

Dallas Park Master Plan



Gaston County
Parks & Recreation Department

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PARK HISTORY/PLANNING PERSPECTIVE



The ballfields at Dallas Park.

PROJECT OVERVIEW

Dallas Park (± 100 acres) has served the Dallas community and residents of Gaston County for decades. In 2007, the County completed a Comprehensive Plan for Parks and Recreation. The plan's recommendations for Dallas Park were to upgrade and maintain the existing facilities, and to investigate the feasibility of converting the existing softball fields to regulation fields. Additionally, the Gaston County Parks and Recreation Advisory Board has identified several park improvement needs. These needs include renovation of restroom buildings, additional facilities (sand volleyball, basketball, disc golf, splashpad), and trail connectivity to all park facilities. The Advisory Board also requested a study be developed on opportunities and cost for renovating/reuse or removing the County Home.

County Parks and Recreation staff began moving toward the renovation of Dallas Park by initiating a master plan process to identify park needs and provide a plan for meeting those needs. In January of 2013 the County selected Site Solutions, assisted by Harris Architecture, to lead the master plan process.

This document identifies the natural and man made features of the park site, establishes a needs assessment based on public input, provides a plan for park improvements and expansion to meet those needs, and establishes a cost estimate and phasing strategy for implementing the plan.

The purpose of this document is to give elected officials and County staff an Action Plan for park improvements.

SITE ANALYSIS: MAN MADE FEATURES

SURROUNDING LAND USE

Most of the land surrounding the park is in agricultural production, undeveloped woodland, and low density single-family residential housing. However due to the park's close proximity to the intersection of Highway 321 and 279 (one of the county's major vehicular corridors), there is also a high concentration of commercial uses within a 1/2 mile of the park's entrance.

Gaston College is located along the park's eastern boundary and could be connected with a trail or greenway providing easier access to the park for students and staff.



Agriculture and forestry are the primary surrounding land uses.

There is also a NCDOT storage facility along a portion of the eastern boundary. Effort should be made to screen or buffer this facility from the park.

A residential property owner to the south of the property has an access easement through the park. This easement must be maintained.

Based on the current and projected future land use of the area, development of new park facilities will not impact residential neighborhoods; therefore, ballfield lighting, crowd noise, etc. should not present a conflict with adjacent property owners.

ZONING

The site is zoned Transition Mixed Use (TMU). Park development is permitted in this zoning classification. Expansion of park facilities will not require rezoning of the property. Set backs for this zoning classification area:

- Front yard: 0'-10'; as measured from the edge of the adjoining front sidewalk.
- Rear yard: 20'; 30' if abutting a residential zoning district.
- Side yard: 0'; 10' if abutting a residential zoning district.

SITE ANALYSIS: MAN MADE FEATURES

EXISTING FACILITIES

The existing recreational facilities on the Dallas Park site have served the community well for many years, but those years of use have taken their toll on the existing facilities. Generally the park is in good condition from a maintenance standpoint, but the age of the facilities requires improvements be made to most facilities. The following is a list of the existing facilities and their most critical needed improvements:

Citizen Resource Center

In early 2008, a new addition to the Gaston County Citizens Resource Center was completed. This portion of the building serves as a Senior Citizen Center for county residents over the age of sixty. The building hosts programs such as exercise and fitness classes, creative arts and dances. This building provides space for the administrative offices of the Gaston County Parks and Recreation Department.



The existing Citizens Resource Center was renovated in 2008.

Heritage Village

The Heritage Village is a collection of historic structures on the park site that portrays Gaston County's early textile history by interpreting the story of the early cotton farmer's life. The Village includes: barns, blacksmith shop, cotton farmer's home, chapel, smoke house, machine shop, kitchen garden, and school house. Detailed study of this area of the park was not part of this planning study.



Heritage Village.

SITE ANALYSIS: MAN MADE FEATURES



The existing playground has been replaced in recent years.



The existing court surface/nets are in good condition.



Recreational Vehicle Area.

Playground

The playground provides a variety of play opportunities with appropriate play equipment for ages 5-12. The safety surfacing and plastic edging do not provide ADA access. In addition, the playground's location limits possibilities for shade during the hotter months of summer. Trees or shade structures should be provided. Accessible parking and restrooms are not available at the playground.

Dallas Park is a large park with many activity areas. One playground is not adequate to serve the entire population. A new playground, including equipment appropriate for younger children, should be constructed as part of the park improvements.

Tennis Courts

The court surfacing, nets, and net posts are in good condition and should be monitored for deterioration over time. The fencing and gates are in fair condition and should be replaced the next time the courts are resurfaced. ADA access, parking, and restrooms for the courts should be provided as part of the master plan.

Recreational Vehicle Areas

The two recreational vehicle (RV) areas function well and contain both electrical and water hook-ups for each site. Due to the large amount of stormwater that drains to the eastern RV area, surface water is ponding on the site. Drainage improvements should be made to the eastern RV area if retained. The two large RV sites were once vital to support larger events which are no longer held at the park. These areas could be converted to multi-purpose fields with a minimal amount of grading and drainage improvements.

SITE ANALYSIS: MAN MADE FEATURES

Amphitheater

The amphitheater is in relatively good shape. The turf, walks, and stage area are meeting demands for the major event held here each year, "Pops in the Park". There could be improvements to the facilities (roof, loading area, accessible seating), but overall the amphitheater requires less renovation than most other park facilities. Improvements including accessible parking within 200' and a restroom building within 500' should be provided to support the facility.



Accessible walks to amphitheater.

Restroom/Concession Building & Pond

The existing restroom/concession building had an ADA assessment as part of a larger restroom facilities study in 2012. According to the report, the building is in need of repair/renovation to meet ADA compliance. The county has set aside funding for the repair/renovation project. Additionally, the North Carolina Fish and Wildlife Service (NCFWS) is designing a new fishing pier and accessible walk and parking to support the facility.



Restroom & Fishing Concession Building is not ADA accessible.

Western Pond & Picnic Area

A large pond is located on the lower western end of the park site. The pond is supported by a large picnic shelter and several picnic tables. The shelter has an accessible path from the parking area, adequate accessible parking spaces are available, but appropriate stripping and signage are needed. The picnic tables are not accessible and are not supported by accessible parking spaces.

Equestrian Area

The equestrian area has a show ring, horse stalls, control building and is supported by a restroom/concession building. Funding has been appropriated to build a new restroom building and convert the existing building into a full concession building as recommended in the 2012 Restroom Facilities Evaluation. The existing spectator seating and stairs are in disrepair and do not provide code compliant ADA access. New accessible spectator seating and accessible parking should be considered as part of the park improvements.



The Equestrian Area provides unique program opportunities.

SITE ANALYSIS: MAN MADE FEATURES



Eastern Lake and Picnic Shelters do not have ADA accessibility.

Eastern Fishing Pond & Picnic Shelters

A large pond is located on the eastern site of the park with a fishing dock and two picnic shelters. No accessible route is available to the fishing pier and shelters due to the topography of the area. Park improvements should provide ADA access and parking for these facilities. The existing fishing pier railing and decking should also be brought into ADA compliance.

Multi-purpose Practice Field

The existing multi-purpose field is in relatively good condition. It has appropriate slope, healthy grass, and good solar orientation for maximum playability. With a usable size of approximately 120' x 250' it is too small to serve the needs of park users. Provide regulation field (220' x 360') and ADA access to this facility.



This small flat area serves as a multi-purpose field.

Ballfields

The ballfields are in fair/poor condition. Most of the fields were constructed with inadequate drainage infrastructure. Poor drainage results in additional maintenance. Soils around the spectator seating area and access paths are severely eroded and will need to be redeveloped and redesigned to provide a safe environment.

Additionally, there could be improvements to the support facilities (dugouts, fencing, spectator amenities) to prevent soil buildup in low points, flooding, and erosion of slopes. The existing restroom/concession building was evaluated as part of the restroom facilities study in 2012. According to the report, the building is in need of repair/renovation to resolve a variety of maintenance issues and to bring into ADA compliance.



Existing ballfields need improvements.

Public input received during the planning process also indicated that the field layout and support facility are not adequate to host major tournament events. Renovation and expansion of the baseball fields was a top public priority.

SITE ANALYSIS: MAN MADE FEATURES

Trails

The condition of the trails vary throughout the park from paved and stable to washed-out gravel sections. Generally, the park trails are constructed from asphalt paving and compacted gravel fines. Drainage improvements should be made in areas where wash-outs or standing water are causing maintenance issues. Access and signage to the trail system should be provided from existing or proposed parking areas.

Parking

The existing parking areas are not adequate to meet demand throughout the park on high use days. On game days at the ballfields, the ±115 designated parking spaces are not adequate. As spaces close to the fields fill up, users begin to park along the shoulders of the road adjacent to fields #1 and #2 causing congestion and dangerous conditions for pedestrians and drivers.

Limited parking spaces and dead-end circulation at the equestrian area, tennis courts, and western lake/amphitheater are adequate for day-to-day use but become problematic during large events.

For park-wide events such as “Cotton Ginning Days” or “Pops in the Park,” overflow lots are routinely necessary. The master plan should identify these overflow lots and their functions, such as access, drop-off areas, and shuttle pick-ups.

A comprehensive look at parking expansion in the master plan should address parking and circulation issues, including walking connectivity necessary to support the park for all size events.

ADA Accessibility

Handicap parking is provided throughout the park, but paved walkways are not provided to all facilities. In addition, some gateways and access points do not meet current ADA code. Park renovations should include improvements that will provide ADA access to all facilities.



Some trails have inadequate drainage infrastructure.



Parking Area improvements are needed.



Fire hydrants are located in service areas of the park.

SITE ANALYSIS: MAN MADE FEATURES

County Home

Constructed in 1904, with additions dating from the 1930s and 40s, the Old County Home building once was the center of a larger facility, which is now the park. It was owned by the County to house the indigent and elderly, as well as the sick during epidemics. The campus once included cottages, barns and other buildings as the site was also a working farm.

It was used as the County Home until the 1970s when it was occupied by the North Carolina School for Dyslexia and has since been unoccupied and used for storage. The brick and frame structure comprises about 15,616 square feet and is in good to poor condition due to general weathering, water infiltration and lack of maintenance. The buildings are structurally sound and can be rehabilitated.

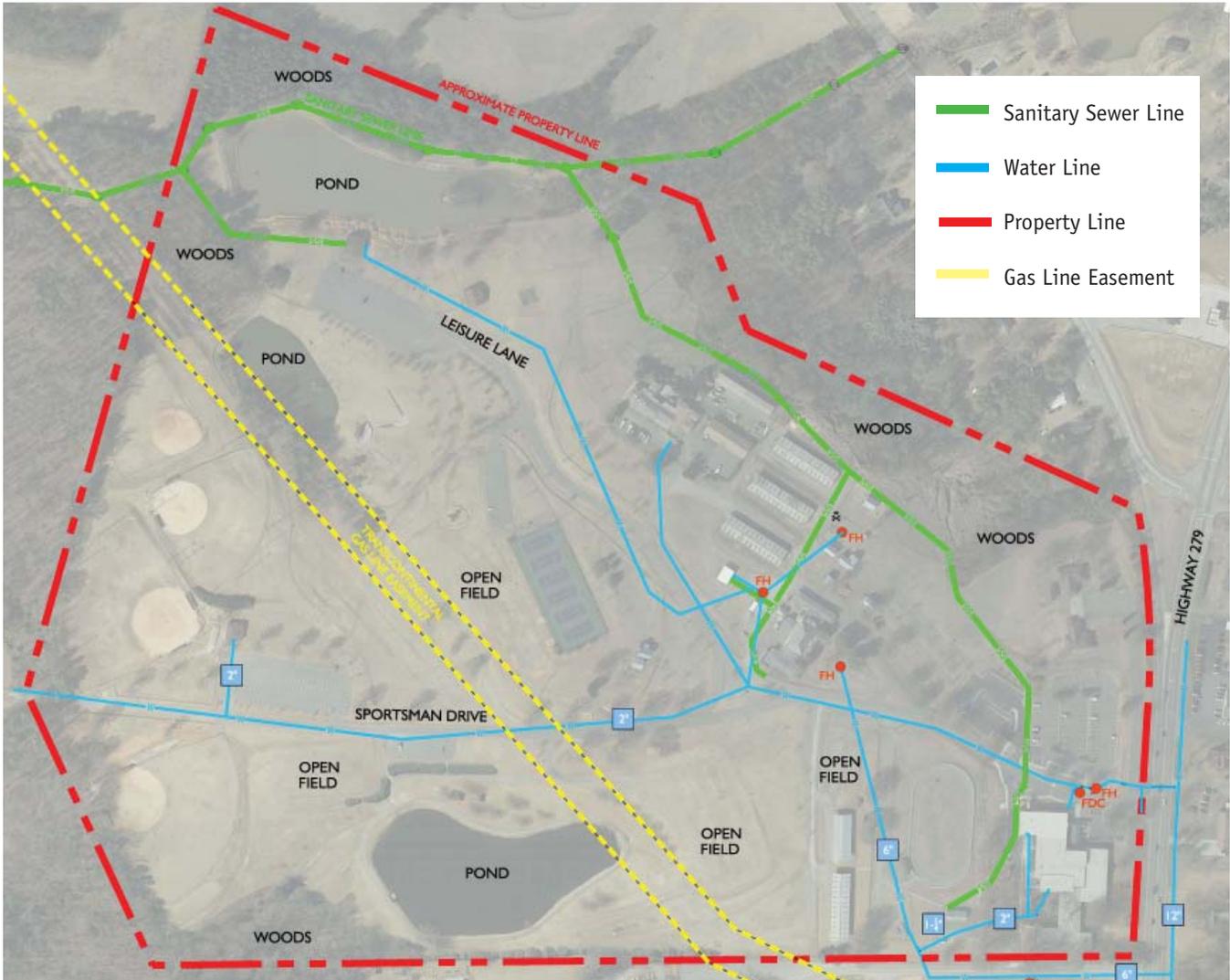
The Old County Home was designated as a Local Historic Landmark by the Gaston County Historic Preservation Commission in 1985. See Appendix A for additional information.



SITE ANALYSIS: MAN MADE FEATURES

EXISTING UTILITY SERVICE

The existing park utility services may have to be expanded and/or capacity increased to serve the new and renovated park facilities. This includes water distribution for domestic use and fire flow, wastewater collection, stormwater runoff control, and electrical power supply.



Existing Utilities.

Water Supply

The existing 12" water main in Highway 279 will provide more than adequate supply for domestic water and fire flow requirements. There are several existing fire hydrants throughout the northern end of the park site closest to the Citizens Resource Center and Animal Shelter. Additional fire hydrant locations may be necessary to serve new structures on the property. Local code requirements will need to be determined once a structure type and size is determined. Domestic water service is available and will also be provided to these buildings.

SITE ANALYSIS: MAN MADE FEATURES

Sanitary Sewer

The existing on-site sewer main (City of Gastonia) serving the western concessions/restroom facility and animal shelter will be the primary connection for expansion of the park facilities. If additional structures are proposed, flow allocation will have to be issued from the City of Gastonia for any improvements provided under the master plan. An alternate option would be to have additional restroom facilities served by an on-site wastewater treatment facility. This would require permitting from the county health department and possibly state review. As the master plan is developed, a more detailed investigation of this issue is warranted and will be one of the first issues to be explored as the project moves into detailed design. For purposes of the Master Plan, a substantial allowance will be carried in the preliminary cost estimates for making these improvements.

Stormwater

The site's primary stormwater conveyance is a surface flow system with a few culverts for road and trail crossings. New construction on the site will require grading and the addition of paved areas. These improvements will necessitate the establishment of a stormwater drainage system to handle rainfall runoff. If development of the park exceeds the low-density requirements the inclusion of water quality measures will be required per the Gaston County Stormwater Ordinance. The existing on-site ponds can be utilized as water quality treatments if deemed necessary.



Lack of stormwater infrastructure results in areas of standing water.

North Carolina Department of Environment and Natural Resources will require permits for any land disturbing activity over one acre in size.

Gas

The site is bisected by a 100' transcontinental gas line easement. Further study will be required regarding regulations for development over and within the existing gas easement.

Electrical

The existing electrical service provider, Duke/Progress Energy Corporation, will be engaged to provide necessary upgrades to the new facilities and ballfields.

SITE ANALYSIS: NATURAL FEATURES

SLOPES/HYDROLOGY

As with most large properties in the piedmont area of North Carolina, the Dallas Park site has rolling topography. There is approximately 90' of vertical elevation change across the entire site, with an average slope of 5%. The majority of the site slopes in the direction of the southern property line and drains to the lower perimeter of the site where stormwater is diverted through three ponds discharging off-site eventually to Long Creek.

Existing park facilities have been either graded into the hillside or located on flatter portions of the site. Unfortunately, many have been constructed with minimal drainage infrastructure. While this conservative approach saved initial construction cost, it has created some problems with surface washouts (trails, ballfields) and water ponding throughout the park (RV park, ballfields). Improvements to areas constructed at grades less than 1% will need to be addressed as they are resulting in ponding and wet areas.

SOILS

Four general classifications of soils make up a majority of the site (90%). Fortunately, these soils should not pose problems in the construction of the park. Cecil-Urban land complex; CfB, CfD (2-15% slopes) comprise the majority of the site (80%), Appling sandy loam, ApB (1-6% slopes) and Madison sandy loam, MaD2 (15-25% slopes) comprise the remainder of the site. These are all well drained soils with moderate surface runoff (due to slopes of the site) and considerable depth to water table (+80"). More investigation and soils borings will be required as the project moves into final design and construction.



Many of the site's heaviest used areas exhibit erosion problems.

VEGETATION

The majority of the existing park site (± 90 acres) is completely developed leaving limited vegetative communities. The major vegetative cover of the existing park facilities is managed/maintained lawn (non-irrigated). As part of park improvements, the parks department has planted a number of shade trees (Willow Oak, Maple, Birch), and ornamental trees (Bradford Pear, Crepe Myrtle) throughout the park. These trees provide some shade, but additional trees and/or shade structures are needed. In the future, Bradford Pears should not be used. Their branching structure and brittleness will create long term maintenance problems for park staff.

More vegetative diversity occurs at the western and southern edges of the site along the property lines. While these areas are not deep on the property they are covered by a stand of mature trees that extends well beyond the property. Canopy trees include pine, oaks and maple. Understory trees include flowering Dogwood, Red Maple, and American Holly. Groundcovers include honey suckle, ferns, and grape vines.

Park development will require minimal, if any, selective clearing to provide additional facilities or expansion of existing facilities.

SERVICE POPULATION

POPULATION/DEMOGRAPHICS

Gaston County has experienced tremendous growth over the past decade. While the current economic downturn has slowed the growth rate that it experienced in the early-mid 2000's, the population of the County will continue to grow. The County's mild climate, I-85/Highway 321 transportation corridors, and small town community hospitality will attract people from other parts of the country.

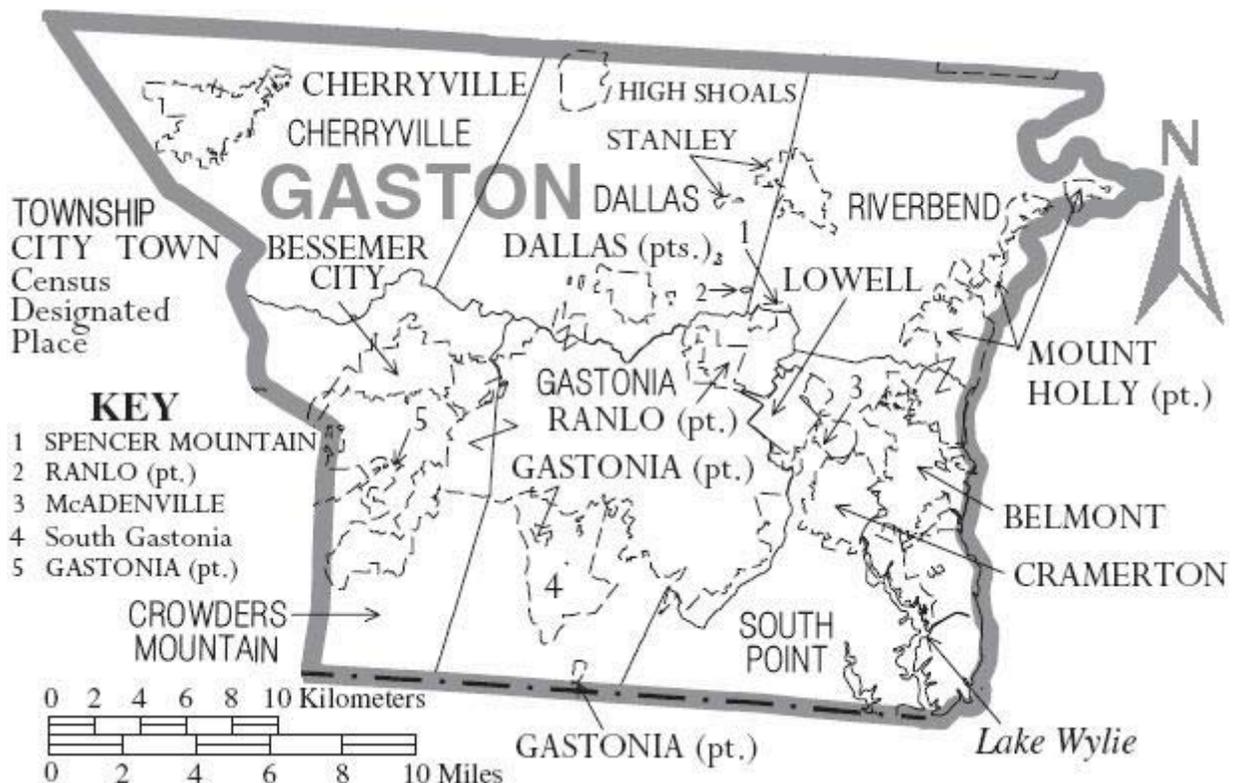
The 2010 county population was just over 206,000. State estimates project a 2020 county population of 231,000 that represents a $\pm 12\%$ growth in population from 2010 to 2020.

With its proximity to Highway 321 and I-85, the service population of Dallas Park has the potential to experience that same or higher rate of growth. Dallas Park will be required to provide the recreational needs for even more users as this growth occurs.

The median age of the service population is 38.9 years. Approximately 54,700, or 26%, of those living in the service area are less than 20 years of age. Approximately 27,000, or 14%, of the service population is over 60 years of age. This means that over 60% of the population is between the ages of 20-64; indicating a need for a wide variety of recreational activities.

The majority (51%) of citizens living in the county are female. There are approximately 79,900 households in the county. Approximately 49% of those households are family units (39,241), while roughly one third (23,900) of the community is living in non-family households.

The service population seems to be very family oriented with many households including children and older citizens. This age distribution and family indicates a need for park facilities that provide a family atmosphere with a variety of recreational activities.



PREVIOUS PLANNING EFFORTS

2007 GASTON COUNTY

COMPREHENSIVE PARKS AND RECREATION MASTER PLAN

The County's Comprehensive Plan provided assessments and recommendations for each of its parks. Dallas Park, based on its size and function, has been classified as a regional park in the comprehensive assessment.

The purpose of the Comprehensive Plan was to provide a 10-year guide for making decisions related to improvements to the existing park system, confirm service areas for existing parks, and identify gaps in the system. The recommendations coming from the Comprehensive Plan found many of the County's parks needed renovations, and the county should acquire land for park development in target areas. The Comprehensive Plan did not develop detailed master plans for each of the parks. It was understood that as parks were renovated Master Plans would be completed to identify facility needs, community demand, etc. Instead the recommendations for individual parks found in the Comprehensive Plan are general in nature and focus mainly on improvement goals, deferred maintenance items, etc.

The Comprehensive Plan made the following recommendations for improvements at Dallas Park:

- Continue to upgrade and maintain the existing facilities at Dallas Park. Paving of walkways, ballfield lighting, park fencing and equestrian facilities are projects to be undertaken in the near future.
- Investigate feasibility of converting the existing softball fields at Dallas Park to regulation size baseball fields.
- Remove the existing Animal Control operations from Dallas Park.

The Comprehensive Plan made the following general recommendations for improvements at all parks:

- Utilize sustainable design principles and best management practices in the design, construction and maintenance of parks and recreational facilities.
- Ensure all facilities comply with the requirements of the American with Disabilities Act (ADA).
- Obtain linear park easements on all utility easements.

The 2007 Comprehensive Plan Capital Improvement Budget included approximately \$2.1 million for the recommended improvements.

ADVISORY BOARD INPUT

PARKS & RECREATION ADVISORY BOARD RECOMMENDATIONS

The Gaston County Parks and Recreation Advisory Board is an appointed citizen advisory group that provides input on department policy, budgets, programs and facilities. The board is representative of all townships within the county. The commission is also charged with presenting park and recreation concerns before the public and elected officials. Along with the Parks and Recreation Director and staff, the Gaston County Parks and Recreation Advisory Board served in a project advisory capacity for the Comprehensive Parks & Recreation Master Plan (2007).

To ensure the plan for park improvements reflects the community's needs, the Board has provided a list of priorities for consideration for the development of Dallas Park. This input provided important information in the formation of the initial plan and provided guidance as the plan was refined. The following is a list of those priorities:

- Bathrooms need to be remodeled
- County Home – biggest eye sore in the park
- Ballfields
- Sportsman Drive to be changed
- Add additional length to trail system
- Provide point of connectivity with Rankin Lake and Tech Park
- Cover amphitheater
- Provide shuffleboard courts
- Sidewalks to connect with walking trails
- Provide walking trail connection to Gaston College
- Connectivity to Town of Dallas, Gaston College
- GAMTRA
 - Steam engine installed near Cotton Gin (runs with compressed air)
 - Woodworking shop
 - Post Office
- Provide volleyball courts (sand)
- Help park maintenance staff by providing irrigation and more storage
- Provide bleachers at horse arena
- Provide screened shelters at Dallas Park
- Provide basketball courts
- Shade existing playground
- Develop sprayground & splash park (Jetton Park – example)
- More small shelters – umbrella style
- Look into disc golf course
- Look at Gaston College Master Plan
- Coordinate with EDC
- Trash receptacles upgrade
- Water access/sewer



Improvements to the existing ballfields was a priority of the Park & Recreation Advisory Board.

PUBLIC INPUT

The improvement that received the most support included:

- Improving restrooms/concession areas
- Improving the County Home building
- Adding/improving trails
- Improving fishing facilities

New facilities most requested include:

- Jogging/walking trails
- Dog park
- Outdoor fitness circuit
- Splashpad
- Additional restroom building
- Additional baseball field
- Paddle boats
- Open space/natural area
- Multipurpose building



Participants were invited to help plan the park.

In addition to voting with dots, all attendees were encouraged to express any desires by posting comments on the large paper tablet. Many of the attendees took this opportunity to list ideas for park development. The following comments were posted:

- The County Home was built to take care of Gaston's citizens who were indigent, needy, poor, homeless in the years before social programs. It should continue to be a visible structure to tell of Gaston County's care.
- Relocate future walking trails away from ducks. Walking on current trails is a problem due to duck poop. The park trails could be utilized if further away from ducks. It would also be nice to have benches and more picnic tables throughout to enjoy!
- Would like to see more benches in playground area for adults. Also, shade trees.
- Restroom by amphitheater; accessibility for all; wheelchair bound; visual impairments; hearing difficulties (re: Cotton Ginning Days & videos); accessibility to fishing for special needs (path around water & to fishing dock/pier).
- Curb cuts – wheelchair, strollers, special needs.
- Dog park after model dog parks (shade trees, water, clean-up facilities, areas for dog owner to sit).
- Skate parks provide a place for kids that are not attracted to traditional team sports, a place for them to develop athleticism, confidence and perseverance. In addition, a skate park gives a place for kids to get off the streets, where they often are up against the law and city ordinances. By providing a local skate park like Cherryville and Mt. Holly have done, we also join in the fight against childhood obesity.
- Schedule events to show/view muscle cars & hot rods – local and regional.
- Build a multi-purpose building that could be used for weddings, parties, vendor space during Cotton Ginning Days, drop horse stalls in, have dog shows, just to name a few. These buildings are used every week in areas that have them so it could pay for itself and bring in revenue for the County.
- Fishing lakes not accessible – Rankin Lake is a good model.
- Bathrooms- getting into them- not accessible, not paved side walks.

PUBLIC INPUT

- Please make accessible parking SAFE. People should not go behind cars.
- Some fields not accessible.
- Cotton Ginning Days not accessible.
- Sidewalk access.
- Benches/seating along paved trails.
- Thanks for getting input!
- Why do we need Frisbee golf – there are a lot of parks with Frisbee golf. We need to do something different. Rankin Lake has one just 2 miles down the road.
- Dog fitness activities in dog park.
- Shaded areas by children’s water park.
- Benches/curbs to sit on at water park.
- Accessibility for people with special needs for paddle boating.
- Water fountains by sporting areas/walking trails.
- Ample garbage containers – also recycling containers.
- Children’s train.
- Nature trail for children & adults (might be involved around seasons).
- Furnish shuttle cars to more people back & forth to buildings and activities like at Caromont.
- All facilities ADA compliant. Please work with ADA consultants.
- Butterfly house during the summer for kid’s education.
- County Home – please return as best possible to integrity of original/earliest design. Replace-renew- the original tower; original red brick; remove wings.

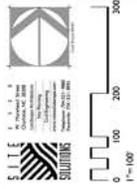
The final interactive station provided attendees with maps and facility templates and invited them to develop a site plan for the park. Several attendees took the time to create layouts for new facilities.

Overall, the meeting was very successful and positive. The number of attendees indicated there is community interest in the park. The diversity of those in attendance indicates the interest in the park runs through all segments of the community. No one group or special interest dominated the attendance. Everyone in attendance seems to feel the park is an important community asset and felt improvements will benefit the citizens of Gaston County.



The workshop provided an opportunity for participants to socialize.

PRELIMINARY MASTER PLAN



Based on staff and public input this Preliminary Master Plan was developed at the and presented at the second workshop.



Gaston County Parks and Recreation Department

Dallas Park

Preliminary Master Plan

April 2, 2013



PUBLIC WORKSHOP NO. 2

Meeting Date: April 18, 2013 6:00 pm
County Office Building at Dallas Park

The second public workshop to discuss the Master Plan for Dallas Park was held with a “drop in” format. Staff members from Site Solutions, Harris Architecture and Gaston County Parks and Recreation hosted the meeting. Eight citizens attended the drop in.

The purpose of this second public workshop was to present the preliminary design for the park Master Plan. As with the first meeting, the room was set up to welcome people, guide them through the design process and allow them an opportunity to review and comment on the proposed plan(s).

Attendees were greeted at the room entrance and asked to sign in. Once signed in, they were directed to a display that provided pictures of the park’s existing facilities. A second display provided information that was gathered as part of the site analysis. A third display provided results from the input gathered during the first public workshop. The final display boards showed a concept plan for future park improvements and a schematic architectural plan for the multipurpose building.

In addition to the boards displayed on easels, the center of the room contained a large table with many of the existing conditions plans and photographs of the County Home Building. This display area also included several preliminary designs showing reuse of the County Home Facility; even though these schemes were ultimately not chosen.

The preliminary focus of most participants was not the park plan, i.e. ball fields, playgrounds, walking trails, etc. Instead, most everyone attending focused on the plan recommendation for removing the County Home Building and/or concern over the existing equestrian facilities. It should be noted that a 4-H event was occurring in the County Office Building concurrently with the public workshop. This unusual scheduling circumstance may have resulted in a higher interest in equestrian facilities at this second public workshop.



The public reviewed the preliminary plan at the 2nd workshop.

In general, most of the people who attended the drop in were supportive of the County’s plans to renovate and improve the park. Likewise, most of those attending understood the financial restrictions of removing the County Home Building and building a new multipurpose building, but felt the County should consider every avenue before it demolishes the County Home.

Several people expressed the concern that the existing building is structurally sound and built to a higher quality than most buildings today; it goes against logical thinking that tearing down an existing building can be more economical than building a new structure. It was noted that part of the

PUBLIC INPUT



Participants voiced their opinion on the equestrian area at the 2nd workshop.

problem with that rational is the desired program for park use does not match the architectural layout found in the existing building. Major renovations are needed if the building is to serve as a multi-functional building.

The general consensus of the majority of those attending the workshop was the County Home Building should be preserved.

The other major discussion on the proposed plan revolved around equestrian activity in the park. Several of those attending the meeting were interested in expanding the opportunity for hosting horse shows at the park. The concern was the existing horse ring, with its grass infield, limits the types of riding events. Those attending

the meeting felt the existing ring should be redesigned to provide a dirt infield and potentially consider the construction of a covered horse area for shows. Their initial response to the multipurpose building was to remove the concrete floor in the outdoor multipurpose room if it were to be used for temporary stalls. Concrete or asphalt floors are hard on horse's joints and legs. If the floor in this area is paved, dirt and/or rubber mats must be temporarily installed to protect the horses. In addition to the concern for horses, several people expressed a concern over having horse stalls (even temporary stalls) in such close proximity to a catering kitchen.

The majority of people that attended the workshop stayed for approximately an hour to discuss the plan and express their thoughts on future improvements. Several large writing pads were provided to allow people to write down their thoughts and comments. The following comments were provided:

- Why not keep the multipurpose pad for receptions/picnic corporate area and then turn the large multipurpose field into a horse arena and add restrooms down there. It is definitely large enough to accommodate barrel race or ranch shows.
- Architect's plan for rehabilitation of Old County Home well done.
- Architect's plan for re-use of the County Home in concert with the horse facility was excellently done.
- The County must expend considerable funds to tear down the County Home. Part of these funds could be used to remove the undesirable wings. The County would then have a sturdy structure for many uses in the future.
- The architect and the 1970's architectural consultant all agree that the County Home is a solid structure. It has sound foundations and walls.
- Add second ring arena with different footing (dirt, Thor Turf, etc.) to events that could be held at Dallas Park (ranch horse, ranch sorting, police dog training, agility training).
- The County Home should be saved. It gives a unique character to the park. The wing in the back to be built containing the kitchen and bathrooms can be incorporated into the original County Home Building move the new arena closer to the old structure and attached with a covered

passageway. The County Home could not be replaced with new construction of equal quality for an affordable cost.

- Expand size of area behind County Home to 120' X 140' or 100' X 120'.
- I like the ideas presented in the plan – especially the expanded ball field area and the kid's area. It would be wonderful to expand the horse area to be able to bring in more shows or even dog shows. I am torn on the County Home – it would be beautiful to restore the original building, but is it feasible? In a perfect world \$ would appear to be able to be able to keep the home, build a larger arena and have a large pad or place for corporate events or reception areas.
- I would like for you to consider taking off the one story wings (original) in addition to the later wings to make the sq. footing smaller = ability to justify using the old County Home 1st floor for the catering kitchen and bathrooms. The second floor could be blocked off until needed for office space later.
- I also like the idea of the enlarged barn area (width) to be able to handle horse events and am concerned that other food events will be a health hazard.

Following approximately an hour discussion on the proposed plan, workshop attendees left the meeting. As noted above, most attendees supported the County's efforts in improving the plan, but had reservations about tearing down the County Home Building.

Plan Modifications

Based on input received from the second public workshop and the Parks and Recreation Advisory Board meeting, several revisions were made to the Preliminary Master Plan presented at the workshop. The final Master Plan follows on the next page.



Gaston County Parks and Recreation Department

Dallas Park

Master Plan

May 15, 2013

DESIGN CONCEPT: GUIDING PRINCIPLES

GUIDING PRINCIPLES

The proposed plan of development for the park is based on several fundamental principles. These include:

- During the public input process, it became apparent that the community desired park renovations that would improve existing facilities and create new recreational opportunities. It was also apparent that staff and the Parks and Recreation Advisory Board recognizes the County's limited budget and wants park development to maximize construction dollars. This implies utilizing as much of the park's existing facilities and infrastructure as possible.
- While a number of the existing facilities are old and need major renovations, the park's six tennis courts are in excellent condition and should be saved to conserve construction funds.
- The public input process identified a need for a greater variety of recreational activities including:
 - Splashpad
 - Additional walking trails
 - Fitness circuit
 - Dog park
 - Additional ballfields
 - Multipurpose building
- The public input process identified several existing facilities or areas of the park that require improvement. These facilities include:
 - Playground
 - Restroom/concessions
 - Trails
 - Parking

Utilizing these guiding principles, the master plan for park improvements is based on the following concepts for development:

PARK ENTRANCE

The park entrance will remain in its current location and configuration. This area was improved with park signage, landscaping, and site improvements during the latest addition to the Citizens Resource Building. Large specimen trees along the entrance drive should be protected and maintained, as they create a welcoming approach to the park. Consistency in species should be maintained throughout the park (Oak, Maple, Elm, etc.) as existing trees decline and new trees planted.



Large trees along entrance drive should remain.

DESIGN CONCEPT: PLAN COMPONENTS

MULTI-PURPOSE BUILDING/EVENT LAWN

Following a detail architectural assessment and considerable deliberation, the findings of this study recommend the demolition of the Community Home Building. While the building held an important place in the hearts of many citizens, the age and condition of the structure made it extremely expensive to renovate and reuse. See detailed architectural assessment in other sections of the Master Plan.

A major program need for the park that was expressed by both the County staff and the public is a multi-purpose building that can host special events. The ideal location for this multi-purpose building is the site currently occupied by the County Home Building. Locating the multi-purpose building on this prominent knoll will provide a focal point for visitors as they enter the park. Likewise, the location of this building on the property's highest point will provide wonderful views of the park from the building and adjacent event lawn.

The existing animal control building and Heritage Village at Dallas Park are not proposed to be altered in this Master Plan. Any parking and driveway improvements made as part of the development of the new multipurpose building will maintain access and functionality of the animal control building and Heritage Village.

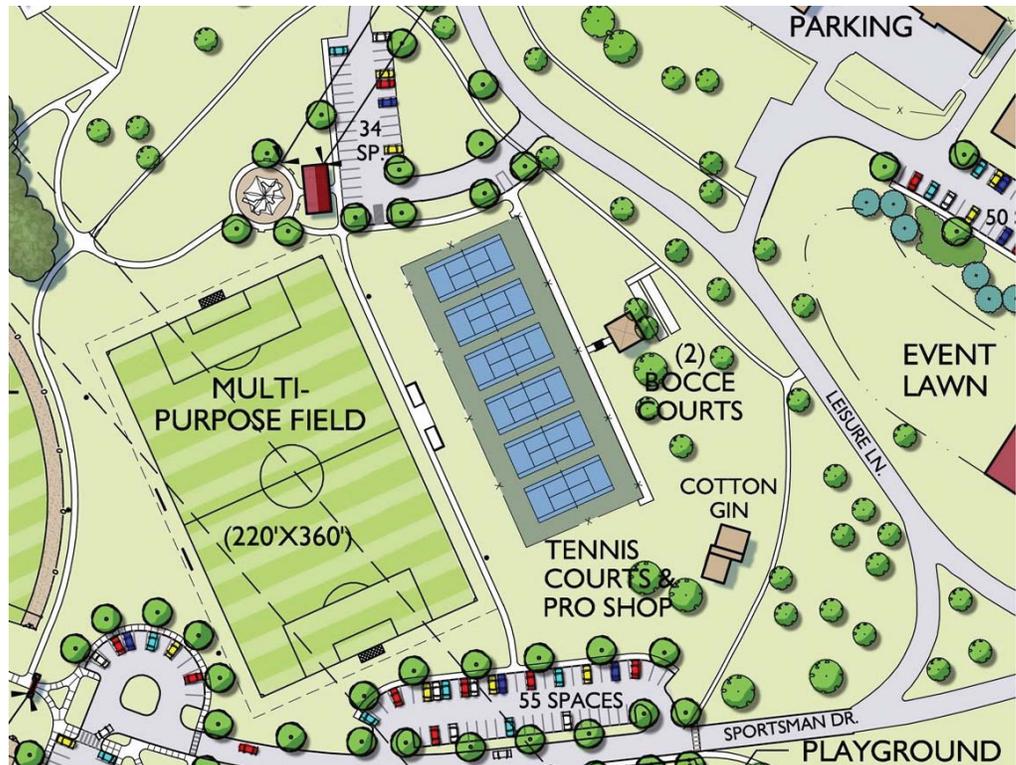


Multi-purpose Building/Event Lawn area.

DESIGN CONCEPT: PLAN COMPONENTS

CENTRAL ACTIVITY AREA

A central activity node is located in the area of the park between Leisure Lane and Sportsman Drive. This activity node will include the six existing tennis courts and pro-shop building, two existing bocce courts, and existing playground structures. New improvements include a multi-purpose field (225' x 360') to be located directly south of the tennis courts. The construction of this field will include irrigation, field lighting, fencing, team and spectator seating, sidewalks, and drinking fountains. A restroom/concession building and 55 space parking lot will be built to support this activity area. This parking can be shared with the playground/splashpad area across Sportsman Drive.



Central Activity Area.

Improvements to the existing playground/parking area in this node will include a new shade structure and ADA sidewalk access in addition to site amenities for park user comfort (benches, shade trees, water fountains, etc.). The parking area will be improved with 34 parking spaces, a new two-way access drive to connect to Leisure Lane, and accessible parking spaces for the tennis courts and bocce courts. This area will be further improved by adding accessible paths to all park facilities.

WESTERN PONDS & PICNIC AREA

The western ponds and picnic area is located at the end of Leisure Lane. This area includes two large picnic shelters, restroom/concessions building, amphitheater, and two lower ponds.

The county has already allocated funds to improve the restroom building and NC Fish & Wildlife is building a new accessible fishing pier as part of the state fishing program.

The existing parking area (116 cars) will remain.

DESIGN CONCEPT: PLAN COMPONENTS

A new park amenity will be added to this area of the park. A portion of the western pond will be fenced providing an area for a dog park. Dog lovers throughout the county will be able to bring their canine friends to the park and let them run without a leash. By fencing in portions of the pond and the open grassed area, dog park users will have a unique opportunities for both open play and water games. Dog parks are one of the most popular trends in park activities, and the interest in this type facility was expressed in the first public workshop.

BALLFIELD COMPLEX

The existing ballfields at Dallas Park have served the community for many years. In the input process participants and staff expressed concern over the quality of the infrastructure (parking, restrooms, etc.) and the condition of the facilities (erosion, poor drainage, etc.). There was also considerable demand expressed for an additional field to accommodate larger tournament level play.

Based on the input provided, the master plan reorients the three existing larger fields, and makes major renovations/expansion of the infrastructure and support facilities. The new ballfield complex will include two new 320' fields, two new 300' fields in a pinwheel layout. Field development will include irrigation, field lighting, fencing, team and spectator seating, sidewalks, and drinking fountains. To support the new ball complex a new parking area for 200 cars will be constructed along the outfield fence of the new fields. An access drive and handicap parking between the eastern two fields will provide ADA access to all ballfields.



Many people suggested developing a “wagon wheel” ballfield complex

In addition to the new fields and parking areas, the complex will be improved with the construction of a new restroom/concession/storage building located in the center of the ballfield “pin wheel”. This building will provide better restrooms, expanded concession area, a small team room and storage area. The approximate size of the new building is $\pm 1,600$ SF.

The existing fields in this activity node will be improved with new dugouts, new fencing and additional landscaping. Paved walks throughout the complex will provide ADA access to all facilities.

A new driveway access will be provided along the outfield fence line to connect and maintain access to the existing residential property to the south of the park. Access to this property will be maintained throughout the construction of the park facilities.

DESIGN CONCEPT: PLAN COMPONENTS

EASTERN ACTIVITY AREA

The eastern activity node is located along the eastern edge of Sportsman Drive. Improvements will include renovation of the existing trails around the pond and expansion of new facilities. The existing recreational vehicle parking in this area will be removed to provide a wider variety of park activities.

The center piece of the eastern activity area will be a new much expanded playground and splashpad area. The new playground will provide a wide variety of play activities and will be divided into age appropriate areas. Play equipment will meet all current ADA and play safety requirements including safety surfacing and proper drainage.

Since swimming will not be allowed in the ponds (health and safety regulations), an alternative water play activity is proposed for this area. A large 0-depth sprayground will be constructed. This sprayground will provide a wonderful outdoor water activity without the operational and liability costs of a swimming pool. A small restroom/changing building will be constructed at the site. This park structure will also contain a small park control space where tickets for the sprayground, fishing, etc. can be purchased.

In addition to the play equipment, this area will be designed with site amenities (benches, shade trees, water fountain, etc.) and 4' fencing that will create a safe and enjoyable place for both children and adults.



Eastern Activity Area.

DESIGN CONCEPT: PLAN COMPONENTS

Additional picnic shelters will be provided around the existing pond. Two new picnic shelters (25' x 25') will be constructed adjacent to the playground/splashpad. These shelters will be located in close proximity to the ballfields so it can serve as a gathering area for ballfield functions. Additionally, two new picnic shelters (25' x 25') and volleyball courts will be provided along the eastern shore of the pond. The new and existing shelters will be connected with a series of accessible paths from the parking areas.



Additional picnic shelters will be added around the pond.

A 10-station outdoor fitness circuit will be provided along the 1/4 mile trail loop around the pond. Each fitness station will be provided with an accessible entrance and constructed on an accessible surface.

The eastern activity area will include parking for 40 cars and a shared lot on the adjacent NCDOT site for approximately 50 cars. Accessible parking will be provided for all facilities

EQUESTRIAN AREA

The county has appropriated funds for building improvements to this area. Improvements will include renovation to the existing restroom concessions building and the construction of a new restroom building. Site improvements to the parking area, accessible walks, and accessible seating will be provided to improve the use of this area.

TRAIL SYSTEM

One of the desires heard at the public workshop was the need for additional walking trails in the park. An important aspect of the proposed improvements to the park will be an expansion of the trail system. All existing and proposed park improvements will be connected with a paved, ADA accessible walk system. When completed, the trail system will provide almost two miles of walkable paths for park use.

The county is also working to develop a greenway trail connection to Rankin Lake Park. The "future" trail would connect to the park at the southeast property corner and connect to Rankin Lake Park through the Gaston College property.



Approximately 1 mile of trail will be added to the park.

PARK OPERATIONS

Dallas Park is currently maintained by two full time park supervisors. Their duties include lawn and landscape maintenance, building maintenance, and general park operation/maintenance. Gaston County Parks and Recreation Department programs and rents the ballfields. The Citizens Resource Center is operated by the NC Cooperative Extension Service. The Park and Recreation Department uses the building for some recreational programming and operates the Senior Center which is located in this building. Rental of picnic shelters and the Community Building are handled through the central office of the Parks and Recreation Department.

Proposed park improvements will provide opportunities for additional programmed activities. If plans for the multi-purpose building continue forward, this building could (and should) offer a wide variety of programs.

The outdoor recreation opportunities offered by the proposed park expansion includes expanded picnic (group/corporate) shelter rentals, splashpad, environmental education classes, soccer, and many other programs. The addition of these facilities will provide additional opportunities for revenue generation through facility rentals and program fees.

The renovation and expansion of Dallas Park will significantly increase the maintenance requirements for the facility. Additional man power, possibly on a part time or contract basis may be required to properly maintain the larger park. A new relocated maintenance area will provide additional storage (inside and outside).

ENVIRONMENTALLY SENSITIVE CONSTRUCTION/PARK OPERATION

Dallas Park provides an important environmental asset to the community by preserving open space and minimizing land disturbance. The preservation of existing trees and vegetation improves air quality and water quality. The preservation of existing ponds greatly reduce stormwater runoff. These ponds serve as a filtration system for water leaving the surrounding off-site residential, commercial, and industrial development.

As a public entity, Gaston County recognizes its role in environmental protection and plans to develop the facilities at Dallas Park with minimal environmental impact. While the details for minimizing the environmental impact of park construction and operations will be worked out in subsequent design phases, some of the concepts that will be utilized will include:

- Site planning to minimize grading and the removal of existing vegetation
- Balance earth movement to minimize haul off/haul on transportation cost/fuel
- Develop BMPs to treat/filter stormwater runoff
- Use local building materials
- Utilize energy efficient lighting
- Select plumbing fixtures that reduce and/or eliminate water use
- Utilize clear story/skylights to maximize the use of natural light

BUDGET ESTIMATE SUMMARY

Based on the proposed improvements shown on the Master Plan and generally described in the Design Concept: Plan Components, the anticipated costs of the park renovations are as follows:

Item	Budget Amount
Site Clearing & Demolition	\$87,544.00
Grading/Erosion Control	\$953,930.00
Storm Sewer	\$287,200.00
Drives and Parking Lot Paving	\$352,650.00
Sidewalks and Walking Trails	\$241,772.00
Site Utilities	\$158,600.00
Ball Field Complex (w/Lights & Irrigation)	\$1,300,755.00
Pressbox/Restroom/Concession Building	\$240,000.00
Multi-Purpose Field (w/Lights & Irrigation)	\$233,200.00
Playground & Shade Structure	\$115,630.00
Splashpad	\$250,000.00
Picnic Shelters	\$100,000.00
Restroom/Concession Buildings	\$270,000.00
Volleyball Courts	\$30,000.00
Dog Park	\$18,000.00
Site Furnishings, Allowance	\$43,200.00
Seeding and Landscape, Allowance	\$45,270.00
Park Signage, Allowance	\$20,000.00
Site Related Improvements*	\$4,747,751.00
Multi-Purpose Center	\$1,740,712.00
General Contingency ±5%	\$324,423.00
Survey, Design, Geotechnical, Permitting, FFE ±10%	\$681,289.00
TOTAL PROBABLE PROJECT COST	\$7,494,175.00

Please note: For master planning purposes, the budget estimates have been rounded for simplicity.

*Site Related Improvements include some architectural features. Restrooms, concession buildings, picnic shelters are included in this category. The Multi-Purpose Center, which is a special use facility, is broken out separately.

PHASING

With a construction cost of \$7.5 million, it is likely the County will phase construction of the improvements for Dallas Park. The general phasing strategy is outlined below:

Phase One	\$3,750,000*
- Softball/Baseball Field Complex	
- Picnic Shelters	
- Trail (1/2 mile)	
- Restroom	
- Parking	
- Contingency: 5%	
- Survey, Design, Geotechnical, Permitting & FFE	
Phase Two	\$1,733,000*
- Multi-purpose field	
- Splashpad & Playground	
- Walking Trail	
- Fitness Stations	
- Dog Park	
- Shade Structure	
- Restrooms	
- Volley Ball Courts	
- Picnic Shelters	
- Parking	
- Contingency: 5%	
- Survey, Design, Geotechnical, Permitting & FFE	
Phase Three	\$2,011,000*
- Multi-Purpose Building	
- Asbestos Abatement	
- Demolition	
- Open Air Shelter	
- Landscaping	
- Site Work	
- Parking	
- Contingency: 5%	
- Survey, Design, Geotechnical, Permitting & FFE	
Total Project Estimate	\$7,494,000*

*Phasing budget rounded to nearest \$1,000.

Appendices

Old County Home / Multipurpose Center

Gaston County Park at Dallas
Gaston County Parks and Recreation

Introduction

Study of the existing Old County Home was conducted as part of the Park Master Plan by Harris Architects PLLC, working as a consultant for Site Solutions. The scope of services for this study included the following tasks:

- I. Old County Home (Design A)
 - Review of available background information provided by Parks & Recreation including historic documentation, photographs, maps, plans, and records.
 - Preliminary assessment of existing conditions with a visual inspection of the building.
 - Measured floor plans in CAD format
 - Participate in Park Master Plan Public Workshops
 - Develop architectural program for reuse of the building
 - Preliminary building code analysis
 - Concept design and statement of probable cost of construction for rehabilitation

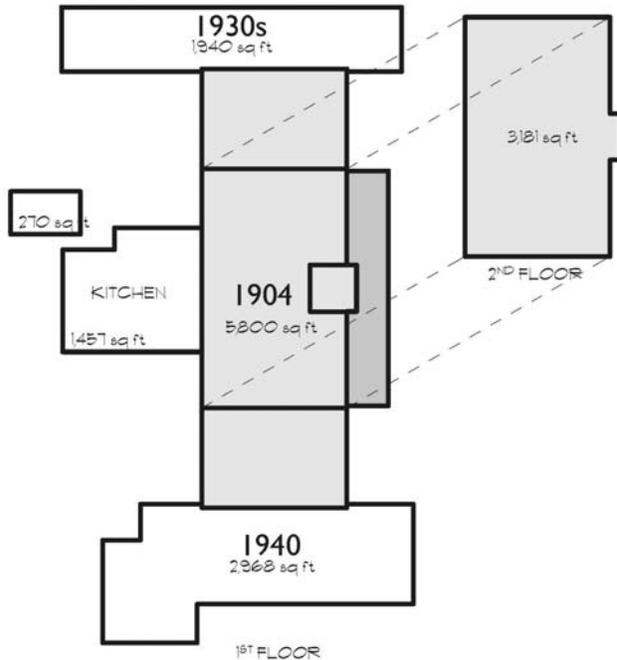
- II. Multi-Purpose Building (Design B)
 - Preliminary Designs for an open Multipurpose Building with restrooms, catering kitchen and other support spaces to be located on the Old County Home site. Designs will be presented in plan only with a preliminary statement of probable costs.

Old County Home Building

Constructed in 1904 to house the indigent of elderly of the county, the Old County Home replaced an earlier wood house and was the centerpiece of a campus of buildings that included cottages, barns, and other out buildings. Built of brick with interior wood framing the original structure was two stories with a central tower, one-story porch, and one-story sections on each side. Later additions increased the number of bedrooms with long flanking wings and a rear dining room and kitchen addition.

The building was designated as a Local Historic Landmark by the Gaston County Historic Preservation Commission in 1985. Proposed work to the building requires review and approval by the Commission and proposed demolition usually involves a 365 day stay.

The building has been unoccupied, except for use as storage, for over thirty years. It appears to be structurally sound and many original features of the original construction remain, although the building suffers from areas of water damage and general deterioration.



Original 1904 Building	1st Floor	5,800 SF (gross)
	2nd Floor	3,181 SF
1930 Wing		1,940 SF
1940 Wing		2,968 SF
Kitchen & Storage		1,727 SF
Total Existing square footage		15,616 SF

Design Parameters

- Work on the Old County needs to comply with the Secretary of the Interior's Standards for Rehabilitation as required by the Gaston County HPC, which is also standard practice for historic buildings. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
- The original main block of the Home has greater historic significance than its additions. While the additions are over 50 years old and can be considered to be significant in their own right, their configuration of small rooms makes these areas difficult to reuse and the Park does not have a use for them. It is recommended that these additions be demolished.
- The original plan of a wide central entrance hall bisected perpendicularly by a second hall lined with rooms on either side should be maintained, at least on the first, floor as this is a major character defining aspect of the original building. The wood stair should also remain if possible.
- The main facade should be restored; removing paint from the brick and restoring the front porch and central brick tower as well as windows and doors.
- Alterations and additions for code required elements such as exit stairs, toilet rooms, and an elevator should be located on the rear of the building, if they cannot be accommodated within the existing footprint.
- Establishing relationships between the building and other areas of the park are recommended; its function and use should be integral to the park. Redevelopment of surrounding streets and parking is desired.

Architectural Program

The following program was derived from conversations with Park staff and is based upon our understanding of current needs.

<u>Area</u>	<u>Purpose / Notes</u>
1. Park Welcome Center a. Reception Desk/ Office b. Display / Exhibit Area	<ul style="list-style-type: none">. Park directions, information, brochures. Open to public
2. Public Restrooms - a. 6 fixtures each, minimum b. Shower facilities (to be closed off)	<ul style="list-style-type: none">. Public, general park use. Showers open only during equestrian events
3. Multi-purpose Space(s) a. ±56 10'sq horse stalls w/ circulation b. 300 people *see below	<ul style="list-style-type: none">. Conditioned and enclosed. Temporary horse stalls for events. Banquets. Weddings / Wedding Receptions. Reunions. Meetings
4. Storage for tables and chairs -	<ul style="list-style-type: none">. Size & location based on Meeting Rooms
5. Commercial Kitchen -	<ul style="list-style-type: none">. 600-700 SF. Serving Counter (for Concessions)
6. Manager's Office	<ul style="list-style-type: none">-one small office
7. HVAC and Electrical	<ul style="list-style-type: none">. as required

* It should be noted that the Park has not communicated a specific number and size for the multi-purpose spaces. Proposed designs have attempted to provide flexible spaces with capacities as the existing structure allows.

Statement of Probable Costs

The following statement of probable costs are preliminary figures for budgeting purposes. Costs are based on current square footage costs from R. S. Means and from Harris Architects and research. Costs are based upon square footage of design illustrated in this report.

These costs do not include site alterations such as driveways, parking, and landscape, furnishings or professional fees.

	Qty	Unit	Unit Cost Low	Subtotal Low	Unit Cost High	Subtotal High
Asbestos Abatement*	1	LS	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Demolition of Wings & Kitchen	6,635	SF	5	33,175	7	46,445
Rehabilitation	8,981	SF	125	1,122,625	175	1,571,675
Addition - enclosed	3,999	SF	150	599,850	200	799,800
Addition - multi-purpose	10,064	SF	90	905,760	120	1,207,680
Total				\$ 2,761,410		\$ 3,725,600

Old County Home (Design A)

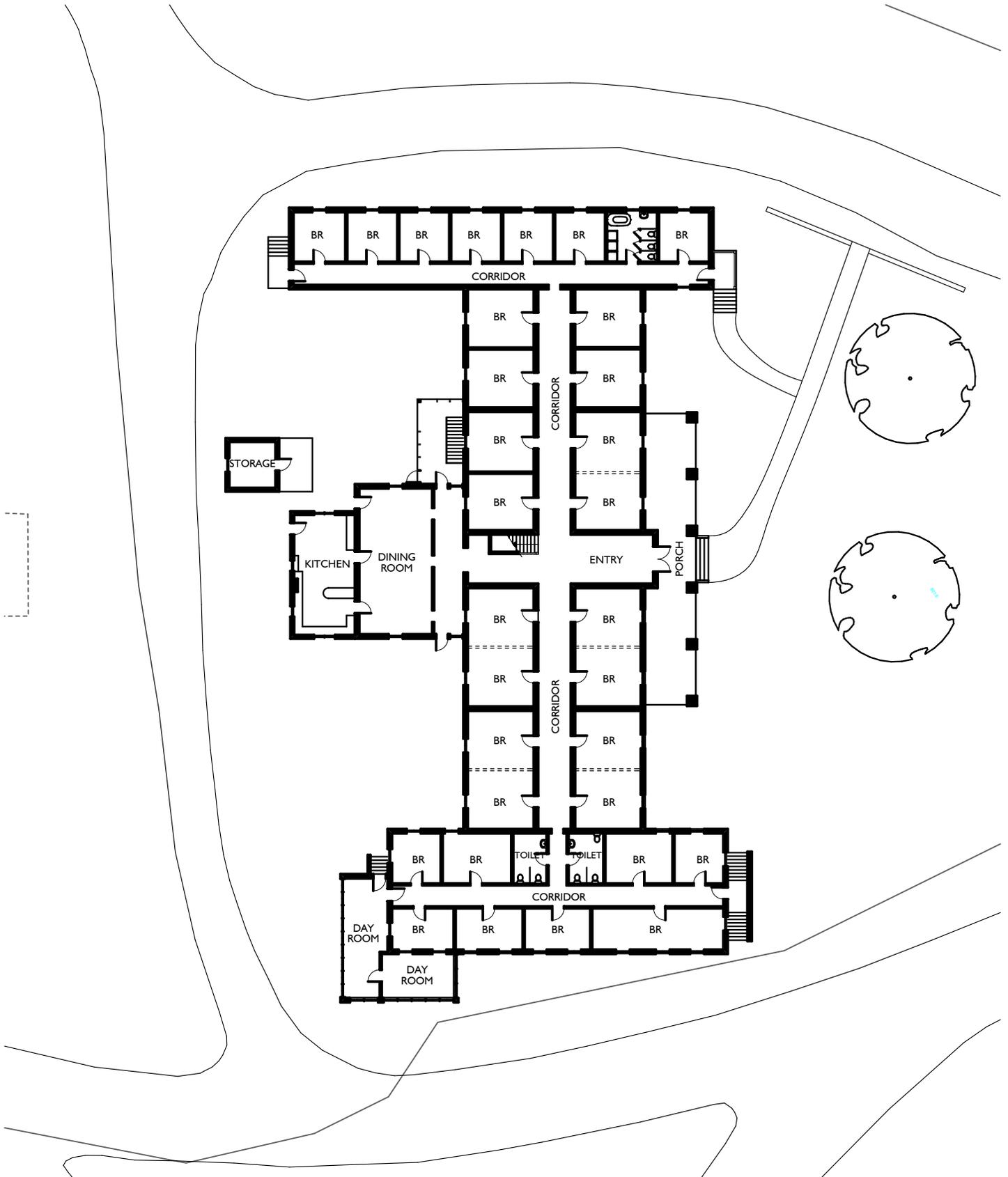
* Asbestos Abatement costs were provided by Park and Recreation.

Notes:

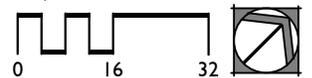
1. These budget costs are based upon the attached drawings by Harris Architects.
2. The Old County Home Building will require a full fire alarm and fire sprinkler system (included in current design) or a second fire stair. A fire sprinkler system is not anticipated for the new Multi-Purpose Building.
3. The proposed design for the Old County Home Building requires interior walls to be removed to create larger spaces. As the corridor walls are loading bearing brick and the existing roof is assumed to be supported by these walls, this design includes removal of the existing wood frame roof and replacement with new trusses spanning the width of the building.

Multi-Purpose Building (Design B)

	Qty	Unit	Unit Cost Low	Subtotal Low	Unit Cost High	Subtotal High
Old County Home						
Asbestos Abatement*	1	LS	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Demolition	15,616	SF	5	78,080	7	109,312
Multi-Purpose Building						
Heated & Enclosed	1,915	SF	150	287,250	200	383,000
Open	8,400	SF	90	756,000	120	1,008,000
Total				\$ 1,221,330		\$ 1,600,312



EXISTING FIRST FLOOR PLAN



GASTON COUNTY PARK AT DALLAS

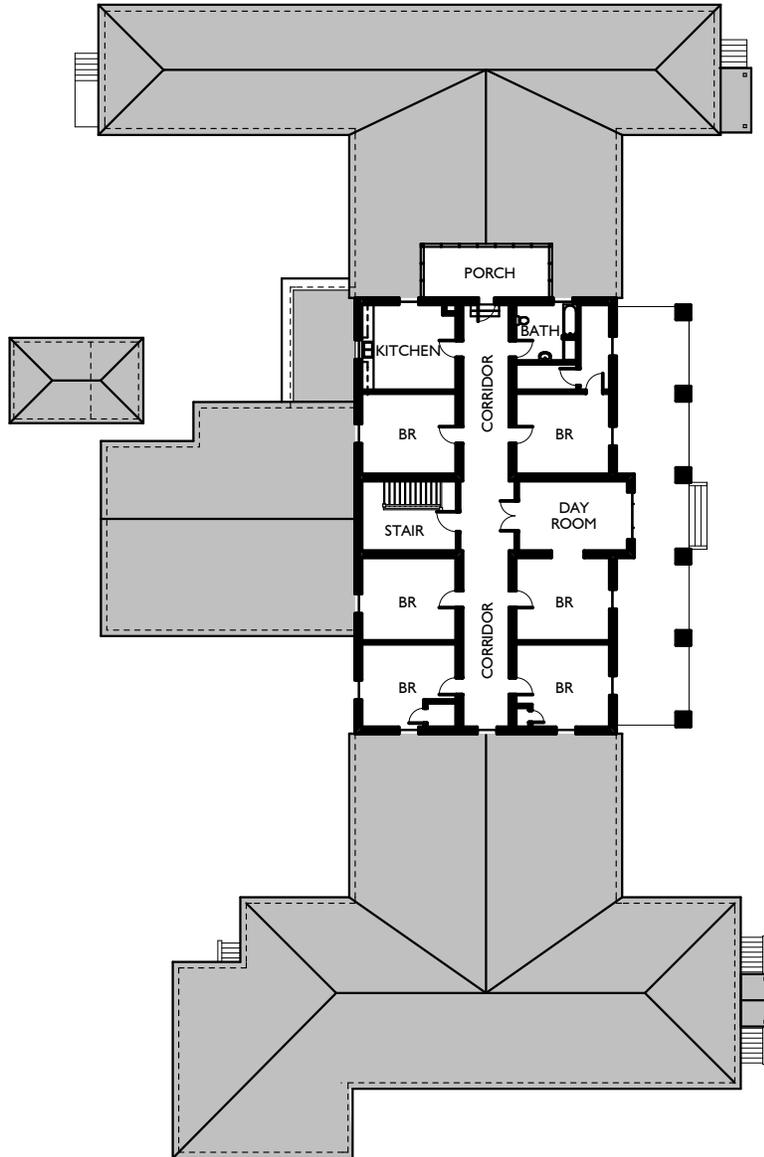
GASTON COUNTY PARKS & RECREATION

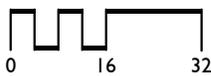
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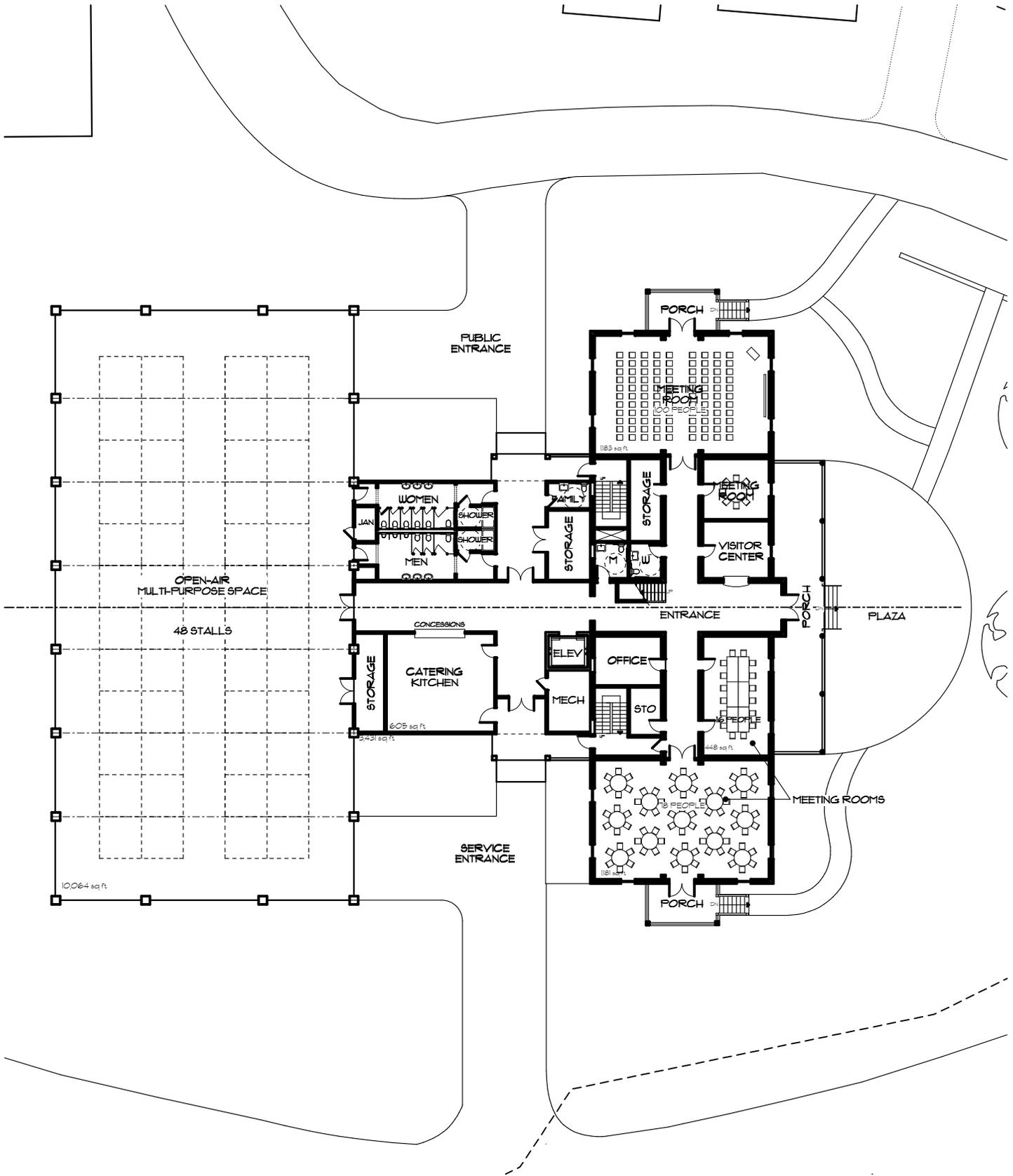
EXISTING SECOND FLOOR PLAN  

GASTON COUNTY PARK AT DALLAS
 GASTON COUNTY PARKS & RECREATION

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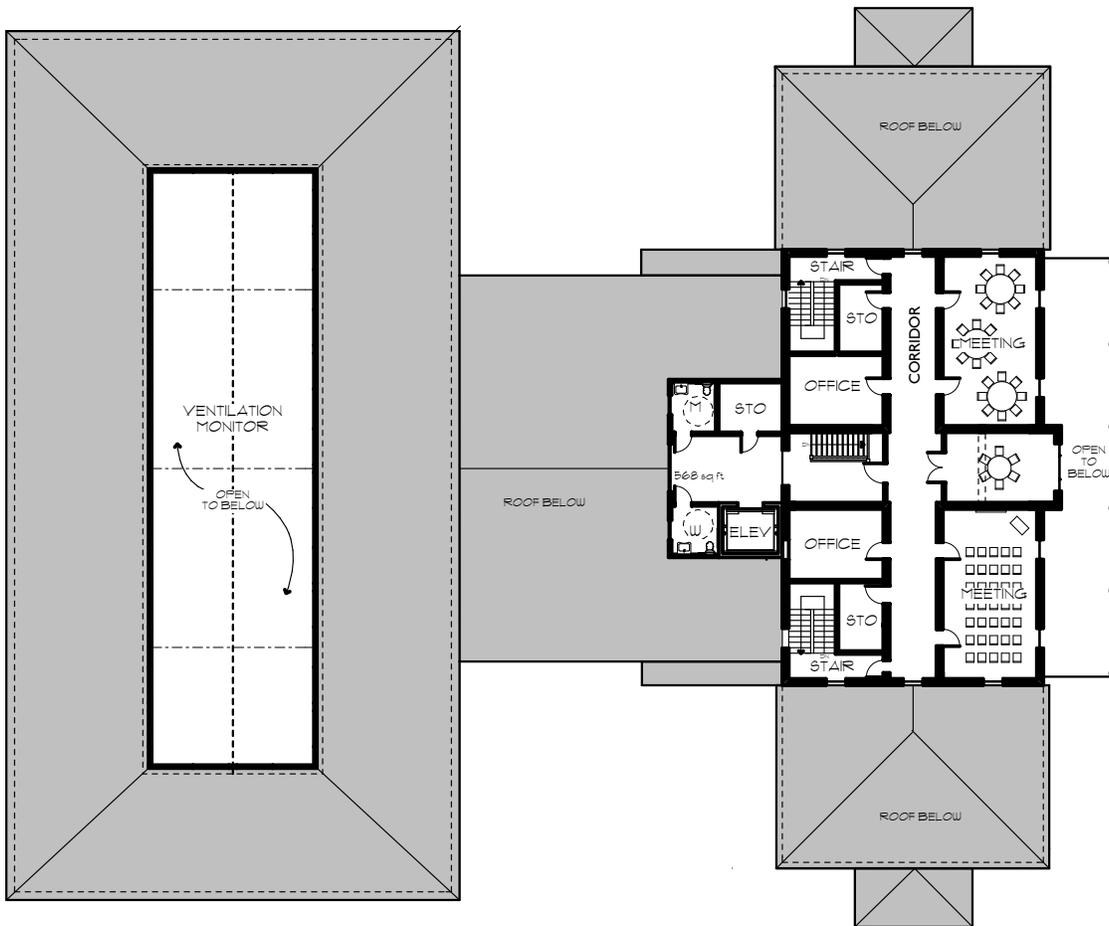
DESIGN A - PROPOSED FIRST FLOOR PLAN



GASTON COUNTY PARK AT DALLAS
 GASTON COUNTY PARKS & RECREATION

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DESIGN A - PROPOSED SECOND FLOOR PLAN

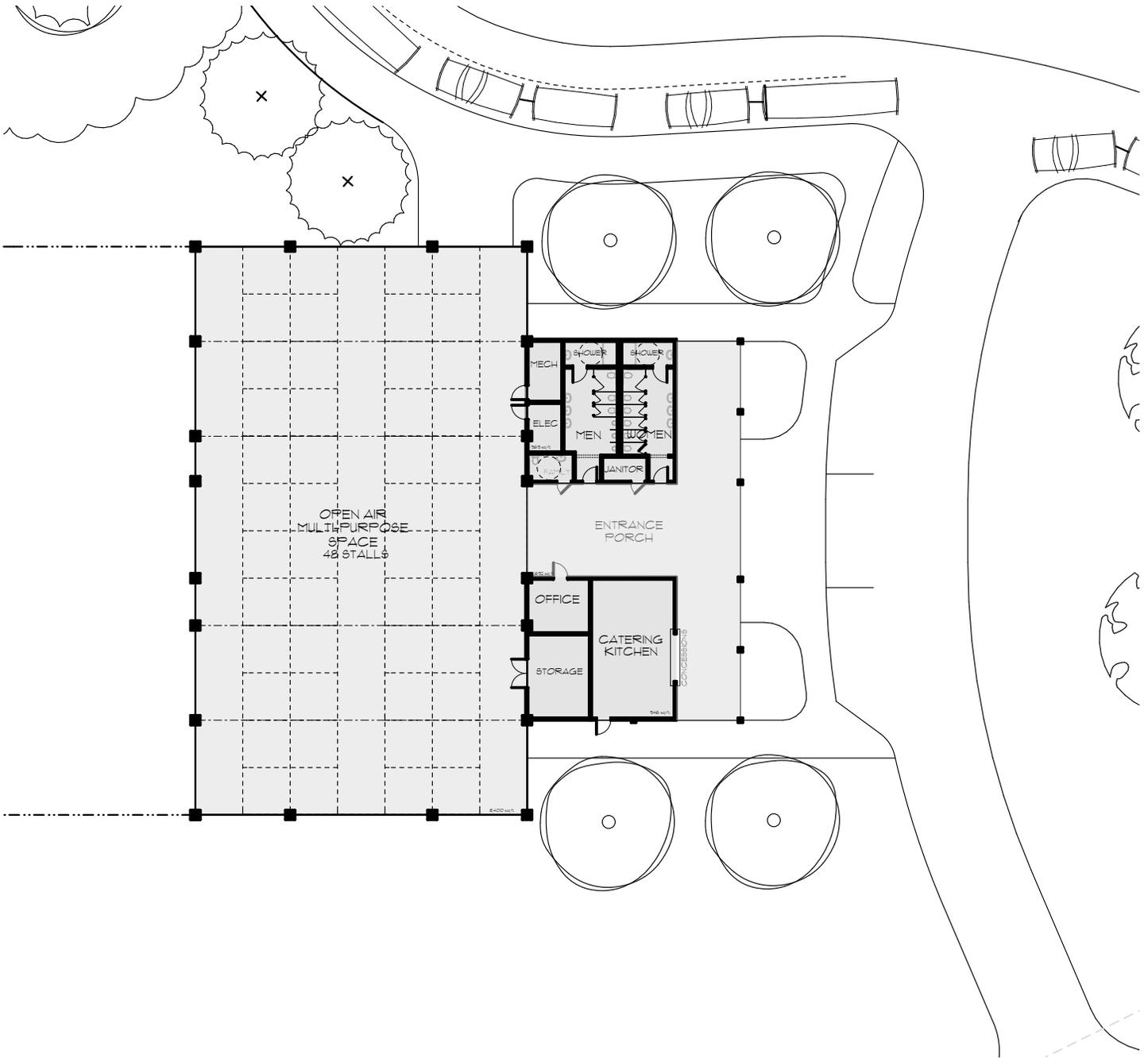


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DESIGN B - PROPOSED FIRST FLOOR PLAN



GASTON COUNTY PARK AT DALLAS
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Dallas Park

July 29, 2013

Master Plan Project Area
Order of Magnitude Budget Estimate

Site Clearing & Demolition

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Clearing	ac	0.5	\$7,000.00	\$3,500.00
2	Demolish restroom	ls	1	\$8,500.00	\$8,500.00
3	Demolish fence	lf	3600	\$4.00	\$14,400.00
4	Demolish lights (assumed metal poles, removal only)	ea	14	\$500.00	\$7,000.00
5	Demolish 2" asphalt parking (remove/dispose off-site)	cy	668	\$8.00	\$5,344.00
6	Demolish concrete walks (remove/dispose off-site)	sf	12200	\$4.00	\$48,800.00
Site Clearing Budget					\$87,544.00

Grading / Erosion Control

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Construction Layout and Mobilization	ac	27	\$4,000.00	\$108,000.00
2	Bulk Grading (re-use exiting gravel included)	cy	101,850	\$7.00	\$712,950.00
3	Strip Topsoil, 4" , waste on-site	cy	10,000	\$5.00	\$50,000.00
4	Temporary Construction Entrance	ea	1	\$1,980.00	\$1,980.00
5	Erosion Control Measures	ac	27	\$3,000.00	\$81,000.00
Grading/Erosion Control Budget					\$953,930.00

Storm Sewer

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Storm sewer pipe, assume 18" RCP avg.	lf	5,800	\$36.00	\$208,800.00
2	Drop Inlet/Curb Inlet	ea	40	\$1,500.00	\$60,000.00
3	FES/Rip Rap	ea	4	\$1,000.00	\$4,000.00
4	8" HDPE Roof Drains	lf	900	\$16.00	\$14,400.00
Storm Sewer Budget					\$287,200.00

Drives and Parking Lot Paving

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	CABC, 6" depth (parking)	ton	4,600	\$25.00	\$115,000.00
2	Standard duty asphalt, 2" (parking)	ton	1,700	\$125.00	\$212,500.00
3	Fine Grade Parking	sy	17,000	\$1.10	\$18,700.00
4	Pavement Markings	ls	1	\$4,500.00	\$4,500.00
5	Wheelstops	ea	13	\$150.00	\$1,950.00
6	Accessible signage	ea	13	\$125.00	\$1,625.00
Drives and Parking Lot Budget					\$352,650.00

Sidewalks and Walking Trails

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Concrete Sidewalk, 6' wide	sy	3,500	\$38.00	\$133,000.00
2	Fencing/Bollards/Gates/Control Access	ls	1	\$10,000.00	\$10,000.00
3	Walking trail, paved, 8' wide	sy	3,522	\$26.00	\$91,572.00
4	Walking trail Boardwalk, wood	sf	120	\$60.00	\$7,200.00
Sidewalks and Walking Trails Budget					\$241,772.00

Master Plan Project Area
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Site Utilities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	2" PVC Domestic Water Line	lf	800	\$14.00	\$11,200.00
2	2" Domestic Meter/Installation (by owner)	ls	3	\$0.00	\$0.00
3	2" Backflow - Domestic	ea	3	\$3,500.00	\$10,500.00
4	2" PVC Irrigation Water Line	lf	500	\$18.00	\$9,000.00
5	2" Irrigation Meter/Installation (by owner)	ls	2	\$0.00	\$0.00
6	2" Irrigation Backflow w/ enclosure	ea	2	\$2,800.00	\$5,600.00
7	Fire Hydrant	ea	3	\$3,000.00	\$9,000.00
8	8" Water Main Extension	lf	1600	\$30.00	\$48,000.00
9	Cut and Patch Pvmnt	ls	1	\$5,000.00	\$5,000.00
10	4" Sanitary Sewer Line, PVC	lf	1600	\$20.00	\$32,000.00
11	4" Cleanouts	ea	15	\$325.00	\$4,875.00
12	6" Sanitary Sewer Line, PVC	lf	900	\$20.00	\$18,000.00
13	6" Cleanouts	ea	9	\$325.00	\$2,925.00
14	6" Sanitary Connection Fees (by owner)	ls	1	\$0.00	\$0.00
15	Bends, Thrust Blocks, Joints	ls	1	\$2,500.00	\$2,500.00
16	Electrical Equipment, Wiring, Transformers, and Panel Boards	ls	1	\$75,000.00	\$75,000.00
17	Parking Lot Lighting	ls	1	\$25,000.00	\$25,000.00
18	Irrigation electrical	ls	1	\$5,000.00	\$5,000.00
19	2" PVC Domestic Water Line-Offsite	lf	1200	\$14.00	\$16,800.00
20	2" Domestic Meter/Install - Offsite neighbor (by owner)	ls	1	\$100.00	\$100.00
				Site Utilities Budget	\$158,600.00

Ball Field Complex (2 @ 300' & 2 @ 320')

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Backstops-Traditional style	ea	4	\$16,000.00	\$64,000.00
2	Fence-10ht., 9 ga.	lf	400	\$32.00	\$12,800.00
3	Fence-8ht.,9 ga.	lf	640	\$26.00	\$16,640.00
4	Fence-6ht.,9 ga.	lf	3,900	\$24.00	\$93,600.00
5	Player Gate-6' ht.x4'w	ea	8	\$850.00	\$6,800.00
6	Service Gate-6' ht.x6'w	ea	8	\$1,500.00	\$12,000.00
7	Foul Pole, powder coated finish	ea	8	\$1,400.00	\$11,200.00
8	Infield Mix-4" depth	cy	1,100	\$65.00	\$71,500.00
9	Infield Stone, 4" clean #57 stone	cy	1,100	\$30.00	\$33,000.00
10	Infield, eng fabric	sy	10,000	\$2.00	\$20,000.00
11	Turf-1/2" infield and warning track	ton	12	\$355.00	\$4,260.00
12	Warning Track, 4" stone dust	cy	50	\$30.00	\$1,500.00
11	Warning Track, 6" clean #57 stone	cy	75	\$30.00	\$2,250.00
12	Warning Track, eng fabric	sy	466	\$2.00	\$932.00
13	Sprig-Bermuda	sf	283,200	\$0.10	\$28,320.00
14	Soil Amendments-Sand, 4" depth	cy	3,500	\$28.00	\$98,000.00
15	Soil Conditioner-Organics, 1" depth	cy	875	\$36.00	\$31,500.00
16	Bases	ea	16	\$100.00	\$1,600.00
17	Team Benches, re-use existing	ea	8	\$1,800.00	\$14,400.00
18	Spectator Bleachers (3 row x 27'), re-use existing	ea	8	\$5,000.00	\$40,000.00
19	Fine Grading	sy	42,230	\$1.10	\$46,453.00
20	Irrigation	ea	4	\$19,000.00	\$76,000.00
21	Dugout Covers	ea	4	\$6,500.00	\$26,000.00
22	Scoreboard	ea	4	\$13,000.00	\$52,000.00
23	Grassing Maintenance	ea	4	\$3,000.00	\$12,000.00
24	Ball Field Lighting	ea	3	\$150,000.00	\$450,000.00
25	Entry Monument	ls	1	\$10,000.00	\$10,000.00
26	Relocate existing ballfield lighting poles/fixtures	ea	4	\$16,000.00	\$64,000.00
				Softball budget	\$1,300,755.00

Master Plan Project Area
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Volleyball Courts

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Volleyball Courts	ea	2	\$15,000.00	\$30,000.00
Volleyball Court Budget					\$30,000.00

Dog Park

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Fence-4ht.,9 ga.	lf	1,200	\$15.00	\$18,000.00
Dog Park Budget					\$18,000.00

Site Furnishings, Allowance

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Benches	ea	12	\$800.00	\$9,600.00
2	Trash Can	ea	16	\$600.00	\$9,600.00
3	Picnic Table	ea	18	\$1,000.00	\$18,000.00
4	Grills	ea	8	\$750.00	\$6,000.00
5	Drinking Fountain	ea	3	\$3,500.00	\$10,500.00
6	Trash Cans	ea	10	\$750.00	\$7,500.00
Site Furnishings Budget					\$43,200.00

Landscape, Allowance

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Trees	ls	1	\$22,500.00	\$22,500.00
2	Grassing	ac	11.5	\$1,980.00	\$22,770.00
Landscape Budget					\$45,270.00

Park Signage, Allowance

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Sign allowance	ls	1	\$20,000.00	\$20,000.00
Signage Budget					\$20,000.00

Multi-Purpose Center

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Asbestos Abatement	ls	1	\$100,000.00	\$100,000.00
2	Demolition	sf	15,616	\$7.00	\$109,312.00
3	Heated & Enclosed	sf	1,915	\$200.00	\$383,000.00
4	Open	sf	8,400	\$120.00	\$1,008,000.00
5	Parking	space	56	\$1,500.00	\$84,000.00
6	Landscaping	ls	1	\$15,000.00	\$15,000.00
7	Sidewalk	sy	300	\$38.00	\$11,400.00
8	Site Preparation for building	ls	1	\$30,000.00	\$30,000.00
Multi-purpose Center Budget					\$1,740,712.00

Budget Assumptions:**Stormwater**

Assumes existing ponds satisfy both water quality and quantity requirements

Utilities

Domestic, fire, and irrigation water connect into existing infrastructure

Basic security lighting system budgeted for parking lots only (roadway excluded)

Assume existing power infrastructure can adequately serve new facilities

Grading

Assumed earthwork can be balanced on site

Assumed no special engineering needed for roads, parking, and building foundations

Athletic Fields

Excluded sub-drains