

BAILEYWICK PARK MASTER PLAN REPORT

PREPARED FOR
THE CITY OF RALEIGH
PARKS AND RECREATION DEPARTMENT

By
PATON/ZUCCHINO & ASSOCIATES, P.A.

OCTOBER 28, 1998

PARKS RECREATION & GREENWAY ADVISORY BOARD
APPROVAL AUGUST 20, 1998

RALEIGH CITY COUNCIL
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A SUMMARY OF THE PARK

A COMMUNITY PARK

Baileywick Park is a 50-acre community park and as such must address the significant programmed activity needs of the North Planning District while being a responsible neighbor to the existing adjacent families. This need for balance was a constant factor in the Master Planning process.

LOCATION

Baileywick Park is an undeveloped rolling wooded 50-acre tract in North Raleigh. Baileywick Road borders the Park on the north. The Wentworth Subdivision, on the east borders the Park on the south by Baileywick Elementary School, and on the west by a privately owned lake. Approximately 1/3 of the Park boundary abuts existing single-family homes.

SITE CONDITIONS

Vegetation is mixed, varying from young pines to mixed pines/hardwoods to relatively mature hardwoods. The site is generally rolling, with an east/west drainageway splitting the property approximately twenty percent above and eighty percent below. This drainageway is subject to Falls Lake buffers totaling approximately 100 feet in width; effectively splitting the park into two uses zones. The northern portion can not support large-scale development; the larger southern portion can support a community center, ballfields, miscellaneous activities and sufficient parking to serve them.

BAILEYWICK ELEMENTARY SCHOOL

The Park property is subject to an interlocal agreement for acquisition and development with the Wake County School System. There is a general understanding of cooperation between the school and the Park with a specific understanding of joint-use of an informal ballfield/multi-use field. A proposed joint-use agreement will address shared access with the school building and park property.

ACCESS/CONNECTIVITY

A single vehicular access will be located on Baileywick Road directly across from Chander Drive. A 60-foot strip of land, reserved for access extends south to Strickland Road. Informal pedestrian access between the school and park will occur as well as informal pedestrian access from adjacent homes.

THE MASTER PLAN PROGRAM

Planned facilities included:

Northern Portion:

- Small Parking Areas
- 4 Lighted Tennis Courts
- 2 Basketball Courts
- Informal Picnic Areas
- Natural Areas
- Greenways and Informal Trails

Southern Portion

- 1 Informal, Partially Fenced Open Play/Practice Field (adjacent to School)
- 1 Informal Nonfenced Open Play Field Near Children's Play Area
- 2 Lighted Ballfields
- 2 Picnic Shelters and Restroom Facility
- Community Center
- Younger and Older Children's Play Facility
- Natural Areas
- Greenway and Informal Trail
- Parking to Service facilities-260-300 Car Capacity

PROCESS

Eleven committee meetings were held. The Parks and Recreation Advisory Board reviewed the plan twice. The City Council also reviewed the plan twice and the Council's Public Works Committee reviewed the plan once.

MILESTONES IN THE MASTER PLANNING PROCESS

DATE/EVENT	ACTION/ACTIVITY
<i>*Indicates Saturday Meeting</i>	
November 12, 1997	
<i>Meeting # 1</i> <i>First Informational Community Meeting</i>	<ul style="list-style-type: none"> • General information provided to community members interested in the Park, in preparation for selection of a park master plan committee. • Approximately seventy-five people attended.
December 16, 1997	
<i>Committee Meeting #2</i>	<ul style="list-style-type: none"> • Committee selected prior to meeting #2. • Planning process described. • Committee tasks described. • Overview of the parks system.
January 5, 1998	
<i>Committee Meeting #3</i>	<ul style="list-style-type: none"> • Repeated information from the previous meeting for those unable to attend the December 16, 1997 meeting. • Funding of \$150,000.00/year for three years available.
January 10, 1998*	
<i>Site Visits to Various City of Raleigh Parks</i>	<ul style="list-style-type: none"> • This event gave members the opportunity to understand the nature of various City of Raleigh Parks, i.e. various intensity of use levels - types of facilities offered, etc.
January 15, 1998	
<i>Meeting with Park Staff</i>	<ul style="list-style-type: none"> • Coordination meeting with city parks staff and Paton/Zucchini design team.
January 21, 1998	
<i>Committee Meeting #4</i>	<ul style="list-style-type: none"> • Program elements of community parks were described • Comprehensive plan needs discussed • Review of the field trip of January 10, 1998. • Draft Mission Statement presented, discussed and amended. • Area greenway infrastructure discussed • Baileywick Elementary School interface reviewed and comments by school principal.
February 2, 1998	
<i>Committee Meeting #5</i>	<ul style="list-style-type: none"> • Discussion of other parks and facilities • Considerable discussion of strong need for ballfields • Discussion of possible community center • Review of draft Mission Statement • Possible activities - ballfields, walking, picnicking • School/City program coordination. • Aquatics/Greenway-Walkway accesses. • Voting for priorities

*February 14, 1998**

Committee Site Inspection

- Committee members given tour of park site.
- General discussion of possible uses, restraints, assets, program statement.
- "Wish" list of facilities.
- Preliminary Mission Statement from previous meetings given to members.

February 18, 1998

Committee Meeting #6

- Draft of Park Mission Statement presented and discussed.
- Previous ranking data discussed, clarifications requested.
- Parks and Recreation Representative noted the North Planning District is currently short approximately 6 ballfields, with an additional 18 fields needed by 2025.
- Some committee members noted that ballfields were ranked low priority of committee.
- Issues of location for improvements such as parking and lighted ballfields relative to neighbors discussed.

March 3, 1998

Committee Meeting #7

- Review of 1998 Wake County Recreation Plan
- Clarification that programmed facilities (ballfields) is included in park program due to the fact it is a community park.
- Preliminary park programming exercise, bubble diagrams presented, discussion of impact of topography on program items.
- Community Centers discussed.

*Saturday, March 14, 1998**

Committee Meeting #8

- Discussion of community centers and possible programming.
- Presentation and discussion of five preliminary concept master plans.
- 2 - 3 formal ballfields each plan considerable discussion of pros and cons of each plan.
- Basic programming of site determined through comparative review of five plans.
- Brief site "make-up" walk following the meeting for some members.

April 8, 1998

Committee Meeting #9

- Previous 5 concept plans distilled to 2 concept plans - one with 2 ballfields and one with 3 ballfields.
- Community Center planned for 20,000 square feet.
- Minimum of two formal ballfields.
- Pros and cons of both concepts discussed - two field approaches favored over three fields.
- PZA to refine selected two-field plan for presentation to City Administration.

April 29, 1998

City Administrative Review

- (2) ballfields, single vehicular access plan as favored by committee presented.
- Consultants instructed to develop alternative plan with (3) ballfields and second vehicular access from the south to augment Baileywick Road access.
- Revised plans to be sent back to committee for further discussion.

May 20 1998

Committee Meeting #10

- Review of new plans modified as suggested by administration.
- Considerable concern expressed by committee re: impact of three programmed fields and vehicular through access.
- Discussed again the two concepts presented at meeting # 9.
- Committee preferred the April 27, 1998 plan with two ballfields as previously discussed.

June 8, 1998

Committee meeting # 11

- Further discussion of April 27, 1998 plan and presentation of June 8, 1998 draft plan.
- After much discussion, June 8, 1998 (2) ballfields plan approved subject to minor adjustments.

July 16, 1998

Parks and Recreation Advisory Board Meeting

- Extensive discussion of plan - the primary concern was for the protection of neighbors and level of decision-making ability by committee regarding programmed activities.
- Item was tabled to next meeting.
- Public comment received.

August 20, 1998

Parks and Recreation Advisory Board Meeting

- Additional discussion about protection of neighbors and approval process.
- Information provided regarding buffers, field lighting opportunities and the need for ballfields.
- June 8, 1998 plan approved and forwarded to Council.

September 1, 1998

City Council Meeting

- Presentation to Council by Roger Kosak, Committee Chair, and Dick Bailey.
- Discussion about general level of development and location of ballfields.
- Item sent to public works committee for review

September 9, 1998

Council Public Works Committee Meeting

- Presentation by Dick Bailey
- Discussion of buffers, protection of neighbors, and general park design.
- Item forwarded to full Council with recommendation for approval. With specific requests from adjacent neighbors to be included on the final plan and specific concern of adjacent neighbors be addressed (See Appendix M).

September 15, 1998

Council Action

- Master Plan approved with clarification that small parking lot near the school is noted as potential future parking and that neighborhood requests be included.

This is a summary of the Master Plan Committee Action on the Baileywick Park Master Plan.
Complete minutes are available in the Parks and Recreation Department files.

BAILEYWICK COMMUNITY PARK MISSION STATEMENT

- PROTECT QUALITY ENVIRONMENTAL ASSETS AS PRACTICABLE.
- BALANCE NEEDS OF IMMEDIATE NEIGHBORHOOD WITH OVERALL NORTH PLANNING DISTRICT NEEDS.
- STRIVE TO FACILITATE A MUTUALLY ADVANTAGEOUS RELATIONSHIP WITH BAILEYWICK ELEMENTARY SCHOOL.
- ALLOW THE PARK SITE'S SPECIAL FEATURES, IN CONJUNCTION WITH DETERMINED SITE IMPROVEMENTS, TO CREATE A UNIQUE PARK WITH ITS OWN SPECIAL IDENTITY.
- PROVIDE A HIGH LEVEL OF PEDESTRIAN CONNECTIVITY BETWEEN HOMES, SCHOOL AND PARK, THROUGH A COMBINATION OF GREENWAYS AND SIDEWALKS.

PARKS RECREATION & GREENWAY ADVISORY BOARD ACTION

Following is a summary of the Parks Board action on the Baileywick Park Master Plan. Complete minutes are available in the Parks and Recreation Department files.

- At the July 16, 1998 meeting of the Parks Board, Park site history, the committee process and the resulting proposed plan were presented. Comments from ten citizens and two City Council members were heard.
- Considerable discussion ensued on both specific points of the proposed plan and general conduct of the Master Plan process. Also, there was considerable discussion on the need for ballfields in general.
- Mr. George Deloache made a motion to approve the plan, seconded by Mr. Jody Patterson. The motion was later withdrawn in favor of further discussion by the Board at the next scheduled meeting in August.
- At the August 20, 1998 meeting discussion again centered on the need for ballfields. The co-operative arrangement with Wake County Parks and Recreation at Baileywick and with North Wake County Baseball Association was discussed. The staff presented a detailed report addressing the issues of buffers, lights, noise, numbers and distribution of baseball teams in the Raleigh Parks and Recreation System.
- Mr. Roger Kosak moved that the Board approve the Master Plan and forward to City Council. Mr. Jody Patterson seconded this move.
- After additional discussion on user statistics, service areas, and ballfield needs, Ms. Jamie Ramsey offered a substitute motion to approve and forward the plan with no lights, buffering guarantees, needs for future ballfields, coordination between local governments, protection of the third open field and keeping of better user statistics. The motion died without a second. The vote on the original motion for approval of the proposed plan passed 8 - 1.
- Mr. Rick Marshall offered a second motion to accompany the Master Plan motion to ask City Council to authorize the Board to examine the overall level of funding and coordination with Wake County Parks and Recreation. Mr. Roger Kosak seconded. After discussion, the motion carried unanimously.

CITY COUNCIL ACTION

Following is a summary of the City Council Action on the Baileywick Park Master Plan. complete minutes are available in the Parks and Recreation Department.

- On September 1, 1998 the Master Plan was presented to City Council. Several specific questions were addressed. A letter from Mr. Richard O. Stevens, President of Wentworth Park Homeowners Association (HOA) was presented to Council. The letter expressed the need for a Community Park, but included concerns related to location and orientation of the playing fields, buffers, noise, traffic and access. After a 6-2 vote, the item was referred to the Public Works Committee.
- September 9, 1998 the Public Works Committee heard a response from Parks and Recreation staff on the specific concerns raised by Mr. Richard O. Stevens of the Wentworth Park HOA. After a lengthy discussion input was received from two citizens representing the immediate neighbors and representatives of both the Master Plan Committee and North Wake County Baseball Association. After further discussion approval of the item was recommended by a 2-1 vote. Conditions of approval were that the five concerns brought by the Wentworth Park HOA be addressed in the final text of the Master Plan, and the parking adjacent to the multipurpose field be labeled "Potential Future Parking".
- At the City Council meeting on September 15, 1998 the Public Works Committee recommended approval of the Master Plan by full Council with the inclusion of the five concerns by Wentworth Park HOA and the addition of "Potential Future Parking" at the multipurpose field.
- After brief discussion about the Master Plan process for Baileywick Park and the shortage of ballfields, the plan was approved unanimously by City Council.

INTRODUCTION:

Through an extensive review process, the Master Plan Committee, City Parks Staff and the consultant worked together to develop a comprehensive master plan for Baileywick Park. This plan simultaneously affords educational opportunities by providing nature/interpretive trails while addressing the long-term programmed recreation facility requirements for the North Raleigh Planning district. These objectives were met by cooperatively formulating a plan that combines natural areas and buffers with activity facilities such as multiple ballfields and a Community Center to address the projected long-term district wide community needs.

PROGRAM ELEMENTS:

- (1) Informal, Partially fenced Open Play/Practice Field (adjacent to school)
- (1) Informal, Nonfenced Open Play Field Near Children's Play Area
- Younger/Older Children's Play Areas
- Picnic Shelter/Restrooms
- Additional Picnic Areas
- Nature/Interpretive Recreation Trails
- Tennis Courts
- (2) Programmed Ballfields
- Basketball Courts
- Community Center

SITE ELEMENTS:

- Buffers
- Parking/Vehicular Circulation
- Neighborhood Connections
- Greenway Connections

PROGRAM ELEMENTS

INFORMAL OPEN PLAY FIELD

- A large graded open field (approximately 340' X 220') is proposed for the southwestern corner of the park. The primary function of this field is currently envisioned as an area for informal free play, and would compliment the picnic shelter and children's play area. This grassed field would also accommodate activities such as kite flying and other informal games and uses.

PARTIALLY FENCED PRACTICE/OPEN FIELD

- Partially fenced field at school -- the committee also recommends an approximately 320' X 220' partially fenced informal playfield that will straddle the park/school property line in the northeast corner of the park. This area will serve as a practice field as well as an opportunity for league play by tee ball, etc. The committee recommends this field be unlighted and without bleachers, dugouts or pitcher's mound. Baileywick Elementary School will have priority use of this area during school hours.

CHILDREN'S PLAY AREAS

- Two play areas are proposed to accompany the main picnic shelter/restrooms. The committee recommends that the play areas be adjacent to each other, but the equipment would be tailored to two age groups (2-5 and 5-12 years of age) and somewhat separated to reduce conflicts between older and younger users.

PICNIC SHELTER/RESTROOMS/OTHER PICNIC AREAS

- A shelter with restrooms and sized to provide picnic facilities for 50 – 60 people is recommended. This feature would be centrally located as noted on the Master Plan to adequately serve the two formal ballfields, the open play field, and the children's play areas. The construction of restrooms is strongly recommended in an early phase of work because construction of the Community Center is planned for a later phase.
- A second, smaller picnic shelter is proposed for the hillside south of the Community Center with a view of the pond.
- Two to three additional picnic areas, consisting of a concrete pad with one to three tables, are proposed as noted on the plan.

NATURE/INTERPRETIVE/RECREATION TRAILS:

- Among the desired park elements noted by the committee, a combination of trail types is proposed. The committee recommends a paved primary 10-foot wide trail from north to south through the park. A secondary loop trail that would have a paved, gravel or bark chip surface may be used for general recreation and exercise purposes, as well as a connector between various park elements. The committee also recommends a third, less formal trail type having either a bark chip or a natural surface. All trails would provide educational opportunities to science classes at Baileywick Elementary as well as the general public.

TENNIS COURTS

- Four tennis courts are proposed for the northwest corner of the park near Baileywick Road. These courts are intended to be lighted and have a small parking area for approximately 12 cars.

BASKETBALL

- Two unlighted basketball courts are proposed adjacent to the school and Baileywick Road near the northeast corner of the Park. These courts would also be provided with a small parking lot for approximately 12 cars.

PROGRAMMED BALLFIELDS

- Two programmed ballfields (at 270' and 300' to outfield fences) are recommended for formal league plays in the southern portion of the Park. It is intended these fields be lighted, irrigated, fully fenced and feature bleachers and dugouts. Lighting design should include technology to minimize spill and glow effects. Lighting design and performance will comply with all applicable codes and regulations. The lights should be operated in a manner reduce energy consumption and minimize the impact on adjoining neighborhoods.

COMMUNITY CENTER

- An approximately 20,000 square foot Community Center is proposed on the central knoll near the adjacent lake. This building is proposed to include community meeting rooms, gymnasium/exercise areas, facilities for showers and restrooms, administrative offices and storage space.

SUPPORT/SITE ELEMENTS

BUFFERS

- The orientation and distance of ballfields relative to property lines, as shown on the graphic rendering of the Master Plan, shall be maintained to the fullest extent possible. This distance is approximately 150 feet from outfield fences to the property line. A similar effort will be made to maintain the proposed 100 feet of undisturbed buffer between all playfields and adjoining property. If this is not practical, sufficient screening by vegetation will be installed to mitigate visual and noise impact on adjoining property owners.

PARKING/VEHICULAR CIRCULATION

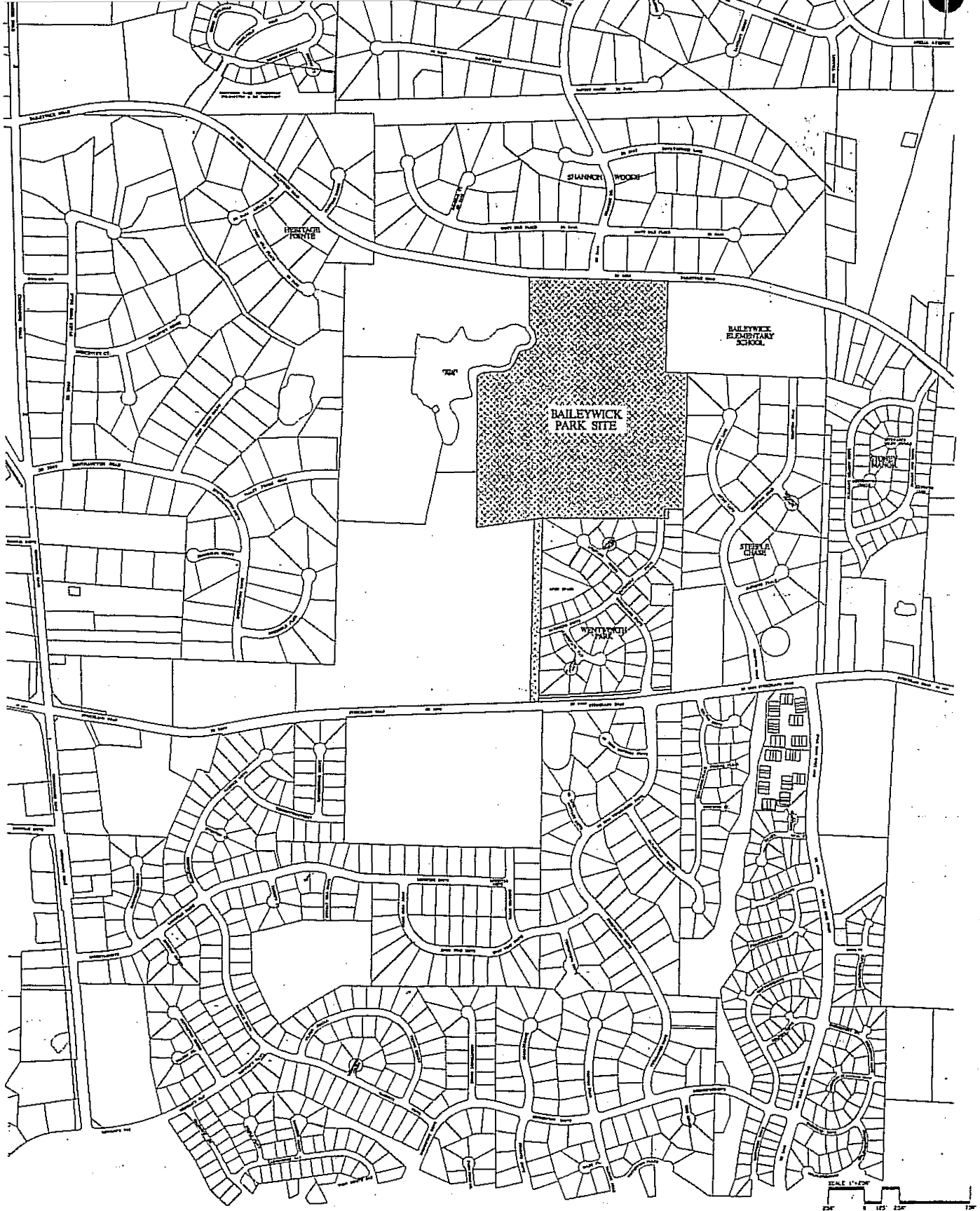
- The Committee recommends the park vehicular entry be via Baileywick Road directly across from Chander Drive. The entry will curve through the park and cross a low wet area en route to a large four-section parking area on the Park's central knoll. When fully developed, the central parking area would accommodate approximately 260 cars. A small parking area for approximately 50 cars, near but below the open play area at the school, would serve public use of the park/school field. This area could also be used as a parking lot for other park uses. It is noted on the adopted Master Plan as a potential future parking area. Total on-site parking would eventually accommodate \pm 340 cars and should only be developed if there is a proven need. An effort will be made to minimize traffic and parking impact on adjoining neighborhoods.

NEIGHBORHOOD CONNECTIONS

- The Master Plan Committee recommends that vehicular access to the Park be restricted to the Baileywick Road entrance. Non-vehicular access from adjoining neighborhoods is included, from Davishire Drive and the southwest corner of the site. A 60-foot wide strip of land between the main park site and Strickland Road is intended to provide the opportunity for access. Future development of the property on the west and southwest side of the site could include the opportunity to negotiate the exact location of a non-vehicular access point.

GREENWAY CONNECTIONS

- By using the proposed internal Park trails, pedestrian and other non-vehicular access north of the Park will be across Baileywick Road at its intersection with Chander. Non-vehicular connection with the City's Capital Area Greenway trails will be between the southwest corner of the site and future sidewalks on Strickland Road. Sidewalks on Strickland are planned to connect to the future greenway trail on the Leadmine Creek corridor to the east.



NEIGHBORHOOD MAP
BAILEYWICK PARK
CITY OF RALEIGH PARKS AND RECREATION

PATON/ZUCCHINO & ASSOCIATES, P.A.
LAND PLANNING / LANDSCAPE ARCHITECTURE

CONCEPT PLAN DEVELOPMENT SITE ANALYSES/

Various Concept Master Plans were developed between mid-March, 1998 and early June 1998. These concepts are presented over the next several pages. Each succeeding plan is based on updated input and comments from committee members, as discussion of various site use issues progressed.

The initial concept plan effort (Maps A through E, dated March 14, 1998) provided a broad array of possibilities to encourage a good understanding of site development opportunities. From the outset, we believed that the picnic shelter/restroom would need to be in Phase One, as funding would not allow a Community Center in Phase One.

As the following three maps indicate, the southern portion of the park can physically accommodate higher intensity uses than the northern portion.

All schemes in this March 14, 1998 plan series share the following design elements:

- Major parking just west of center of the park to accommodate Community Center near pond and ballfields in the area to the east most able to support large fields.

Conceptual Plan A

Primary Features

- Large 2 level open play area adjacent to Elementary School.
- 3 ballfield complexes, children's play areas and primary parking surrounding centrally located picnic shelter/restroom.

Conceptual Plan B
Primary Features

- Community Center near entry (creates grading and large event parking problems).
- 2 Large and 3 secondary open play fields as well as 2 programmed ballfields.

MARCH 14, 1998
CONCEPTUAL PLAN C

Conceptual Plan C
Primary Feature

- 2 larger, separated children's play areas
- Less concentrated, more dispersed facilities

Conceptual Plan D
Primary Features

- Smaller group sports (basketball and tennis) grouped near Baileywick Road.
- Primary parking centered between 3 open play fields and 3 programmed fields.
- 2 primary picnic areas.
- Small parking area near school field.

Conceptual Plan E
Primary Features

- Tennis and basketball at opposite ends of park.
- Two large open play areas at opposite sides of park.
- Small parking area near school field.
- Two ballfields east of center of park with shelter/restroom.
- Two options for play area (one presumes need for Community Center to accommodate restroom).

**Discussions of March 14, 1998 Plans
Led The Committee Toward The Following General Plan Conclusions:**

- Primary parking near center of park.
- Community Center just west of main parking.
- Basketball and tennis north of stream near Baileywick Road.
- Open play field splitting school/park boundary.
- Ballfields/other open fields to south of park.
- Child's play area, picnic/restroom shelter near parking and ballfields.
- Strong trail system with a paved primary north south trail and a loop system of secondary trails.
- Trails to allow access to environmentally diverse areas such as wetlands, streams and other features of possible Science education interest.

MARCH 31, 1998
CONCEPT A

Concept A
Primary Feature

- 3 ballfields with adjacent restroom/picnic shelter, larger and smaller open play fields as well as children's play area.

Concept B
Primary Features

- 2 ballfields versus 3 with expanded open play area.

*Committee preferred Concept B - with only 2
programmed ballfields.*

**Preliminary Master Plan
Primary Features**

- Refinement of March 31, 1998 Concept 'B'
- Three open play areas (1 small, 2 fairly large).
- Smoother traffic flow at parking area.

*This plan was tentatively approved by committee
and forwarded for City Departmental reviews.*

Concept A

- City Administrative review of April 27, 1998 Plan led to the suggestion to add a third ballfield and second vehicular access (from Strickland Road). This plan differed from the April 27th, plan by switching tennis and basketball locations as well as converting the southwest open play field to a programmed ballfield.
- This plan was subsequently presented to the committee and rejected. The second vehicular access was rejected to avoid north-south traffic through the Park. The design team was instructed to create a new plan based largely on the April 27, 1998 plan previously endorsed by the committee.

Concept B

- Plan "B" also presumed a second vehicular access from Strickland Road. Plan B proposes to serve both school and park needs below the larger school field. Instead of three formal ballfields in the southern portion of the park, two formal ballfields and one open play field are proposed. The main school field is converted to a partially fenced field or possible fully fenced field. The Committee preferred two formal fields versus three and limiting vehicle access to the Baileywick Road entrance.

FINAL APPROVED MASTER PLAN
JUNE 8, 1998 PLAN IS ESSENTIALLY THE APRIL 27, 1998 PLAN WITH THE
FOLLOWING ADJUSTMENTS:

- Tennis and basketball locations switched to make basketball more accessible to the Elementary School.
- The smaller open play field below the School is converted to a potential future parking area
- The play field at the school will be partially fenced to allow ball practice but not formal league play.

AVAILABLE FUNDING

Residual funds available from original land purchase and \$150,000.00 from CIP	\$484,000.00
Additional for fiscal 1999-2000	\$150,000.00
TOTAL DEVELOPMENTAL FUNDS AVAILABLE	\$634,000.00

PHASING

<i>1999 First Priority</i>	Open play field adjacent to school.
<i>1999-2004 Second Priority</i>	(Likely Developed in phases based on funding). Ballfields, parking and childrens play areas, picnic shelters, restrooms, trails, basketball and tennis courts.
<i>Third Priority</i>	Community center and parking to support the balance of trails, picnic facilities and other undeveloped program items.

PRELIMINARY COST ESTIMATE

BAILEYWICK PARK

SUMMARY					
PRELIMINARY COST ESTIMATE FOR BAILEYWICK PARK					
ITEM	DESCRIPTION				TOTAL
I.	ENTRANCE ROAD				\$174,650.00
II.	PARKING AREA #1 (SOFTBALL FIELD)				\$97,490.00
III.	PARKING AREA #2 (PARK CORE)				\$407,400.00
IV.	CHILDS PLAY AREAS (1)				\$70,000.00
V.	PICNIC SHELTERS (3)				\$356,500.00
VI.	TENNIS COURTS (4)				\$149,880.00
VII.	BASKETBALL COURTS (2 FULL COURTS)				\$78,550.00
VIII.	OPEN PLAY FIELDS/SOCCER (2)				\$121,500.00
IX.	GREENWAY TRAILS/BRIDGES				\$22,600.00
X.	BALLFIELD (1) @ 300'				\$386,850.00
XI.	CAMP SITES/WATER ACCESS				\$2,420,000.00
XII.	LANDSCAPING				\$300,000.00
XIII.	STORM DRAINAGE				\$100,000.00
XIV.	MISC. ITEMS				\$60,000.00
XV.	ELECTRICAL				\$150,000.00
XVI.	UTILITY EXTENSIONS				\$88,500.00
XVII.	MAINTENANCE FACILITY				\$104,000.00
	SUBTOTAL				\$5,087,920.00
	CONTINGENCY 15%				\$763,188.00
	TOTAL				\$5,851,108.00

ITEM	DESCRIPTION	UNIT	UNIT PRICE	TOTAL
I. ENTRANCE ROAD				
A.	25' E-E Road (25'BB)	1500 LF	\$100.00	\$150,000.00
	Includes clearing & grubbing, soil & erosion control, topsoil stripping, rough grading.			
	8" ABC - compacted in-place,			
	2-1/2" I-2 in-place and fine grade/seed			
B.	Storm Drainage			
	1. Corr. Metal Pipe (1 @ 48" x 30') - in-place	60 LF	\$60.00	\$3,600.00
	2. Flared end section - in-place	2 EA	\$570.00	\$1,140.00
C.	<i>Davishire Drive Extension</i>			
	Clearing and grubbing	0.2 AC	\$5,000.00	\$1,000.00
	Soil & Erosion Control	0.2 AC	\$1,500.00	\$300.00
	Topsoil Stripping/Restoration	160 CY	\$6.00	\$960.00
	Rough Grading	300 CY	\$4.00	\$1,200.00
	8" ABC Compacted in-place	700 SY	\$10.25	\$7,175.00
	2-1/2" I-2 In-place	700 SY	\$13.25	\$9,275.00
	SUBTOTAL			\$174,650.00
II. PARKING AREA #1 (BASKETBALL AND TENNIS)				
A.	Clearing and grubbing	0.6 AC	\$5,000.00	\$3,000.00
B.	Soil & Erosion Control	0.6 AC	\$1,500.00	\$900.00
C.	Topsoil Stripping	970 CY	\$6.00	\$5,820.00
D.	Rough Grading	6000 CY	\$4.00	\$24,000.00
E.	8" ABC Compacted in-place	2300 SY	\$10.25	\$23,575.00
F.	2-1/2" I-2 In-place	2300 SY	\$13.25	\$30,475.00
G.	Wheel Stops and striping	42 EA	\$60.00	\$2,520.00
H.	Concrete Walk	450 LF	\$16.00	\$7,200.00
	SUBTOTAL			\$97,490.00
III. PARKING AREA #2 (PARK CORE)				
A.	Clearing and grubbing	3 AC	\$5,000.00	\$15,000.00
B.	Soil & Erosion Control	3 AC	\$1,500.00	\$3,000.00
C.	Topsoil Stripping	4800 CY	\$6.00	\$28,800.00
D.	Rough Grading	10,000 CY	\$4.00	\$37,500.00
E.	8" ABC Compacted in-place	12,000 SY	\$10.25	\$123,000.00
F.	2-1/2" I-2 In-place	12,000 SY	\$13.25	\$159,000.00
G.	Concrete Walk	1500 LF	\$16.00	\$24,000.00
H.	Wheel Stops and striping	285 EA	\$60.00	\$17,100.00
	SUBTOTAL			\$407,400.00
IV. CHILDS PLAY AREAS				
A.	<i>Young Childs Play Area (Rough Estimate)</i>		LUMP SUM	\$35,000.00
	Includes: All site work and amenities			
B.	<i>Older Childs Play Area (Rough Estimate)</i>		LUMP SUM+E	\$35,000.00
	Includes: All site work and amenities			
	SUBTOTAL			\$70,000.00

V. PICNIC SHELTERS PEDESTRIAN LINKS					
A.	Small Shelter (20' x 30')	1	EA	\$25,000.00	\$25,000.00
	Large (40'x60') with restrooms	1	EA	\$100,000.00	\$100,000.00
	Site utility work for Shelters			LUMP SUM	\$20,000.00
B.	Pathways				
	Primary Paved Trail	2100	LF	\$45.00	\$94,500.00
	Secondary Soft Trail	5850	LF	\$20.00	\$117,000.00
	SUBTOTAL				\$356,500.00
VI. TENNIS COURTS					
A.	Clearing/Grubbing	0.8	AC	\$5,000.00	\$4,000.00
B.	Soil and Erosion Control	0.8	AC	\$1,500.00	\$1,200.00
C.	Topsoil/Redistribution	1280	CY	\$6.00	\$7,680.00
D.	Grading	8000	CY	\$4.00	\$32,000.00
E.	2 Sets of 2 Courts	2	EA	\$30,000.00	\$60,000.00
	Includes: ABC, Asphalt, fencing				
	finished surface, striping, accessories				
	(net and posts).				
F.	Lighting with glare control			LUMP SUM	\$45,000.00
	SUBTOTAL				\$149,880.00
VII. BASKETBALL COURTS (2 FULL COURTS)					
A.	Clearing	0.5	AC	\$5,000.00	\$2,500.00
B.	Soil and Erosion Control	0.5	AC	\$1,500.00	\$750.00
C.	Topsoil/Redistribution	750	CY	\$6.00	\$4,500.00
D.	Grading	2700	CY	\$4.00	\$10,800.00
E.	Basketball Courts	2	EA	\$20,000.00	\$40,000.00
	Includes: ABC, Concrete, fence entire court,				
	finished surface, striping, accessories				
	(posts, goals, etc.), fine grade and seed				
F.	Lighting with Glare Control			LUMP SUM	\$20,000.00
	SUBTOTAL				\$78,550.00
VIII. OPEN PLAY FIELDS					
A.	Clear and Grubbing	4.2	AC	\$5,000.00	\$21,000.00
B.	Soil and Erosion Control	4.2	AC	\$1,500.00	\$6,300.00
C.	Topsoil Stripping/Redistribution	6700	CY	\$6.00	\$40,200.00
D.	Rough Grade	13,500	CY	\$4.00	\$54,000.00
	SUBTOTAL				\$121,500.00
IX. PLAY GLADES/WOODED LAWNS					
A.	Selective Clearing	1.4	AC	\$5,000.00	\$7,000.00
B.	Topsoil Distribution	2250	CY	\$6.00	\$13,500.00
C.	Soil and Erosion Control	1.4	AC	\$1,500.00	\$2,100.00
	SUBTOTAL				\$22,600.00

X. BALLFIELDS				
A.	2 FIELDS (1 AT 270', 1 AT 300')			
	1. Clearing and grubbing	5.5 AC	\$5,000.00	\$27,500.00
	2. Soil & Erosion Control	5.5 AC	\$1,500.00	\$8,250.00
	3. Topsoil Stripping	8800 CY	\$6.00	\$52,800.00
	4. Rough Grading	20,000 CY	\$4.00	\$80,000.00
	5. Irrigation System	2	LUMP SUM	\$30,000.00
	6. Fencing System	2	LUMP SUM	\$42,000.00
	7. Fine Grade/Bermuda Sprigs	1600 SY	\$3.00	\$4,800.00
	8. "Louisburg" Clay (4" DEPTH)	540 CY	\$25.00	\$13,500.00
	9. Lighting	2	LUMP SUM	\$120,000.00
	10. Glare Control (If Required)	2	LUMP SUM	\$8,000.00
	SUBTOTAL			\$386,850.00
XI. COMMUNITY CENTER				
A.	COMMUNITY CENTER	22,000 SF	\$110.00	\$2,420,000.00
XII. LANDSCAPING				
A.	ALLOWANCE		LUMP SUM	\$300,000.00
XIII. STORM DRAINAGE				
	ALLOWANCE		LUMP SUM	\$100,000.00
XIV. MISCELLANEOUS ITEMS (Rough Estimate)				
A.	Signage, water fountains, picnic tables, bollards gates, railings, etc.		LUMP SUM	\$60,000.00
XV. ELECTRICAL				
A.	Preliminary Estimate		LUMP SUM	\$150,000.00
XVI. UTILITY EXTENSIONS				
A.	6" D.I.P. Water Extension	2500 LF	\$25.00	\$62,500.00
B.	Fire Hydrant	4 EA	\$2,500.00	\$10,000.00
C.	4" PVC Sanitary Sewer Service	800 LF	\$20.00	\$16,000.00
	SUBTOTAL			\$88,500.00
XVII. BAILEYWICK ROAD IMPROVEMENTS (TURN LANE)				
A.	1. Additional 1 1/2 lanes +/-	1000 LF	\$150.00	\$90,000.00
	Includes clearing & grubbing, soil & erosion control, topsoil stripping, rough grading.			
	8" ABC - compacted in-place, storm drainage, 2-1/2" I-2 in-place, and fine grade/seed			
B.	Sidewalk	1000 LF	\$14.00	\$14,000.00
	SUBTOTAL			\$104,000.00
	SUBTOTAL BAILEYWICK PARK/COMMUNITY CENTER			\$5,087,920.00
	CONTINGENCY 15%			\$763,188.00
	SUBTOTAL			\$5,851,108.00

APPENDICES

03/14/98

LISTED BELOW IS A FINAL NUMERIC RANKING OF ACTIVITIES FOR BAILEYWICK PARK

POSSIBLE ACTIVITIES (final Ranking)	PRIORITY VOTING			
	HIGH 3 pts.	MED 2 pts.	LOW 1 pt.	SCORE Total pts.
1. MULTI-USE OPEN SPACE (INCLUDES 2 ACRE SCHOOL PROGRAM AREA)	12	1	0	38
2. PLAYGROUND ACTIVITIES	11	1	1*	36
3. NATURAL AREA(S) (NESTING HABITAT)	9	3	1	34
4 PEDESTRAIN LINKAGES, I.E., HOMES TO SCHOOL VIA PARK	9	3	1	34
5. PICNICING (RUSTIC/GROUP)	8	4	1*	33
6. WALKING/BIKING/ROLLERBLADING	10	0	3♦	33
7. NATURE WATCH/EXPLORATION EDUCATIONAL	7	5	1*	32
8. ORIENTEERING/HIKING	6	3	4	28
9. TENNIS	5	4	4	27
10. MOUNTAIN BIKING	3	7	3	26
11 EDUCATIONAL ACTIVITIES/COURSES/INSTRUCTINAL PROGRAMS	3	6	4*	25
12. VOLLEYBALL	3	5	5	24
13. HARDSURFACE ACTIVITIES (BASKETBALL, 4-SQUARE, ETC.)	2	7	4♦	24
14. YOUTH BASEBALL	2	7	4*	24
15. YOUTH CULTURAL ARTS PROGRAM (DANCE/DRAMA, ETC.)	3	3	7*	22
16. CHILDREN'S WATER PLAY	0	6	7*	19
17. WATER FEATURE/PONDS/WATERFALL	2	2	9♦	19
18. SR. YOUTH BASEBALL	1	3	9♦	18
19. AQUATICS	2	0	11	17
20. FOOTBALL (WITH GOALS)	0	3	10	16
21. FITNESS EQUIPMENT CLUSTER	0	3	10	16
22. HORSESHOES	1	1	11	16
23. CAMPING/OVERNIGHT ACTIVITES	0	2	11	15

Activities were divided into approximate thirds with activities 1-8 ranked as highest priority; activities 9 - 15 considered medium priority and 16 - 23 ranked as low priority.

In order to accurately rank the activities, a score was determined for each activity by using the following point value system: Each high ranking vote was worth (3) three points, a medium ranking vote was worth (2) two points, and a low ranking vote was worth (1) one point. The score was computed and then each activity was ranked 1 – 23 according to it's score. Several activities did not receive a full vote of 13. PZA interpreted each vote not cast as a vote in the low priority. An * denotes 1 vote was added to the low category and ♦ denotes 2 votes were added.

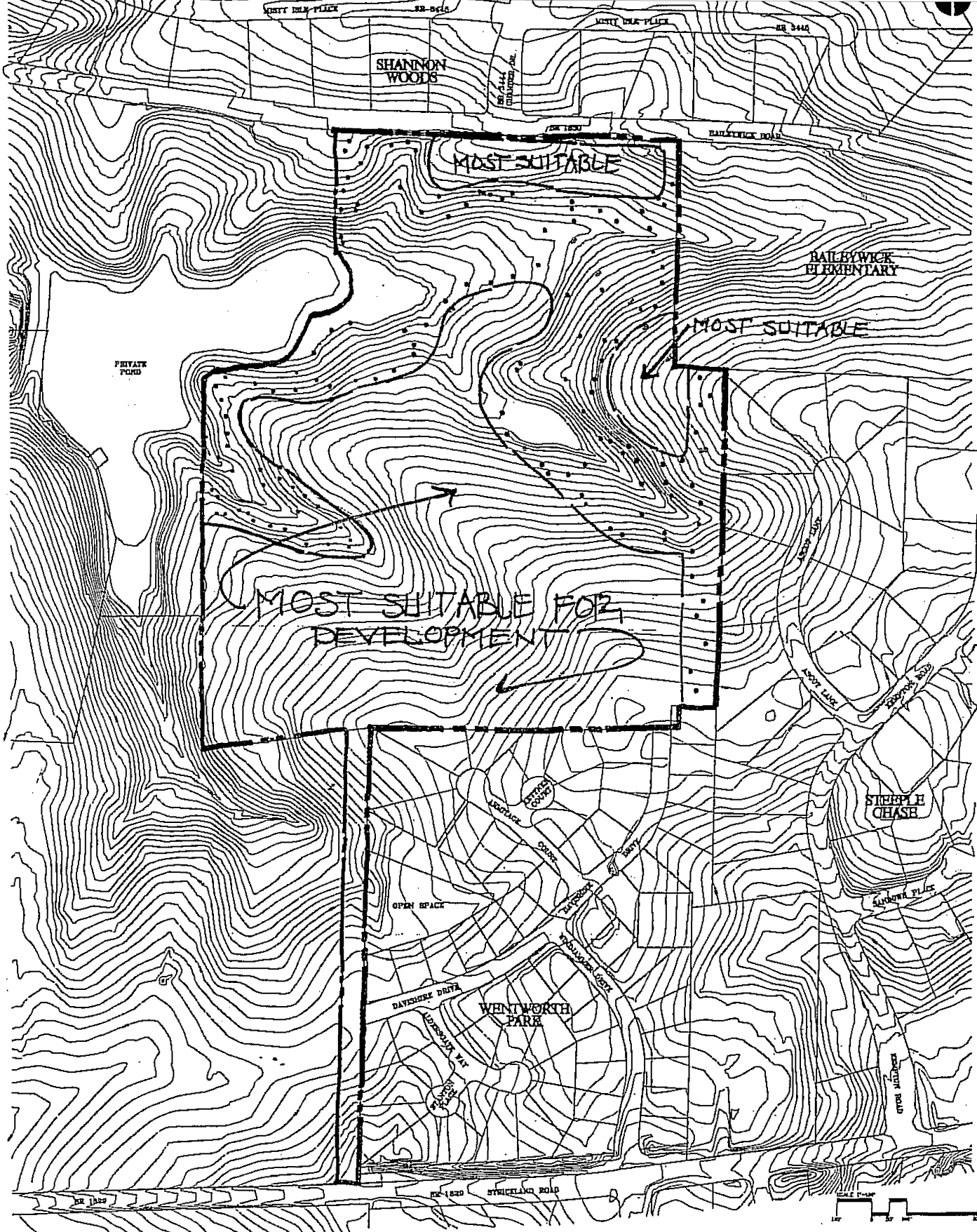
CONCEPT PLAN DEVELOPMENT

CONCEPT PLAN DEVELOPMENT SITE ANALYSES/

Various Concept Master Plans were developed between mid-March, 1998 and early June 1998. These concepts are presented over the next several pages. Each succeeding plan is based on updated input and comments from committee members, as discussion of various site use issues progressed.

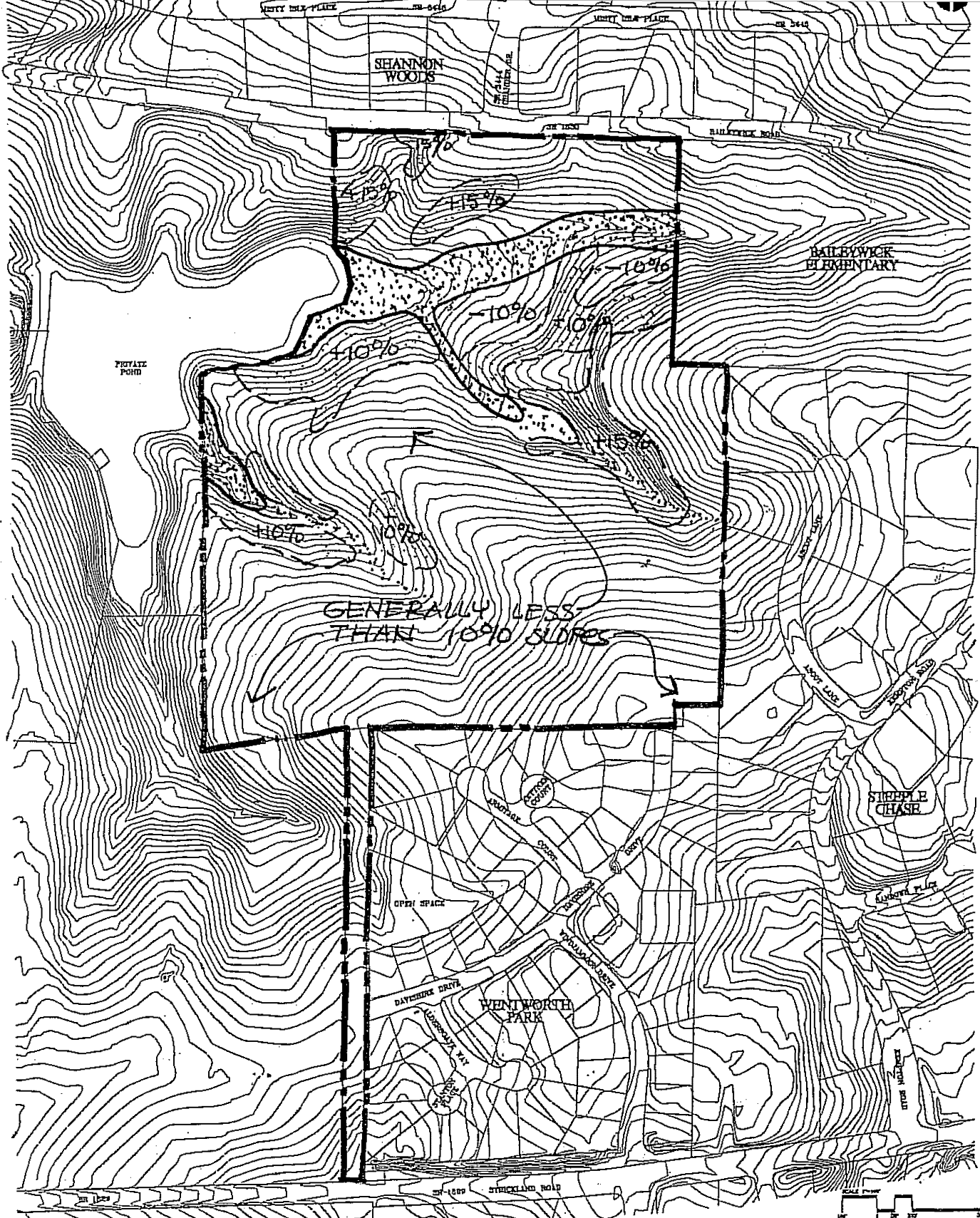
The initial concept plan effort (Maps A through E, dated March 14, 1998) provided a broad array of possibilities to encourage a good understanding of site development opportunities. From the outset, we believed that the picnic shelter/restroom would need to be in Phase One, as funding would not allow a Community Center in Phase One.

As the following three maps indicate, the southern portion of the park can physically accommodate higher intensity uses than the northern portion.



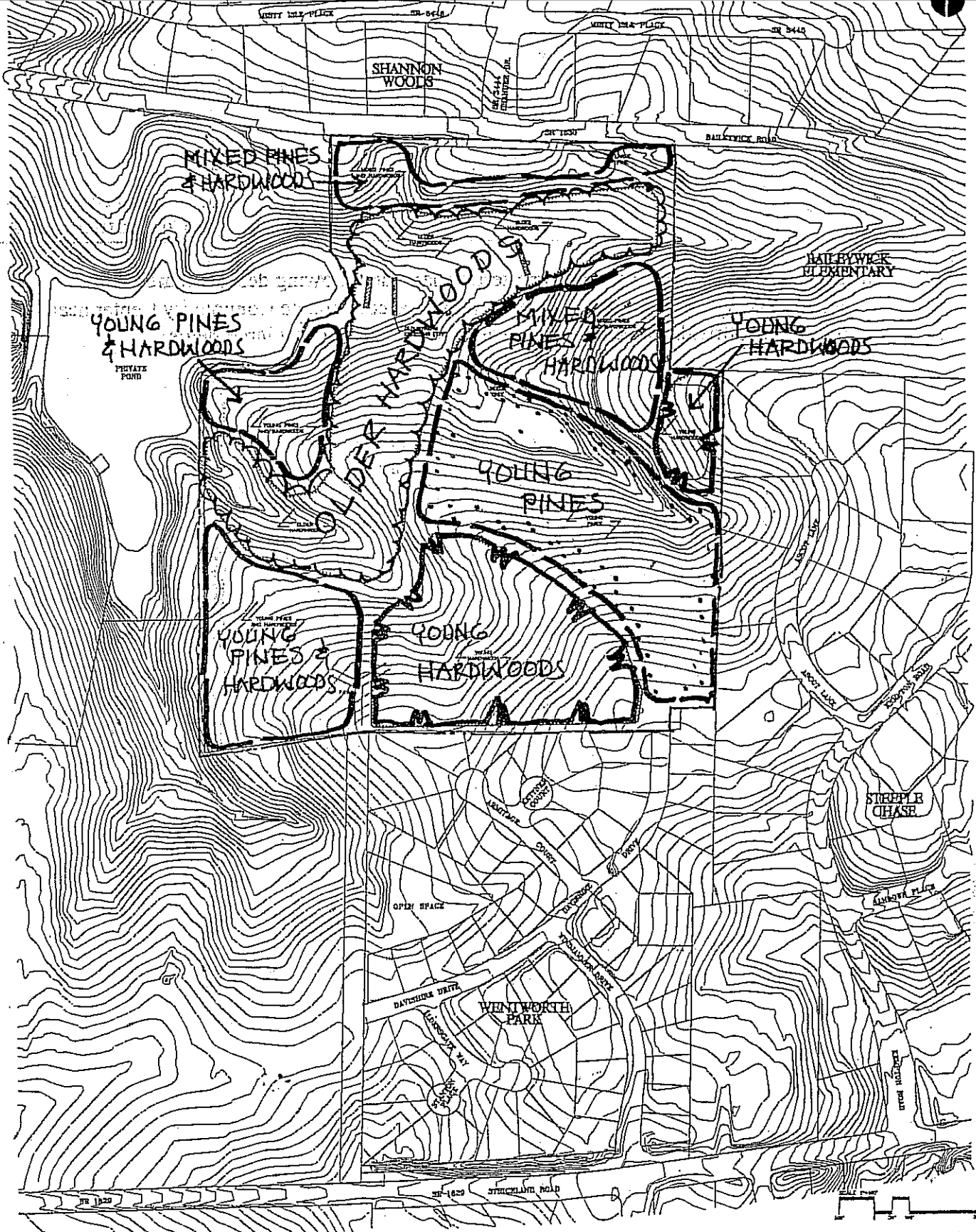
DEVELOPMENT SUITABILITY
BAILEY WICK PARK
CITY OF RALEIGH PARKS AND RECREATION

PATON/ZUCCHINO & ASSOCIATES, P.A.
LAND PLANNING / LANDSCAPE ARCHITECTURE



DRAINAGE & SLOPES
BAILEY WICK PARK
CITY OF RALEIGH PARKS AND RECREATION

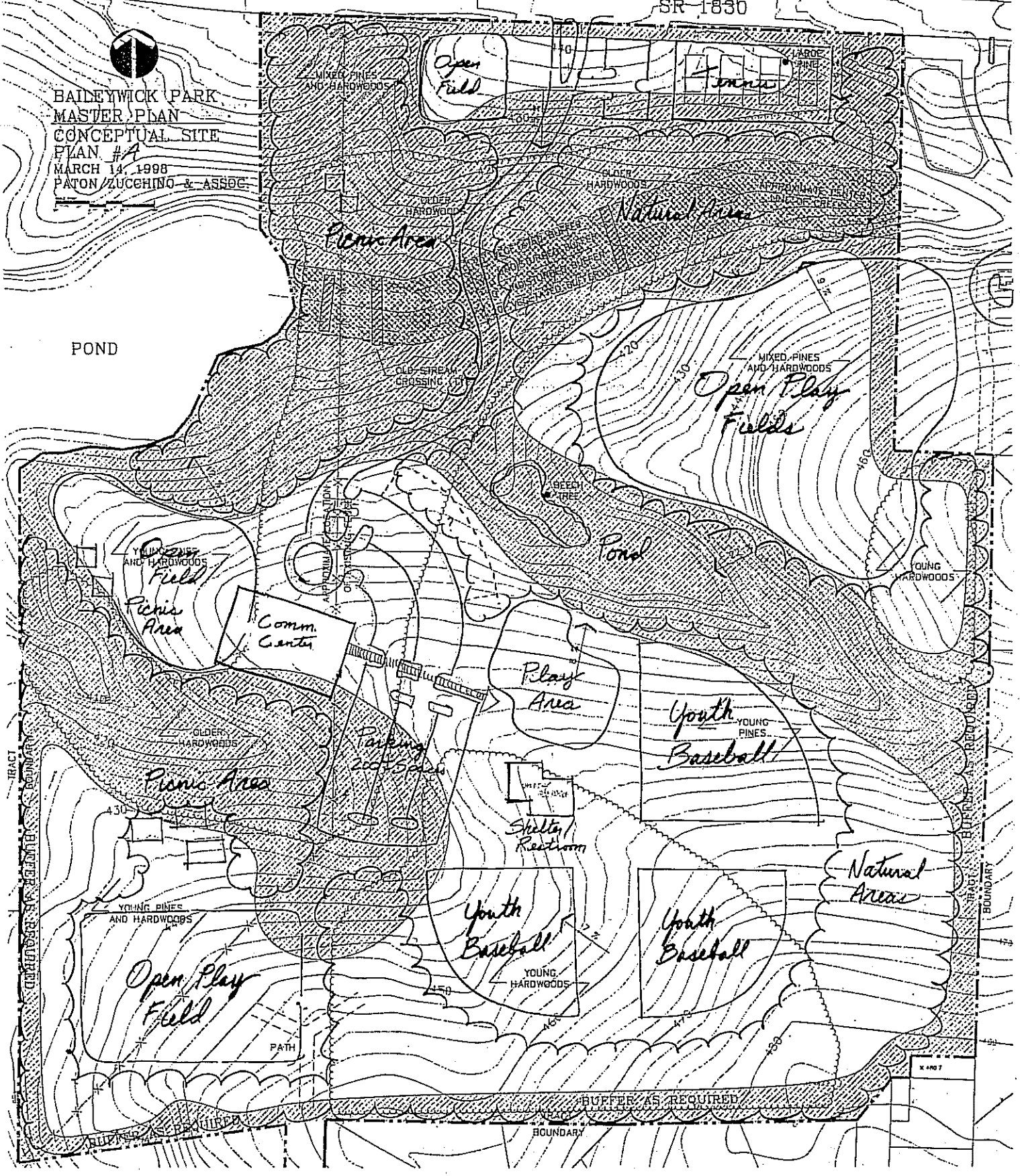
PATON/ZUGCHINO & ASSOCIATES P.A.
LAND PLANNING / LANDSCAPE ARCHITECTURE



TREE COVER
BAILEY WICK PARK
 CITY OF RALEIGH PARKS AND RECREATION

PATON/ZUCCHINO & ASSOCIATES, P.A.
 LAND PLANNING / LANDSCAPE ARCHITECTURE

BAILEY WICK PARK
MASTER PLAN
CONCEPTUAL SITE
PLAN #4
MARCH 14, 1998
PATON/ZUCCHINO & ASSOC.

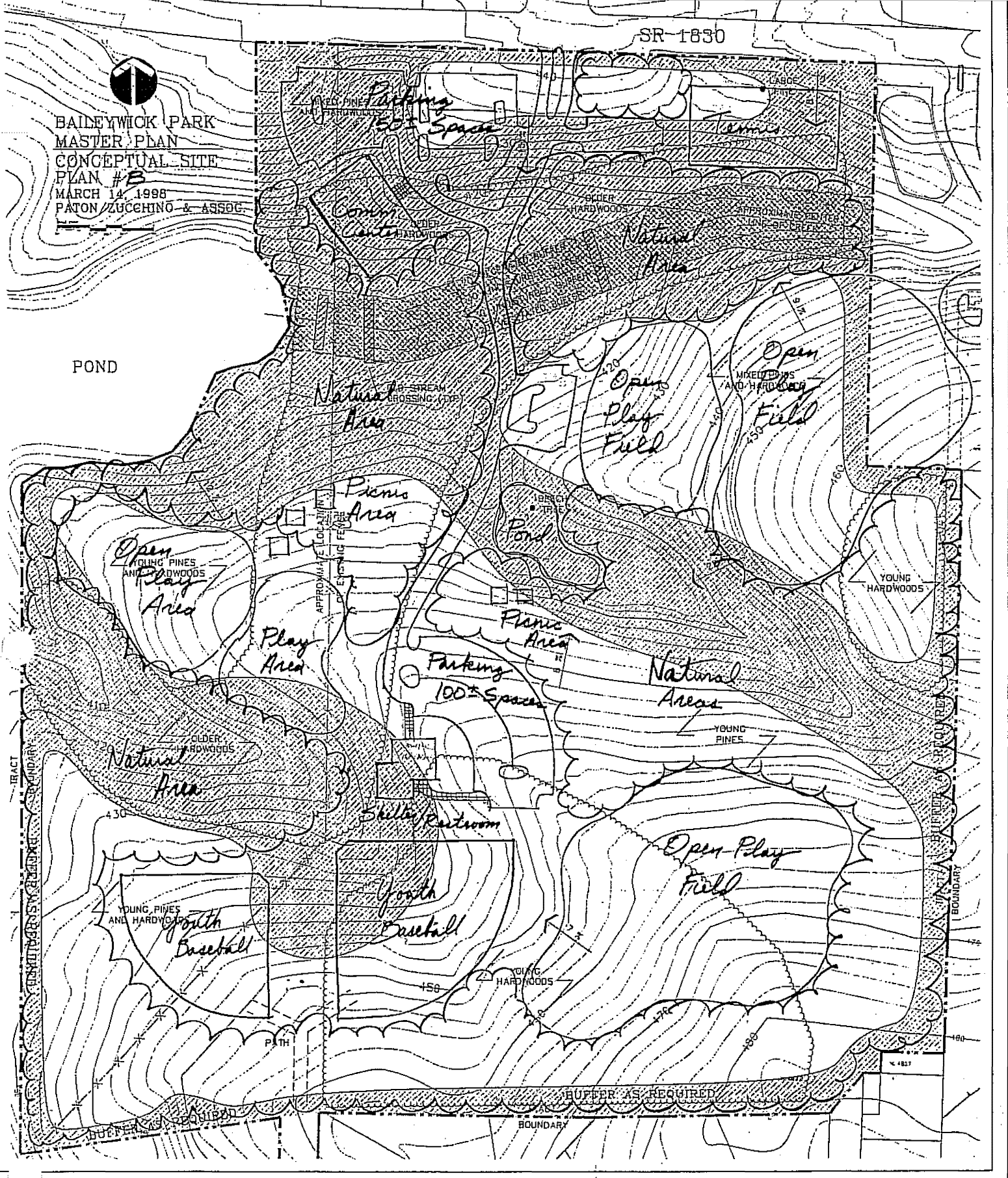


SR-1830



BAILEYWICK PARK
MASTER PLAN
CONCEPTUAL SITE
PLAN #B
MARCH 14, 1998
PATON/ZUCCHINO & ASSOC.

POND



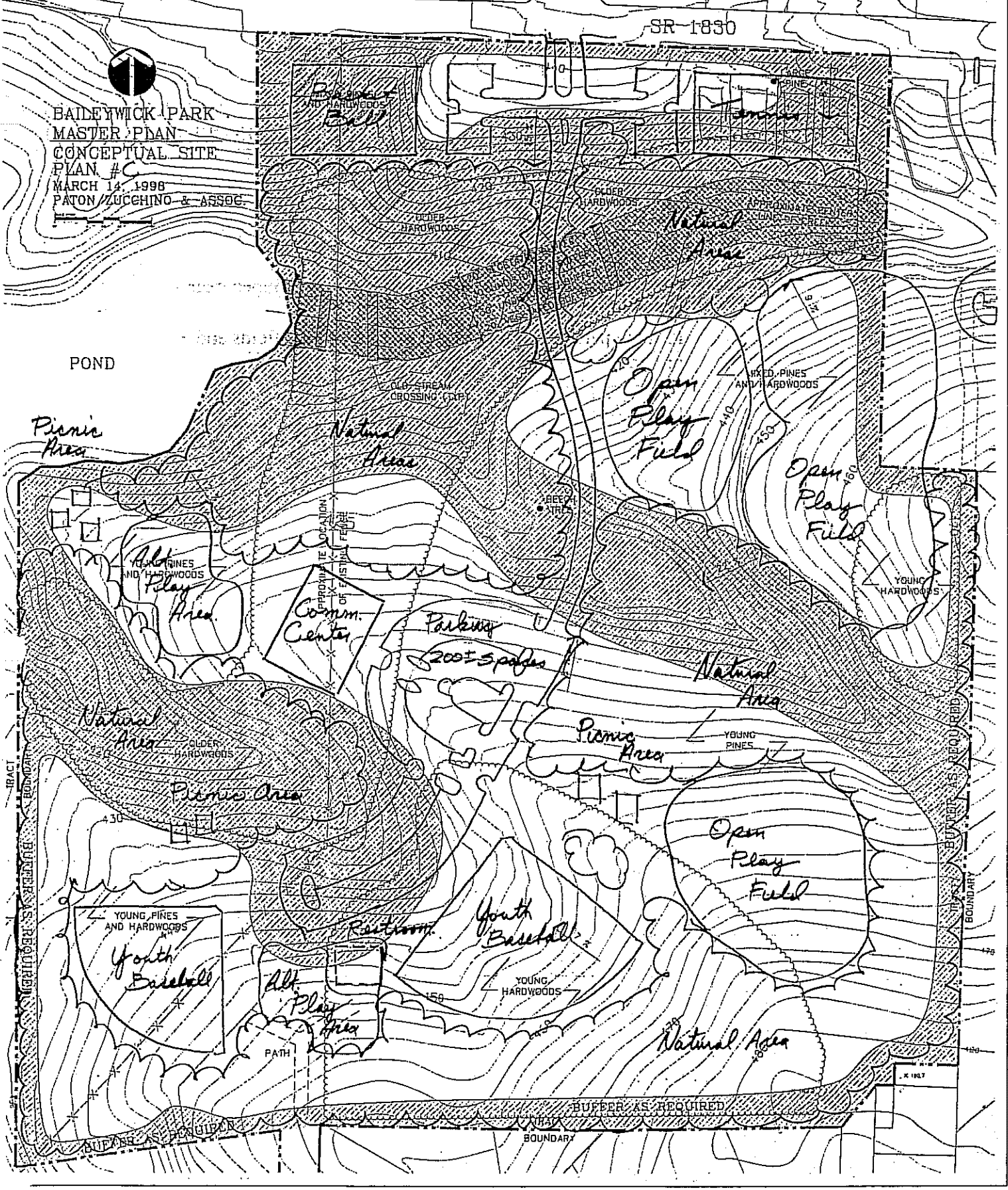
DATE: 03/11/98

Base Mapping By Wade County GIS

CONCEPTUAL SITE PLAN B
MARCH 14, 1998
BAILEYWICK PARK

SR-1830

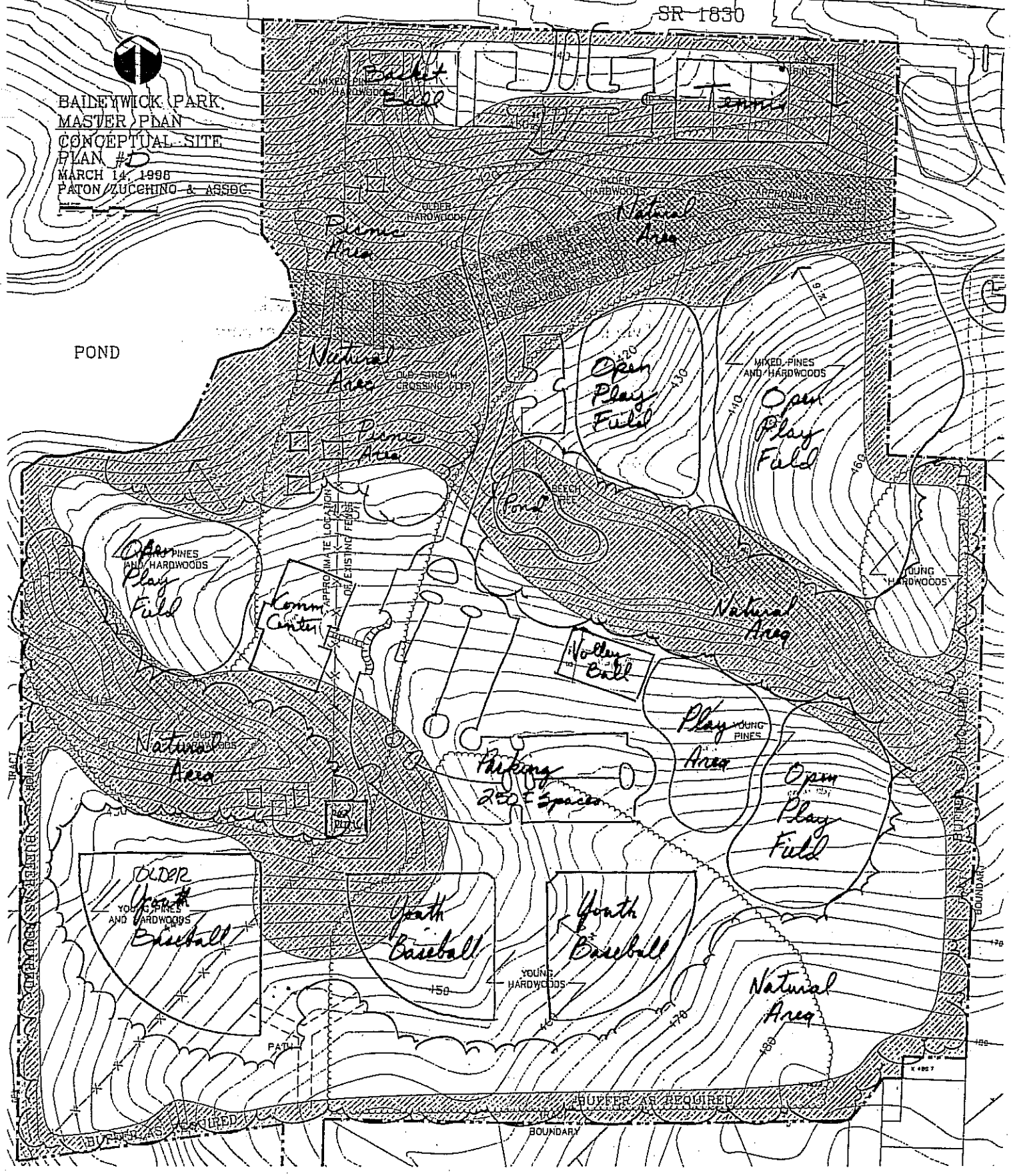
BAILEYWICK PARK
MASTER PLAN
CONCEPTUAL SITE
PLAN #C
MARCH 14, 1998
PATON/ZUCCHINO & ASSOC.



Base Mapping By Wake County GIS

CONCEPTUAL SITE PLAN C
MARCH 14, 1998
BAILEYWICK PARK

POND



Base Mapping By Wake County G/S

CONCEPTUAL SITE PLAN D

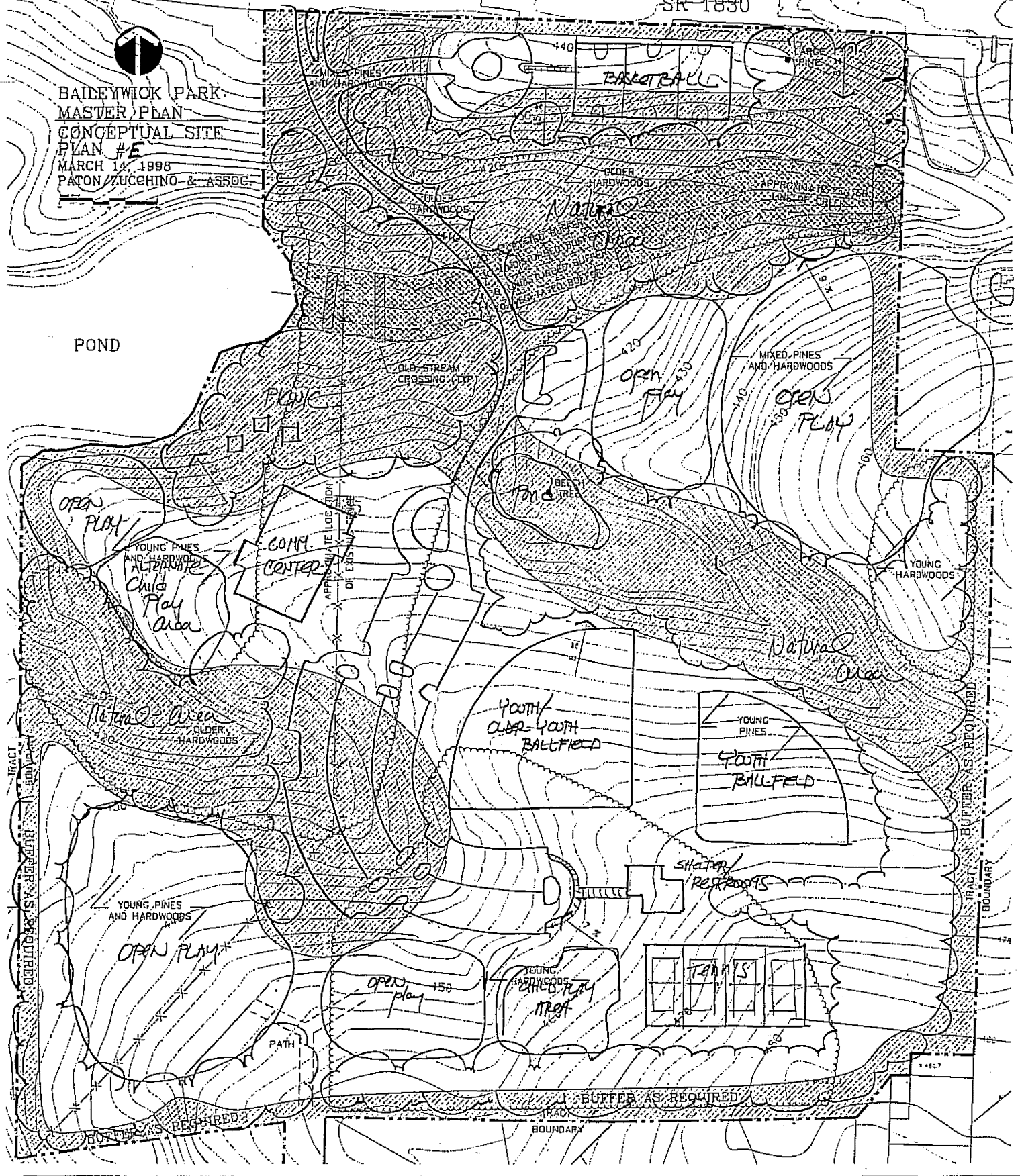
MARCH 14, 1998

BAILEYWICK PARK

MARCH 14, 1998

~~PATON/ZUCCHINO-&-ASSOC.~~

POND



Base Mapping by Wake County GIS

CONCEPTUAL SITE PLAN E
MARCH 14, 1998
BAILEYWICK PARK

**Discussions of March 14, 1998 Plans
Led The Committee Toward The Following General Plan Conclusions:**

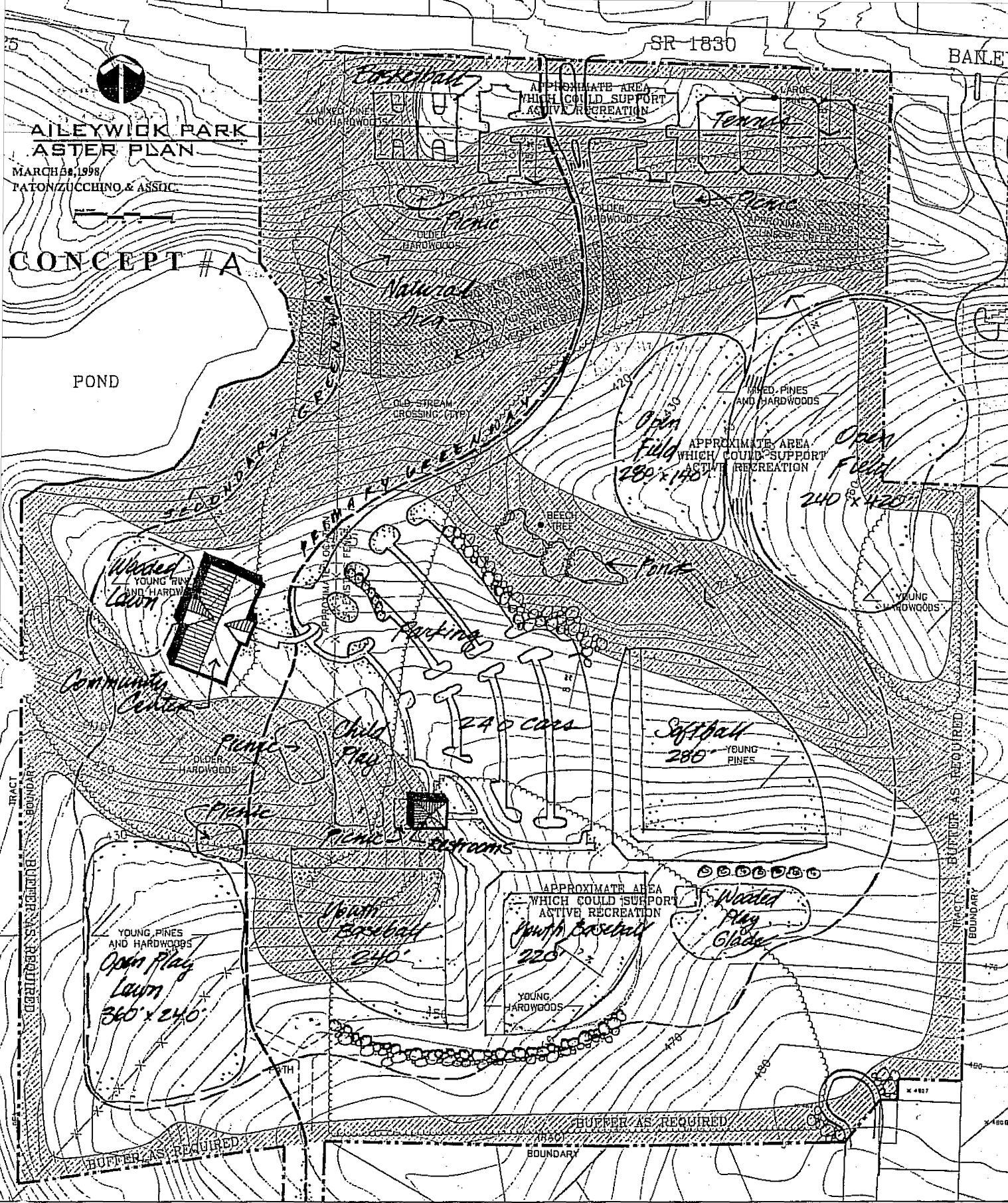
- Primary parking near center of park.
- Community Center just west of main parking.
- Basketball and tennis north of stream near Baileywick Road.
- Open play field splitting school/park boundary.
- Ballfields/other open fields to south of park.
- Child's play area, picnic/restroom shelter near parking and ballfields.
- Strong trail system with a paved primary north south trail and a loop system of secondary trails.
- Trails to allow access to environmentally diverse areas such as wetlands, streams and other features of possible Science education interest.



MARCH 30, 1998
PATON/ZUCCHINO & ASSOC.

CONCEPT #A

POND



Base Mapping By Wake County GIS

CONCEPT PLAN A

MARCH 31, 1998

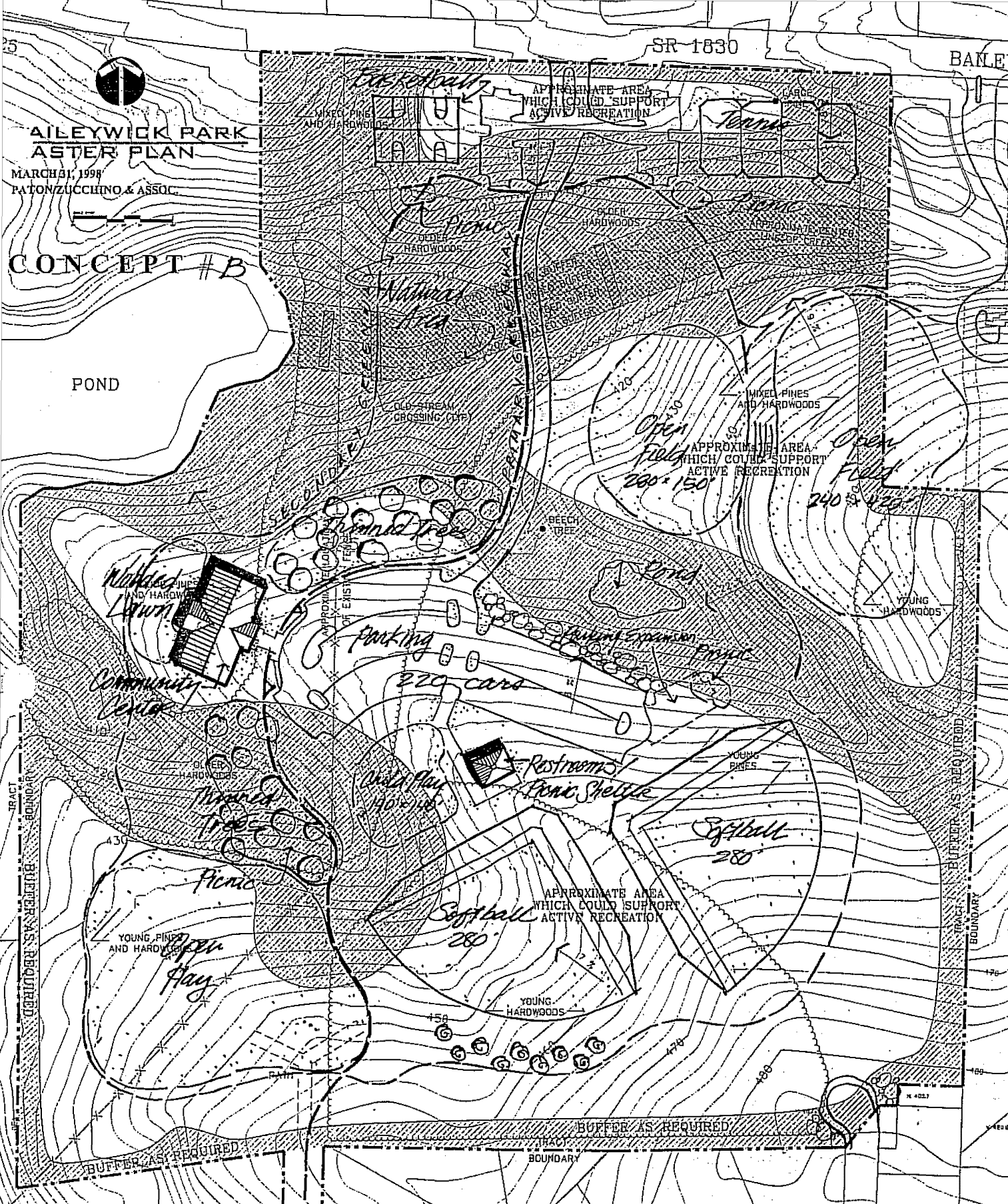
BAILEY WICK PARK



MARCH 31, 1998
PATON/ZUCCHINO & ASSOC

CONCEPT #3

POND



Base Mapping By Wake County GIS

CONCEPT PLAN B
MARCH 31, 1998.

BAILEYWICK PARK

PRELIMINARY MASTER PLAN
APRIL 27, 1998
AILEY WICK PARK

POND

SR 1830 Sidewalk w/ future widening of Baileywick

PRELIMINARY MASTER

MAY 18, 1990

CITY OF RALEIGH PARKS AND RECREATION
DEPARTMENT

~~PATON/ZUCCHINO & ASSOCIATES, P.A.~~

CONCEPT "A"

POND

Tennis Courts

Barry

APPROXIMATE CENTER
LINE OF

Picric
- (1-2 tabs on open pad)

Primary
Greenway
Trail

Joe
Hay
Field

Open Play
Field

~~Bairdland
Elementary
School~~

Wooden
Crown

Commercial
Central

Picnic

Parking
270 Cars

By Apn

Secondary Poles

Frank

(Faint)

Young
Child
Randy

Plays

Restrooms

300' Field

240° Field-

270' Field

Connection to Cal de sac

Alternative Drive

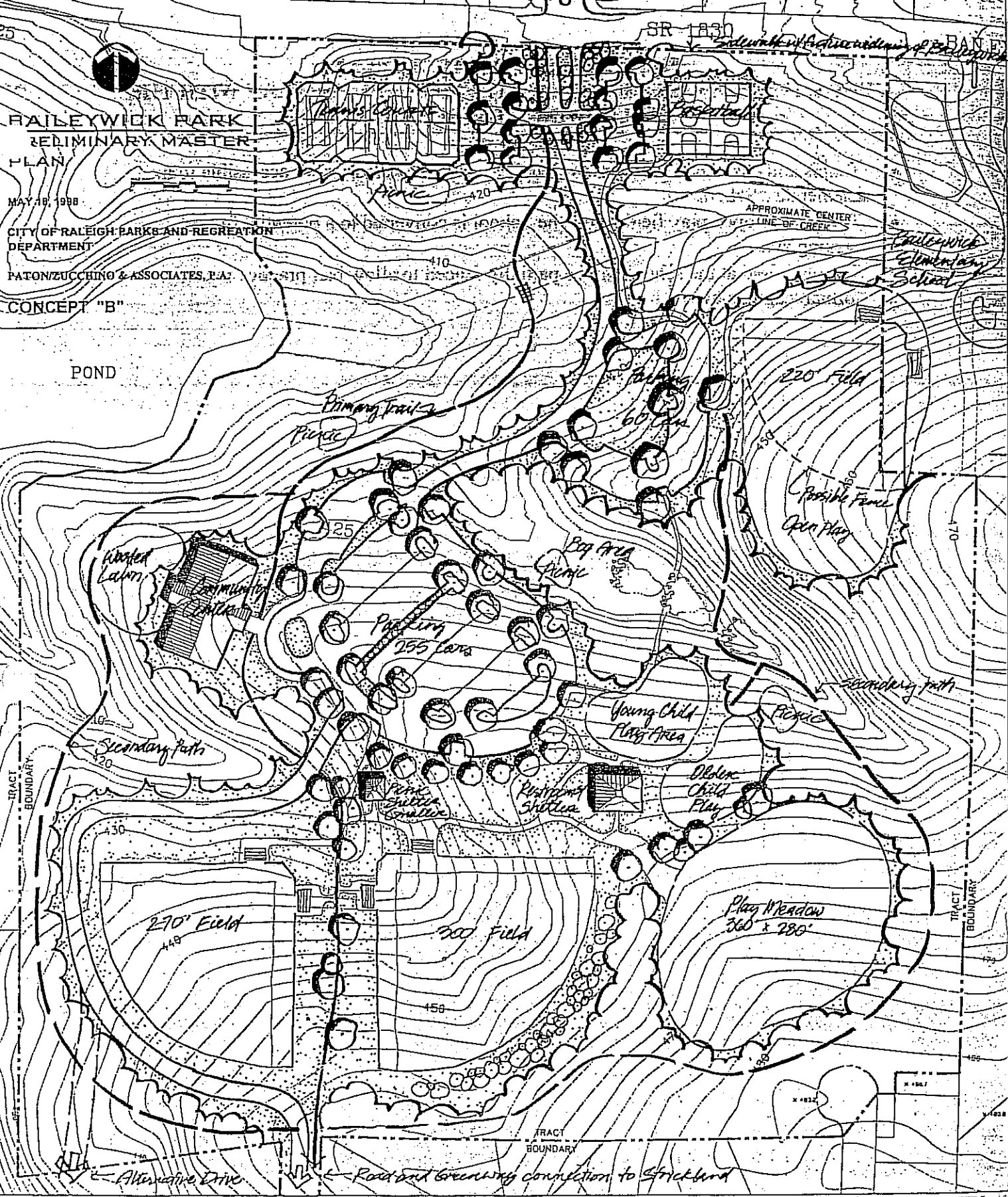
Road and Greenway Connection to Strickland

Base Mapping By Wake County GIS

PRELIMINARY MASTER PLAN- CONCEPT A

MAY 18, 1998

BAILEYWICK PARK



Base Mapping By Wake County GIS

PRELIMINARY MASTER PLAN - CONCEPT B

MAY 18, 1998

BAILEYWICK PARK

BAILEYWICK PARK MASTER PLAN

JUNE 8, 1998

CITY OF RALEIGH PARKS AND
RECREATION DEPARTMENT

PATON/ZUCCHINO & ASSOCIATES, P.A.

Base Data from Wake County
Topo and Tax Mapping

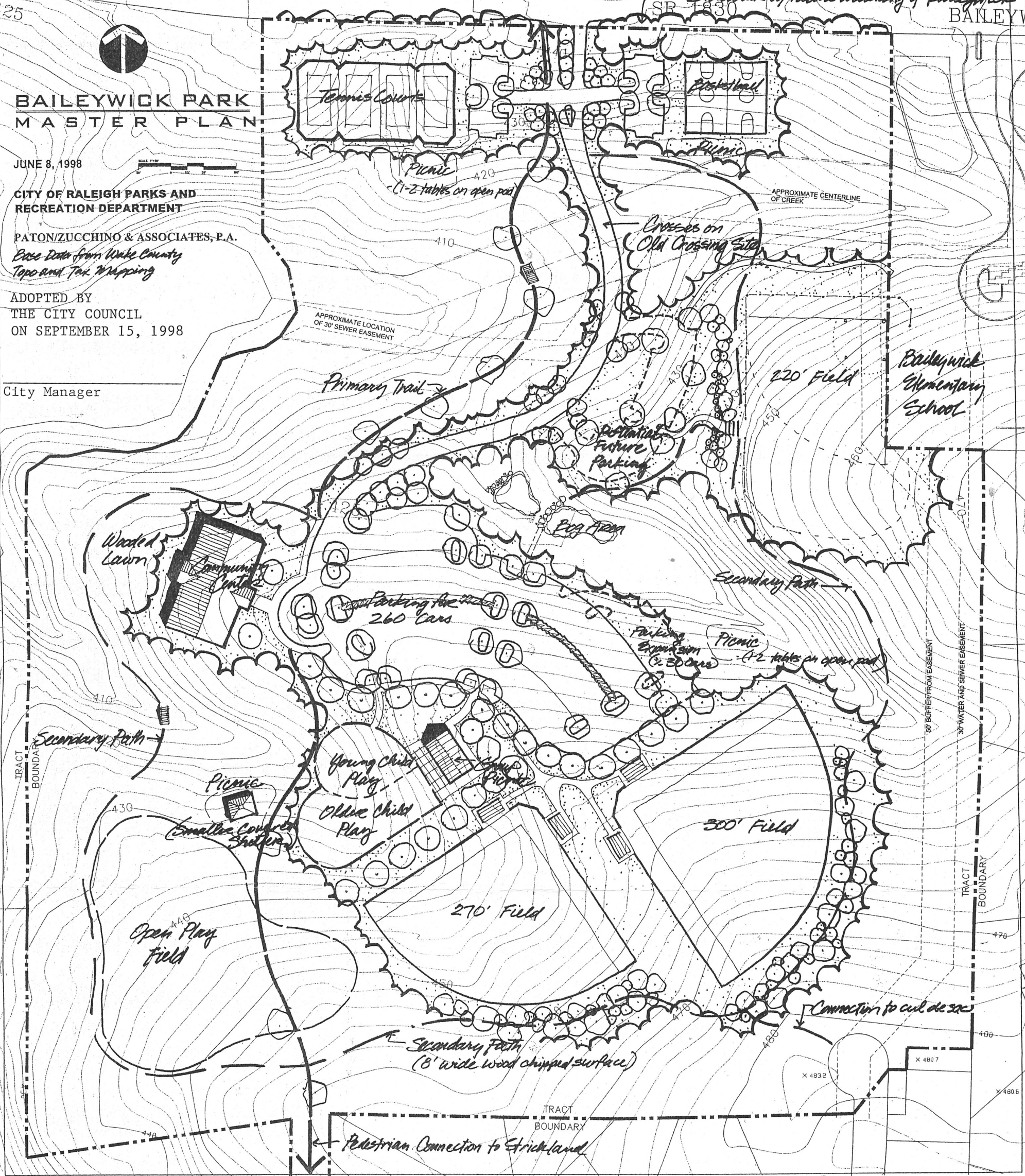
ADOPTED BY
THE CITY COUNCIL
ON SEPTEMBER 15, 1998

City Manager

TRACT
BOUNDARY

TRACT
BOUNDARY

MASTER PLAN
JUNE 8, 1998
BAILEYWICK PARK



FINAL APPROVED MASTER PLAN
JUNE 8, 1998 PLAN IS ESSENTIALLY THE APRIL 27, 1998 PLAN WITH THE
FOLLOWING ADJUSTMENTS:

- Tennis and basketball locations switched to make basketball more accessible to the Elementary School.
- The smaller open play field below the School is converted to a potential future parking area
- The play field at the school will be partially fenced to allow ball practice but not formal league play.

**SUMMARY OF ACREAGE AND RECREATION FACILITIES:
NORTH PLANNING DISTRICT
Updated for January 1998 Population**

1988 Population: 48,200

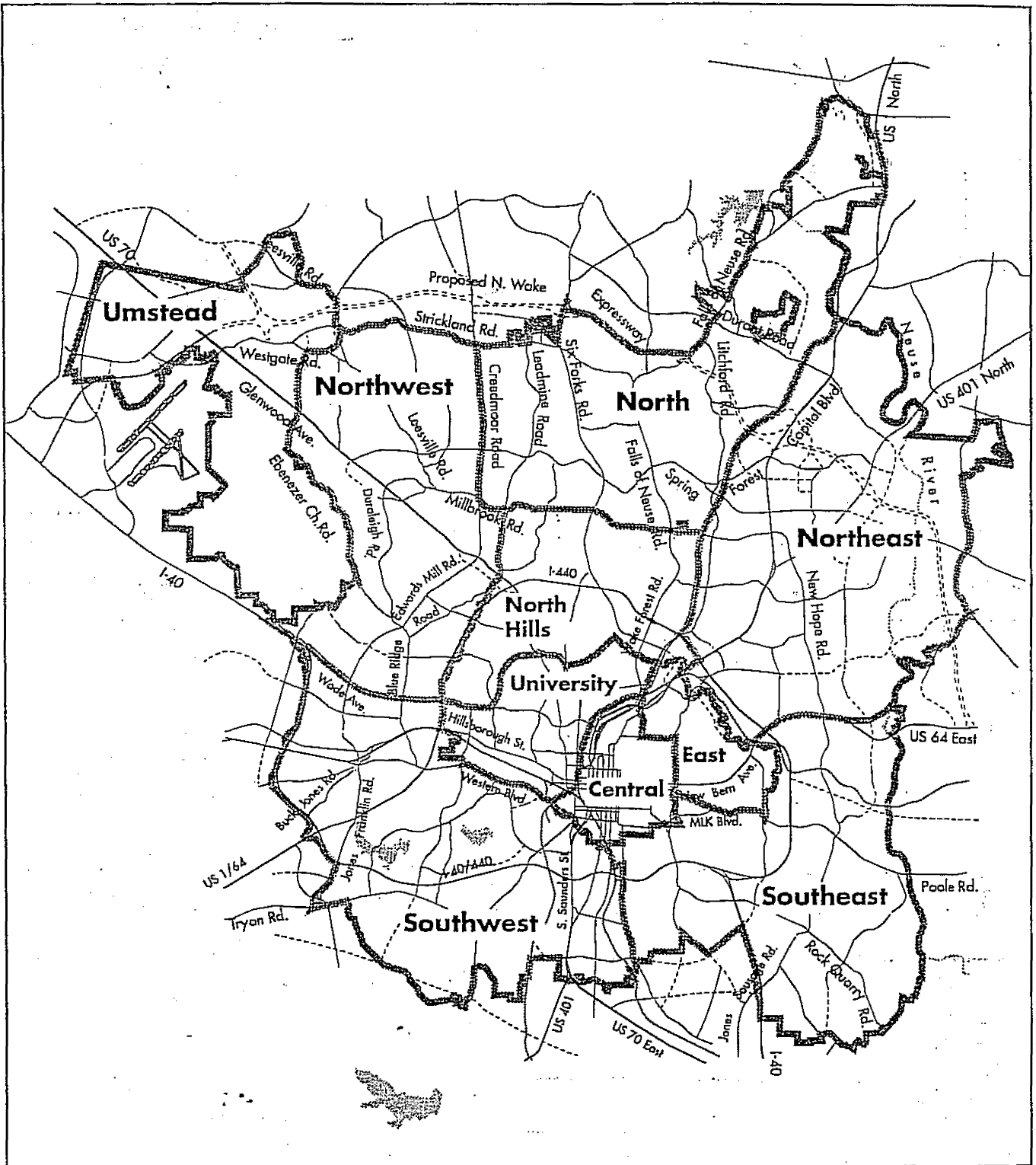
Actual January 1998 Population: 56,453

Projected 2025 Population: 99,719

TYPE/FACILITY	1988 GUIDELINE	EXISTING ACRE/ FACILITY NUMBER	1988 ADD'L ACRE/ FACILITY NEED*	1998 ADD'L FACILITY NEED*	2025 ADD'L FACILITY NEED*	PROPOSED PARK SEARCH AREAS
Community Park	3.1 Ac/1000	102.3	47.1			2
Greenway	5.7 Ac/1000	161.5	113.3			
Neighborhood Park	2.6 Ac/1000	39.6	85.7			2
Total**	15.6 Ac/1000		110.8			
Community Center	1 per 20000	2	0	1	5	2
Aquatic Facilities	1 per 25000	2	0	.3	2	1
Tennis Courts	1 per 2000	27(1998:37)	0	0	13	9
Ballfields	1 per 3500	10	4	6	18	10

* Acreage or number of facilities needed to meet guidelines

** Includes Metro, Mini, Special Parks, and Open Spaces



Memo

To: David Shouse
From: Cindy Szwarcop, City Demographer *C. Szwarcop*
CC: Jack Duncan, Director, Parks & Recreation Department
Date: 02/11/98
Re: Demographic analysis for Baileywick Elementary site

Housing Units In 1990, there were 6,654 dwelling units located within a 2-mile radius of the Baileywick Elementary School site. By 1997, the number of dwelling units had increased to 8,426. It is projected that by the year 2025 there will be approximately 13,000 housing units located within a 2-mile radius of the school.

Population In 1990, there were 17,107 persons living within a 2 mile radius of the Baileywick Elementary School site. During the 1990 to 1997 time period, the population increased by an estimated 3,959 persons for a total of 21,066. It is projected that by the year 2025 there will be approximately 29,000 persons living within a 2-mile radius of the school.

Population by Age Group

→

Age Group	1990	1997
1 to 11	3,082	3,792
12 to 17	1,475	1,896
18 to 24	1,247	1,475
25 to 39	5,106	6,320
40 to 54	4,019	4,845
55 to 64	875	1,053
65 +	1,301	1,685

Ethnicity In 1990, the population within the study area was 88 percent white, 8 percent black, 1 percent Hispanic, and 3 percent Asian.

Attached please find the Census Profile that I created for your study area, if you need additional information please feel free to call me at x3648.

One Person Households	- 3864
Two Person Households	- 10758
Three Person Households	- 9696
Four Person Households	- 13088
Five Person Households	- 5340
Six Person Households	- 1704
Seven Person Households	- 833
Persons per Household	- 2.62998

Weighted totals [Weighted by % overlap with study buffer]

TOTAL HOUSEHOLDS	- 6654
One Person Households	- 1672
Two Person Households	- 4082
Three Person Households	- 3404
Four Person Households	- 4990
Five Person Households	- 2136
Six Person Households	- 566
Seven Person Households	- 251
Persons per Household	- 2.57062

(1990)

TRACT 537.05 BLOCKGROUP 1	- 49.7681%
TRACT 537.05 BLOCKGROUP 3	- 34.8059%
TRACT 537.06 BLOCKGROUP 1	- 97.7993%
TRACT 537.06 BLOCKGROUP 2	- 100.000%
TRACT 540.02 BLOCKGROUP 1	- 18.4329%
TRACT 538.02 BLOCKGROUP 9	- 38.5587%
TRACT 537.03 BLOCKGROUP 1	- 11.3413%
TRACT 538.02 BLOCKGROUP 2	- 100.000%
TRACT 538.01 BLOCKGROUP 2	- 2.06482%
TRACT 538.01 BLOCKGROUP 1	- 3.97844%
TRACT 538.02 BLOCKGROUP 1	- 1.37759%
TRACT 537.07 BLOCKGROUP 1	- 15.3784%
TRACT 537.07 BLOCKGROUP 2	- 51.8261%

LIGHTS?

ATHLETICS	FENCE DISTANCE	IRR	LOTS	FENCED	OFF	BLEACHER	PROGRAM USES; AND AGE GROUP
	LFT CIR FGT				HGTS	SLABS	
Billmore	180 180 180		X	X	4'		Youth Baseball, Girls Softball 12 U *
	300 300 300		X	X	8'		Adult Soft., Jr. Baseball,
Bronwood	184 184 185		X	X	4'	X	Youth Baseball, Girls Soft. 12 U
	283 284 281		NO	X	4'	X	Adult Soft. (Men), Jr. Baseball
Carolina Pines #1	286 283 291		X	X	8'		Adult Softball, Football
Carolina Pines #2	278 289 275		X	X	8'		Adult Softball, Football
	182 180 180			X	4'		Youth Baseball, Girls Softball 12 U
Cedar Hills	350 336 332			X	10'	X	Men's Softball, Youth Baseball, Girls Softball, Football
Chavis	Track		NO	X	4'		Community Field some practices
	185 185 185		X	X	4'	X	Youth Baseball, Girls Softball 12 U
Eastgate			NO				Community Field
Fred Fletcher	278 270		NO	X			Adult & Girls Softball, Baseball 16 U
Green Road	288 287 288	X	X	X	4'		Adult Softball, Football, Youth Baseball
	305 350 333		X	X	10'		Youth baseball, Girls Soft, Jr. Baseball, Adult Baseball
Gardner	187 184 179		X				Girls Softball, Youth Baseball 12 U
Hallfax							Girls Soft., Youth Baseball, Community Field
Jaycee #1	280 280 281	X	X	X	8'		Adult Soft., Grass V'ball, Football
Jaycee #2	281 248 281	X	X	X	8'		Adult Soft. Grass V'ball, F-ball
Jaycee LL	191 191 191		X	X	4'		Football, Youth Baseball
Kentwood	185 188 183		X	X	4'		Youth Baseball, 12 U
Kiwanis	188 185 188		X	X	4'		Youth Baseball, 12 U
Lake Lynn Park	300 300 300	X	X	X	8'		Youth Baseball, F-ball 12 U
Laural Hills 1 & 2	300 300 300	X	X	X	8'	X	Youth Baseball, Softball 13-14 yrs.
Lions #1	308 309 290	X	X	X	10'		Adult B-ball, F-ball,
Lions #2	284 317 312	X	X	X	10'		Youth Baseball, Adult Softball, Football
Lions LL	180 284 188	X	X	X	10'		Youth Baseball 12 U
Lions Sr.	388 350 341	X	X	X	8'		Women Softball, Adult Baseball, Youth Baseball 15-18
Method	202 197 209		NO	X	10'		Girls Softball, Youth Baseball 12 U
Millbrook #1	186 188 187		X	X	4'		Youth Baseball, F-ball 12 U
Millbrook Softball	301 301 297	X	X	X	8'		Jr. Baseball, Adult Softball, F-ball,
Millbrook #2	280 288 280	X	X	X	8'		Youth Baseball, Girl Softball 13-14 yrs.
North Hills	189 195 193		X	X	8'		Youth Baseball 12 U
Oakwood #1	252 253 253		X	X	4'		Youth Adult Softball, Youth Baseball 16 U

* 12 U = 12 yrs. old and under, etc.

<u>Male</u>	League Age Groups							CAPITAL BLU
	5-6	7-8	9-10	11-12	13-14	15-16	17-18	
<u>Location</u>								
Green Rd.	4	5	6	5				
Millbrook Ex	11	7	6	5	7*	5	2	
Optimist	4	8	6	7	7*			
Lake Lynn	8	7	5	5				
Totals (teams)	27	29	23	22	14	5	2	

<u>Female</u>	Mini	12 & under	16 & under	Fast Pitch
<u>Location</u>				
Green Rd.	5			5
Millbrook		7**	4**	
Optimist				
Lake Lynn	4			

NOTE: 1st Baseball Season --- Lake Lynn formed 29 youth Baseball / Softball Teams.

<u>Age of Participants</u>	<u># of Teams</u>
13 & Above	23
5 - 12	101
girls	25

Totals $149 \times 13.5/\text{team} = 2,012 \text{ participants}$

* 7 teams each formed out of Millbrook and Green Rd.
7 other teams also formed out of Optimist and Lake Lynn.

** 7 teams from Green Rd, Millbrook, Opt, Lake Lynn formed the 12 & under
4 teams from those four formed the & under

- The ballfields are in use from mid-March through early November.
- Spring through summer fields used for baseball 7 days a week.
- Fall Baseball 7 days a week.
- Football 5 days a week.

Baseball practice prior the start of the season:

- Each team gets 2 practices a week.
- 1 Week day 1 Weekend

During the season:

Games are played Monday through Friday.

- Single games Monday through Thursday.
- Doubleheaders are on Friday.
- Practice on weekends.

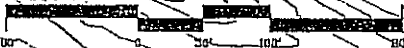
BAILEYWICK PARK MASTER PLAN BALLFIELD BUFFERS

AUGUST 10, 1998

CITY OF RALEIGH PARKS AND
RECREATION DEPARTMENT

PATON/ZUCCHINO & ASSOCIATES, P.A.

SCALE 1"=100'



ALL DIMENSIONS ARE APPROX.
& SUBJECT TO MINOR ADJUSTMENT

TRACT
BOUNDARY

430

440

450

FENCED AREA
LIGHTED BALLFIELD

CLEARING LIMITS

REVEGETATION AREA

TRACT
BOUNDARY

FENCED AREA
LIGHTED BALLFIELD

35' 40' 140'
215' TOTAL

40' 40' 100'
180' TOTAL

X 483.2

X 480.7

APPENDIX
G

Transitional Protective Yards

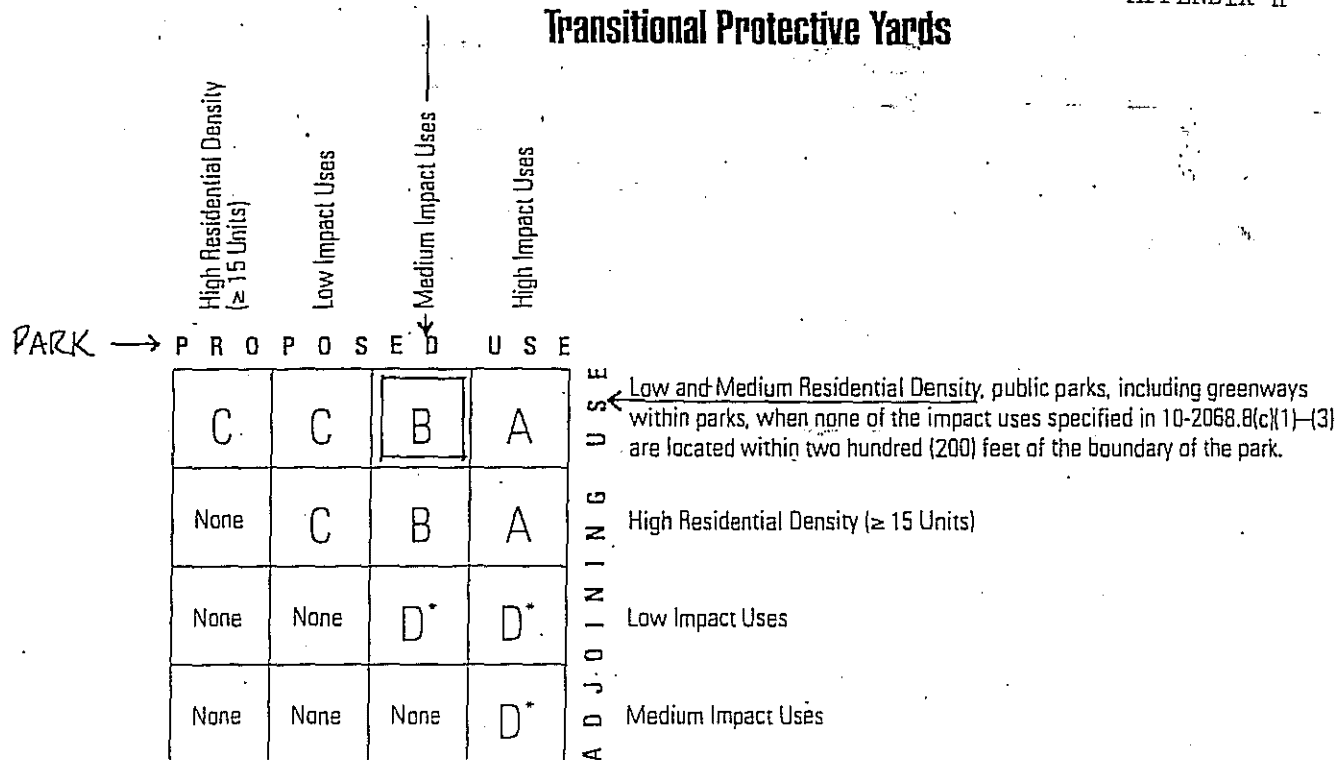
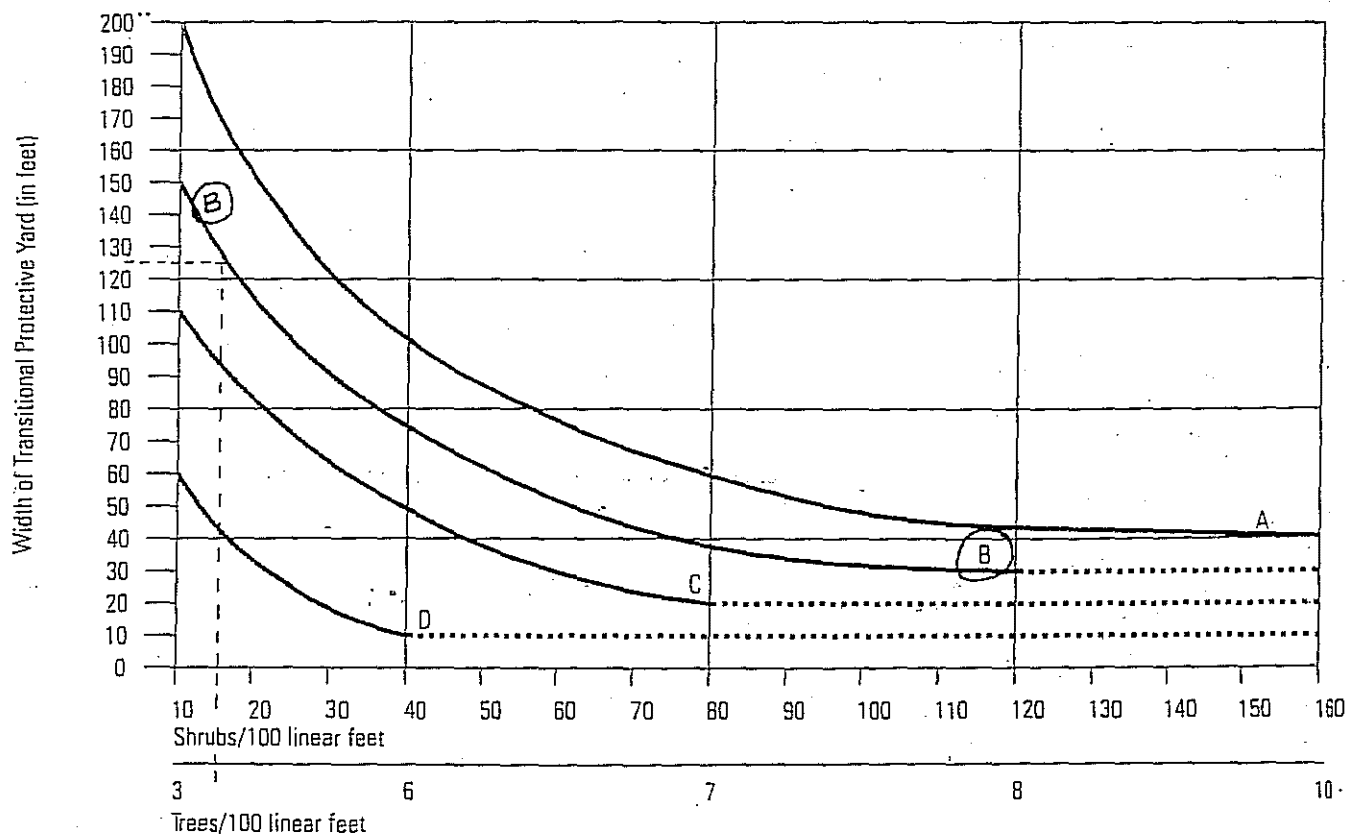


Figure 8.14



* Not required when the developing property and the property to be screened are both located in the business district.

** There are no planting requirements beyond a 200 foot transitional protective yard.

Figure 8.15

Noise Levels

While there are different ways to measure and characterize noise, a Research Bulletin by the US Forest Service that specifically examines the effect of trees on noise abatement suggests the following:

(paraphrased) Personal interview surveys have determined that traffic noise at about 68 dBA appears to be borderline "disturbing or not disturbing", when interpreted by homeowners adjacent to roads.

"Persons accustomed to living and working in relatively quiet surroundings would undoubtedly consider 68 dBA to be unacceptable. Speech interference levels [where voice must be raised moderately in conversation at 6 feet] below 50 dB (corresponding to about 57 dBA) are generally considered desirable for residential districts, especially during the evening hours. We believe that the speech interference level, because of its ease of interpretation, is preferable to other more complex criteria for use in [this] study."

The accompanying graph indicates that a 50 foot "tree belt", approximately half the buffer suggested by the Proposed Master Plan, effectively reduces the noise from a diesel truck or urban bus at the approximate distance from bleachers to the property line of the park. More specific noise levels for "ballfields" is not readily available. *The City of Raleigh does not employ amplified sound devices on sports fields in Community Parks.*

Cook and Van Haverbeke, Trees and Shrubs for Noise Abatement, July 1971, US Forest Service, USDA, Cooperating with University of Nebraska College of Agriculture.

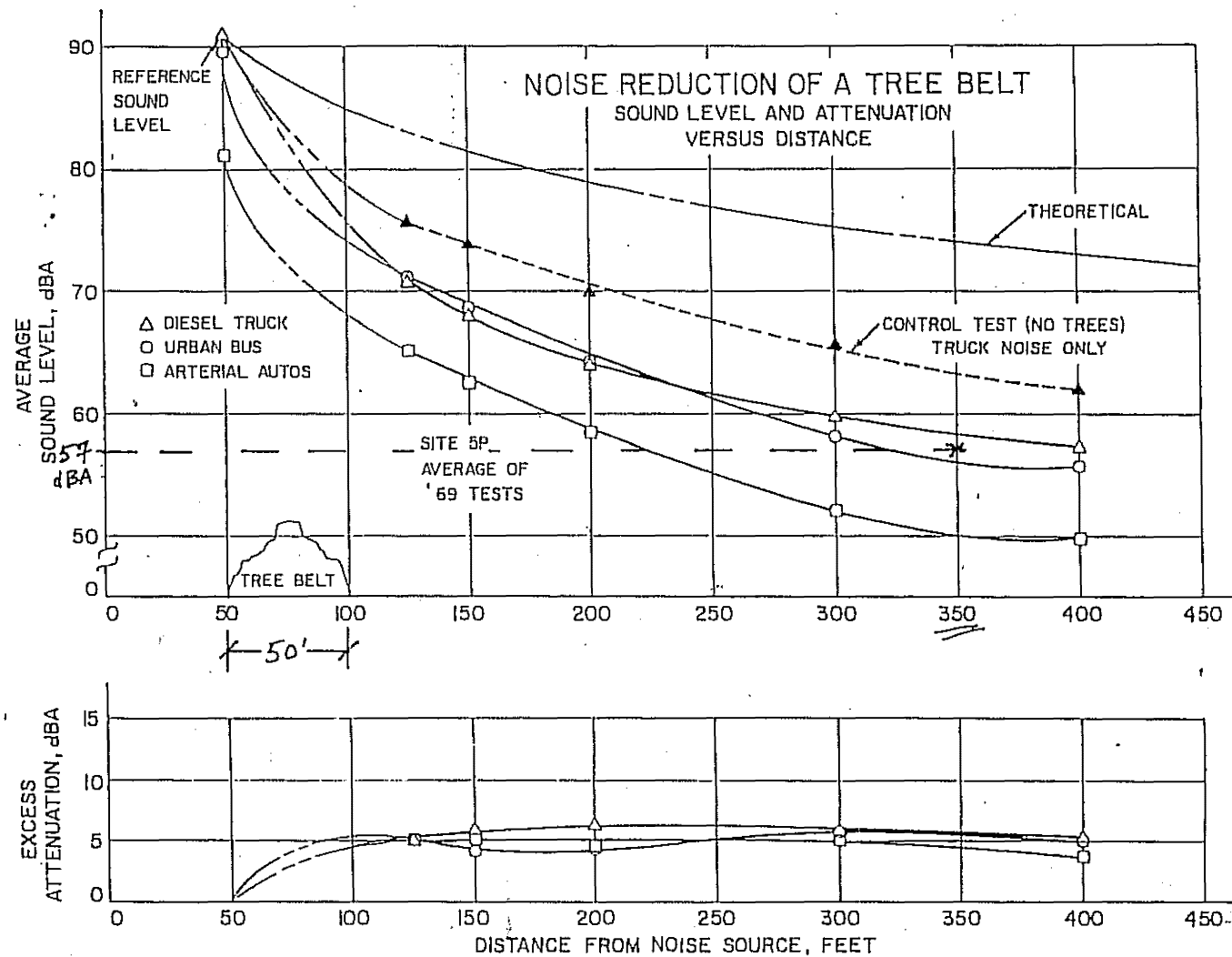


Figure 5. Site 5P, average of '69 tests.

CITY OF RALEIGH
PARKS AND RECREATION DEPARTMENT
MEMORANDUM

March 2, 1998

To: Committee members, Baileywick Park Master Plan

From: Roger Kosak

Subject: Ranking of active recreation

Message:

The use of this site for community park services was presented by the Parks and Recreation staff at the informational meeting on November 12, 1997 and at both introductory Committee meetings on December 16 and January 5.

Community parks include the facilities for programmed activities. The guidelines discussed for community park development state that about 60% of the site would be devoted to active recreation and 40% to passive uses. This is in contrast to neighborhood parks, which usually are 40% active recreation and 60% passive development.

The MASTER PLAN COMMITTEE GUIDELINES/PROCEDURES state that the consultant, "with the assistance of the Master Plan Committee shall develop a design program for the site based on the following:

1. Demographic information for the general service area.
2. Client input (survey, committee input).
3. Department input (comprehensive plan, stated project goals, operational considerations).
4. Budget."

The Master Plan should address these elements.

At our last meeting on February 18 the Parks and Recreation staff revisited the needs for active recreation in the area to be served by Baileywick Community Park. The facility needs outlined in the Comprehensive Plan for the North Planning District were reviewed. New demographic information for a two mile radius of the site was presented. The Athletic Director for the Parks and Recreation Department outlined the availability of ballfields in the City leagues, documenting a shortage north of the Beltline.

The Master Plan Committee's charge is to recommend to the Parks, Recreation and Greenway Advisory Board a Master Plan that will best meet the needs of the community.



COUNTY OF WAKE
RALEIGH, NORTH CAROLINA

August 12, 1998

Mr. D. E. Benton, City Manager
P.O. Box 590
Raleigh, N. C., 27602

Dear Mr. Benton

Wake County Parks and Recreation has reviewed the proposed Master Plan for the development of Baileywick Park. Wake County invested over one million dollars towards the acquisition of the property and entered into an Inter-local Agreement with the City of Raleigh in 1995 which contained park development criteria. We find that the current proposed Master Plan is consistent with the Inter-local Agreement in the provision of recreational facilities that are needed according to the Wake County Parks and Recreation Master Plan.

We would also like to complement the park's design in providing both active and passive recreation opportunities while complementing the Baileywick Elementary School. The plan provides for much needed athletic facilities, a community center and opportunities for pedestrian trails while maintaining ample buffers to the existing neighborhood. The park will serve the needs of the community as anticipated.

Thank-you for the opportunity to have been involved and look forward to partnerships in the future.

Sincerely,

Douglas D. Longhini, Administrator
Wake County Community Services

Cc: J.C. Duncan, Raleigh Parks and Recreation Director
Dick Bailey, Design Development Administrator,
City of Raleigh Parks and Recreation
David Carter, Director, Wake County Parks and Recreation

August 5, 1998

Members
Raleigh Parks & Greenway Advisory Board

Re: Baileywick Park
Additional Note

On 8/4/98 Dick Bailey made an excellent presentation at our Neighborhood meeting. We are very thankful to you for a process that allows this to happen.

ALTHO The attached signatures are not 100% of our residents, They do represent 100% of those families in attendance at that meeting.

Sincerely
Richard O. Stevens

RICHARD O. STEVENS
8605 STANTON PL.

Raleigh NC 27615
676-7414

CC - AS STATED

August 5, 1998

L-2

Members

Raleigh Parks and Greenway Advisory Board

Re: Baileywick Park

Attached please find a petition signed by members of the Wentworth Park Homeowners Association which we ask you to consider as you make your decision regarding the Baileywick Park Master Plan.

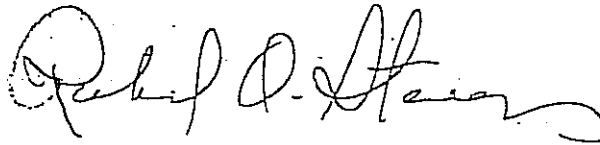
As a member of the Master Plan Citizens Committee, I ask that you also review and update the figures used to justify the need for lighted baseball fields. There is no doubt that a need exists for ballfields, but is the need for all other activities as great or greater? Activities that received higher ratings by the Citizens Committee were ignored or discounted in favor of lighted ballfields. Is this because the need is not as great? Do you have figures to back that up?

I suspect that if there were a strong lobby for community buildings, figures could be developed showing the city needs 20 more community buildings. If so, should we put 8 in Baileywick Park?

I am concerned about the impact lighted ballfields will have on Wentworth Park. I am also concerned with taking that much land and using it only for organized baseball, to the exclusion of creative play and other organized sports. I much prefer locating the needed baseball fields elsewhere in a Baseball Complex away from neighborhood peace and quiet, and revising the Master Plan with multi-purpose fields instead.

I look forward to hearing the discussion at your August 20th meeting and will be available to respond to questions during the meeting. Please feel free to call me before the meeting at 676-7414. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "Richard O. Stevens", with a long, sweeping horizontal stroke at the end.

Richard O. Stevens, Member
Baileywick Park Master Plan Citizens Committee

cc: Raleigh City Council Members
Raleigh City Clerk
Master Plan Committee Members

PETITION
BAILEYWICK COMMUNITY PARK MASTER PLAN

L-3

We the undersigned members of the Wentworth Park Homeowners Association, Inc. do hereby request that the Master Plan proposed for Baileywick Community Park be approved WITHOUT LIGHTED BASEBALL FIELDS. The request of the undersigned is based on the following:

- Baseball fields were ranked as a low priority for Baileywick Park by the appointed citizens advisory committee. Passive uses were ranked considerably higher than baseball fields, yet are not well-represented in the proposed Master Plan.
- Because of the contour of the property, the ballfields can only be placed up against established residential neighborhoods. Lighted baseball fields will disturb the family environment in adjacent residential neighborhoods with late evening light and noise. Design efforts to shield adjacent neighborhoods will reduce, but not eliminate the noise and light pollution.

As a result of the above, we request the following:

1. The two baseball fields proposed for Baileywick Park will not meet the stated existing shortfall for baseball fields, let alone the future shortfall. The City of Raleigh and Wake County should work together to identify a site in North Raleigh that is protected from adjacent neighborhoods to develop a Baseball Complex that will meet current and future needs for North Raleigh.
2. We are concerned about Baileywick Park traffic and parking overflows impacting our neighborhood. We ask the City and County to assist us in our efforts to minimize and control these overflow impacts.
3. Parking and traffic problems in Wentworth Park would be considerably worse than the proposed Master Plan if a vehicular entrance were constructed between Strickland Road and Baileywick Park along the western edge of our neighborhood. We ask that you endorse the greenway entrance concept for Strickland Road and reject the vehicular entrance concept.

NAME

ADDRESS

[JOHN R. LOWE, JR.

8724 DAVISHIRE DR

Teresa Lowe

8724 DAVISHIRE DR

[Cindy Turner

9101 Kettner Ct.

[Bill Turner

9101 Kettner Ct.

David Mihok

8717 DAVISHIRE DR.

Thomas H. Cook Jr.

8725 DAVISHIRE DR.

David Onuscheck

9021 Armitage Ct

STEVE LUBBERS

8521 DAVISHIRE DRIVE

[Sharon Lubbers

8521 DAVISHIRE DRIVE

[Margo Schneider

8920 Windyham Dr

[Ray Schneider

8920 Windyham Dr

PETITION
BAILEYWICK COMMUNITY PARK MASTER PLAN

L-4

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NAME

ADDRESS

Karen Rivers	8924 Windjammer Dr.
Eric Lin	9108 Kettner Ct.
James R Downey	8601 Stanton Pl.
Thomas H - Adams	8608 Stanton Pl.
Leif Adams	8608 Stanton Pl.
TERESA LAMONT	9016 ARMITAGE CT
DONALD LAMONT	9016 ARMITAGE CT

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NAMEADDRESS

Melinda & Tom Cook	8725 Davishire Dr.
Bill & Laura Polman	8928 WINDHAMMER DR
Steve & Martha Rafferty	8716 Aldersgate Way
Bonnie & Jay Carter	8717 Aldersgate Way
John & Jane Chesbrough	8908 WINDHAMMER DR
Joe & Carolyn Doren	8613 Davishire Dr.
Mark Robinson & Kathy Kotkamp	9017 ARM TAG CT.
Bill & Terry Owen	8712 Davishire Dr.
	9105 Kethree Ct.

PETITION
BAILEYWICK COMMUNITY PARK MASTER PLAN

L-6

We the undersigned members of the Wentworth Park Homeowners Association, Inc. do hereby request that the Master Plan proposed for Baileywick Community Park be approved WITHOUT LIGHTED BASEBALL FIELDS. The request of the undersigned is based on the following:

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NAME

ADDRESS

E. Ral Sutton
Nanda Davis Sutton
Dwight Kucin
Don Profflet
Jay Gook
Rogier Beckman

8701 Aldersgate Way
8701 Aldersgate Way
8905 WINDSMARK
8720 Danvershire Drive
9104 Ketter Ct.
8728 Danvershire Dr.

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NAME

ADDRESS

Barry Wicks
Rick O. Stewers

8700 ALDERS GARDEN 27615
8625 STANTON RD. 27615

August 28, 1998

City Council Members
Avery Upchurch Government Complex
222 West Hargett Street
Raleigh, North Carolina 27602

RE: Baileywick Park Hearing 9/1/98

Dear City Council Members:

The residents of Wentworth Park are looking forward to the benefits of a community park next to our neighborhood.

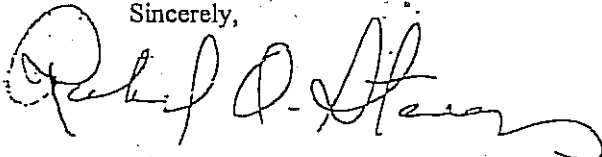
However, we are very disappointed that the Parks Advisory Board did not take 30 days and research the availability of affordable property, resulting from the new expressway, with the idea of building a baseball complex (see attached). This could answer the need for fields as well as alleviate our concerns, namely light and noise pollution for our residents.

Should you approve this park, we ask that you adopt the following conditions of approval:

1. Ballfields will be constructed so that there is at least 150 feet between any edge of a playing field and any private residence property line and that the field orientation shown in the current master plan remains the same, and
2. Upon completion of the ballfields, evergreen vegetation will be provided that is high enough, wide enough and dense enough so that the ballfields cannot be seen through the vegetation from the private residence, and
3. If any of the above conditions cannot be met, the City of Raleigh will conduct a noise study to consider and implement feasible noise mitigation measures designed to maintain existing ambient noise levels in residential areas adjacent to Baileywick Park, and
4. That the police department work with our community to minimize the traffic and parking impact the park will have on our neighborhood, and
5. The entrance to Baileywick Park and Strickland Road remain a greenway entry and not a vehicular entry since this would create a traffic and safety problem in Wentworth Park and through traffic problems in Baileywick Park.

We greatly appreciate your involving us in the planning process and thank you in advance for your consideration of these points.

Sincerely,



Richard O. Stevens
President
Wentworth Park Homeowners Association
8605 Stanton Place, Raleigh, NC
676-7414

Parks, Recreation and Greenway Advisory Board
Information Response

August 20, 1998

Executive Summary

This document is an overview of the information presented to the Master Plan Committee. It offers more detail, in some cases, and less in others. It should be noted that the Master Plan Committee has approved the current Proposed Master Plan.

Numerous appendices are provided, some with additional explanation. Staff will be available to answer questions on this information.

In order to address the question of overall *level of development* of the Baileywick site, it is important to note that the Comprehensive Plan has recommended a "community" park for this area for 10 years. Since then the growth in the area has exceeded the ability of most agencies to supply the type of facilities normally provided in the community park setting.

When considering the availability of low level development or "natural resource" based recreation it is important to realize that the type of activities expected in these settings are better provided on larger tracts of land with significant natural features. Within approximately 6 miles straight line distance of the Baileywick site the following public facilities and activities are available: environmental education at Blue Jay Point County Park (264 acres), camping, hiking, equestrian, and bike trails at Umstead State Park (5,000 acres), significant hiking (26 miles) and water based opportunities at Falls Lake, hiking, nature study and fishing at Durant Nature Park (216 acres) and the future development of opportunities on the Neuse River corridor.

The Master Plan Committee, representing a cross section of the community, prioritized the activities it wanted to see at Baileywick. This list, attached as Appendix A, shows in the left column those activities that are addressed by the Proposed Master Plan.

A. Future Needs and Existing Inventory: Ballfields

1. Future needs were presented to the Master Plan Committee as follows:

At the initial Information Meeting on November 12, 1997, Baileywick was presented as a "Community Park". This was contrasted briefly with the Department's classifications of Neighborhood, Mini, Special, and Metro Parks. Community Parks were described as typically developed for 60% active recreation and 40% passive recreation. (The Proposed Master Plan is approximately 55% active and 45% passive in character.)

In the first two meetings of the Master Plan Committee (half the members on December 16 and half on January 5, 1998) the Department's park classifications were outlined in more detail. Typical features and activities of each type of park were provided.

The third meeting, January 21, the park classifications were reviewed briefly. Data from the Comprehensive Plan was presented, including documentation of the need for ballfields.

The fourth meeting, February 2, Committee selected initial activities desired for the park. Initial ranking of priorities was discussed.

(The Committee visited two community parks, one neighborhood park, and Wake County's West Millbrook School/Park on Saturday, February 14.)

The fifth meeting, February 18, Parks staff from Athletics and Community Centers presented information on activities, including existing ballfields and their use. Need for additional ballfields was discussed at length.

See Appendix B for North Planning District Summary from the Comprehensive Plan.

2. Demographic information was presented to the Committee, and is provided here as Appendix C, to document overall growth and the proportionate size of pre-teen age group within a two mile radius of the Baileywick (school) site.

3. Existing ballfield inventory, along with who uses each field, size, and whether the field has lights, is provided here (Appendix D) for information. Other public ballfields in the north Raleigh area are used by individual school programs and North Wake County Baseball Association (approximately 13 fields, various sizes). This includes the 2 fields that Wake County Parks and Recreation Department owns at West Millbrook Middle School. The other Wake County ballfield, located at Blue Jay Point County Park (Falls Lake) is reserved by the A.E. Finley YMCA to supplement the four fields at the YMCA on Baileywick Road. Currently these 4 fields support full fall and spring baseball and soccer leagues and summer day camp activities. The YMCA also uses the fields at Durant Elementary School.

It should be noted that the majority of City fields have lights. This allows for more efficient use of resources (ballfields, supporting facilities such as parking and restrooms, and both maintenance and program staff) since fields can be used for evening activities. Adequate vision for baseball and softball, as opposed to soccer, for instance, is a safety factor that limits use to a well lit environment.

4. The master Plan Committee was also provided use and scheduling information for ballfield use. Use for all ballfields in north Raleigh between Glenwood Avenue and Capital Boulevard is attached as Appendix E. Each team consists of 12-15 players. Therefore, the 149 teams playing in *north Raleigh* in Parks and Recreation programs offer opportunities for *approximately 2,000 youth*. Scheduling information for the Department is provided as Appendix F.

B. Technical Information Presented

1. Site considerations:

a. Grading for the ballfields in the proposed locations will enhance the buffering effect. Light poles, located at the base of cut slopes, will be further shielded from neighboring homes by existing tree canopy. The lowering of the grade, estimated to result in a 3:1 slope length of 25-50 feet, presents the opportunity to replant the slope in appropriate species of shrubs and trees to complement adjacent undisturbed vegetation.

levels average 30 maintained foot-candles in the infield and 20 in the outfield. Actual light levels at outer limits of the foul line fences are typically about 13 maintained foot-candles. Light spill can be reduced to 1-2 foot-candles within 100 feet of foul lines *with no vegetation*. (For comparison, City standard for average maintained foot-candles on residential streets is 0.4, collector streets and minor thoroughfares is 0.6-0.9, major thoroughfares is 1.2, and downtown is 2.0-3.0.)

Additional Attachments:

Appendix J - Memo from Roger Kosak to the Committee reiterating the charge for developing a Master Plan.

Appendix K - Letter from Mr. Doug Longhini, Administrator, Wake County Community Services, supporting the proposed plan.

Appendix L - Petition signed by 29 households in the adjacent Wentworth Park subdivision expressing concern for the proposed plan.

CITY FORMALLY OPENS BAILEYWICK ROAD PARK

Capital City residents have a new place to play ball, enjoy a picnic, explore scenic greenway trails, or simply relax. Raleigh Mayor Charles Meeker will lead dignitaries in formally dedicating Baileywick Road Park at 6 p.m. today.

Located at 9501 Baileywick Road, the 50-acre community park provides another venue for park lovers, with ballfields, trails and picnic pavilions. More amenities are planned for the park in the future.

This evening's formal opening of Baileywick Road Park is the culmination of a six-year process. In 1997, Wake County and the City of Raleigh acquired land for the park and adjoining school and began the initial planning process. The following year, the Raleigh City Council adopted a master plan for the park that was developed with input from citizens.

The City-owned and operated park was constructed in two phases. Phase I, a cooperative effort between the City and County, included development of a 2-acre multipurpose ballfield next to Baileywick Elementary School, construction of an access road and relocation of sewers. Two additional lighted ballfields, picnic pavilions, playground, woodland and paved greenway trails, restrooms, paving (including for parking areas) and utilities were added in Phase II. Citizens may reserve the picnic pavilions by calling Lake Lynn Community Center at 870-2911.

Phase II work at the park was financed by proceeds from a \$16 million parks bond referendum approved by Raleigh voters in November 2000.

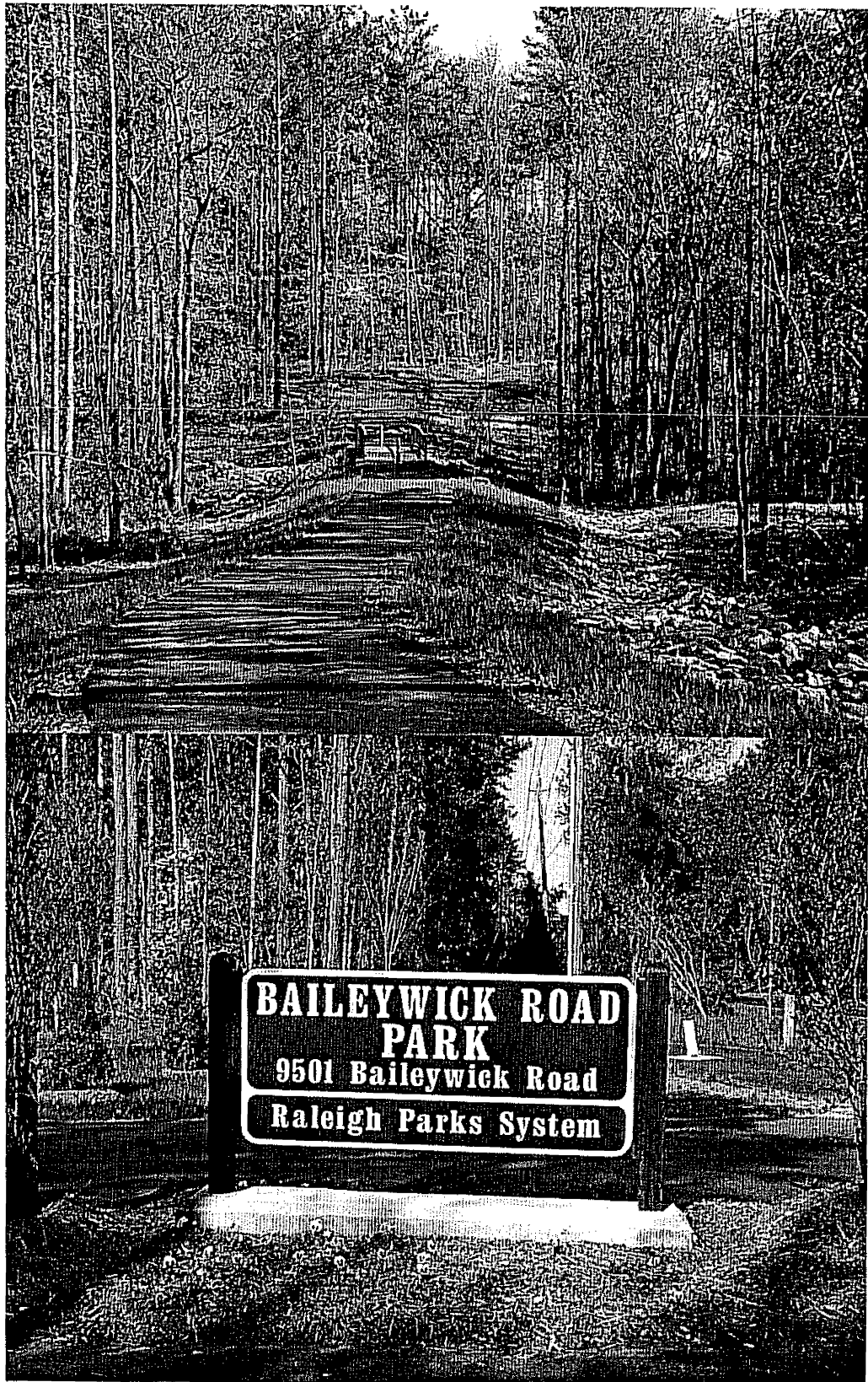
The natural topography of the park varies and includes woodlands and wetlands. Walkers and joggers can enter the park from Strickland Road via pedestrian linkages that are part of the City's Capital Area Greenway System.

Future plans for Baileywick Road Park include construction of a community center and tennis and basketball courts.









Baileywick Road Park Question and Answer Suggested Format

Baileywick Road Park was purchased in 1995 in a joint venture with Wake County; how did this come about?

- City and Bd. of Education entered into an Inter-local agreement for the City to purchase the property with a combination of City funds and Wake County Open Space funds, and sell to the County the site for Baileywick Elementary School. As a result, additional open play space is available to the school, and Wake County had input into development of the Master Plan (two non-city residents were on the Committee, and the Wake Co. Parks Dept. provided input and approval of the Plan)
- The unprogrammed use of the Park (playground, open space, trails, etc.) are available to anyone in the area, and probably is heavily used by non-Raleigh residents. The park has been immensely popular before we could even finish construction.

The Park has been built in two phases. How was this done, and what could be included in future phases?

Are any features included in the Proposed Park Bond for Baileywick Road Park? How have past bond funds help build this particular facility?

There appears to be a lot of interest in walking, and viewing wildlife across the City. How does Baileywick Road Park help provide the opportunity for this?

- of 50 acres, about 30% is preserved in perimeter and stream buffers (Neuse and Falls Lake watershed). The site is completely surrounded by residential development.
- includes a paved trail that connects residents along Strickland Road all the way to the Park entrance on Baileywick Road. This will tie in to DOT road widening with an 8' multipurpose path (sidewalk) along Strickland to Lead Mine Road and eventually the rest of the Capital Area Greenway system. Also includes an informal woodchip trail that loops around the Park and neighborhood connections.
- In planning the 50 acre park the Master Plan takes into consideration the thousands of acres and about 25 miles of hiking trails and over 20 miles of mountain bike trails available around Falls Lake.

How much did this latest phase of construction cost and who were the contractors involved?

The current construction phase has cost \$1.9 million in direct construction and \$175,000 in related design and construction management services for a combined total of \$2.1M. The lead construction contract was awarded to Jacobsen Construction Inc. of Apex and the design/construction administration was awarded to Elam, Todd, d'Ambrosi (ETD) of Cary. Several other subcontractors and were involved in critical aspects of development including: McClure Hopkins Architects, Wetherill Engineering, Batista Grading (all earthwork), General Spray (landscaping), Tommy Lawrence Electric (Electric), Braswell Plumbing (plumbing), and Trigon Engineering (geotechnical engineering).

Additional Backup Information:

Press Release and Photos

CITY FORMALLY OPENS BAILEYWICK ROAD PARK

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Future plans for Baileywick Road Park include construction of a community center and tennis and basketball courts.

Duncan, Jack

From: Kirkpatrick, Jayne
Sent: Wednesday, May 07, 2003 2:23 PM
To: Duncan, Jack
Subject: Baileywick ?s

The following is an outline for tomorrow morning's interview. Please advise if you see problems or have questions. Thanks, Jayne

1. On April 23, Baileywick Park was officially dedicated. Give us a brief description of the park
2. Where is it located?
3. When did work begin on Baileywick?
 - a. 6-year process
 - b. Wake Co and City acquired land for park and adjoining school in '97
 - c. With input from citizens, the city council adopted master plan in '98
4. What did Phase I entail?
 - a. cooperative effort between City & Co, included development of a 2-acre multipurpose ballfield next to elementary school
 - b. construction of an access road
5. What was included in Phase II?
 - a. two additional lighted ballfields
 - b. two picnic pavilions
 - c. woodland and paved greenway trails
 - d. restrooms
 - e. paved parking
 - f. (financed from the 2000 \$16 million bond referendum)
6. What is the greenway trail through the park like?
 - a. natural topography is varied includes woodland and wetlands
 - b. entry from Strickland Road via pedestrian linkages that are part of the City's Capital area Greenway System
7. What are the plans for further development of the park?
 - a. construction of community center
 - b. tennis courts
 - c. basketball courts
8. Since there is no community center at the park at this time, how do citizens reserve the

picnic pavilions? (Lake Lynn Com. Ctr. 870-2911)