priority Ranking	Cost Estimate
District 1:			
3rd St. School Property	Property behind 3rd St school is in dense urban neighborhood & ideal for conversion to a neighborhood park. School system is likely to surplus this school site in near future.	HIGH	
Land Acquisition	Acquire from school system.		$0
Park Development	Develop park land to Neighborhood Park Standard. (*see Appendix 1 for typical development).		$238,000
Countryside	New park development north of the river. Citizens from this district were very vocal in the District 1 & 2 meetings about a lack of facilities. Note that the Countryside neighborhood was physically cut off from Greenfield Terrace Park by the extension of the airport clearance zone & is not served by this facility. Funds for land acquisition have been appropriated.	HIGH	
Park Development	Develop park land to Neighborhood Park Standard		$238,000
Lake Ellsworth	The Department has been approached regarding the potential donation of 6.9 acres, which is an appropriate size for a neighborhood park. Neighborhood fits criteria for a neighborhood park per Master Plan.	MEDIUM	
Land Acquisition	Donation		$0
Park Development	Develop park land to Neighborhood Park Standard.		$238,000

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Facility Deficiencies Needs

Mumford Rd. Property (Pinecrest trailer park)	Develop city owned FEMA buyout lands at the former Pinecrest trailer park. Outstanding piece of land that could be developed at a relatively low cost for a high quality regional park. Excellent potential for a championship level disc golf course in addition to typical park amenities. Master Plan development early Fall 2011.	HIGH	$200,000
Westpointe	New housing & apartment developments are creating new neighborhoods in this area near Pitt Memorial Hospital. Park land acquisition should occur before all available land is developed &/or land prices are beyond reasonable purchase prices.	MEDIUM	
Land Acquisition	There are some city owned flood lots in the neighborhood that could be developed as park if other adjacent land was acquired to create one contiguous block of land. Acquire lands for park development; estimate 3 acres at $25,000 per acre.		$75,000
Park Development	Develop park land to Neighborhood Park Standard.		$238,000

Facility Deficiencies Needs

Document #: 894541

District 2:			
Allen Ridge	New housing & apartment developments are rapidly creating new neighborhoods in the area near Pitt Memorial Hospital. Park land acquisition should occur before all available land is developed &/or land prices are beyond reasonable purchase prices.	HIGH	
Land Acquisition	A specific site has yet to be identified; land acquisition need projected as 8 acres @ $25,000 per acre.		$200,000
Park Development	Develop park land for a neighborhood park Standard. Athletic fields are particularly needed.		$358,000
Cobblestone; Brook Hollow	Specific site has yet to be identified; land acquisition cost is projected at 3 acres @ $30,000 per acre because it is an urban area.	LOW	$90,000
	Develop park land to Neighborhood Park Standard.		$238,000
Hillsdale	This neighborhood is bordered by Memorial Drive to the west, Hooker Road to the east, and bisected by East Arlington Drive creating isolated areas without parks. In a neighborhood forum it was discussed that the Hillsdale Mini-Park north of Arlington Blvd. is not accessible to neighborhood children or families to the south. New park site requested south of Arlington Blvd. This additional park would be consistent with the Parks Master plan recommendation, but with minimal available urban space the park would be limited to 2-4 acres.	MEDIUM	
Land Acquisition	There are some city owned flood lots in the neighborhood that could be appropriate for park if other adjacent land was acquired to develop a contiguous block of land. If available, acquire those lands for park development.		$100,000
Park Development	Develop park land to Neighborhood Park Standard.		$238,000

Facility Deficiencies Needs

Document #: 894541

District 3:			
TRUNA ("River Park South")	City owned lands adjacent to the South Tar River Greenway are prime for neighborhood park and recreational development. The 10 acres at the off leash dog area (GOLDA) is a particularly excellent piece of park land that can developed into a passive neighborhood park with some active amenities (skateboard park, sand volleyball, etc.). Note that parking is an issue that needs to be addressed when this site is developed. At other greenway locations, there is an excellent opportunity to open up fishing at the Beech St. pond with limited clearing and the old landfill site could become Greenville's first true Mountain Bike trail due the the sites' topography. There is extremely high recreational potential for retively low development costs.	HIGH	$288,000
Park Development	Develop park land to standards consistent with the particular location and site needs.		
District 4:			
Brook Valley Greenway	City was approached for potential land donation in an area appropriate for a passive trails & park. Neighborhood Park development is needed in this area per Park Master Plan.	LOW	
Land Acquisition	Donation		$0
Park Development	Develop park land with a passive trail system & connectivity to the greenway route.		$238,000
Tucker Estates	Park development.	LOW	$238,000
	Specific site has yet to be identified; a minimum of 2 acres is needed.		$80,000
District 5:			
Lynndale	Park development.	LOW	$238,000
Land Acquisition	Specific site has yet to be identified; land acquisition need projected as 3 acres @ $30,000 per acre because it is an urban area.		$90,000

The Recreation and Parks Commission is a ten-member public body whose members are appointed by the Greenville City Council. Current Recreation and Parks Commission members include:

Freddie Outterbridge, Chair
H. Robert Jones, Vice-chair
Marion Blackburn, City Council Liaison
Brian Jacobs
Debra Jo Garfi
Matt Smith
Sandy Steele
Francine Taft
Donald Williams
Darin White

Prepared by Recreation and Parks Department