



DECEMBER 19, 2017

HIGHWAY 158 CORRIDOR PARKS MASTER PLANS

CITY OF ROANOKE RAPIDS

PARKS AND RECREATION





MAYOR AND CITY COUNCIL

Emery Doughtie, Mayor
Suetta Scarbrough, District 1
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Carol Cowen, District 2
Wayne Smith, District 2
Carl Ferebee, District 3

CITY MANAGER

Joseph Scherer

PARKS & RECREATION DEPARTMENT

John Simeon, Director of Parks & Recreation

PLANNING CONSULTANT

Alfred Benesch & Company
2359 Perimeter Pointe Parkway, Suite 350
Charlotte, NC 28208

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OVERVIEW

In Spring 2016, the city of Roanoke Rapids embarked on a conceptual planning process for three of their existing park facilities located within the Highway 158 corridor. The three parks to be studied included: Martin Luther King Jr. Community Park (constructed in the 1980's), Wheeler Park (constructed in the 1970's), and J.A. Chaloner Recreation Center/Area (constructed in 1968).

Recognizing the importance of having the public as a partner in the planning process, one community forum was held to discuss the re-development of each park and gather input with regard to desired recreation activities/facilities. Input from this forum helped guide the program for park re-development and the layout of park facilities.

The following document provides a summary of the planning process, includes a plan for each park re-development, provides an order of magnitude budget estimate for construction for each facility and suggested next steps. The purpose of this master plan is to provide City staff and elected officials with a vision for park re-development, with the understanding that final design and construction will likely reflect changes based on future conditions.

SITE ANALYSIS

Existing Park Features

Martin Luther King Jr. Community Park is just under 3-acres in size and is bordered on 3 sides by Lewis Street, Wyche Street and Virginia Avenue. This existing park offers a swing set, slide, benches and sidewalks. There is also an existing memorial located in the center of the park. The park is predominately open with a few trees and shrubs.



Aerial view of Martin Luther King Jr. Community Park



Aerial view of Wheeler Park

Wheeler Park is just under 2-acres in size and is located on Oak Street, but is also bounded by Shell Street and Willow Street with Frontage on Thomas Street. This existing park offers a swing set, slide, climbing apparatus, a toss & score, and outdoor basketball court. All facilities are outdated and in poor condition. The park is grassed with no tree cover.

J.A. Chaloner Recreation Center/Area is just under 4-acres in size and is located at the end of Dixie Street behind Chaloner Middle School. Park users need to cross Chockoyotte Creek to access the park. This existing park is home to the J.A. Chaloner Recreation Center and offers a swimming pool and kiddie pool, outdoor basketball court, tennis court, picnic shelter, modular play equipment with swings and a soft surface walking path. The pool and bathhouse are in extremely poor condition. The play equipment is outdated and located in a flood area. The city also owns 6 vacant lots on both sides of Dixie Street and one lot on Jordan Street when combined add 1.33-acres to the park area.



Aerial view of J.A. Chaloner Recreation Center/Area

Surrounding Lane Use

Martin Luther King Jr. Community Park is surrounded by single family residential across each of the perimeter streets with Hodgestown Lifetime Learning, a child care center, immediately southeast of the park.

Wheeler Park is surrounded by a mixture of single family to the east and south, multi-family residential to the east and a mobile home park to the north.

J.A. Chaloner Recreation Center/Area is surrounded by single family residential to the north and east and Chaloner Middle School to the south. Chockoyotte Creek forms the western boundary with vacant single family lots along Dixie Street.

Utilities

All three parks are or can be served by all main utilities (sewer/water/electric).

Slopes/Drainage/Soils

The Martin Luther King Jr. and Wheeler Park sites are flat and drain towards the surrounding streets. J.A. Chaloner Recreation Center/Area is predominately flat with a slight high point in the northeast corner. The area predominately drains towards Chockoyotte Creek.

All three parks are constructed on Emporia Urban Land Complex soils (ErB). These soils have moderately restrictive soil features, due to percolation, for development of picnic areas, playgrounds and commercial buildings. Slight restrictive soil features exist for development of local roads & streets and trails & paths.

Two-thirds of the J.A. Chaloner Recreation Center/Area site is located within either the AEFW or AE flood zones. The AEFW zone is a 100-year floodway located along the Chockoyotte Creek channel that is designated for discharge of the base flood without cumulatively increasing the water-surface elevation by more than a designated height. The existing playground, picnic shelter, recreation center and tennis court are located in this zone. The less restrictive AE zone is a 100-year flooding with base flood elevation determined. The basketball court and parking area are in this zone. The swimming pool is located out of both zones.

Vegetation

Martin Luther King Jr. Community Park is predominately open and grassed with a few trees and shrubs.

Wheeler Park is grassed with no tree cover.

J.A. Chaloner Recreation Center/Area is predominately open and grassed with a few trees and shrubs.

COMMUNITY ENGAGEMENT

Community Forum

A community forum was held October 10, 2017 from 5:30-7:45 pm at the J. A. Chaloner Recreation Center. Thirty-one people attended the forum. Staff from Benesch (the park planning consultant) and the City's Parks and Recreation Department facilitated the forum and were available to discuss the project with attendees.

The format of the forum was a presentation followed by a Q&A session. Following the presentation, attendees were invited to review display boards that provided information on options for splash pad and play equipment elements. Attendees were given adhesive stars and asked to select their preferred option for each. The Forum agenda was as follows:

- Welcome & Introductions – John Simeon /Mayor Pro Tem – Carl Ferebee
- What is a Master Plan? – John Simeon
- Goals for 158 Corridor – John Simeon
- Introduction of Concept Plans for 158 Corridor – Derek Williams (Benesch)
- Splash Pad Presentation – Josh Hammond (Cunningham Recreation)
- Playground Equipment Presentation – Josh Hammond (Cunningham Recreation)
- Feedback: Q & A – Brandy Bynum-Dawson
- Closing Remarks – John Simeon

Meeting minutes follow:

Welcome and Introductions - John Simeon opened the meeting at 5:35pm. Simeon welcomed everyone and thanked them for coming, then introduced Mayor Pro-Term Carl Ferebee. Ferebee also welcomed everyone to the meeting and encouraged them to ask any and all questions that they may have while the appropriate people were present to answer them. Simeon went over the plan for the evening, and asked everyone to sign in and pick up a pen and notepad for taking notes and writing questions, and star stickers for later use. Simeon asked for everyone to look over the conceptual plans for the playground, splash pad, and parks, assuring everyone that these were only concepts, not plans already set in place. Everyone was reseated at 5:50 to continue the meeting. Simeon introduced Derek Williams, Josh Hammond, and Brandy Bynum-Dawson.

What is a Master Plan? - Simeon explained to the group what a Master Plan is, all that it entails, and explained to the group that it would all be done with their cooperation and that all input would be considered.

Goals - Simeon discussed the goals for each area to be worked on, Wheeler Park, Chaloner Recreation Center, and Martin Luther King Jr. Park. He explained that the goals would be met by working with the community and various grant providing groups such as the K.B. Reynolds Charitable Trust.

Introduction of Concept Plans for 158 Corridor - Williams introduced the concept plans for the 158 corridor, again stressing to the group that these were only concepts and not set in stone, and that input is needed. Williams gave the location of each park and gave everyone an idea of what is currently at each park and gave ideas for renovations. At Wheeler Park some ideas included a new shelter, new trail, moving the existing playground area, putting in a small parking lot, and general improvements to the whole park. Martin Luther King Jr. Park ideas included creating a circular plaza area around the existing statue, incorporating custom pavers, paving the walkway coming to the existing statue and around the park to give people a small area to walk, and planting new trees. Williams commented that this was already a nice space with the existing statue and mature trees so no major renovations should be needed. Chaloner Recreation Center ideas included some big changes, and Williams shared with the group that there are currently several challenges with the area including the creek, which creates issues with flooding, and that the plan will be to move as much as possible out of the flood area. Another issue is the amount of pavement that currently dominates the area, and an idea is to remove some of that and relocate the basketball court, and create new parking near the tennis court. This would leave an area for the playground to be moved to and a new shelter to be created closer to the main building. Another idea is to remove the existing pool and install a splash pad, along with removing the existing bath house and installing a shelter and paved decking. This area is out of the flood plain and would be ideal for a splash pad. Simeon asked that everyone please be sure to write any questions down that they may have so that they could be addressed.

Splash Pad Presentation - Hammond introduced himself and his company, Water Odyssey, and explained to the group what a splash pad is and the many different ways that they can be customized. He explained that he had several concepts to give people an idea of what they can choose. He discussed some of the plus sides to having a splash pad including the ability for all ages to enjoy it, it is safe, low maintenance, has no standing water, can be open close to 6 months out of a year, including the ability to easily open early and stay open later in the year depending on the weather and temperature. Hammond said that splash pads are a great learning tool for kids based on the design and components chosen. He showed several different slides on the projector of splash pads and gave an explanation of several different components that can be chosen. He explained how splash pads are laid out and that they can include different areas for different ages and specific themes. Hammond said that the more feedback given the better, as that will serve to create a space customized for the community.

Playground Equipment Presentation - Hammond introduced the companies that would be working on the playgrounds, Game Time and Cunningham Industries, and discussed the different styles of playground equipment that are available. He showed the group 2 styles of playground equipment recommended for 2-5 year olds and 5 styles recommended for 5-12 year olds. He explained that the equipment focused on graduated play with different levels and heights for children to explore, and showed the group some newer styles of equipment which incorporate strength building components, and graduated components to encourage children to build confidence. He said that shades can be incorporated into the playground. Hammond also showed the group some styles of fitness equipment and explained that it is becoming popular to put fitness equipment for adults to use close to playground equipment, as it makes it easy for adults to work out and watch their children, and it is low maintenance.

Feedback/Q&A - Simeon explained that the star stickers handed out earlier were to be placed on the concept boards next to the concepts they like best, and asked everyone to come put their questions on the board and place their stars on the concepts. Bynum-Dawson explained that she would go through the questions on the board first and then give everyone time to ask more questions if needed, and that she would like to focus on each area in turn. Questions will be listed below along with their answers.

Q. Will we be getting input from children as they will be the ones using the spaces?

A. One person from the group said that he would be willing to assist with getting input from children as he was an educator in the area.

Q. Is there a timeline on making decisions and finishing the plan?

A. Williams - once all of the planning is completed that it will not take long to do the work. Simeon stated that there is no specific deadline as it depends on many factors.

Q. City Manager Joseph Scherer asked when the next grant cycle is.

A. Simeon - the Master Plan would have to be completed and then see. Someone asked how many years it would take. Simeon said that he hopes to be able to submit in the next grant cycle for K.B. Reynolds, which would open in January 2018, be submitted in February, and he would know by March if the grant was approved. He also said that another cycle would start in July 2018.

Q. If everything is in place what is the probability of getting the grant process going in the next cycle?

A. Simeon - the probability would be good depending on the input received. Simeon stated that in a perfect situation we would see a summer opening for the splash pad, but that was not anticipated.

Q. If all of the input and information needed comes in, will we possibly have a grant by March?

A. Simeon - yes. Manning said that even though the grant is awarded in March the funds will take longer to come in. Bynum-Dawson stated that the K.B. Reynolds grant would just be one part of the plan and that it would have to move in phases.

Q. Are all of the parks included in one grant?

A. Williams - no, that funding sources run in different cycles, and we will have to apply for different grants and set our priorities.

Q. What is the top priority?

A. Simeon - this is what public meetings are for, to find out what the top priorities should be. Also the city administration's decisions will have to be considered.

Q. Do all final decisions have to be made before work can be started?

A. Williams - things can be done as we go, and that certain things rate as different point values with grant systems, so that will have to help set priorities.

Q. Councilman Smith asked if Chaloner would be the top priority.

A. Simeon - Chaloner is our top priority but it also depends on the situation, it is important to start with Chaloner but we can't ignore other grant opportunities that may be a better fit at another location. Williams stated that we have to see the big picture first and start from there.

Q. Can money that was previously allocated for repairs to the existing pool be used in other repairs at Chaloner?

A. City Manager Scherer - that money was pulled back after the decision was made to not go forward with repairing the pool and that the amount put towards the park would depend on what kind of grants are received.

Q. Mayor Pro-Term Ferebee asked if the grants matched what the city put forth.

A. Simeon - they do, and that the city is required to match the grants dollar for dollar.

Q. Mayor Pro-Term Ferebee asked if a dollar amount has been established.

A. Simeon - we have to see what needs we are looking at.

Q. Will the area be supervised, and what time will it be open?

A. Simeon - typical park hours are sunrise to sunset and that the current hours for the Chaloner Recreation Center to be open are 11am-7pm, but we aren't seeing many children come to the facility after 5pm. Someone later stated that many children don't get out of school until after 5pm so that could be why they aren't coming.

Q. Will the playground area be fenced in and locked?

A. Simeon - there are no plans to fence or lock the area. Someone stated that Ledgerwood Park is fenced in and asked if it is kept locked. Simeon said that it depends on the season if some of the gates are kept locked, they are when the fields are not in use but the playground area and adjacent parking lot are never locked.

Q. Is there a plan to replace the basketball courts at Wheeler Park?

A. Simeon - if there was significant input that it would be considered, and that they were closed due to vandalism and being unsafe, and that prior to being closed several keys were given to community members to open and close the gates as needed and that the vandalism continued so the courts were closed. Someone who lives in the area around Wheeler Park said that the basketball courts would just draw in unwanted activity and should remain closed for the safety of the community and that it would be better to have a place focused on children where parents wouldn't be scared to take them, and that the basketball courts at Chaloner were close enough for people to walk if they wanted to play.

Q. Will there be shade such as umbrellas at Wheeler Park?

A. Williams - there will be trees planted to provide shade.

Q. Will there be intergenerational equipment?

A. Hammond - the trend is now to have playground equipment and fitness equipment in close proximity so that adults can exercise as they watch their children, so that is definitely an option.

Q. Will there be outdoor learning environments?

A. Hammond - there is an option to have educational playground pieces as well as educational signage.

Q. Will there be anyone around to provide instruction for adult fitness equipment?

A. Hammond - there will be instructional signs on the equipment and that staff can be informed of how to properly use equipment.

Q. Are swings available for the playground?

A. Hammond - there are many swing options available.

Q. Since the pool is not going to be repaired, why can't the land where the pool is be used to build a recreational facility similar to the T.J. Davis Recreation Center, with classrooms, a gym, and the ability to be open year round, instead of the bits and pieces being discussed?

A. Williams - it would be an extreme challenge to place a building and gym on the Chaloner site, as it is already a challenge to build what is being discussed.

Q. Can the current Chaloner building be expanded?

A. Simeon - no, that is not possible as it would still be within the flood area. Someone stated that the Chaloner Recreation Site is historic and needs to be maintained. Another member of the group stated that while historic value can be appreciated, we need to move forward and improve what we have with the resources we have.

Q. Who came up with the idea of a splash pad?

A. Simeon - there are 2 options for a water feature, a pool or a splash pad. A pool is one dimensional, you can swim and that's it. Splash pads are becoming more common, and it is the only other option besides a pool. It fits grant requirements and is the only option for a water feature.

Q. Will a bus still be provided to go to the T.J. Davis Pool, and will the fee stay at 1.00 and 2.00?

A. Simeon - yes, fees will remain the same and a bus can be provided if needed, but it was not used once when it was provided previously. Someone said that they came once to take the bus but it was not there. Mayor Pro-Term Ferebee addressed the group and asked to get back to the questions that had been previously posted on the board.

Q. Can a water fountain be added at MLK Park? Also need less trees and more benches. Someone said that the space being considered for walking at MLK Park was not big enough.

A. Simeon - we have to work within the space that is available. Williams said that the pavement will make MLK Park ADA compliant, and that it is a bonus that it gives a surface for people to walk on if they choose.

Q. Will there be restroom access for the playground and basketball courts at Chaloner?

A. Simeon - there are restrooms in the building at Chaloner and those will be used as it is expensive to add another restroom.

Q. No restrooms will be provided when the building is closed?

A. Simeon/Manning - no parks have open restrooms on the weekends unless they are rented. They have to be kept locked otherwise due to vandalism.

Q. Will there be a walking trail at Chaloner that is more comfortable for walkers?

A. Williams - it is already in the concept plan to have a trail, and to refine the existing one. When the pool is removed it will leave more space for a walking trail as the splash pad will be smaller than the pool.

Q. Will there be supervision at the Chaloner basketball court?

A. Simeon - the idea is to move the court away from the children's play area to provide separation between children and older people who will use the courts. Mayor Pro-Term Ferebee said that he feels that the

Chaloner basketball court should be monitored, and who would be able to do that if it is moved away from the main building. He expressed concern that the same behavior would take place as at Wheeler Park and cause the Chaloner courts to be closed as well.

Q. Mayor Pro-Term Ferebee asked if the basketball court could be moved to the tennis court area since moving it away from the main building could lead to problems.

A. Williams - the difference is that there will be more traffic and activity through the area and the basketball court will be in a visible location, and there is nowhere else that it can feasibly be moved to. Mayor Pro-Term Ferebee asked could the basketball court be moved to where the tennis court is. Another person said that the tennis courts didn't need to be removed, that tennis is a growing sports and is another sport opportunity for children. Someone else commented that the current basketball court is out of eyeshot, and if it is moved the people in the community will be able to keep an eye on what's going on, and that patrons may be less inclined to cause trouble if they know they can be seen.

Q. Councilman Wayne Smith asked what time are the basketball courts supposed to close.

A. Simeon - at dusk, signs are up that say same.

Q. Would the splash pad be on a timer?

A. Hammond - yes, the splash pad can be set to operate at certain times and not operate at all when turned off.

Q. Who will supervise the splash pad?

A. Simeon - Mrs. Jones along with Parks and Recreation staff working at Chaloner.

Q. What is the cost for the splash pad?

A. Simeon - \$100,000.00 is the average cost, but may go higher or lower.

Q. Will the splash pad be as big as the existing pool?

A. Simeon - around half the size of the existing pool, approximately 40'x40'.

Q. How will the plan affect the Glover Street area?

A. Simeon - minimal impact, but there may be more traffic along the road. Someone suggested installing speed bumps along Glover Street.

Bynum-Dawson said that all of the questions posted had been covered and thanked everyone for their thoughtful input. Mayor Pro-Term Ferebee asked if there would be another public meeting and Simeon said the next one would be at city council. He said the plan would be to present the plan to council members at one meeting and seek approval at the next meeting, and that the people who had given their contact information would be notified of when that would take place.

Closing Remarks - Simeon thanked everyone for coming and proving much needed feedback. Mayor Pro-Term Ferebee encouraged everyone to come to city council meetings so they could voice their opinions there as well. He also introduced City Manager Joseph Scherer and Councilman Wayne Smith to the group, and thanked everyone for their participation. Simeon thanked everyone once again and with no further business to discuss dismissed the meeting at 7:45pm.

Written Comments/Questions Received During the Forum

MLK Jr. Park

- Water fountains and benches
- Maybe install sitting area with shade tops for picnics
- No need for so many large trees
- Need water fountain

Chaloner Park

- How many restrooms will there be
- Will there be something done to the Chaloner walking trail
- Restrooms
- Need a parking lot at basketball court
- Where would you change at the splash pad
- Water fountain
- With the bathhouse eliminated where would the youth change clothing
- No overseer, liability at basketball court which is a part of the City, no bathroom facilities at the basketball court, walking trail at main facility on new proposal
- Multipurpose building for youth and family activities where pool is now, with gymnasium

Wheeler Park

- Why is there no plan to replace the basketball court at Wheeler Park, could it be replaced
- Basketball court at Wheeler Park
- Why remove active recreation of basketball court at Wheeler when there are so few places to play basketball in the area
- Wheeler Park playground umbrellas
- Agree with the change - no basketball courts at Wheeler Park
- Consensus to NOT have basketball court at Wheeler Park

Playground Equipment

- Is it possible for intergenerational play equipment like at HCC
- Opportunity for an outdoor learning environment at any of the sites (like Down East Partnership for Children)
- Will there be trained employees on how to use the outdoor fitness pieces
- Are swings included in the playground plans? They should be

Swimming

- Will the youth be able to also swim at T.J. Davis
- I'm sorry, children cannot learn to swim in a splash pad. Why can't the community raise money for a pool, this is supposed to be a done deal but there is still hope.
- What plans are there to still provide swimming opportunities for youth of color since their neighborhood is losing its pool? Programming through Chaloner that provides transportation to T.J. Davis? We need policies and programs in place to ensure this community doesn't lose access to swimming safety and recreation opportunities.

Splash Pad

- Will the splash pad be on a timer
- Will it be supervised with lifeguards
- What is the cost of the splash pad

Glover Street

- How is this plan going to affect Glover Street
- Glover Street - add speed bumps
- What will be done on the Glover Street road

Safety

- How many years for Master Plan, MLK Park, where will it help our children
- Will it be fenced around and locked at night
- Will the basketball area be gated and locked to keep trespassers out

Supervision

- What time will it be open/closed
- Who will supervise
- Who is in charge of area during play time
- Basketball opening/closing time, policing area available

Additional

- After-school programs
- I'm for change
- Next steps - gather input from kids and youths
- Get input from children

Based on input from attendees, the following recreation elements (from Gametime) were listed as the preferred options (top two vote getters):

Play Equipment (2-5 year): Fontana - 8 votes; Ollie's Nook - 4 votes

Play Equipment (5-12 year): Pinnacle – 6 votes; River Valley – 5 votes

Outdoor Adult Fitness Equipment: 11 votes

Splash Pad: Option B – 10 votes; Option C – 1 vote

Overall, the forum was well attended and provided very good information with regard to desired feature elements within the parks.

CONCEPTUAL SITE PLAN DEVELOPMENT

Based on the site analysis, site limitations, preliminary concept plans were developed for each of the three park sites and reviewed with the City.

A final conceptual site plan was developed for each park site by matching the recreational elements expressed by the community with the physical conditions found on each existing park site for the re- development. The description of park elements for each park site follows:

Martin Luther King Jr. Community Park

New Concrete Walkways

New concrete walkways will be constructed along Wyche and Lewis Streets connecting to the existing walk on Virginia Avenue. Additional walkways will be constructed through the southern end of the park connecting to the Martin Luther King Memorial Plaza.

Martin Luther King Jr. Memorial Plaza

A new paved plaza (concrete pavers) will be constructed in the southern third of the park. The existing MLK statue will be the central focus of the plaza featuring specialty pavers engraved with well-known quotes from Martin Luther King. Ornamental trees will be installed around the plaza perimeter.

Civic Lawn

The northern two-thirds of the park will be devoted to a civic lawn area ringed with new shade trees and anchored at the north end by the existing Oak tree.

Wheeler Park

Walking Trail

A paved walking loop trail will be developed within the park to provide circulation and exercise. The loop trail measures approximately 2/10 of a mile.

New Playground

The existing play equipment will be removed and a new modular play unit will be located on the Shell Street side of the park as a focal point when entering the park from the new parking area. The existing basketball court will be removed to allow for the relocation of new playground.

Picnicking

A medium sized picnic shelter (24' x 40') will be constructed adjacent to the new play area and along the loop trail to support group gatherings.

Parking

A new paved parking area and entrance will be developed off Thomas Street in the southwest corner of the park. 10 parking spaces are proposed.

J.A. Chaloner Recreation Center/Area

Splash Pad

The existing swimming pool area will be demolished and replaced with an all-inclusive splash pad facility.

Walking Trails

The existing soft surface trail will be replaced with a wider paved walking loop trail along with new paved walkways within the park area to provide circulation between facilities and exercise for walking and jogging. The loop trail measures approximately one-quarter mile. The loop trail will now be located entirely on the park property.

Playground

The existing play equipment will be removed and a new playground will be developed northeast of the recreation center where the parking area currently exists. The new playground will feature a (2-5 year) modular unit, (5-12 year) modular unit and a set of swings.

Picnicking

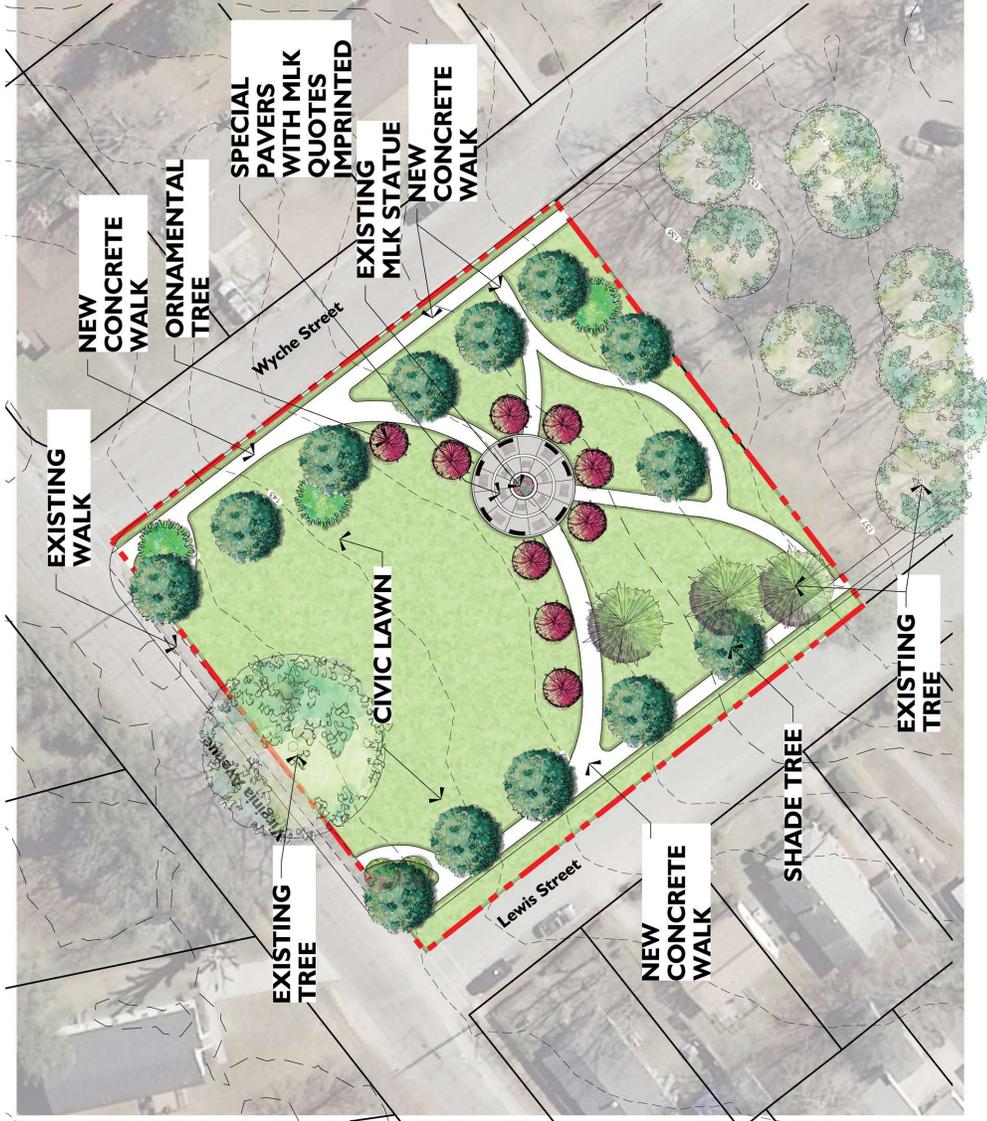
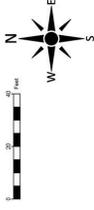
A new large picnic shelter will be constructed directly adjacent to the playground. The shelter will be large enough (30' x 40') to support group gatherings. A smaller shelter (24' x 24') will be next to the splash pad. The existing shelter west of the recreation center will remain providing park users with three shelters.

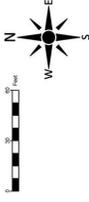
Basketball

The existing basketball court will be removed and a new basketball court will be developed within the city owned lots west of Chockoyotte Creek on the north side of Dixie Street. In addition, basketball goals will be constructed on each end of the existing tennis court.

Parking

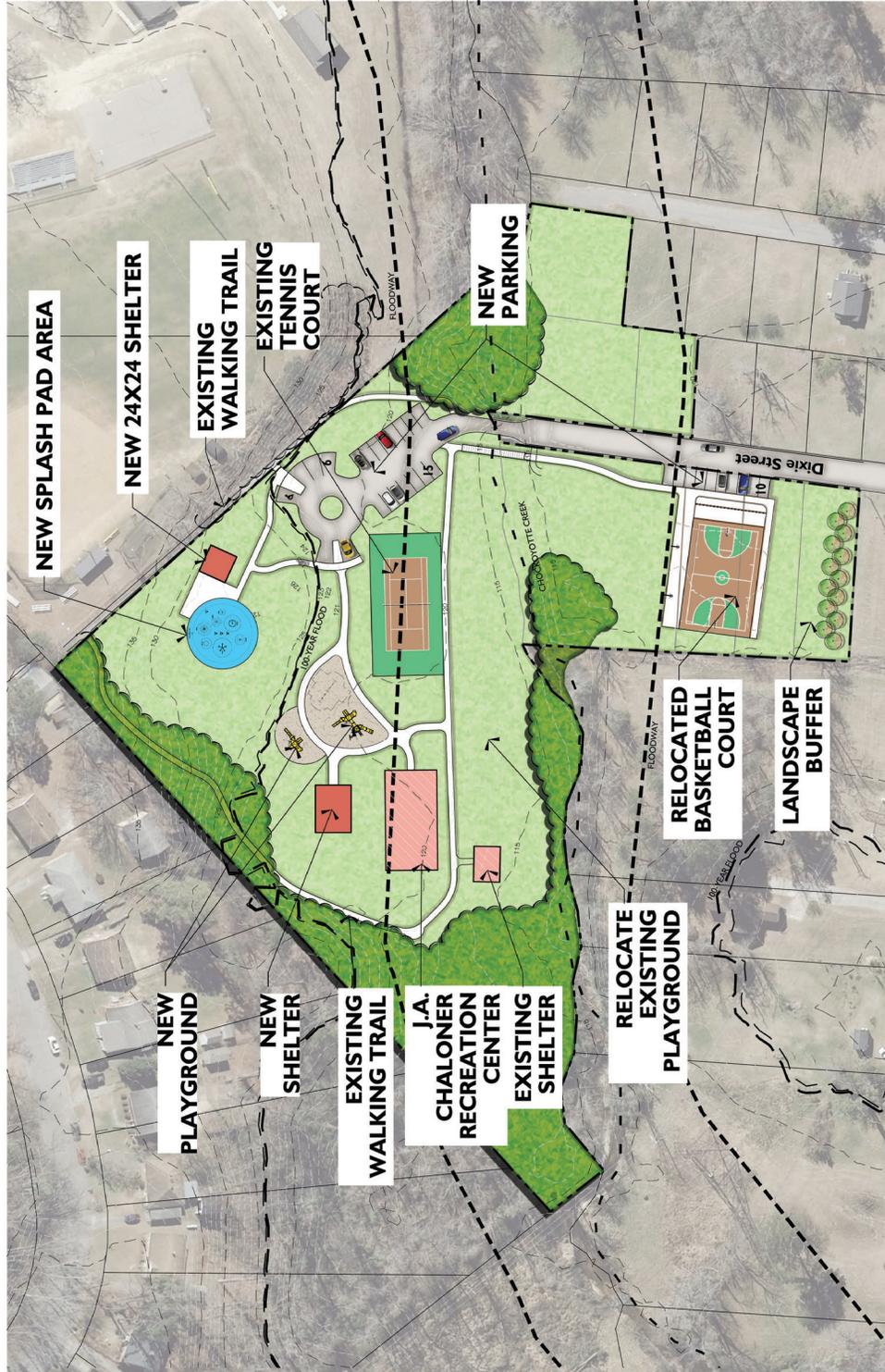
A new parking area will be developed at the end of Dixie Street along the southern end of the park near the splash pad. 21 parking spaces are proposed in this location. In addition, 10 parking spaces are proposed on Dixie Street adjacent to the relocated basketball court.





Chaloner Park | Conceptual Site Plan
 Roanoke Rapids, North Carolina

City of Roanoke Rapids Parks & Recreation Department | 10.09.2017



PROJECT COSTS

An order of magnitude budget estimate was developed for the improvements shown on the conceptual site plans for each park. Total re-development of all three parks will cost approximately \$1,467,981.47. These overall projected construction costs are broken into the following project element costs for each park:

Martin Luther King Jr. Community Park

Item	Cost
Clearing/Demolition	\$10,695.00
Grading/Erosion Control	\$23,579.00
Storm Drainage	\$0.00
Sidewalks/Trails	\$38,249.60
Utilities	\$0.00
Park Furnishings and Amenities	\$11,800.00
Landscape	\$11,331.00
Probable Sub-Contractor Budget	\$95,654.60
Contractors Overhead, Profit, and General Conditions (10%+/-)	\$9,565.46
Probable Total Construction Budget (Without Contingency)	\$105,220.06
Design Fees, Permits, Survey, Geotechnical (10%+/-)	\$10,522.01
General Contingency (10%+/-)	\$10,522.01
Total additional fee items and contingency	\$21,044.01
Probable Total Budget (including additional fees and contingency)	\$126,264.07

Wheeler Park

Item	Cost
Clearing/Demolition	\$32,949.20
Grading/Erosion Control	\$41,172.75
Storm Drainage	\$0.00
Parking Improvements	\$19,705.00
Sidewalks/Trails	\$37,928.00
Utilities	\$0.00
Park Structures	\$117,500.00
Park Furnishings and Amenities	\$18,000.00
Landscape	\$23,642.00
Basketball	\$35,822.50
Probable Sub-Contractor Budget	\$326,720.05
Contractor Overhead, Profit, and General Conditions (10%+/-)	\$32,672.01
Probable Total Construction Budget (Without Contingency)	\$359,392.06
Design Fees, Permits, Survey, Geotechnical (10%+/-)	\$35,939.21
General Contingency (10%+/-)	\$35,939.21
Total additional fee items and contingency	\$71,878.41
Probable Total Budget (including additional fees and contingency)	\$431,270.47

J.A. Chaloner Recreation Center/Area

Item	Cost
Clearing/Demolition	\$75,587.32
Grading/Erosion Control	\$75,905.00
Storm Drainage	\$40,060.00
Parking Improvements	\$31,077.60
Sidewalks/Trails	\$72,656.00
Utilities	\$2,500.00
Park Structures	\$340,000.00
Park Furnishings and Amenities	\$17,700.00
Landscape	\$11,814.60
Basketball	\$22,432.00
Probable Sub-Contractor Budget	\$689,732.52
Contractor Overhead, Profit, and General Conditions (10%+/-)	\$68,973.25
Probable Total Construction Budget (Without Contingency)	\$758,705.77
Design Fees, Permits, Survey, Geotechnical (10%+/-)	\$75,870.58
General Contingency (10%+/-)	\$75,870.58
Total additional fee items and contingency	\$151,741.15
Probable Total Budget (including additional fees and contingency)	\$910,446.93

These estimates have been prepared based on the elements reflected at a conceptual planning level. General assumptions have been made on anticipated design & engineering needs that may be needed to implement the conceptual plan elements. Upon completion of an as-built survey, subsurface investigation and final design, engineering & architecture, a refined cost estimate for each park should be prepared reflective of a complete final design. Furthermore, the above estimates are based on 2017 construction dollars and will need to be updated to reflect the time frame in which each park project will be constructed.

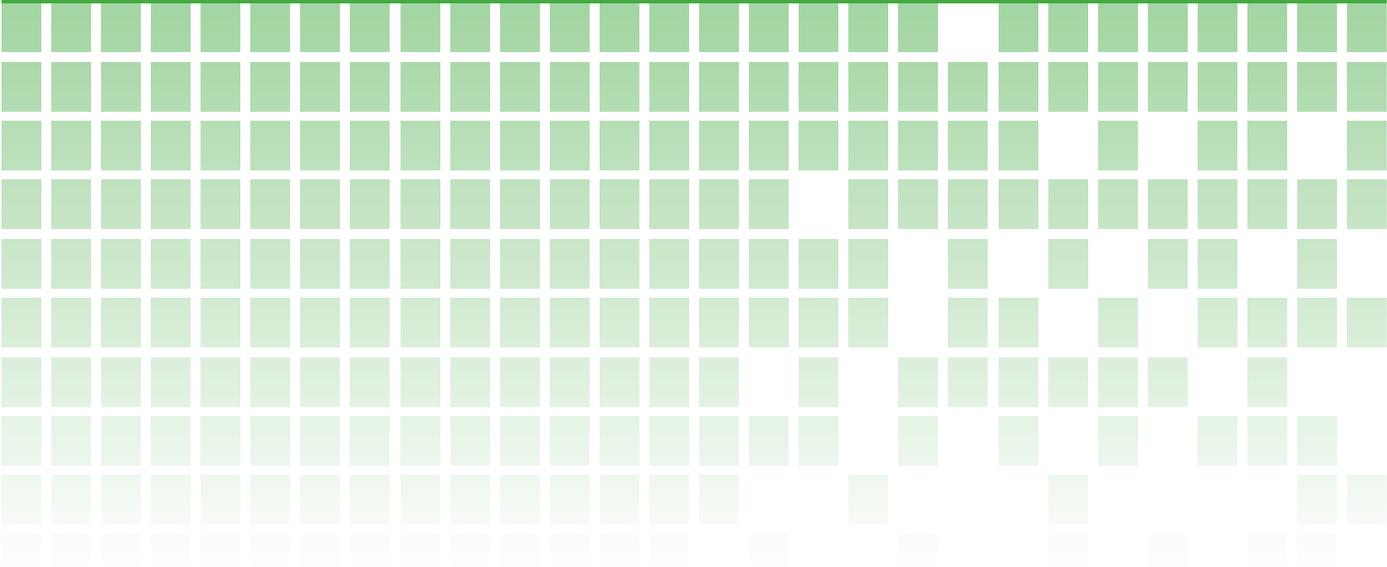
NEXT STEPS

All three conceptual site plans along with the budget estimates were presented to the Roanoke Rapids City Council at their November 21, 2017 meeting with no comments received. Subsequently, City Council adopted the conceptual site plans at their December 5, 2017 meeting.

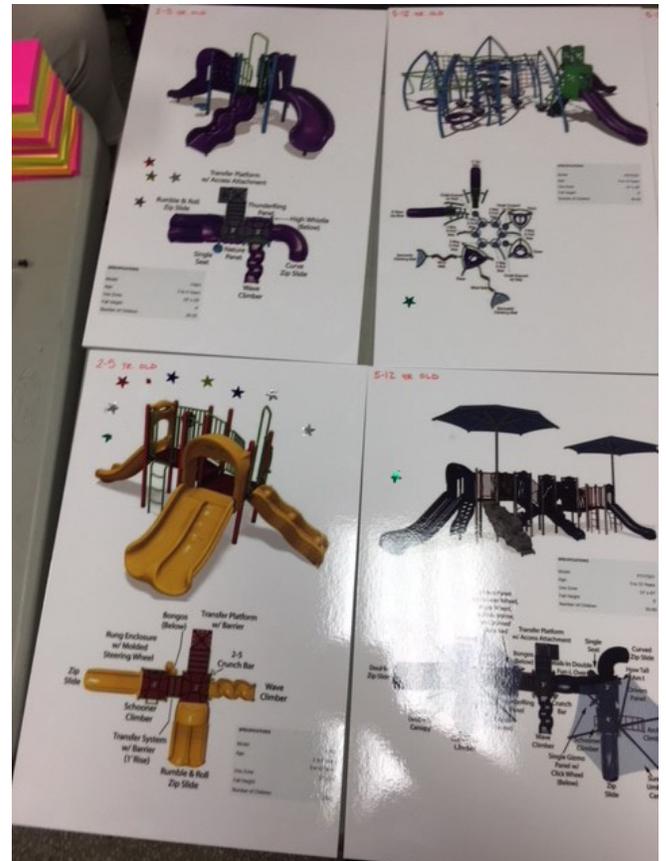
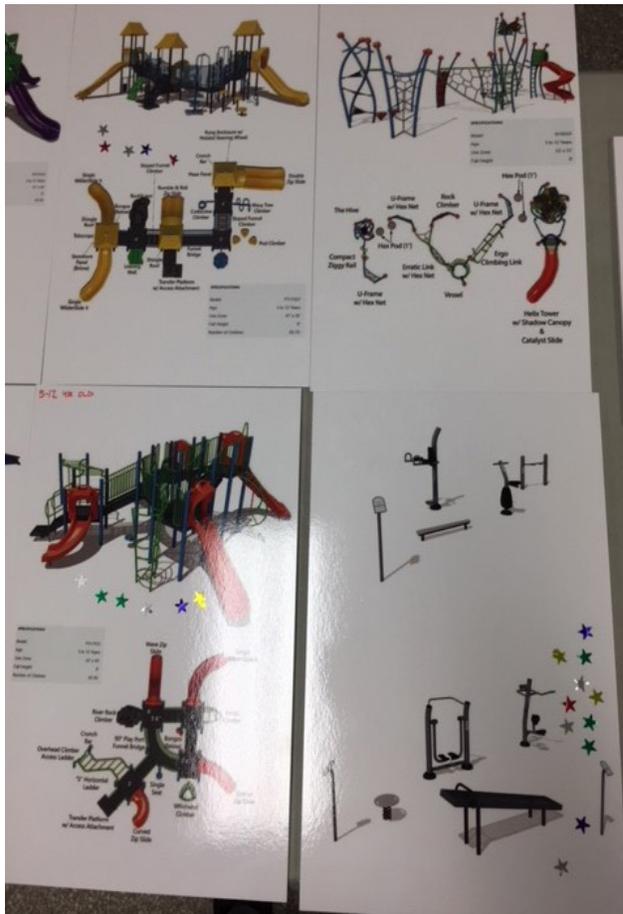
The City will continue to work with the Kate B Reynolds Foundation on the Chaloner Recreation Center splash pad and prepare to submit an application for their February 13th, 2018 grant deadline.

The City will continue to develop and implement the 158 Corridor Master plan over the next 5 – 10 years based on potential grants such as PARTF and funding availability.

EXHIBITS



VOTER COMPILATION



MLK Park Master Plan

Clearing/Demolition

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Demolition of Concrete walk & remove offsite	cy	155	\$14.00	\$2,170.00
2	Remove & replace Statue	ea	1	\$2,500.00	\$2,500.00
3	Demolish pedestrian pole lights	ea	2	\$2,500.00	\$5,000.00
4	Demo shrubs	ea	5	\$25.00	\$125.00
5	Remove & replace Park Sign	ls	1	\$500.00	\$500.00
6	Remove & relocate Park Bench	ea	4	\$100.00	\$400.00
				Probable Demo Budget	\$10,695.00

Grading/ Erosion Control

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Construction Layout and Mobilization	acre	0.99	\$4,400.00	\$4,356.00
2	Silt Fence	lf	830	\$6.00	\$4,980.00
3	Construction Entrance	ea	1	\$2,500.00	\$2,500.00
4	Skimmer Basins (not needed)	ea	0	\$17,000.00	\$0.00
5	Temporary Diversion Ditch	lf	250	\$4.00	\$1,000.00
6	Grading With On-Site Material, Cut	cy	282	\$3.50	\$987.00
7	Grading With On-Site Material, Fill	cy	282	\$3.50	\$987.00
8	Strip Topsoil, 6" (Paved Trails/Parking)	cy	564	\$4.75	\$2,679.00
9	Inlet Protection	ea		\$150.00	\$0.00
10	Fine Grade Roads/ Parking	sy		\$2.00	\$0.00
11	Fine Grade Paved Trails and Nature Trails	sy	679	\$2.00	\$1,358.00
12	Grassing, fertilizer, mulch	acre	0.99	\$2,800.00	\$2,772.00
13	Swale and Slope Stabilization	sf		\$3,000.00	\$0.00
14	Rock Opening in Silt Fence	ea	4	\$245.00	\$980.00
15	Rock Check Dam	ea	4	\$245.00	\$980.00
				Clearing/Grading/Erosion Control Budget	\$23,579.00

Storm Drainage

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Catch Basin/ Yard Inlet	ea		\$2,600.00	\$0.00
2	req'd)	ls		\$60,000.00	\$0.00
3	15" RCP	lf		\$28.00	\$0.00
4	15" Pipe End Section	ea		\$640.00	\$0.00
5	18" RCP	lf		\$30.00	\$0.00
6	18" Pipe End Section	ea		\$1,000.00	\$0.00
7	Riprap	ton		\$65.00	\$0.00
				Storm Drainage Budget	\$0.00

Sidewalks/ Trails/Patios

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Concrete Sidewalk ADA	sy	679	\$44.00	\$29,876.00
2	Specialty Pavers	sy	140	\$60.00	\$8,373.60
			Probable Sidewalk/Trail Budget		\$38,249.60

Utilities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	3/4" PVC domestic water (pool)	lf		\$10.00	\$0.00
4	1" Gate Valve	ea		\$550.00	\$0.00
5	1.5" PVC domestic water (serves restroom from well)	lf		\$15.00	\$0.00
6	1.5" Gate Valve	ea		\$750.00	\$0.00
7	Misc. water fittings, supports, bends	ls		\$1,000.00	\$0.00
8	Electrical services (primary and secondary)	ls		\$15,000.00	\$0.00
9	Drinking Fountain (Freestanding w/Spout)	ea		\$4,000.00	\$0.00
11	4" PVC sanitary sewer, gravity line	lf		\$16.00	\$0.00
12	4" PVC clean-out	ea		\$300.00	\$0.00
13	Renovate on-site septic system	ls		\$15,000.00	\$0.00
			Probable Utilities Budget		\$0.00

Park Furnishings and Amenities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Trash cans, metal coated	ea	4	\$800.00	\$3,200.00
2	Benches	ea	7	\$1,000.00	\$7,000.00
3	Picnic Table	ea	0	\$1,200.00	\$0.00
4	ADA Picnic Table	ea	1	\$1,300.00	\$1,300.00
5	Grill	ea	0	\$800.00	\$0.00
8	Bike Rack	ea	0	\$800.00	\$0.00
11	Flagpole	ls	1	\$300.00	\$300.00
			Park Furnishings/Amenities Cost		\$11,800.00

Landscape

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Large Trees	ea	13	\$375.00	\$4,875.00
2	Small Trees/Large Shrubs	ea	12	\$175.00	\$2,100.00
3	Medium Shrubs	ea	0	\$45.00	\$0.00
4	Small Shrubs	ea	0	\$25.00	\$0.00
5	Grassing	sf	43560	\$0.10	\$4,356.00
				Landscape Cost	\$11,331.00

Wheeler Park Master Plan

Clearing/Demolition

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Demolition Existing Basketball Court	cy	51	\$14.00	\$720.44
2	Demolish Existing Basketball Goals	ea	2	\$250.00	\$500.00
2	Demolition Existing Basketball Court Fence	lf	258	\$15.00	\$3,870.00
3	Demolish Existing Property Boundary Fence	lf	770	\$15.00	\$11,550.00
4	Demolish Gravel Base & reuse onsite	cy	51	\$6.00	\$308.76
5	Demo playground equipment	ls	1	\$15,000.00	\$15,000.00
6	Remove landscape timbers & sand	ls	1	\$1,000.00	\$1,000.00
				Probable Demo Budget	\$32,949.20

Grading/ Erosion Control

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Construction Layout and Mobilization	acre	1.89	\$4,400.00	\$8,316.00
2	Silt Fence	lf	1,702	\$6.00	\$10,212.00
3	Construction Entrance	ea	1	\$2,500.00	\$2,500.00
4	Skimmer Basins	ea		\$17,000.00	\$0.00
5	Temporary Diversion Ditch	lf	300	\$4.00	\$1,200.00
6	Grading With On-Site Material, Cut	cy	436	\$3.50	\$1,526.00
7	Grading With On-Site Material, Fill	cy	436	\$3.50	\$1,526.00
8	Strip Topsoil, 6" (Paved Trails/Parking)	cy	873	\$4.75	\$4,146.75
9	Inlet Protection	ea	0	\$150.00	\$0.00
10	Fine Grade Roads/ Parking	sy	635	\$2.00	\$1,270.00
11	Fine Grade Paved Trails and Nature Trails	sy	862	\$2.00	\$1,724.00
12	Grassing, fertilizer, mulch	acre	1.89	\$2,800.00	\$5,292.00
13	Swale and Slope Stabilization	sf	1	\$3,000.00	\$1,500.00
14	Rock Opening in Silt Fence	ea	4	\$245.00	\$980.00
15	Rock Check Dam	ea	4	\$245.00	\$980.00
				Clearing/Grading/Erosion Control Budget	\$41,172.75

Storm Drainage

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Catch Basin/ Yard Inlet	ea		\$2,600.00	\$0.00
2	req'd)	ls	0	\$60,000.00	\$0.00
3	15" RCP	lf		\$28.00	\$0.00
4	15" Pipe End Section	ea		\$640.00	\$0.00
5	18" RCP	lf		\$30.00	\$0.00
6	18" Pipe End Section	ea		\$1,000.00	\$0.00
7	Riprap	ton		\$65.00	\$0.00
				Storm Drainage Budget	\$0.00

Parking Improvements

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	ABC stone, (6" depth)	ton	188	\$35.00	\$6,580.00
2	Standard Duty Asphalt, 2" (Parking)	ton	69	\$125.00	\$8,625.00
3	Parking Lot Striping / ADA signage	ls	1	\$2,000.00	\$2,000.00
4	Stop Signs, Misc. Signage	ls	1	\$1,000.00	\$1,000.00
5	Conc. Wheelstops	ea	10	\$150.00	\$1,500.00
				Parking Budget	\$19,705.00

Sidewalks/ Trails/Patios

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Concrete Sidewalk ADA	sy	862	\$44.00	\$37,928.00
				Probable Sidewalk/Trail Budget	\$37,928.00

Utilities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	3/4" PVC domestic water (pool)	lf		\$10.00	\$0.00
4	1" Gate Valve	ea		\$550.00	\$0.00
5	1.5" PVC domestic water (serves restroom from well)	lf		\$15.00	\$0.00
6	1.5" Gate Valve	ea		\$750.00	\$0.00
7	Misc. water fittings, supports, bends	ls		\$1,000.00	\$0.00
8	Electrical services (primary and secondary)	ls		\$15,000.00	\$0.00
9	Drinking Fountain (Freestanding w/Spout)	ea		\$4,000.00	\$0.00
11	4" PVC sanitary sewer, gravity line	lf		\$16.00	\$0.00
12	4" PVC clean-out	ea		\$300.00	\$0.00
13	Renovate on-site septic system	ls		\$15,000.00	\$0.00
				Probable Utilities Budget	\$0.00

Park Structures

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
2	New Playground w/engineered wood fiber surfacing	ls	1	\$72,500.00	\$72,500.00
5	40'X24' Picnic Shelter & Concrete Pad	ls	1	\$45,000.00	\$45,000.00
				35 structures Cost	\$117,500.00

Park Furnishings and Amenities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Trash cans, metal coated	ea	4	\$800.00	\$3,200.00
2	Benches	ea	6	\$1,000.00	\$6,000.00
3	Picnic Table	ea	4	\$1,200.00	\$4,800.00
4	ADA Picnic Table	ea	1	\$1,300.00	\$1,300.00
5	Grill	ea	2	\$800.00	\$1,600.00
8	Bike Rack	ea	1	\$800.00	\$800.00
11	Flagpole	ls	1	\$300.00	\$300.00
				Park Furnishings/Amenities Cost	\$18,000.00

Landscape

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Large Trees	ea	26	\$375.00	\$9,750.00
2	Small Trees/Large Shrubs	ea	50	\$175.00	\$8,750.00
3	Medium Shrubs	ea		\$45.00	\$0.00
4	Small Shrubs	ea		\$25.00	\$0.00
5	Grassing	sf	51426	\$0.10	\$5,142.60
				Landscape Cost	\$23,642.60

Basketball Court

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Fence - 10'ht., 9 ga., galvanized	lf	225	\$28.00	\$6,300.00
2	Player Gate -10' ht x 4' wide, transom	ea	2	\$850.00	\$1,700.00
2	Asphalt Paving, heavy duty 3"	ton	58	\$125.00	\$7,222.50
3	CABC Stone, 8"	ton	140	\$35.00	\$4,900.00
4	Fine Grading	sy	350	\$2.00	\$700.00
5	Goals & backboard	ls	1	\$10,000.00	\$10,000.00
6	Court Surface	ea	1	\$5,000.00	\$5,000.00
				Landscape Cost	\$35,822.50

Parking Improvements

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	ABC stone, (6" depth)	ton	290	\$35.00	\$10,145.10
2	Standard Duty Asphalt, 2" (Parking)	ton	106	\$125.00	\$13,282.50
3	Parking Lot Striping / ADA signage	ls	1	\$2,000.00	\$2,000.00
4	Stop Signs, Misc. Signage	ls	1	\$1,000.00	\$1,000.00
5	Conc. Wheelstops	ea	31	\$150.00	\$4,650.00
				Parking Budget	\$31,077.60

Sidewalks/ Trails/Patios

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Concrete Sidewalk ADA	sy	1,424	\$44.00	\$62,656.00
2	Concrete Steps	ls	1	\$10,000.00	\$10,000.00
				Probable Sidewalk/Trail Budget	\$72,656.00

Utilities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	3/4" PVC domestic water (pool)	lf		\$10.00	\$0.00
4	1" Gate Valve	ea		\$550.00	\$0.00
5	1.5" PVC domestic water	lf		\$15.00	\$0.00
6	1.5" Gate Valve	ea		\$750.00	\$0.00
7	Misc. water fittings, supports, bends, connection	ls	1	\$2,500.00	\$2,500.00
8	Electrical services (primary and secondary)	ls		\$15,000.00	\$0.00
9	Drinking Fountain (Freestanding w/Spout)	ea		\$4,000.00	\$0.00
11	4" PVC sanitary sewer, gravity line	lf		\$16.00	\$0.00
12	4" PVC clean-out	ea		\$300.00	\$0.00
13	Renovate on-site septic system	ls		\$15,000.00	\$0.00
				Probable Utilities Budget	\$2,500.00

Park Structures

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Splashpad (incl. equipment, pump, enclosure)	ls	1	\$175,000.00	\$175,000.00
2	24'x24' Picnic Shelter & Concrete Pad	ls	1	\$30,000.00	\$30,000.00
3	New Playground w/engineered wood fiber surfacing	ls	1	\$85,000.00	\$85,000.00
4	40'X30' Picnic Shelter & Concrete Pad	ls	1	\$50,000.00	\$50,000.00
				Park Structures Cost	\$340,000.00

Park Furnishings and Amenities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Trash cans, metal coated	ea	4	\$800.00	\$3,200.00
2	Benches	ea	6	\$1,000.00	\$6,000.00
3	Picnic Table	ea	4	\$1,200.00	\$4,800.00
4	ADA Picnic Table	ea	1	\$1,300.00	\$1,300.00
5	Grill	ea	2	\$800.00	\$1,600.00
8	Bike Rack	ea	1	\$800.00	\$800.00
				Park Furnishings/Amenities Cost	\$17,700.00

Landscape

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Large Trees	ea		\$375.00	\$0.00
2	Small Trees/Large Shrubs	ea	13	\$175.00	\$2,275.00
3	Medium Shrubs	ea		\$45.00	\$0.00
4	Small Shrubs	ea		\$25.00	\$0.00
5	Grassing	sf	95396	\$0.10	\$9,539.60
				Landscape Cost	\$11,814.60

Basketball Court

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Fence - 10'ht., 9 ga., galvanized	lf	60	\$28.00	\$1,680.00
2	Asphalt Paving, heavy duty 3"	ton		\$125.00	\$0.00
3	CABC Stone, 8"	ton	20	\$35.00	\$700.00
4	Fine Grading	sy	26	\$2.00	\$52.00
5	Relocate goals & backboard	ls	1	\$10,000.00	\$10,000.00
6	(2) Extra Basketball goals along side	ls	2	\$2,500.00	\$5,000.00
6	Court Surface	ea	1	\$5,000.00	\$5,000.00
				Landscape Cost	\$22,432.00