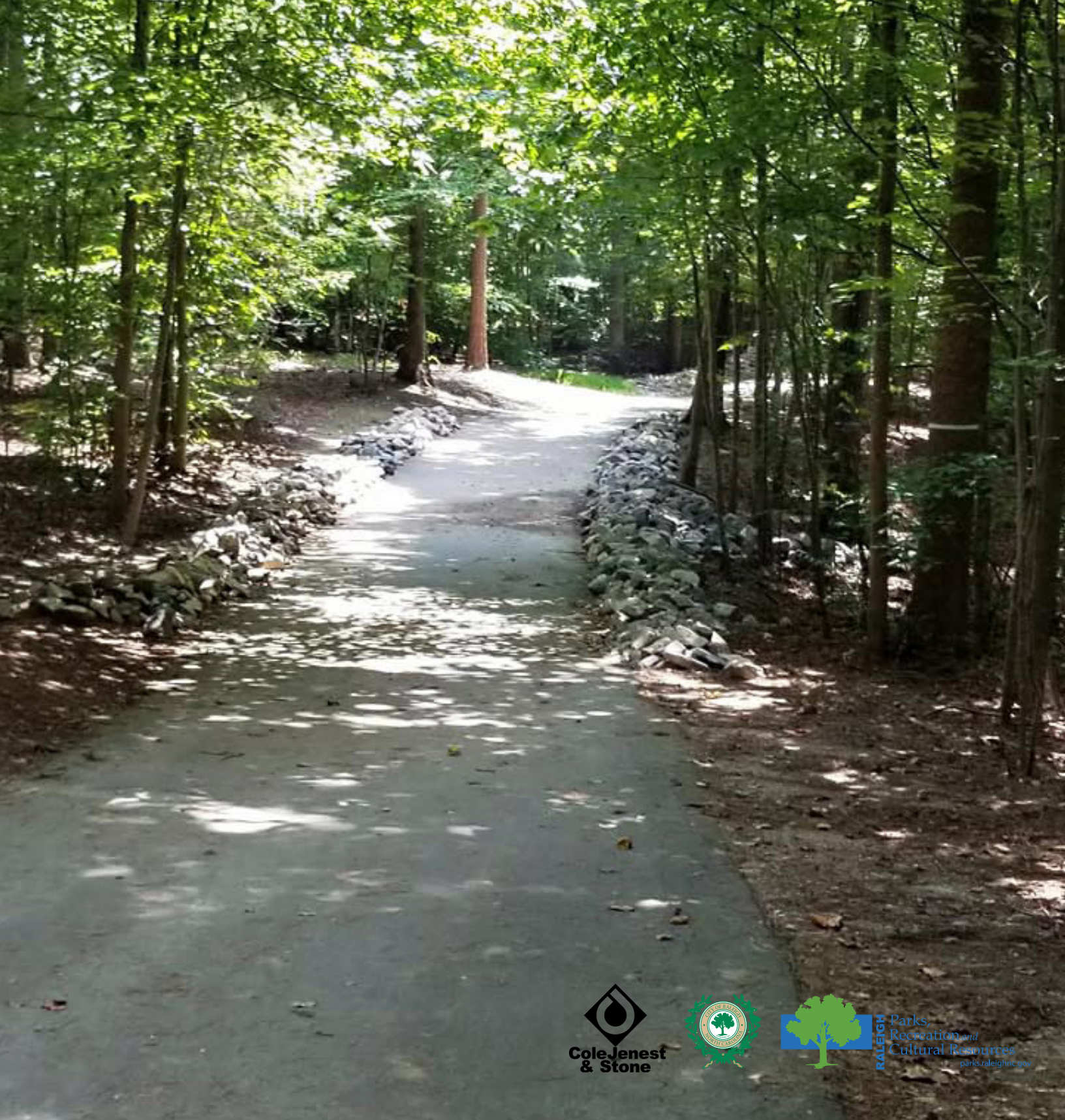


# BAILEYWICK PARK

Master Plan Amendment | August 2019



Parks,  
Recreation and  
Cultural Resources  
[parks.raleighnc.gov](http://parks.raleighnc.gov)





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# **BAILEYWICK PARK**

MASTER PLAN AMENDMENT

AUGUST 2019

for

RALEIGH PARKS,  
RECREATION, AND  
CULTURAL RESOURCES

by

COLEJENEST & STONE

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**Acknowledgments**

Special thanks to all who participated in the public workshops, online surveys, and interviews.





## PROJECT TIMELINE

### Situation Assessment

September 11th, 2018	Northwest CAC Presentation
September 18th, 2018	North CAC Presentation
September – October 2018	Online Community Survey
October 2018	Stakeholder Interviews
November 2018	Completion of Situation Assessment

### Public Draft Process

February 23rd, 2019	Public Workshop One
February 23rd – March 11th, 2019	Online Community Workshop
March 30th, 2019	Public Workshop Two
March 30th – April 15th, 2019	Online Community Workshop
May 11th, 2019	Public Workshop Three
May 11th – May 26th, 2019	Online Community Workshop

### Plan Approval Process

June 20th, 2019	Presentation to Parks, Recreation and Greenway Advisory Board (PRGAB)
July 18th, 2019	PRGAB Action on Draft Master Plan
August 20th, 2019	Presentation to City Council for plan adoption

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## **Appendices**

- A: Situation Assessment, November 2018
  - B: Public Workshop One, Feedback and Online Results
  - C: Public Workshop Two, Feedback and Online Results
  - D: Public Workshop Three, Feedback and Online Results
  - E: Pickleball Petition
  - F: Dog Park Location Study
  - G: City Council Approval - August 20, 2019 Meeting Minutes
-



## EXECUTIVE SUMMARY

During the spring of 2018, The City of Raleigh Parks, Recreation, and Cultural Resources Department (PRCR) began collaborating with ColeJenest & Stone (CJS) to plan an amendment to the Baileywick Park Master Plan—a fifty-acre North-Raleigh Park located at 9501 Baileywick Road, which features baseball fields, a multipurpose field, playgrounds, support facilities, woodlands, and an extensive system of formal and ad hoc trails.

PRCR and CJS used the original 1998 Baileywick Park master plan as a point of beginning to explore conceptual possibilities for highest and best renewal given the area’s changes, projected growth, densification, and evolving public needs.

Exhaustive inventory and analysis of Baileywick Park’s history, use, and existing conditions—coupled with formal account of its condition, status, strengths, short-comings, and community sentiment—are assembled and codified in a *Situation Assessment*, which serves as both antecedent and companion to the present document. Subsequent study, research, and community engagement in form of online surveys and public meetings were employed to understand and clarify the public’s needs, preferences, and aspirations in preparation for programing, renovating, and modernizing Baileywick Park.






**AMENDED MASTER PLAN**  
RALEIGH, NORTH CAROLINA, AUGUST 2019





A photograph of a golf course with a green semi-transparent overlay containing text. The background shows a lush green golf course with a path leading towards a body of water, surrounded by dense trees. The text is centered on the green overlay.

# **PROJECT BACKGROUND AND SITUATION ASSESSMENT**



## BAILEYWICK PARK MASTER PLAN AMENDMENT

### PROJECT BACKGROUND

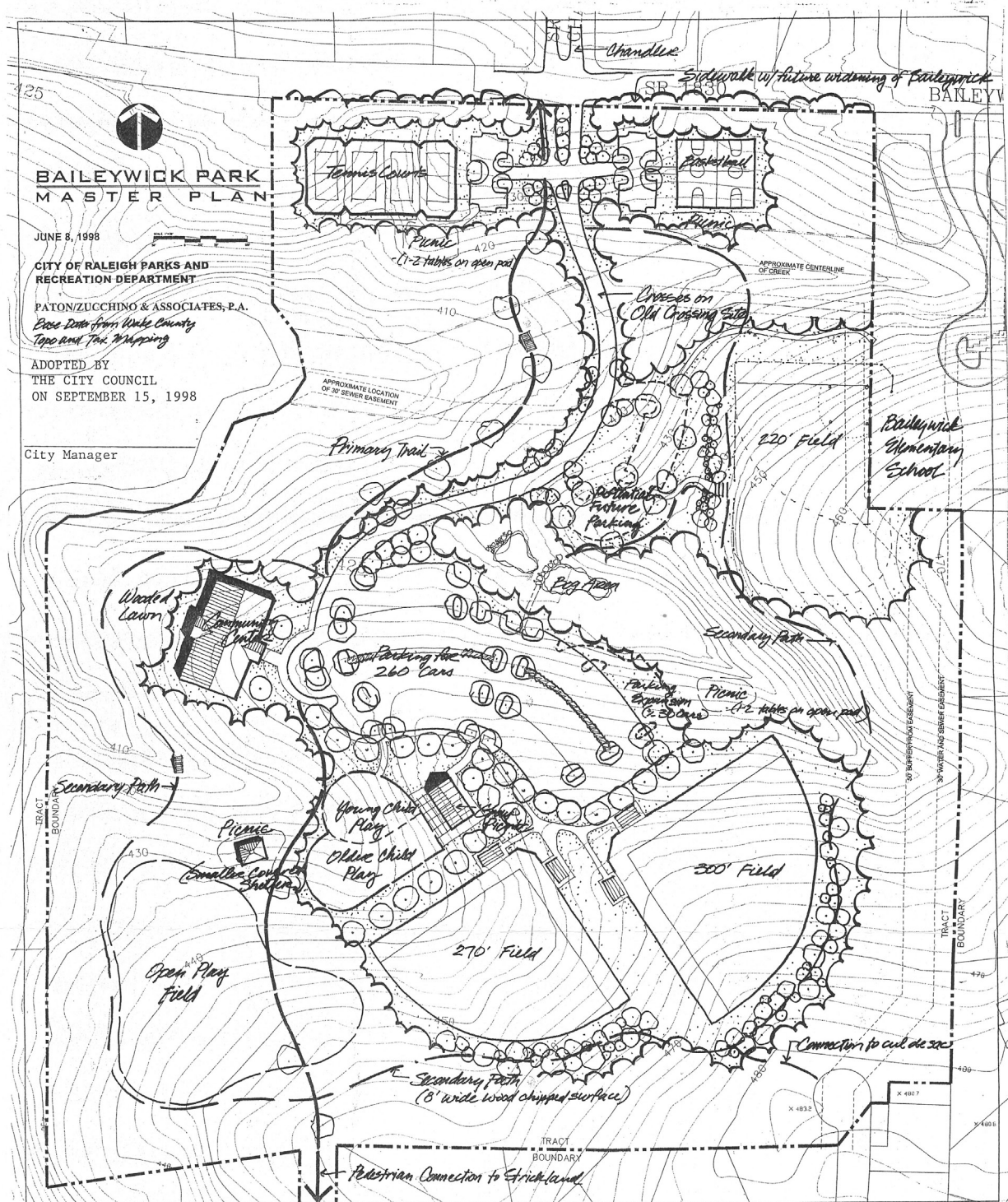
Bailewick park is a fifty-acre Raleigh park situated in North Raleigh between Creedmoor and Six Forks Roads. The heavily forested property is divided into northern and southern sections by a perennial stream and the associated development buffers. The existing Bailewick park master plan, completed in 1998 (*see page 12 for plan*), used public input to generate the community's desired program for the future park:

#### Northern Area Program

- Small Parking Areas
- Four Lighted tennis courts
- Two basketball courts
- Informal Picnic Areas
- Greenways & Informal Areas

#### Southern Program

- One partially fenced, multi-purpose, open play practice field
- One unfenced open play field
- Two lighted baseball fields
- A restroom facility
- A small Community Center
- Younger & older children's playground
- Natural Areas
- Greenway & Informal Trails
- Parking with 260 to 300 car capacity



MASTER PLAN  
JUNE 8, 1998  
BAILEYWICK PARK

Baileywick Park 1998 Paton/Zucchini Associates, P.A.

The first phase of development, constructed in 2002, installed the program components the community identified as priorities. These included two baseball fields, playground, open fields, a multi-purpose sports field, greenway trail, natural surface walking trails, shelters, restrooms and half of the central parking lot.

Since the completion of the first phase of development, the surrounding area has evolved to provide many of the program elements originally called for in the 1998 master plan. The Baileywick Park Master Plan Amendment is a collaborative effort to review and revise the existing Master Plan to conform with the current needs of the growing North Raleigh community.

## SITUATION ASSESSMENT

A Situation Assessment report, completed in fall 2018, documented the current park features and conditions as well as community concerns and proposed ideas. Development of the report began with in-person visits to the park to review and record the existing features and their condition. A Natural Resources Assessment was conducted to record vegetation, natural streams, drainage ways and soil types. Community input was gathered through in-person interviews and an online public survey.

Information gathered through the Situation Assessment process informed subsequent community engagement efforts as well as development of Master Plan design alternatives. The complete Situation Assessment is available for public view at the Baileywick Park project website and within the Appendix.

### Natural Features

The natural features of Baileywick Park provide the park's unique character. About 70% wooded, the property's tree cover is composed of mixed hardwood and pine with little understory trees and shrubs. This woodland encircles the developed center creating a buffer between the park activities and neighboring residential areas and the road to the north. An unnamed stream flows from east to west across the northern portion of the park.



Lowland areas near the stream have a “Waters of the US” designation that limits development to protect wetland areas and connected drinking water sources. Similarly, a Falls Watershed protection buffer limits development within 50 feet of the stream in compliance with the City of Raleigh UDO. Topography at the park slopes from southeast to northwest, toward the unnamed stream and pond to the west of the park. The park drainage follows this general pattern by collecting into naturally formed ephemeral streams, which are characterized by streams that flow only briefly during and following a period of rainfall. The site slope is steeper around the perimeter of the park as well as around the perennial stream, and shallower/more level around the developed center.<sup>†</sup>

### Community Demographics

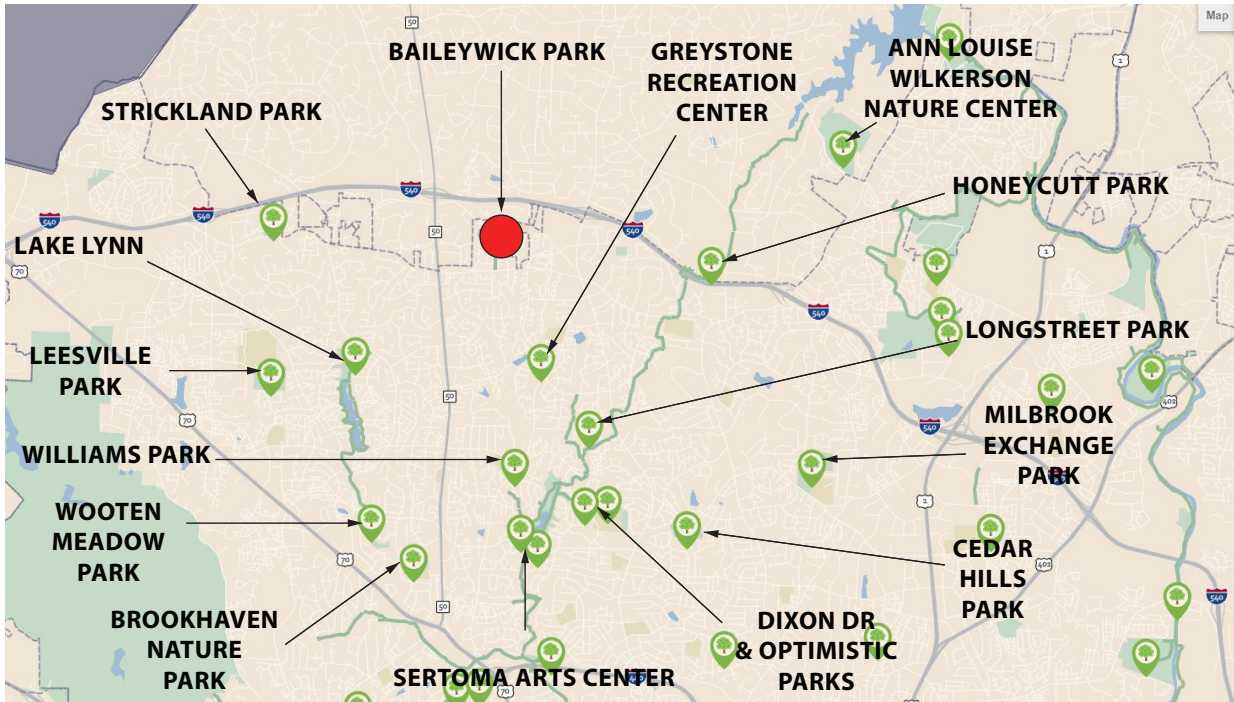
Residential neighborhoods border the park on all sides and provide most of the park’s daily users. These communities are largely composed of residents over the age of forty, however, there is a recent increase in younger families moving into the area. These residents visit the park at differing times throughout the day, ensuring the park is well occupied during periods of pleasant weather.<sup>†</sup>

### Context

Baileywick park is settled in a portion of North Raleigh that is less densely populated with public parks and amenities than central Raleigh. Within three miles of Baileywick there are only five other public parks, Strickland Park, Lake Lynn, Longstreet Drive, Williams Park, and Greystone Recreation Center. Of these parks, only Strickland and Lake Lynn are comparable in size and only Lake Lynn provides a similar range of recreational opportunities. Within three miles, there are also four local schools, Baileywick Elementary, Magellan Charter, Chesterbrook Academy and Quest Academy Charter. These education institutions hold field trips and events at Baileywick park focusing largely on the sciences. Baileywick Elementary school in particular, being directly adjacent, uses the park heavily for practical lessons and sport team practices.<sup>†</sup>




<sup>†</sup> See *Appendix A, Situation Assessment*, for more detailed information about the natural features.



*Amenities within a three-mile radius*



A photograph of a park scene. In the foreground, there is a grassy area and a paved path. In the background, there are trees and a building. A large green semi-transparent rectangle is overlaid on the center of the image, containing the text "COMMUNITY OUTREACH, ENGAGEMENT, AND PARTICIPATION" in purple capital letters.

# **COMMUNITY OUTREACH, ENGAGEMENT, AND PARTICIPATION**



## BAILEYWICK PARK MASTER PLAN AMENDMENT COMMUNITY OUTREACH, ENGAGEMENT, AND PARTICIPATION

Popular public parks are defined by how successful they are in responding to the needs of the community in which they are situated. Baileywick Park owes its popularity to exactly this, as the original master plan so well reflected the desired program of the neighboring residents. However, despite Baileywick Park's historical success, the City of Raleigh Parks, Recreation, and Cultural Resources Department is committed to assuring the master plan continues to meet contemporary needs.

### Community Outreach

The Master Plan Amendment process provides the opportunity to enhance the park vision so that incremental improvements are aligned with contemporary priorities. To accomplish this, three public workshops, in conjunction with online digital workshops took place to engage the community and determine how best to improve the park. At these workshops voting, commenting and discussion took place regarding various program elements and conceptual plan alternatives.

## MASTER PLAN AMENDMENT CONCEPT ALTERNATIVES

Following the *Situation Assessment* process, three conceptual master plan alternatives were developed in response to the public and stakeholder comments received. The original 1998 Master Plan existing natural features and community input drove selection and location of site programming. Each of the three alternatives provides new park features while preserving those existing features most valued by the community.

### Master Plan Concept A

The Baileywick Park Master Plan completed in 1998 balanced community needs for sports fields and courts with open space and wooded trails. *Master Plan Concept A* adapts the 1998 master plan to accommodate an outdoor fitness area as well as expand the children's play area. Notable features of *Concept A* include:

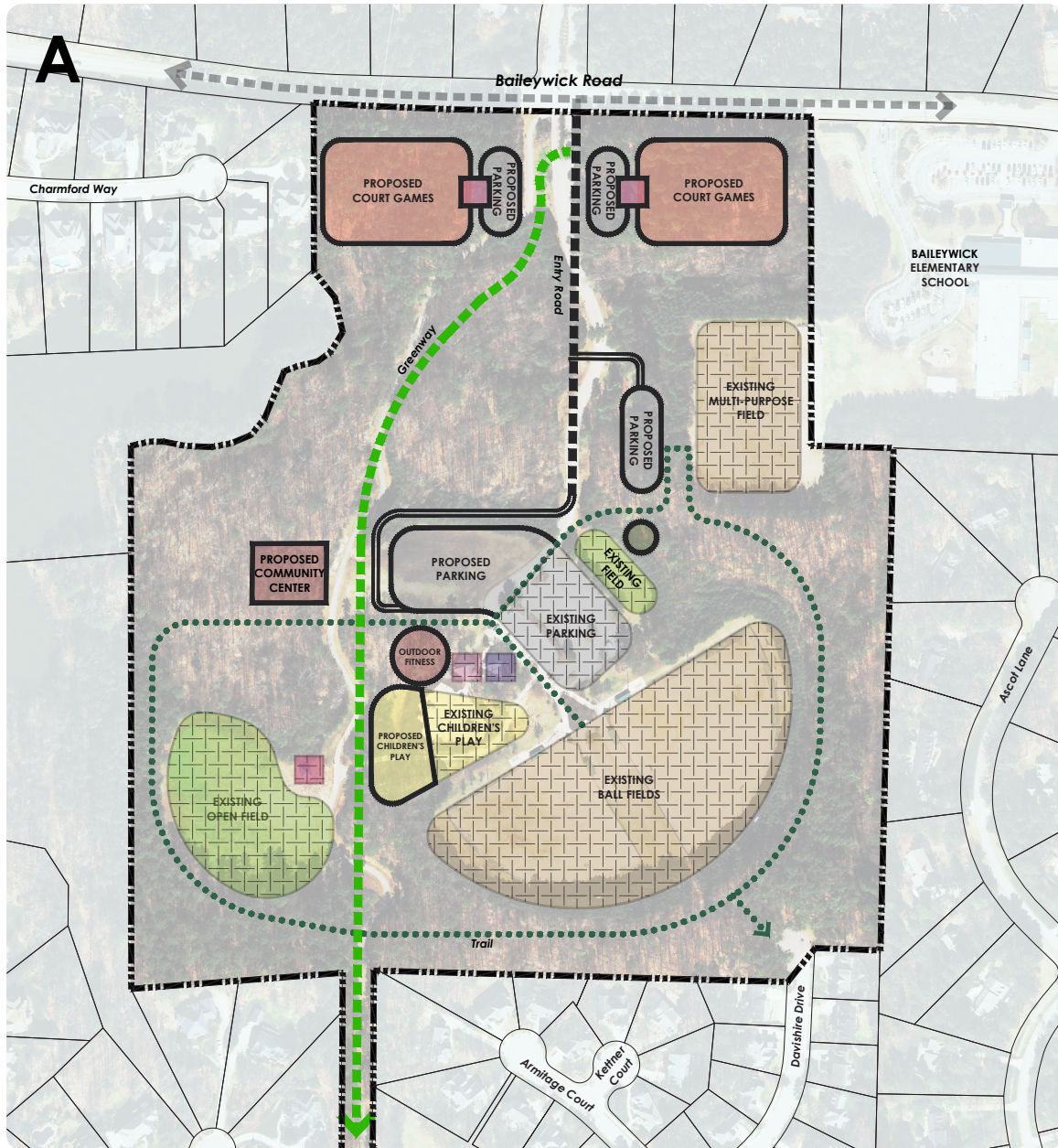
- Community center
- Wooded trail loop around southern portion
- Larger centralized parking area
- Outdoor classroom at small drainage stream convenient to parking area
- Least amount of space for wooded trails
- Loss of some open field space

- Most distance between parking lot and existing open field

Vehicular circulation and parking closely relate to that of the 1998 master plan.

In *Master Plan Concept A*, the existing vehicular park entrance and entry drive remains. The end of the drive is rerouted to encircle the expanded central parking lot and provide convenient drop-off access to the proposed community center. Smaller parking lots are added for convenience and accessible parking for the existing multi-purpose field and the proposed courts at the Baileywick Road entrance.

The walking and biking paths, trails, and sidewalks of *Master Plan Concept A* provides connections to each of the park features. The existing greenway trail remains in place with some adjustment at the Baileywick Road entrance to accommodate the proposed courts and parking lot. A looping trail around the southern portion of the park intersects the greenway linking the central parking area, athletic fields, and restrooms. The looping trail includes a spur to meet the Davidshire Drive cul-de-sac in the Wentworth Park neighborhood. The looping trail avoids the steepest inclines on the property to maintain an easy



- Only options with community center
- Wooded trail loop around southern portion
- Larger centralized parking area
- Outdoor classroom at small drainage stream convenient to parking area
- Least amount of space for wooded trails
- Loss of some open field space
- Most distance between parking lot and existing open field
- Only option without a dog park

#### PROPOSED FEATURES

	DOG PARK		COMMUNITY CENTER
	COURT GAMES & OUTDOOR FITNESS		SHELTER
	CHILDREN'S PLAY		OUTDOOR CLASSROOM
	SPLASH PAD		PATH/SIDEWALK
	PARKING		VEHICULAR CIRCULATION

#### EXISTING FEATURES

	OPEN FIELD		SHELTER
	ACTIVE PLAY		RESTROOM
	CHILDREN'S PLAY		GREENWAY
	PARKING		VEHICLES



Master Plan Concept A

to moderate path. The steepest topography this path traverses is between the multipurpose field and the existing central parking lot. This portion may require switchbacks or stairs to accommodate the slope. Of the three concepts, *Master Plan Concept A* provides the least area for wooded trails.

Features proposed to add to the park include a community center, expanded children's play area, outdoor fitness area, outdoor classroom, and court games to include tennis, basketball, and/or pickleball. This concept is the only of the three diagrams to include a community center as proposed in the 1998 Master Plan. Its location in Concept A places it at a crossroads of the greenway and wooded trails and adjacent to the expanded parking lot. The central parking area is shared among the central group of park features. The existing open field at the southwest of the property is the feature furthest from a parking area.

The highly visible outdoor fitness area may serve as a focal point. The existing children's play area is expanded to the west to provide wooded and shaded play. The existing restroom and shelter remain close to the children's area and splash-pad and continue to serve the existing baseball fields. A

proposed outdoor classroom northeast of the existing parking lot is situated near a natural drainage area to provide opportunity for discussion of watersheds. The classroom is easily accessible from the parking lot and from Baileywick Elementary School via the path from the existing multipurpose field. Siting the court games near the Baileywick Road entrance to provides easy access and separate parking as well as street visibility to see if courts are occupied.

*Concept A* requires some tree clearing and the loss of the existing open field west of the existing parking lot. Tree clearing would occur at the locations for the proposed community center, court games, fitness area and three smaller parking lots. Strategic tree removal may be required to accommodate the outdoor classroom, trails and children's play expansion. The proposed parking lot expansion repurposes the existing cleared open field.





### Master Plan Concept B

Of the three alternatives, *Concept B* includes programmed areas that cover the largest proportion of the property. Park features and uses are expanded to nearly fill the park acreage while maintaining the existing open space and preserving wooded area. Highlights of *Master Plan Concept B* include:

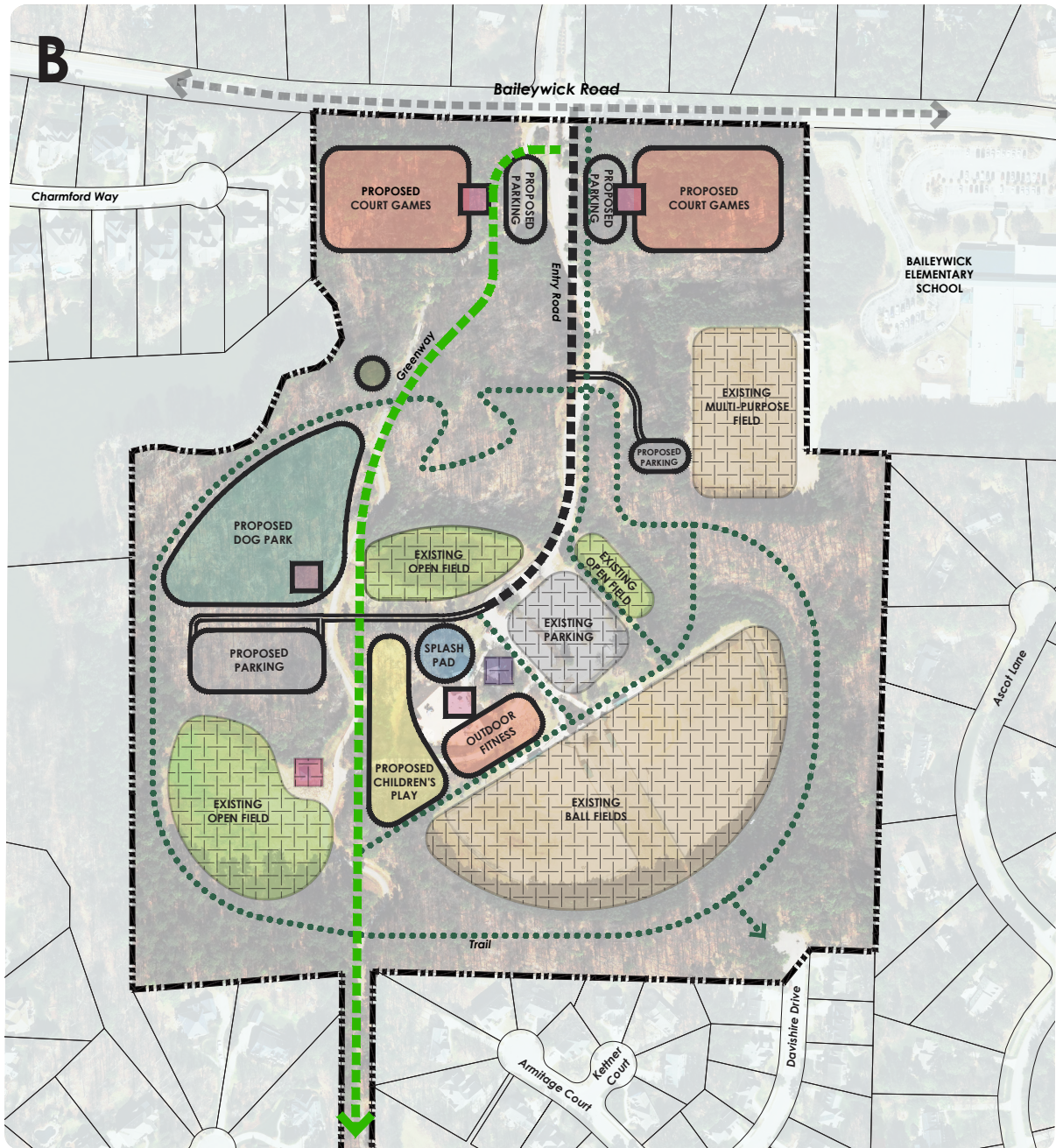
- Most area with programmed use
- Wooded trail loop around central portion
- Parking area for open field and dog park
- Outdoor classroom at stream wetland on greenway trail
- Central outdoor fitness area near children's play and ball fields
- Most open recreation space with all existing open field areas to remain
- Least wooded area

The existing park entrance and drive from Baileywick Road remains in *Concept B*. A new drive extension continues from the existing parking lot to the west across the existing greenway trail to a proposed secondary parking area. Three smaller parking areas are proposed for the existing multi-purpose field and the two groupings of proposed courts to provide accessible and convenient parking.

A network of pedestrian sidewalks and trails link park features and provide recreational walking. The existing paved greenway trail remains for pedestrian and bicycle use. A new one-mile long trail around the central park perimeter intersects the existing greenway trail and connects to the Davidshire Drive cul-de-sac in the Wentworth Park neighborhood. The proposed trails include passage over two low lying drainage areas which may require soil fill or bridging.

*Concept B* proposes the addition of a dog park, splash pad, outdoor fitness area, relocated and expanded children's play area, and courts games. Court games at either side of the existing Baileywick Road entrance can be constructed incrementally. Each of the two court game areas shown accommodate two basketball courts, three tennis courts, or eight pickleball courts. A new outdoor classroom capitalizes on the natural wetland area to support science and art education. Class groups walk on the greenway trail from the parking lot to the classroom space. This location is not near a restroom facility or water supply. The existing restrooms and relocated picnic





- Most area with programmed use
- Wooded trail loop around central portion
- Parking area for open field and dog park
- Outdoor classroom at stream wetland on greenway trail
- Central outdoor fitness area near children's play and ball fields
- Most open recreation space with all existing open field areas to remain
- Least wooded area

## PROPOSED FEATURES

	DOG PARK		COMMUNITY CENTER
	COURT GAMES & OUTDOOR FITNESS		SHELTER
	CHILDREN'S PLAY		OUTDOOR CLASSROOM
	SPLASH PAD		PATH/SIDEWALK
	PARKING		VEHICULAR CIRCULATION

## EXISTING FEATURES

	OPEN FIELD		SHELTER
	ACTIVE PLAY		RESTROOM
	CHILDREN'S PLAY		GREENWAY
	PARKING		VEHICLES



Master Plan Concept B

shelter serve the central grouping of park features. The proposed splash pad serves as a focal point at a highly visible location. A relocated and expanded children's play area creates opportunity for natural and shaded play in the existing wooded area. A new outdoor fitness area provides exercise equipment near the children's play area and baseball fields. The proposed dog park is sited at the west of the property with access to the secondary parking lot and greenway trail. All three existing open field areas are preserved as open space in *Concept B*.

While no existing features are lost in *Concept B*, relocations and additions require some removals. Tree clearing is required for construction of the splash pad, court games, three smaller parking areas, drive extension and secondary parking lot. Limited tree removal may be necessary in constructing the trails, outdoor classroom, dog park, children's play, and outdoor fitness areas. Additionally, the existing children's play area surfacing is removed to reorganize this central feature grouping.

### Master Plan Concept C

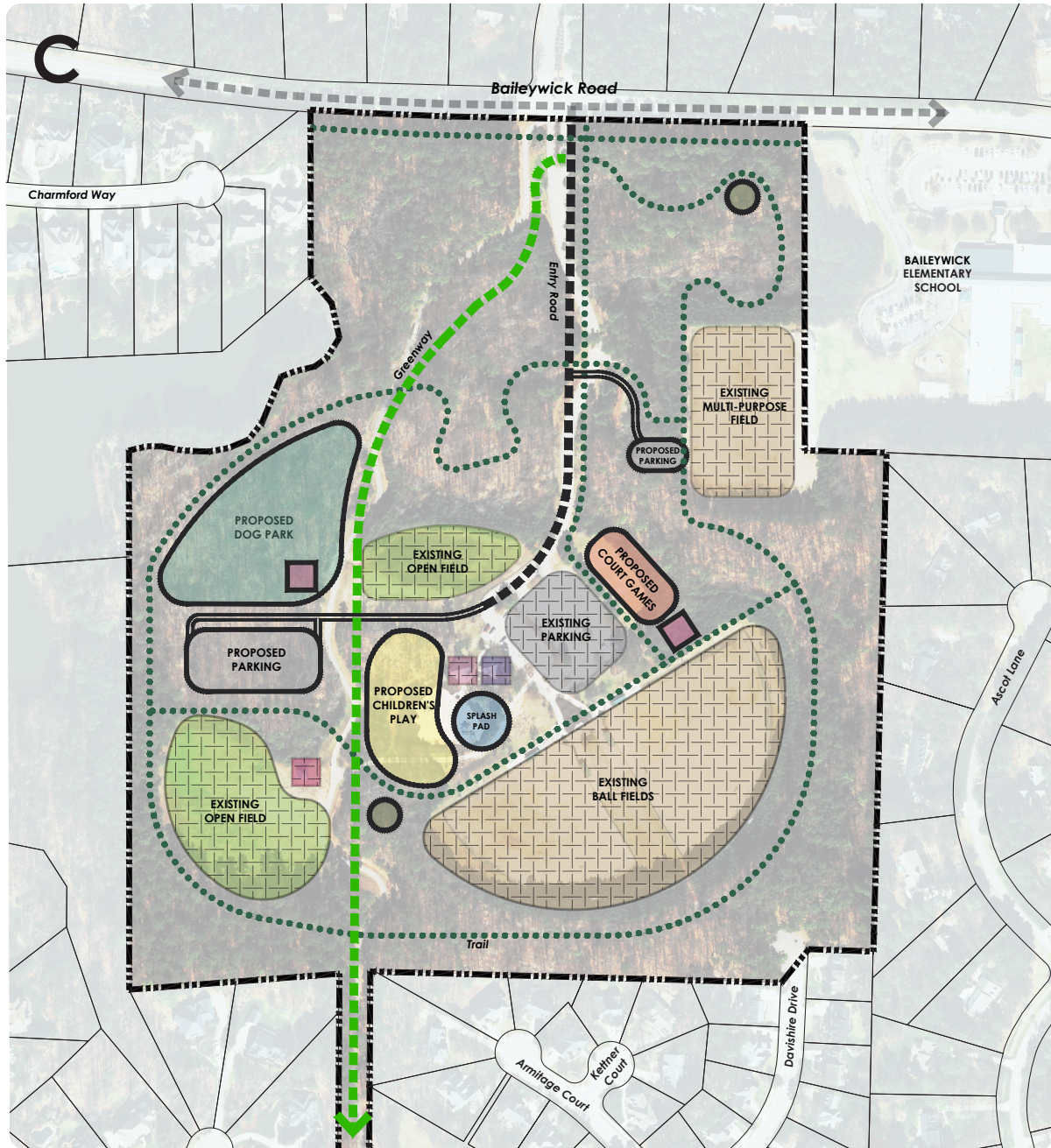
Of the three proposed options, *Concept C* makes the fewest changes to the park as it exists today. Most of the existing features remain in place with new features incorporated in underused spaces. This proposed concept provides the most space for looping wooded trails by concentrating features at the park's central core.

Characteristics of *Concept C* include:

- Most wooded area and space for looping wooded trails
- Fewest changes to the park as it exists today
- Trail system throughout park
- Parking area for open field and dog park
- Two outdoor classrooms on wooded trails
- Fewest courts games

*Master Plan Concept C* proposes the least additional vehicular infrastructure of the three concepts. The existing driveway is extended beyond the existing parking area to reach a new secondary parking lot serving the existing open field and proposed dog park. A small parking area provides accessible parking to the existing multi-purpose field. The walking and biking experience of *Master Plan Concept C* prioritizes wooded trails and looped connections throughout the park. With the least amount of cleared area of the three options, *Concept C* provides the most area for wooded trails.





- Most wooded area and space for looping wooded trails
- Fewest changes to the park as it exists today
- Trail system throughout park
- Parking area for open field and dog park
- Two outdoor classrooms on wooded trails
- Fewest court games

## PROPOSED FEATURES

	DOG PARK		COMMUNITY CENTER
	COURT GAMES & OUTDOOR FITNESS		SHELTER
	CHILDREN'S PLAY		OUTDOOR CLASSROOM
	SPLASH PAD		PATH/SIDEWALK
	PARKING		VEHICULAR CIRCULATION

## EXISTING FEATURES

	OPEN FIELD		SHELTER
	ACTIVE PLAY		RESTROOM
	CHILDREN'S PLAY		GREENWAY
	PARKING		VEHICLES

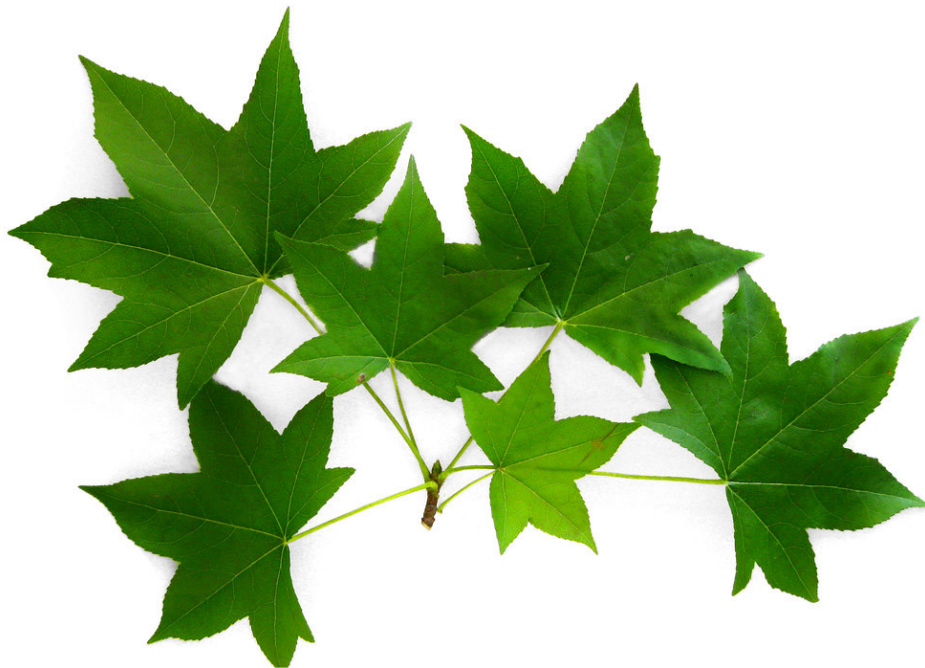


Master Plan Concept C

Shown diagrammatically in the concept illustrations, the trails may meander throughout the park areas in response to existing topography and vegetation to maximize trail length and minimize construction impact. New paths and trails may be a combination of mulch or paved surfaces to supplement the existing paved greenway trail.

Additions to the park include a dog park, court games, splash pad, outdoor classrooms and relocated and expanded children's play area. Court games are proposed adjacent to the existing parking lot and ball fields. This concept provides the fewest number of courts between the three concepts; the shown area can accommodate one tennis court, one basketball court, or four pickleball courts. The splash pad and children's play areas are sited to use the existing restrooms and shelter. A relocated and

expanded children's play area creates opportunity for natural and shaded play in the existing wooded area. The proposed dog park is sited at the west of the property with access to the secondary parking lot and greenway trail. The two largest existing open field areas are preserved as open space. Two outdoor classrooms are sited along trails. The northern classroom is sited beside the natural stream running west to east to support discussion of watersheds and stream ecology. This location is a longer walk from the parking lot for student groups and is closer to Baileywick Elementary via the existing multi-purpose field and proposed trail. The second classroom is sited within a wooded area in the park's central core with adjacencies to the greenway, open field and children's play area and convenient access to parking, restrooms, and running water.







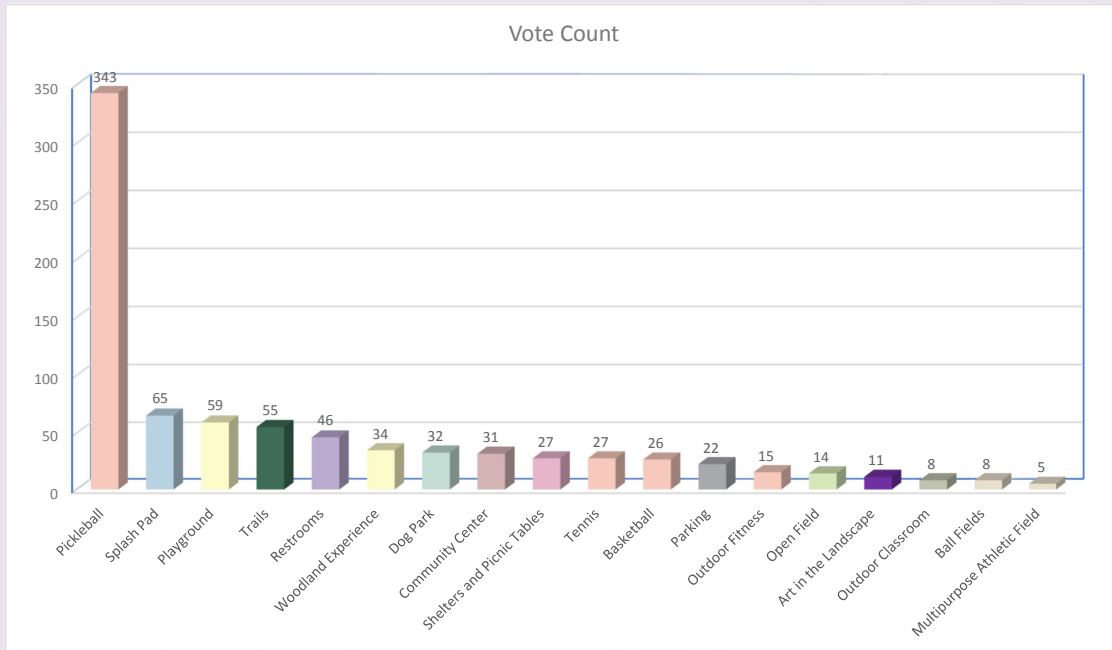
## WORKSHOP ONE

Public Workshop One was held on Saturday, February 23rd, 2019 from 11:00 a.m. to 1:00 p.m. at Lake Lynn Community Center to solicit community feedback on draft master plan amendment concepts and community priorities for phased construction. In addition to the master planning materials, Raleigh Parks set up yard games and table activities. Snacks and bottled water were provided at the sign-in table. The estimated number of attendees was forty.

Lake Lynn Community Center was selected as an alternative location to the park because of adverse weather conditions. The change in location was announced on February 20th everywhere the workshop had been posted including the project webpage and Raleigh Parks social media. The workshop shared gymnasium space with regularly scheduled pickleball. A “Vote by Token” activity encouraged participants to prioritize park features by placing token pieces in jars labeled with proposed park elements. Each participant was provided a prepared bag of ten glass tokens to distribute as they wished among the eighteen jars. Large, printed boards displayed behind the table of jars provided photograph

examples of each of the features. Participants often placed their first few tokens with little hesitation before carefully considering how to place their remaining tokens. Many chose to return to their first votes to drop in one or more additional tokens. The final tally reveals votes were widely distributed with pickleball, splashpad, playground, trails, and restrooms as the top five voted items. A graph of all votes is shown on the following pages. The design team believes the substantial number of votes seen for pickleball is due to several contributing factors: the workshop location next to regularly scheduled pickleball, successful outreach within the pickleball community to attend the workshop, and participants frequently placing all ten tokens into the pickleball jar. While these factors skew the tallied numbers, the conspicuously high number of votes for pickleball does capture the fervor of the players and brings attention to their requests for additional courts.

Following the Vote by Token activity, participants were guided to review three master plan concept diagrams printed and displayed on large boards. With context maps and analysis diagrams displayed for



Workshop One Vote Count

Total Votes: 828  
# Participants: 82.8

reference, community members studied the differences between the options and discussed their observations and preferences among themselves and with design team members. Green and red sticky notes were used to post likes and dislikes about each alternative. See *Appendix B* for full list of participant comments. Representative comments posted to the alternatives include:

- Pave sidewalk to connect greenway to elementary so we can walk our kids to school
- 12 pickleball courts! There is a huge demand for outdoor pickleball in Raleigh. This would be a great location
- Trees make Raleigh and this park special. Also unstructured outdoor play is important for kids. Please consider keeping as many as practical
- Would like restroom and water fountains near courts
- Bigger splash pad. Incorporate trees/natural area
- No equipment in outdoor fitness. Close to kids, could be tempting/dangerous play area
- Include shade and benches
- Keep pine needle/natural trails













A handout printed with the three alternatives, a comparison chart, and the web address to provide additional comments and future workshop announcements was available to all participants. Additional handouts were left with Lake Lynn Community Center staff for ongoing distribution.

A companion online workshop hosted on PublicInput.com provided opportunity for additional community input. Open from February 22nd to March 9th, the comments on the online workshop largely support comments provided during the public workshop.

Concepts reinforced in the online workshop include concern for protecting the existing natural character,

providing pickleball courts, shading the children's play area and inclusion of a splash pad. Online comments not widely present during the public workshop included more debate on inclusion of a community center and expressed concern for the park becoming unenjoyably busy. †

	Concept A	Concept B	Concept C
<b>Amount of Programmed Area</b> Athletic fields, play area, dog park, courts	MID	MOST	LEAST
<b>Amount of Wooded Area</b>	MID	LEAST	MOST
 <b>Community Center</b>	YES	NO	NO
 <b>Length of Trails</b>	LEAST	MID	MOST
 <b>Number of Courts</b> Tennis, basketball, and pickleball	MOST	MOST	LEAST
 <b>Outdoor Fitness</b>	YES	YES	NO
 <b>Dog Park</b>	NO	YES	YES
 <b>Splash Pad</b>	NO	YES	YES
 <b>Amount of Flexible Open Space</b>	LEAST	MOST	MID
 <b>Size of Children's Play</b>	MOST	MID	MID
 <b>Size of Athletic Fields</b>	MID	MID	MID
 <b>Amount of Parking</b>	MID	MID	LEAST

† See Appendix B, Workshop No. 1: Feedback & Online Results for a full list of the comments and response received both in-person and online.

## AMENDMENT WORKSHOP ONE

### SUMMARY AND FINDINGS

Of the three concept alternatives, *Concept B* was favored at the in-person workshop due to the number of sport courts provided, the dog park and redevelopment of the children's play area. *Concept B* centralized much of the new program around the existing developed portion of the park but separated the sport courts into the north portion of the site as was shown in the 1998 Master Plan. However, after reviewing the comments received from the companion online workshop as well as numerous letters sent by nearby homeowner's associations, it became clear that loss of forested area at the north end of the site was against the collective desire of the community. As a result, the sport courts were relocated more centrally within the previously develop areas. The chosen location was an existing open field west of the parking lot, which requires the least amount of regrading and subsequent tree removal to allow for sport courts.

Since, other than the sport court location, there was consensus on overall layout of the master plan

concepts, the next stage of master plan development focused on providing a single draft master plan at an increased level of detail and better resolved how program elements would fit on the site as well as the associated cost of the proposed program. This process also identified several elements that could be removed from the proposed master plan.

While the splash pad was a highly popular item, the level of popularity compared to the limited available space for this program made it likely that the splash pad would not be large enough to accommodate the number of users it would attract. This available space conflict coupled with the associated installation costs, maintenance costs, and narrow seasonal operation window ultimately caused this program to be removed from the *Master Plan Amendment*.









## WORKSHOP TWO

A public workshop was held on Saturday, March 30th, 2019 from 11:00 a.m. to 1:00 p.m. at Baileywick Park in Shelter #2 to query community feedback on draft master plan amendment concept and community priorities for phased construction. Snacks and bottled water were provided at the sign-in table. Approximately thirty to forty participants attended.

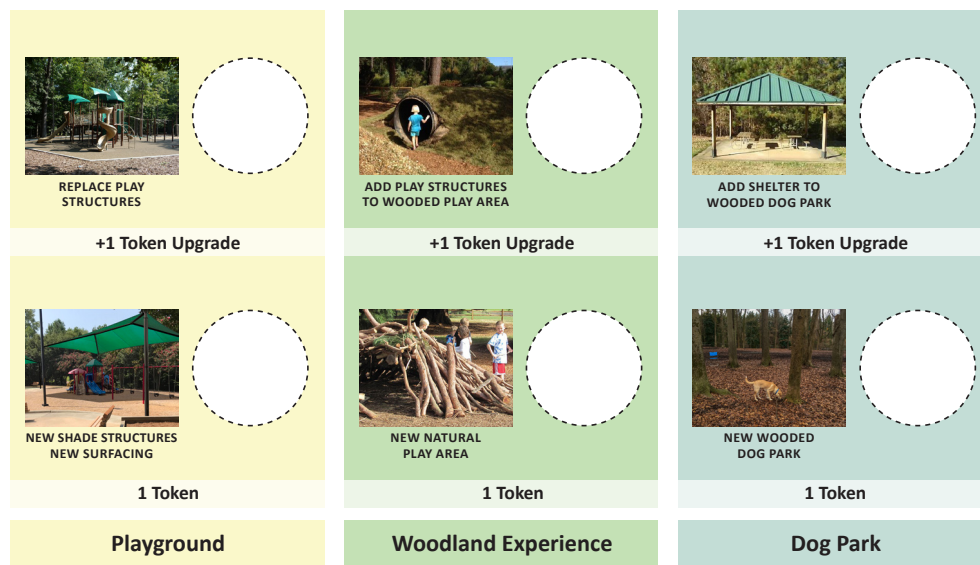
Similar to the activity in Workshop One, a “Vote by Token” activity encouraged participants to prioritize park features by placing token pieces in jars labeled with proposed park elements. Each participant was provided a prepared bag of six glass tokens to distribute as they wished among the seven categories. Each category contains a basic option and an upgraded option, totaling fourteen jars. Large, printed boards displayed on the table provided a photograph example for each of the features. Participants were limited to casting only one token per jar. One token in the basic option jar to vote for this option, or one token in each of the two option jars to vote for the upgrade. The final tally reveals votes were distributed evenly with the exceptions of pickleball and trails, which are the top-rated activities. A dog park is the next highest, followed by playground and woodland experience.<sup>†</sup>

Following the Vote by Token activity, participants were guided to review two conceptual design options, which were printed and displayed on large boards to gauge interest on the focus of any short-term construction. Community members studied the differences between the options and discussed their observations and preferences among themselves and with design team members. Sticky notes were used to post likes, dislikes and suggestions about each alternative.

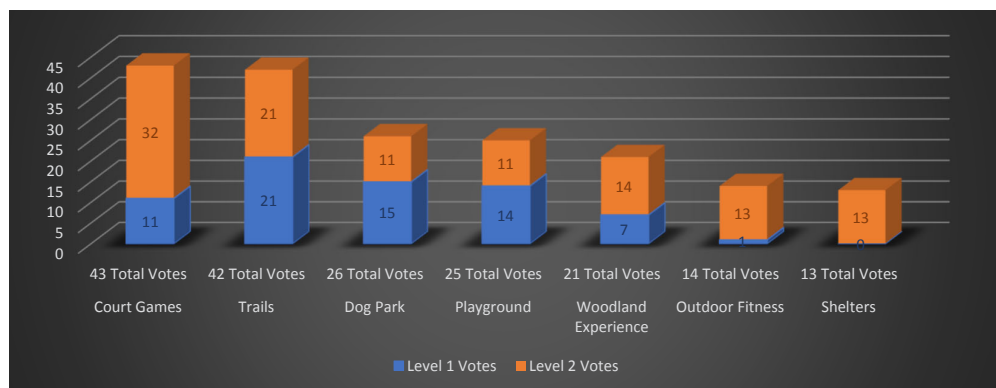
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<sup>†</sup> See *Appendix C, Workshop No. 2 Feedback & Online Results* for a full list of comments and responses received both in-person and online.





*Vote-by-Token Board Example*

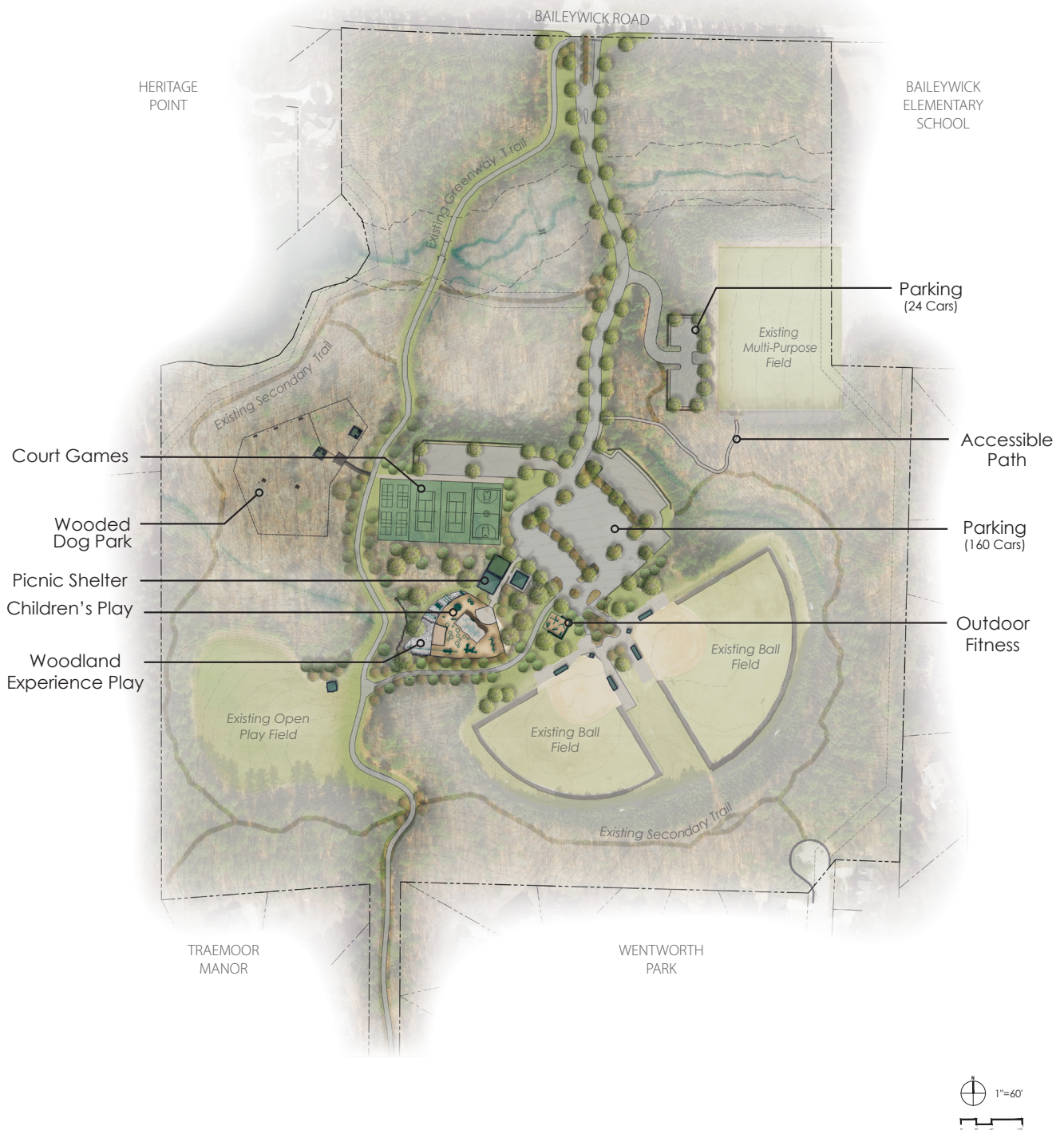


*Workshop Two Vote Tally, Level One and Two*

Representative example comments posted to the alternatives include:

- Please make shade for playground a priority.
- We like keeping the woods intact.
- We love the existing natural trails.
- We come here everyday. Please keep all the trees and trails!
- Nature is best. Is there a demand for tennis courts?
- Please provide 6-8 pickleball courts so we can have a pb tournament.
- Love the woodland trail as it is!
- Shade for playground is a great idea, it's very hot in summer.
- No thank you for dog park!
- We need more than four pickeball courts with covering and lights.





*Workshop Two, Proposed Master Plan*



Workshop Two, Schematic Design Option One

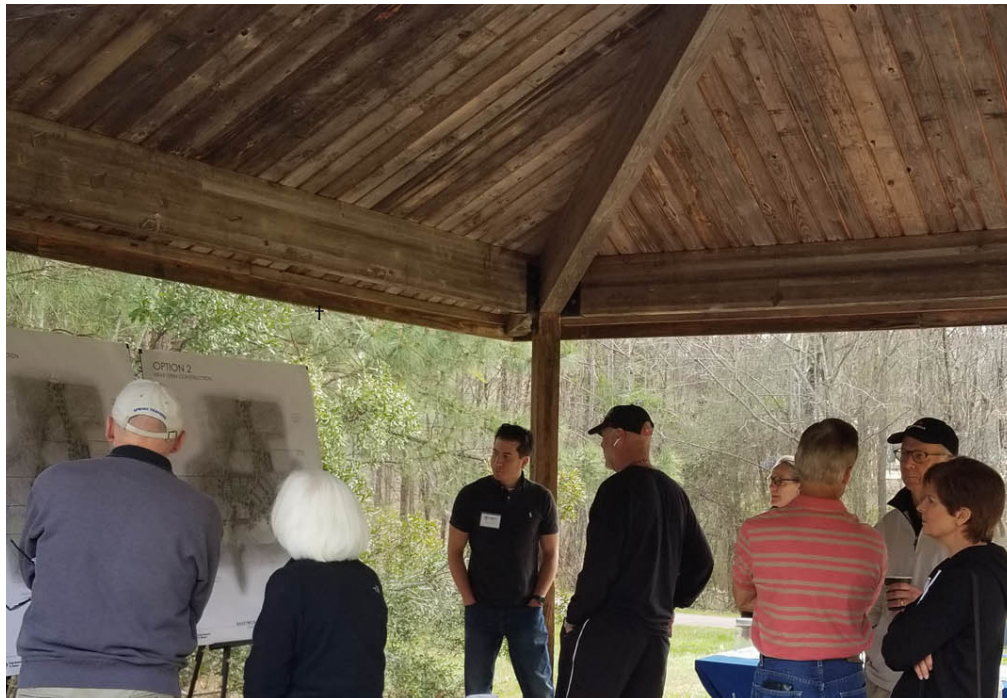




*Workshop Two, Schematic Design Option Two*



A companion online workshop hosted on PublicInput.com provided opportunity for additional community input. Open from March 30 to April 14, the comments on the online workshop focused support the development of the natural and paved trail system similar to the public workshop. However, the wooded dog park received the highest level of support out of all the categories in the online survey, and sport courts were ranked in the middle. Concepts reinforced in the online workshop include concern for protecting the existing natural character and focus on taking advantage of this character with trails and a dog park. Online comments not widely present during the public workshop included debate on the inclusion of sport courts. <sup>†</sup>



*Community review of plans and materials during Baileywick Park Workshop No. 2*

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<sup>†</sup> See *Appendix C, Workshop No. 2 Feedback & Online Results* for a full list of comments and responses received both in-person and online.

## BAILEYWICK PARK MASTER PLAN AMENDMENT

### WORKSHOP TWO SUMMARY FINDINGS

The draft master plan received general support during both the in-person and online workshops with the majority of comments centered around sport courts and the dog park. Out of two priority development concept alternatives, “Option 2” was favored due to the inclusion of a dog park and shaded sport courts. The voting activity provided insight into the activities that are preferred for priority development. Once these results from the online and in-person workshops were combined, priority development Options 1 and 2 essentially merged as various elements from each received higher levels of support, with the highest weighted program being trails, dog park and court games. Results from this analysis were used to inform the next stages of design: <sup>†</sup>

- Addition of new natural surface trails
- Retain all existing play equipment in the priority development plan.  
The existing equipment is found to be in good condition.
- Woodland experience added to priority development plan due to level of support
- Include multiple smaller shade structures into the playground area  
in both priority development and draft master plan
- Dog park shelters removed from priority development  
but included in draft master plan
- Location of new picnic shelter moved in the draft Master Plan to allow  
separate scheduling and maintain proximity to restrooms and playground
- Sport courts changed to multi-use versus single specialized  
use to allow for more flexible programming.
- Outdoor fitness space was removed from the master plan  
due to lack of public interest and proximity to similar program  
offered at local YMCA.

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<sup>†</sup> See Appendix C, Workshop No. 2 Feedback & Online Results  
for a full list of comments and responses received both in-person and online.

The inclusion and location of the proposed 1-acre dog park was the subject of some debate in the online comments, which prompted a more in-depth study of the need and potential locations for the dog park within Baileywick Park. The need for the dog park was stressed by maintenance staff who indicated that the baseball fields were often used as make-shift dog parks, as well as the observed quantity of dogs currently using the park. This use causes problems for maintaining the baseball fields as active dog play causes damage to the turf and sand. The lack of waste bags also causes maintenance staff consternation. Five separate locations were evaluated based on user input, topography, hydrology, and accessibility. Ultimately, the dog park remained in the original location as this had the lowest average slope, did not sacrifice other program, did not interrupt natural drainage, and is easily accessible. <sup>†</sup>

### Draft Master Plan Program

- Four fenced and lighted multi-use courts
- A rigid shade structure with fans over all sport courts
- Installation of a rubberized play surface to replace the existing mulch surface
- Installation of multiple small “sail” shade structures over the playground equipment
- Replacing all of the existing play equipment with new and additional play structures
- A new Woodland Experience play area focusing on engaging children with the adjacent wooded area.
- Woodland Experience play equipment focused on providing interesting ways for children to travel down the side slope (zipline, rope ladder, slides, etc.)
- A fenced one-acre wooded dog park separated into a  $\frac{3}{4}$  acre large dog section and a  $\frac{1}{4}$  acre small dog section with a shared vestibule entry.
- Two new shelters for the dog park, one in each section<sup>†</sup>
- New natural trails
- A new thirty foot by fifty-two foot picnic shelter
- A new twenty-four space parking lot adjacent to the multi-purpose field
- Thirty-one space expansion to the existing parking lot
- A new forty-space parking lot adjacent to the sport courts

<sup>†</sup> See *Appendix F, Dog Park Location Study* for additional information on considerations for the location of the dog park.



### Priority Development Program

- Four fenced and lighted multi-use courts
- A rigid shade structure with fans over all sport courts
- Installation of a rubberized play surface to replace the existing mulch surface
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- A new Woodland Experience play area focusing on engaging children with the adjacent wooded area.
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- A fenced one-acre wooded dog park separated into a  $\frac{3}{4}$  acre large dog section and a  $\frac{1}{4}$  acre small dog section with a shared vestibule entry<sup>†</sup>
- New natural trails
- A new twenty-four space parking lot adjacent to the multi-purpose field
- Thirty-one space expansion to the existing parking lot
- A new forty space parking lot adjacent to the sport courts

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<sup>†</sup> See *Appendix F, Dog Park Location Study* for additional information on considerations for the location of the dog park.







## WORKSHOP THREE

A public workshop was held on Saturday, May 11th, 2019 from 1:30 p.m. to 3:30 p.m. at Baileywick Park in Shelter #1 to solicit community feedback on the draft master plan amendment and community priorities for priority development. In addition to the master planning materials, the Team set up a children's workshop to generate ideas for improvements to the playground. Snacks and bottled water were provided at the sign-in table. Approximately thirty participants attended.

Participants were guided to the draft master plan and priority development plans printed and displayed on large boards to gauge public opinions on the proposed improvements. Community members studied the draft plans and posed clarifying questions regarding some of the master plan features. Sticky notes were used to post likes, dislikes and suggestions about the draft master plan and priority development plans. Natural trails received the most positive focus from contributors, with support to expand the trail system further. Representative example comments posted to the alternatives include:

- Expand the trail system here (indicating the northern portion of the site)
- Move dog park here? (indicating the area north of the sport courts)
- Awnings/Canopies for the playground
- Access to a map of the park with the trail system indicated would be useful. (Both for existing trail system and for the future trails after they are constructed).

Inclusion of a dog park remains highly supported but during the workshop a number of community members expressed confusion regarding the final location for this element. Discussion ranged from noise affecting the trails system and surrounding neighborhoods, required level of clearing and overall slope of the dog park. Prior to the workshop as similar comments were received by City of Raleigh staff, a study of five different locations, including the current one, was conducted to verify placement of the element and it was determined the site indicated on the draft master plan graphic presented at



workshop #3 remained the most suitable location for the dog park. Children were also engaged in the design process through a children's workshop component. Multiple copies of play equipment catalogs were provided, and the children were asked to flip through them and cut out the equipment they wanted to see added to the park. These preferences were cataloged through drawings or collage collections of the equipment pasted to 11x17 card stock. Youth attendees selected a wide range of products with a slight majority for features that are more free play oriented as well as the inclusion of a zip line.

A companion online workshop hosted on PublicInput.com provided opportunity for additional community input. Open from May 11th to May 28, the comments on the online workshop focused support the development of the natural paved trail system similar to the public workshop. However, the wooded dog park received the highest level of discussion in the online survey. Concepts reinforced in the online workshop include concern for protecting the existing natural character and focus on taking advantage of this character with trails and a dog park.



*Community review of plans and materials during Baileywick Park Workshop No. 3*



*Draft Master Plan*





*Schematic Design Plan*



## BAILEYWICK PARK MASTER PLAN AMENDMENT

### WORKSHOP THREE SUMMARY FINDINGS

Workshop Three underscored the findings in previous workshops and resulted in general support of the draft master plan and priority development plan. Participants offered a total of twelve comments on the draft plans which varied widely in subject with only the dog park and the trail system receiving repeat comments. Baileywick Road streetscape received a single comment during workshop three, but has received attention at each of the workshops, both in-person and online. The community feels the traffic movement to access the nearby schools requires attention as well as the need to add sidewalks along the road for pedestrian safety. Unfortunately, the Baileywick Park property ends at the road right-of-way and improvements associated with the road cannot be made as a part of the Park as the right-of-way is under state (NCDOT) jurisdiction.

As with Workshop Two, the inclusion and location of the proposed 1-acre dog park was the subject of some debate in the online comments during Workshop #3. Referring to the dog park location study, 5 separate sites were selected based on average slope, impact to the existing features, and other limitations. Due to the level of discussion and input from community members, the dog park will maintain a minimum of 50 feet from any natural trail and 100 feet from any property line. Additional buffer planting will be added to ensure the park is adequately visually removed from the surrounding parking features.

### Draft Master Plan

- Four fenced and lighted multi-use courts
- A rigid shade structure with fans over all sport courts
- Solar power cells mounted to roof of sport court rigid shade structure
- Installation of a rubberized play surface to replace the existing mulch surface
- Installation of multiple “sail” shade structures over the playground equipment
- Replacing all of the existing play equipment with new and additional play structures
- A new Woodland Experience play area focusing on engaging children with the adjacent wooded area.
- Woodland Experience play equipment focused on providing interesting ways for children to travel down the side slope (zipline, rope ladder, slides, etc.)
- A fenced one-acre wooded dog park separated into a  $\frac{3}{4}$  acre large dog section and a  $\frac{1}{4}$  acre small dog section with a shared vestibule entry.
- Buffer plantings for the dog park perimeter
- Two new shelters for the dog park, one in each section
- New natural trails
- A new thirty foot by fifty-two foot picnic shelter
- A new twenty-four space parking lot adjacent to the multi-purpose field
- Thirty-one space expansion to the existing parking lot
- A new forty space parking lot adjacent to the sport courts

### Priority Development

- Four fenced and lighted multi-use courts
- A rigid shade structure with fans over all sport courts
- Installation of a rubberized play surface to replace the existing mulch surface
- Installation of multiple “sail” shade structures over the playground equipment

- A new Woodland Experience play area focusing on engaging children with the adjacent wooded area.
- Woodland Experience play equipment focused on providing interesting ways for children to travel down the side slope (zipline, rope ladder, slides, etc.)
- A fenced one-acre wooded dog park separated into a  $\frac{3}{4}$  acre large dog section and a  $\frac{1}{4}$  acre small dog section with a shared vestibule entry.
- Buffer plantings for the dog park perimeter
- New natural trails
- A new twenty-four space parking lot adjacent to the multi-purpose field
- Thirty-one space expansion to the existing parking lot
- A new forty space parking lot adjacent to the sport courts



*Community review of plans and materials during Baileywick Park Workshop No. 3*





# **BAILEYWICK PARK MASTER PLAN AMENDMENT**

## BAILEYWICK PARK MASTER PLAN AMENDMENT

In 2018, The City of Raleigh Parks, Recreation, and Cultural Resources Department (PRCR) revisited Baileywick Park’s original 1998 Master Plan to ensure that the Park’s design and amenities continue to meet the contemporary community’s needs. In partnership with ColeJenest & Stone (CJS)—a Charlotte- and Raleigh-based landscape architecture and civil engineering firm—PRCR undertook formal evaluation of the Park’s utility and performance through due diligence, research, and study. This process included systematic site-and-community assessment, several varied and dimensional venues for public engagement and community feedback, and development of multiple *Concept Master Plans*, which suggested possible renovations to the Park as a consequence of formal study and public input. The final result is production of a *Situation Assessment*, which outlined the current physical, environmental, and cultural conditions of Baileywick Park, an amended draft *Master Plan*, and a *Preliminary Development Plan*. Specific findings and recommendations are detailed below. <sup>†</sup>

## IMPROVEMENTS TO EXISTING FEATURES

### Existing Multi-Purpose Field

The existing multi-purpose field is in good condition and is used regularly by park visitors as well as public and private sports teams/groups, the master plan retains this feature intact. A paved sidewalk and ramp connection is included from the parking lot at the center of the park to better link this element to the park and ensure the field is universally accessible.

### Existing Open Field

The existing field in the southwest corner of the site will remain to provide unprogrammed space and/or pick-up game play space. The existing shelter located along the greenway and northern edge of field will have continued

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<sup>†</sup> See *Appendices A-F* for detailed information and materials pertaining to due diligence, community involvement and feedback, and the *Situation Assessment*.





**AMENDED MASTER PLAN**  
RALEIGH, NORTH CAROLINA, AUGUST 2019



access to this space for events that might not be focused on children.

### Restroom Facility & Parking

The existing restroom facility is in good condition and will remain. There are 89 existing parking spaces on-site, which are sufficient for any existing individual park need but cannot accommodate multiple events occurring simultaneously. To address this, 95 spaces are added around the site to supplement the existing parking capacity. These spaces help to ensure that multiple user groups may hold events concurrently without causing parking concerns.

- 40 spaces are located in a new lot to provide more direct access to the multi-use courts and dog park features.
- The existing central lot will receive 31 new spaces.
- The existing gravel maintenance driveway is paved to match the existing park road.
- A new 24 space lot is provided at a level elevation with the existing multi-purpose field to provide universal access to the existing field.

### Playground

At the center of the current developed area, the playground at Baileywick Park

is a highly popular element seeing active use on any day with nice weather. Under the new master plan this area will be expanded to provide more space for children's play, which will also dovetail into the woodland experience to the west. The existing playground equipment is heavily used and in good shape so these structures will be retained. In addition to this existing equipment, newer structures will be added to expand the possibilities and opportunities for universally inclusive play. A new rubberized surface will replace the existing mulch increasing the aesthetic and safety of the playground.

### Nature Trails

The unpaved nature trails are an existing favorite which is bolstered in the amended mater plan. Using the existing trail system, topography and tree locations, the trail system is augmented to include new legs/loops and connections through the site, providing new ways to experience the established forest and streams. Unpaved, minimal impact trails also provide field trip learning opportunities for local schools. These supplementary links engage the existing trails, the greenway and other existing and proposed park features, as well as provide a connection between the neighborhoods and the school that is more experiential than a short car ride.



## BAILEYWICK PARK MASTER PLAN AMENDMENT NEW FEATURES

### Open-Air Multi-Use Pavilion

While other parks in the area offer a selection of event spaces and sport courts, there are many sports that are currently underserved. The multi-use pavilion at Baileywick park offers a central destination for the community and provides a dynamic multi-functional space that allows for a variety of activities and events to be planned. Examples of the activities the pavilion will be able to accommodate are:

- Court games
- Art classes
- Community gatherings
- Graduations
- Yoga
- Other activities

Despite being a heavily programed space, pavilion will be open for casual gatherings or pick-up play on a regular basis, with the City of Raleigh managing the scheduling, setup and breakdown for any reserved events. The pavilion can be used either as one large event space or can be subdivided into 4 smaller spaces, and will have a continuous surface that allows for the non-sport related events such





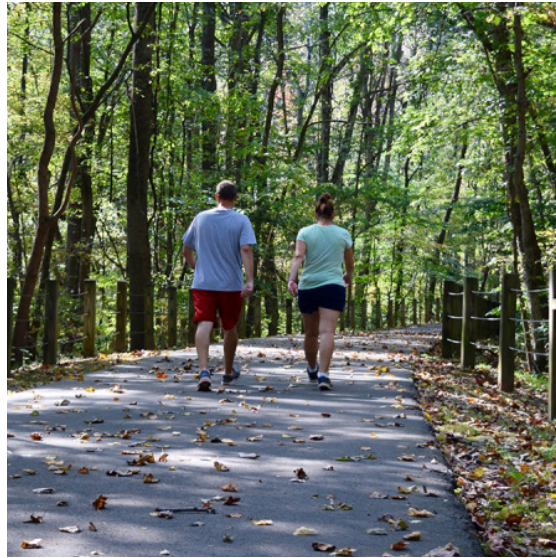
as yoga or larger social gatherings. Covered under a large cohesive shade structure, the pavilion will be 120 feet by 240 feet and will be lit for evening activities. Constructed in the same “visual theme” as the picnic shelters, the pavilion will also have large ‘ceiling’ fans to provide air movement for comfort on warmer days when the air is still.

### Picnic Shelter

The existing two picnic shelters serve as anchors for community events such as birthday parties or public events, however, since there are only two shelters, only two events can take place during any time period. Additionally, only one of the shelters is in close proximity to the restrooms and playground, which are often important aspects of those reserving the shelter for events. Located between the existing restroom structure, playground and baseball fields, the new 30 foot by 52-foot shelter allows for multiple large get-togethers to occur at the same time and is a similar distance to the playground and restroom structure as the existing large shelter.

### Woodland Experience

One facet of the existing park that became very apparent is the importance of the wooded areas, not just from a visual and experiential







aspect for adult users but as an opportunity for free expression and imagination-based play for children. In the wooded area west of the playground, children have already annexed a portion of this forest as a mock camp site. By forging a stronger, more purposeful link between the playground and this wooded area, children are more likely to engage with the natural environment. This program element focuses on making the steep slope between the existing playground and the wooded area more enjoyable to traverse by providing a zip-line, slides, rope climb, cargo net climb and jumping “stones.” To avoid taking away from the existing experience this wooded area provides, the only clearing intended for this space would be to remove any thorny or poisonous plants.

### Wooded Dog Park

One of the most requested features to be included in the master plan, a  $\frac{1}{2}$  -  $\frac{3}{4}$  acre area is set aside for a dog park. This one-acre space is fenced and subdivided into a section for large dogs and a section for smaller dogs. The entrance to the dog park would have one primary gate leading into an enclosed space with gates leading to either the small or large dog sections. Modeled after Oakwood Dog Park, this space will have a mulch surface and retain all trees over

10 inches in trunk diameter and as many smaller trees as possible, and only removing the underbrush as it would impact play. Dog drinking fountains are provided inside each of the sections as well as benches, chairs, and bags for waste cleanup.

A small shelter will also be provided in each of the two sections. So as not to negatively impact the natural trails or nearby residents, the dog park will be located at least fifty feet from any of the nature trails and at least one-hundred feet from the property line so as not to negatively impact other park users or local residents. Supplemental planting will be included around the perimeter of the dog park fence to better buffer the dog park from the natural trail system. Inclusion of a dog park at Baileywick Park satisfies significant public interest in the need for a dog park to serve this area, as expressed through the 2019 Dog Park Study community engagement process. <sup>†</sup>

## PROJECT BUDGET AND ESTIMATED COSTS

Associated with the Baileywick Park master plan amendment, the City of Raleigh has allocated \$5.4 million dollars for the Master Plan Amendment process and the construction of the next phase of park improvements. In order to clarify the scope of work that the master plan amendment funds practically accommodate, construction cost estimates have been prepared for the full extent of the planned park features. The estimated cost for the Baileywick Park Master Plan Amendment based on 2019 construction costs is between \$6.5 million and \$7 million. Estimated costs for park development can vary due to many factors such as material and labor availability, inflation, constructibility, site specific subsurface and environmental conditions, or other related factors.

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<sup>†</sup> See *Appendices F* for detailed information and materials pertaining to the dog park location study and the *Situation Assessment*.



### Opinion of Probable Cost

Opinion of Probable Cost for proposed park improvements based on community priorities	
Design, Engineering, Permits, Material Testing	\$ 700,000
General site work and expanded parking area (earthworks/infrastructure/roadways/SCMs)	\$ 1,900,000
Covered Sport Courts	\$ 1,500,000
Playground Improvements (Shade Structures)	\$ 450,000
Woodland Experience	\$ 150,000
Dog Park	\$ 200,000
General Contrator Fee	\$ 500,000
<b>Total Project Budget from 2014 Parks Bond</b>	<b>\$ 5,400,000</b>

\*Contingency is included in each line item

Opinion of Probable Cost for Full Build-out of proposed improvements in the draft Amended Master Plan	
Design, Engineering, Permits, Material Testing	\$ 950,000
General site work and expanded parking area (earthworks/infrastructure/roadways/SCMs)	\$ 1,900,000
Covered Sport Courts	\$ 1,500,000
New Shelter	\$ 500,000
New Playground	\$ 1,000,000
Woodland Experience	\$ 150,000
Dog Park with Shelters	\$ 300,000
General Contrator Fee	\$ 700,000
<b>Total Cost:</b>	<b>\$ 7,000,000</b>

\*Contingency is included in each line item

### Priorities and Phasing

Engaging and exciting the surrounding community remains a focus for the amended master plan and ensuring any stage in the park's development reflects this community is important. Throughout the master plan amendment process, short-term development alternatives were presented during the public workshops to elicit responses from participants. The public's reactions and responses to these alternatives assisted in establishing the priorities for the \$5.4 million budgeted for the next stage of improvements. (See *Appendices C & D* for public comments received on prioritized development). What emerged from this feedback is a series of targeted interventions and improvements that current and future Baileywick Park visitors most wanted to see included in the initial stages of development. The Priority Development Plan includes:

- An Open-Air Multi-Use Pavilion
- Reuse of all existing play equipment
- Installation of multiple "sail" shade structures over the playground equipment
- A new Woodland Experience play area focusing on engaging children with the adjacent wooded area.
- Woodland Experience play equipment focused on providing interesting ways for children to travel down the side slope (zipline, rope ladder, slides, etc.)
- A fenced  $\frac{1}{2}$  -  $\frac{3}{4}$  acre wooded dog park separated into a large dog section and a small dog section with a shared vestibule entry.
- Buffer/Screening planting around the dog park perimeter
- New natural trails
- 31 space expansion to the existing parking lot
- A new 40 space parking lot adjacent to the sport courts
- General landscape improvements





**BAILEYWICK PARK SCHEMATIC DESIGN**

RALEIGH, NORTH CAROLINA, AUGUST 2019



**Cole Jensen & Stone**

## SCHEDULE AND NEXT STEPS

While the Master Plan Amendment process provided a guide for the future design of Baileywick park, the approval process outlines the implementation of the amended master plan and construction of the priority development plan. The next steps for implementing the draft amended master plan are:

- Presentation to Parks, Recreation and Greenway Advisory Board (PRGAB): June 20th, 2019
- PRGAB Action on Draft Master Plan: July 18th, 2019
- Presentation to City Council for plan adoption: August 20th, 2019

Immediately following council approval, the priority development plan will move into design:

- Design and Permitting: Fall 2019 – Fall 2020
- Bidding and Bid Award: Fall 2020
- Construction: 2021 (construction is anticipated to take ten to twelve months)





## AMENDED MASTER PLAN

RALEIGH, NORTH CAROLINA, AUGUST 2019





# APPENDIX



Raleigh  
Parks  
Recreation and  
Cultural Resources  
[raleighnc.gov/parksrecreation](http://raleighnc.gov/parksrecreation)