

Town of Carrboro

Martin Luther King, Jr. Park



Prepared By:



September 17, 2004

Town of Carrboro Martin Luther King Jr. Park

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Project Overview

In 1994 the Town of Carrboro developed a comprehensive plan for parks and recreation. In late 1999 the town began implementation on the 1994 master plan by purchasing 10.16 acres of land on Hillsborough Road in the central section of town. The property, which was previously a single-family residence, is an ideal neighborhood park site. Its gently rolling terrain and a variety of woodland areas and open fields offer a wonderful opportunity for park development.

View of existing entrance.

The town wasted little time getting to work on plans for the park. In the spring of 2000, a park planning committee was named and the park designers (Site Solutions) were commissioned. In the fall of that same year the first public meeting was held to discuss park plans with the community. Community support for the park was strong; over 100 citizens attended the first public workshop, which was held on the site.

It became apparent in the early design stages that the most significant impact on park development would be the extension of Tripp Farm Road. This roadway extension project, which is on the town's Thoroughfare Plan, is planned to run through portions of the proposed park site. The extension of this road has significant implementations for park design. The town decided that the preliminary alignment of this proposed extension should be determined prior to proceeding with park design. With this understanding, the park planning effort was put on hold until design of the roadway alignment could be studied.



The following year, the town worked with a planning consultant (Sungate Design Group) to review alternative alignments for the roadway extension through the park. In 2003 a preferred alignment was determined. This alignment forms the park's southern and eastern edge, and cuts the park into two sections. The majority of the site's acreage was held intact with a small out parcel separated by the roadway extension.

In the fall of 2003, Site Solutions resumed work on the park plan. During the initial phase of the design, Site Solutions worked with town officials to develop a concept for the roadway extension that would be compatible with park development. The approved concept proposed a 24' road with two 12' lanes and 45° parking along the road in strategic locations to serve the park.

With the conceptual alignment and design of the road completed, the park planning process resumed. In January of 2004, a second public meeting was held to discuss the park. This meeting, which was attended by 45-50 citizens, was designed to reintroduce the park to the public, bring them up to date on the planning process, and to obtain input on their desires for park development. The meeting was very successful and much was discussed.

With input from the second public meeting, Site Solutions developed several concepts for park development. Through a series of meetings with the park planning committee, these concepts evolved into two preliminary plans for park development.

In late April, a third public meeting was held to present the two preliminary plans. The meeting was an excellent public workshop and people carefully reviewed each plan of development. Initially there seemed to be lack of consensus on which plan was preferred, but upon closer study one plan emerged as the preferred plan. The preferred plan was presented to the Board of Aldermen in June 2004 for their approval. The plan was unanimously adopted. In addition to adopting the master plan, the Town Board voted to name the park Martin Luther King Jr. Park.

Site Analysis

General

Martin Luther King, Jr. Park is located on Hillsborough Road. The site, which was a single-family residence, covers 10.16 acres. The majority of the site is gently rolling open fields with scattered specimen trees. One corner of the site is covered with mixed hardwoods. The site's natural beauty and variety of vegetation make it an excellent site for a neighborhood park.

Manmade Factors

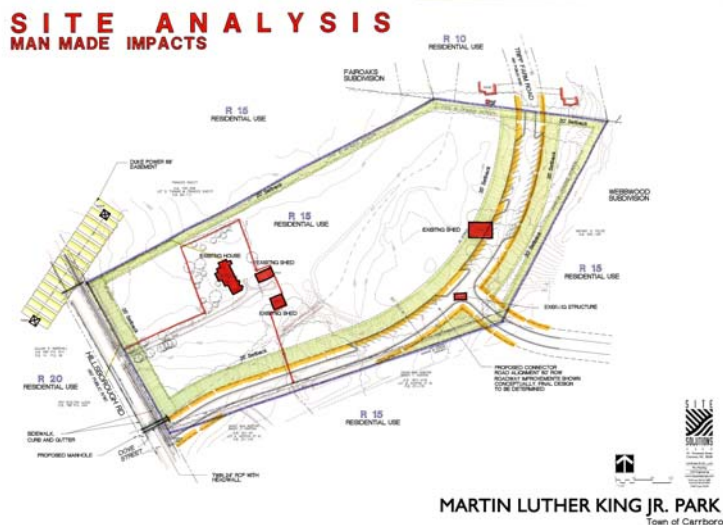
Zoning

The site is currently zoned R-15 Residential. Parks are permitted within this zoning district. Parking will be required based on the town's land use ordinance (1 space/200 S.F. for any building use and 1 space/3 people for all outdoor facilities). Required parking can be provided as on-street parking.

Park development must comply with all zoning standards required for landscape, buffer, setbacks, etc. as defined in the town's Land Use Ordinance. Type B buffers will be required along any property lines abutting residential use. There is a 35' setback along any public street and 20' setback along all other property lines.

Surrounding Land Use

The surrounding land use is single-family residences. Property to the south, east and northwest of the property is currently zoned R-15. Property to the north, in the Fair Oaks Subdivision, is zoned R-10. Property directly across Hillsborough Road is zoned R-20. Park development should be sensitive to the adjacent residences.



Utilities

The property is well served by utilities. OWASA recently completed extension of the sewer to the southwest corner of the site. This manhole will service all but the far eastern portion of the site. This eastern portion of the site drops in elevation away from Hillsborough Road. Any structure requiring sanitary sewer service in this area will require a lift station to pump sewer to the existing manhole. Domestic water lines are found in Hillsborough Road (12" line), Tripp Farm Road (8" line) and Webb Drive. While the final design for the Tripp Farm Road extension has not been completed, it is assumed that this roadway extension will also include the extension of the 8" waterline.

In addition to water and sewer, gas, electric and cable services are available on Hillsborough Road. A CP&L transmission line runs just northwest of the site. Power poles and power lines are visible from the site.

Roadway Improvements

Hillsborough Road was recently improved to include bike lanes, curbs, gutters and sidewalks. One curb cut was provided at the park site. This curb cut is located at the existing driveway serving the residence.

The extension of Tripp Farm Road is perhaps the most significant feature impacting park design. This roadway improvement project, which is part of the town's Thoroughfare Plan, calls for the extension of Tripp Farm Road through the park to connect with Hillsborough Road at Dove Street. Independent of this park planning effort the town worked with a traffic engineer and studied alternative routes for the extension. The preferred route brings the roadway through the park, forming the park's southern and eastern border. The 60' right of way requires 1.54 acres of park property and results in a 1.04 acre portion of park to be separated from the property.

The proposed alignment for the Tripp Farm Road connector results in a new park site, which contains a 7.58 acre parcel and a 1.04 acre parcel in addition to the 60' ROW that is required for road development. The proposed road will carry 35' setbacks along the entire alignment. While final design of the road has not been undertaken, preliminary designs call for 2 lanes of traffic (24' width) with 45° off street parking. This roadway cross section will allow parking for the park to be provided along the street, and alleviates the need for parking on park property.

Existing Structures

The site, which was previously used as a single-family residence, contains several residential scale structures. The actual residence, built in the 1950-60's, is a typical 60's brick ranch with approximately 2000 square feet. An architectural assessment of the house determined that while the house was in reasonably good shape, the cost of updating the structure and bringing it up to current building codes (particularly related to ADA issues) would be prohibitively expensive. With this evaluation, this report recommends demolishing the house or having it moved off-site for residential reuse.

In addition to the main residence, there is a small barn and open shelter on the site. These structures are in reasonably good condition and could be used for park service with minor improvements.

Natural Features

Topography

The site is generally flat with only limited area where slopes exceed 5%. The majority of the site slopes towards Hillsborough Road at an average of 2-3%. The rear portion of the site drops off in the opposite direction at slopes that are 5% or greater. Most of this area is associated with the proposed roadway extension and the small separate park area that will be created by the new road.

Existing House



Existing Barn



Open field along rear of property



Vegetation

The majority of the site consists of a series of open fields. These fields are arranged into three separate “rooms”. There are two small open fields adjacent to Hillsborough Road. These two smaller “rooms” are divided by the driveway serving the residence. This driveway is lined by a row of large loblolly pines and sweet gum. A third open field covers the rear half of the property. This open field previously contained a small farm pond, but this pond was drained and re-graded by the town several years ago.

Several acres of the site along the southwestern boundary are covered in woods. These woods consist of a variety of tree communities including an oak-hickory planting, an upland woodland community (pine, oak, sweet gum) and a riparian plant community found along the existing creek.

The variety of open fields, large specimen trees, and various woodland groups makes an ideal site for park development.

Woodland Area



Soils

The majority of the site is composed of Orange Silt Loam. These soils have some limitations for recreation development, because of their slow permeability and high shrink-swell potential. However, in this use, where sanitary sewer is available and no major structures are anticipated, these limitations should not be a problem for park development. A small portion of the site (along the eastern border) contains Enon Loam. These soils, like the Orange Silt Loam are somewhat limited in use due to slow permeability. Most of the property covered in Enon Loam soils are included in the roadway extension or the out parcel site.

Both Orange Silt Loam and Enon Loam provide potentially good habitat for wildlife and growth of a variety of trees and vegetation.

Drainage

The majority of the site is drained by a swale/creek that runs diagonally through the property from northeast to southwest. This swale/creek ultimately flows to an existing storm drain under Hillsborough Road. This swale/creek was dammed with a small earthen structure that created a small farm pond. This dam was partially breached several years ago, and the pond semi-drained. This breach resulted in areas at the rear of the property that did not drain and subsequently caused wetlands to develop. In 2001 the town permitted the filling of the wetlands and subsequently re-graded the center portion of the site to provide positive drainage throughout the area.

The open field that cover the rear of the property is extremely flat and still does not drain well in some areas. Park development should consider this drainage pattern and should alleviate any drainage problems.

The rear quarter of the site drops off in the opposite direction with considerably more vertical drop than the front portion of the site.

Wetlands prior to filling.



Program Development/Public Involvement

First Public Workshop

Immediately following the site analysis/investigation phase a public workshop was held to introduce the public to the site and obtain input with regard to the public's desires for park development.

This first public workshop was held at the site. On a beautiful fall Sunday afternoon, the citizens of Carrboro convened at the site to discuss future development. Approximately 100 attended the first workshop. Following introductions and a presentation on findings from the site analysis phase, Site Solutions led the group on a walking tour of the site. Following the walking tour, the group reconvened under one of the existing barn structures to discuss the park and visualize what might ultimately be built on the site.

Citizens review site analysis at first public meeting.



The next phase of the meeting began as Derek Williams from Site Solutions asked the audience to list positive/negative aspects of the park, and list opportunities of the site. The following list was generated:

Positive

Pond
Trees
Field
Edges (woods)
Park Location (within walking distance)
Peace/Quiet
Birds
Flatness

Negative

Road
Buildings
Thorns
Fences

Opportunities

Boardwalk/Nature Area
Tie in with Schools
Discourage Auto Use
Provide Handicap Access
Protect Cultural Resources
Encourage Bicycle Access

It was generally felt that the site is well suited for a neighborhood park. There was an overall appreciation of the natural features of the park (trees, pond, wetlands, fields, wildlife, etc.) and an overall consensus that the natural elements of the site should be preserved in the park. There were a number of comments expressing concern over the negative impact the proposed connector road will have on the park.

The next step in the planning process was a discussion on the concept of a neighborhood park, and facilities typically found in a neighborhood park. Site Solutions presented a list of facilities, which are "typically" found in a neighborhood park, and provided a copy of the "typical" neighborhood park, which is presented in the Town's Comprehensive Recreation Plan. Participants were then invited to develop a list of facilities to be included in the park.

This list included:

- Playground.
- 1/2 Basketball courts.

- Softball or baseball field.
- Multipurpose field.
- Picnic Shelter with grills.
- Picnic tables with grills.
- Benches at designated facilities.
- 50% of the site to remain undeveloped.
- Tennis courts.
- Nature trail.

The following minor revisions were made to the original list presented:

- Multipurpose field was expanded to include a soccer field.
- Picnic shelter and picnic tables were combined to simplify picnic facilities.
- Sand box was added to playground.

In addition to these modifications, the following facilities were added:

- Swimming pool (indoor or outdoor).
- Pond/wetland boardwalk.
- Skateboard park.
- Bicycle/pedestrian access from Tripp Farm Road to Hillsborough Road.
- Enclosed bicycle access.
- Historic exhibit.

Very strong support was voiced for including a swimming pool in the park. It was noted that swimming pools are not typically found in neighborhood parks; and that if a pool were built as part of the project, it would be a community facility. A template for a pool was overlaid on the site indicating a 25-meter pool and parking (+/- 80 spaces) can be accommodated on the site, but it would take up roughly half the buildable land.

The other area of strong support centered around the pond/wetland area, and a general feeling that much of this park should be dedicated to a naturalist/environmentally compatible theme. A number of people expressed a desire for nature trails, retention of a water feature/wetlands, and access to these areas.

Following a very good discussion regarding possible facilities to be included in the park, participants were given the opportunity to express their views on the facilities they desired to see developed. Participants were given the following:

- (1) Green dot to indicate the facility they felt most important for park development.
- (4) Blue dots to indicate facilities they felt important to include in park development.
- (2) Red dots to indicate facilities they felt inappropriate to include in this park.

The results of this exercise are to be used by park planners as they begin developing preliminary plans for the park. The results of this process are as follows:

	Green	Blue	Red
Playground	3	28	0
Basketball	0	4	6
Softball/Baseball	2	7	21
Multipurpose/Soccer Field	3	14	6
Picnic Area	3	21	1
Benches	0	3	0
50% to remain undeveloped	11	34	2

	Green	Blue	Red
Tennis Court	3	14	11
Nature Trail	5	19	0
Swimming Pool	19	31	24
Pond/Wetland	11	30	1
Skateboard	1	8	8
Bike Access	3	15	5
Dog Area	1	3	21
Historic Exhibit	0	3	15

Participants were thanked for their involvement, and told that the information gained during this workshop will be used in developing preliminary plans for the park.

Tripp Farm Road Extension

With the site analysis completed and the first public meeting held, the designers were ready to begin developing concepts for the park. It was immediately apparent that any plan for the park was dependent on the design and alignment of the extension for Tripp Farm Road and that little constructive planning could occur on the park site until the roadway extension was resolved.

In February 2001, the town began working with Sungate Design Group to study alternative alignments for the proposed roadway. Several alternative alignments were proposed. After considerable deliberation between designers, the public, and town staff a preferred alignment was selected. This alignment locates the roadway along the eastern and southern borders of the park intersecting Hillsborough Road at the Dove Street. The proposed alignment also provides a possible connection to Webb Road.

With the proposed alignment defined, the town began working again on the park design. In the fall of 2003, Site Solutions worked with town staff to define a cross section for the roadway, which would be compatible with park use. The preferred cross section included a two-lane road (12' lanes) with areas of on-street parking. Parking would be at 45° and would be located on both sides of the street. Parking would be located to provide convenient access to park activities and to minimize removal of existing trees.

Second Public Meeting

In January of 2004, the town resumed the planning of Martin Luther King, Jr. Park. A brief update/evaluation of the previous site analysis and inventory was conducted by Site Solutions. Most all of the relevant site information was unchanged since the initial site analysis had been conducted in 2000. In the time since the initial site analysis, improvements had been made to Hillsborough Road (sidewalk and bike lanes), and the town had proceeded with filling the existing wetlands and re-graded the pond area.

A second public meeting was held in January of 2004. The second meeting was held at the Century Center. Attendance at this meeting was good; approximately 50 people were present. Many of the people who originally walked the site in October of 2000 were present at the second meeting. The meeting format was similar to the meeting originally held at the site; without the walking tour.

Following brief introductions and explanation of the planning process, Site Solutions presented the group with findings from the site analysis and inventory. Following the site description, the meeting was opened for comment.

In many ways, the comments at the second meeting reflected comments made at the first meeting. There was considerable support for building a park and many needs expressed for a neighborhood park.

As in the first meeting, there was strong support for maintaining the integrity and natural feel of the site, and desire to minimize league athletics.

There was mixed support for building a swimming pool on the site. Some felt very strongly that a community pool is needed and the town should focus its resources on pool development, at the expense of the neighborhood park needs. Likewise many felt that Martin Luther King, Jr. Park should be developed as a neighborhood park and should not be dominated by a swimming facility.

Following the opening discussions, the group was invited to participate in a ranking exercise similar to the voting process held at the first public meeting. As a group exercise, everyone was given:

- (1) Green dot to indicate the most desired activity.
- (4) Blue dots to indicate desired activities.
- (2) Red dots to indicate undesirable activities.

The results of the exercise resulted in the following:

Hillsborough Road Potential Neighborhood Park Facilities Summary

Facility	*Most Desired (2x)	Desired	Undesired (x-1)	Ranking
Use funds for park for pool in another location	18	10		28
Multi-purpose field	10	8		18
Low impact use		18		18
Community built playground "pirate ship"/tall slides	6	9		15
Natural park	12	2	6	8
Picnic shelters w/grills	2	6		8
50% of site to remain undeveloped	2	6		8
No vehicle connection from TRIPP	6	2	1	7
Community garden/nature education center	2	1 garden 5 nature	1	7
Play art ftn., water feature	2	5		7
Sprayground		7		7
Volleyball courts		5		5
Outdoor pool	8	7	11	4
Bird I.D. station in corner		4		4
Outdoor ping pong - concrete	2	1		3
Preserve farm character/heritage	2	1		3
Open space/fields		3		3
Parking on road vs. park		3		3
Nature trail		6	4	2
Playground		3	1	2
Frisbee golf		2		2
Keep house		2		2
Need bike path - off road		2		2
Rollerblading, scooters, bike - prefer paved surface - "loop trail"		2		2
Softball/baseball field				0
Benches at designated facilities		1		1
Sensitive to noise/privacy		1		1
Rain shelter		1		1
Safe pedestrian connection across Hillsborough		1		1
Science center		1		1
Wide trails - strollers - 8' paved		1		1
Tennis courts		1	2	-1
½ Basketball courts			1	-1
Dog park		3	10	-7
Indoor pool			21	-21

*This item is weighted 2x (twice) the other relative to the other input items.

Preliminary Concept Plans/Public Involvement

With the information from the site analysis, and the input from the two first public meetings, Site Solutions began work on alternative concepts for park development. Three concepts for park development were presented to the park planning committee. Through discussions and refinements, these plans ultimately evolved into the following two design concepts:

SCHEME A



Scheme A

Scheme A located the majority of park activities along the eastern border of the site. In this scheme the heart of the park was comprised of a group of activities aligned along a seasonal creek that would be created in the large open field in the eastern portion of the park site in the area of the previous farm pond. A paved walking trail linked all of these activities and circled the remaining open field.

In this scheme the creek created a focal point for a proposed picnic shelter/restroom, a community playground, and spray ground. In addition, the proposed creek would serve as a wildlife and bird habitat.

Scheme A maintained the large open fields along Hillsborough Road and proposed a simple backstop for pick up softball games. The intent of these open fields was very informal play; the existing large trees found in the open fields would remain. A gravel walking trail ran along the perimeter of the open fields and connected to the paved trails around the activity node at the rear of the park.

The wooded area along the southern border would remain and be used as wildlife habitat and nature garden area. Gravel trails would provide access to this area and provide a loop walking trail throughout the site.

The area of the park east of the proposed Tripp Farm Road extension would be a passive area with a gravel trail. The open field area in this parcel would be seeded with a variety of wildflowers, while the wooded area would be developed as a woodlands nature garden. Both of these areas would be used for nature interpretive programs.

SCHEME B



Scheme B

Scheme B closely relates to the pattern of development that exists on the site. In this scheme, the primary hub of development occurs central to the site; in

approximately the same area of the existing house. Much like Scheme A, the central hub of this plan is an activity node comprised of a restroom/picnic shelter, a community playground (with farm theme) and a spray ground.

The central location of this activity node divides the site into two large rooms, or open spaces; much like the existing house and barns did originally. The front room (adjacent to Hillsborough Road) is set aside as an informal open field surrounded by a paved path. A pedestrian entrance at the location of the existing driveway (between the row of large pines) is provided. The rear "room" also provides a large open field. In this area the open field will be graded to accommodate a multi purpose field that will accommodate informal soccer, football, lacrosse or softball. It should be noted that while this field will be graded to accommodate these activities, there was a strong sentiment that this multi purpose field not become a programmed field for athletics. This area will be surrounded by a paved path and will be complimented with a sculpture garden for informal display of art.

Like Scheme A, Scheme B called for the preservation of the wooded area along the southern border of the park and proposed this area be preserved and used as wildlife native habitat garden with gravel trails.

The area to the east of the proposed roadway extension will be left predominately as it exists with a meandering gravel path. This area would be planted with a variety of plants that will attract and protect birds.

Third Public Meeting

Once the two schemes for development were completed, a third public meeting was scheduled. The third public meeting was held in April (2004) at the Century Center. Approximately, 20 people attended this meeting. The majority of those in attendance had been present at one of the two previous meetings, but there were some in attendance who were new to the planning process.

Following a brief introduction and description of the planning process, Derek Williams with Site Solutions presented the two schemes for park development. Following this presentation, participants broke into two smaller groups to review and discuss the plans.

Group 1

Group 1 liked Scheme A because:

- Reduced impact on neighborhood.
- Emphasis on passive activities.
- Paved path for wheelchairs and strollers.
- Simple spray ground - more misters than cannons.

Group 1 like Scheme B because:

- Bird sanctuary.
- Open field with just enough grading to ensure safety without attracting more sports.
- Paved path for wheelchairs and strollers.
- Want field to be nonprogrammable space.
- Could create two spaces in open field.
- Sculpture garden.
- Simple spray ground - more misters than cannons.

Recommendations from this small group:

- Less is better.
- No stream.
- Grade playing field only to even out surface.

- Start with Scheme A (Note: later agreed that Scheme B was also acceptable as a starting point).
 - Field is further back from parking area.
 - Add bird sanctuary.
 - Keep landscaping that would have been added by stream (need larger or fast-growing trees to shade playground).
 - Sculptures throughout the park, not just in one place.
 - Long outer path-paved other paths gravel or mulch.
 - Scheme B would work if open area was kept at two levels, more “open area” than field.

Group 2

Group 2 liked Scheme A because:

- Asphalt accessibility.

Group 2 liked Scheme B because:

- Multipurpose field.
- Less disruption up front.
- Speaks to older children/adolescents better.
- Asphalt for accessibility.
- Use of old entry and asphalt walkways.
- Not as developed.
- Maintains high-level activity toward front of park.

Recommendations from this small group:

- Start with Scheme B and improve it.
- Outdoor amphitheater.
- More stimulating play equipment.
- Hedge maze instead of sculpture garden.
- Need benches around path.
- Play shapes could be rounded on both schemes.
- Cement ping-pong tables, chess tables.
- Gravel (porous surface) instead of asphalt.
- Needs for over-10 population.
- Don't disconnect the impact of the park on road design and parking places.
- Call it “Town Park” instead of Neighborhood Park.
- No field lights.

After meeting separately, the two groups reconvened to share comments. While each group initially picked different schemes as the preferred plan, upon more discussion, it became apparent that both groups really preferred Scheme B.

Final Master Plan

Based on the response from the third public meeting, the park planning committee decided that Scheme B most closely reflects the needs of the department and satisfies the desires of the community as expressed in the public meetings.

It was felt this plan proposed park development that was sensitive to the surrounding neighborhoods, was respectful of the existing nature of the land and provided the types of activities that are typically found in neighborhood parks.

Only minor modifications to Scheme B were proposed. The activity node was expanded to include the existing open shelter. This shelter, with minor modifications, could serve as a second picnic shelter allowing multiple groups to use the park simultaneously. A second minor modification included adding a wildflower display garden to the bird sanctuary area on the smaller park site to the east of the proposed road.

Preliminary Cost Estimate/Phasing Strategy

A preliminary cost estimate was developed for the master plan. The anticipated cost (in today's dollars) for Martin Luther King, Jr. Neighborhood Park is \$1,206,144. This estimate includes total build out of all proposed park improvements as well as construction of Tripp Farm Road Extension (\$422,000). It should be noted that this estimate is based on master plan level design; final construction documents have not been completed. For this reason, a 10% contingency has been included in this estimate.

Martin Luther King Jr. Park

Master Plan Estimate

June 15, 2004

Park Amenities

Item	All Phases	Phase 1	Phase 2
Clearing/ Demolition	\$30,500.00	\$30,500.00	\$0.00
Grading/ Erosion Control Costs	\$118,242.00	\$103,700.00	\$14,542.00
Storm Drainage	\$40,000.00	\$10,000.00	\$30,000.00
Walks and Trails	\$30,696.00	\$24,696.00	\$6,000.00
Utilities Cost	\$75,016.00	\$75,016.00	\$0.00
Playground equipment and installation (5-12 yr./tot/swings)	\$30,000.00	\$30,000.00	\$0.00
Playground (rubber) surface and sub surface drainage	\$12,000.00	\$12,000.00	\$0.00
Spray ground (4500sf) - zero depth water park includes installation and equipment	\$120,000.00	\$0.00	\$120,000.00
60 x 40 Picnic shelter w/restrooms	\$120,000.00	\$120,000.00	\$0.00
Picnic Tables/Trash receptacles/Benches	\$15,000.00	\$7,500.00	\$7,500.00
Decorative fence	\$24,000.00	\$24,000.00	\$0.00
Site Landscaping/Buffers	\$28,000.00	\$28,000.00	\$0.00
Signage	\$10,000.00	\$10,000.00	\$0.00
Total	\$653,454.00	\$475,412.00	\$178,042.00
Contingency-10%	\$65,345.00	\$47,541.00	\$17,804.00
Contingency-10% Design Fees, Survey, Geotech	\$65,345.00	\$47,541.00	\$17,804.00
Park Improvements	\$784,144.00	\$570,494.00	\$213,650.00
Tripp Farm Road Extension paving and parking improvements	\$422,000	\$422,000	
Total Project Cost	\$1,206,144.00	\$992,494.00	\$213,650.00

Phasing

It is anticipated that the Town may not construct all of the park improvements shown on the master plan in one phase. With this understanding, the cost estimate has been developed in two phases.

Phase One Construction will include the roadway extension, and will be the largest phase. In addition to constructing the road, this phase will include:

- Restroom/picnic shelter.
- Playground (portions).
- Trails (portions).
- Multi-purpose field.
- Open playfields.

The initial phase of construction will include most of the park infrastructure as well as the activity areas listed above.

Phase Two Construction will include:

- Spray ground.
- Playground expansion.
- Trail expansion.
- Woodland garden.
- Wildlife/bird habitat.
- Sculpture garden.