

355 Vanderbilt Rd | Biltmore Forest, NC  
Po Box 5352 | Biltmore Forest, NC 28803  
P (828) 274-0824 | F (828) 274-8131

www.biltmoreforest.org



George F. Goosmann, III, Mayor  
Fran G. Cogburn, Mayor-Pro Tem  
E. Glenn Kelly, Commissioner  
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,  
Town Manager

## MEMORANDUM

To: Mayor and Board of Commissioners

From: Jonathan Kanipe, Town Manager

Re: Greenwood Park Master Plan Presentation (*Mr. Gary Warner, WithersRavenel*)

Date: November 8, 2018

---

### Background

Staff presented the Greenwood Park Master Plan to the Board in August and then to the public at the Town's open house event in September. The goal in presenting these items to the public and requesting feedback is to gather input on whether the plan is satisfactory and achieves the Board's desires for improvements to Greenwood Park. Mr. Gary Warner, from WithersRavenel, has worked as the Town's consultant on this project and will attend the Board's November meeting to present the Master Plan. Mr. Warner will answer questions and discuss funding possibilities for implementing the plan.

Staff and the Board have discussed the possibility of a matching grant from the North Carolina Parks and Recreation Trust Fund (NC PARTF) and Mr. Warner will review this process and what the Town may do to increase the possibility of funding.

### Action Requested

If the Board approves of the draft master plan, staff requests a formal adoption of this plan. Formal adoption by the Governing Board is one component required by the PARTF for funding allocations.

### Attachments

- (1) Greenwood Park Draft Master Plan, including streambank restoration plan
- (2) Preliminary budget estimate for Greenwood Park Draft Master Plan

# PRECEDENT IMAGES

STREAM RESTORATION



TREE SWING



PAVILION WITH TABLE



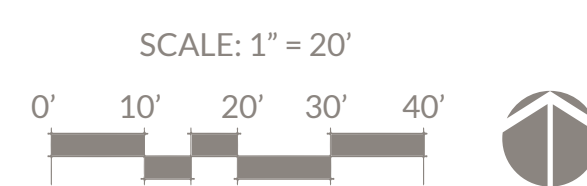
# FINAL MASTER PLAN CONCEPT



PICNIC TABLE

RENOVATED STAIRS AND LANDING

ACCESSIBLE PATH



UPGRADED PLAY EQUIPMENT

REPLACE EXISTING APRON WITH RIP RAP

ENHANCED STREAM BANK WITH PLANTINGS & GABIONS REMOVED

UPGRADED PLAY EQUIPMENT



BRICK PATH WITH STONE RETAINING WALL



WALKING PATH WITH PASSING AREA



IMPROVED BRIDGE CROSSING WITH ACCESSIBLE LANDINGS

SEATING AREA

ACCESSIBLE PATH WITH PASSING AREAS

BENCH (TYP)

PARK IDENTIFICATION SIGNAGE

SEATING AREA

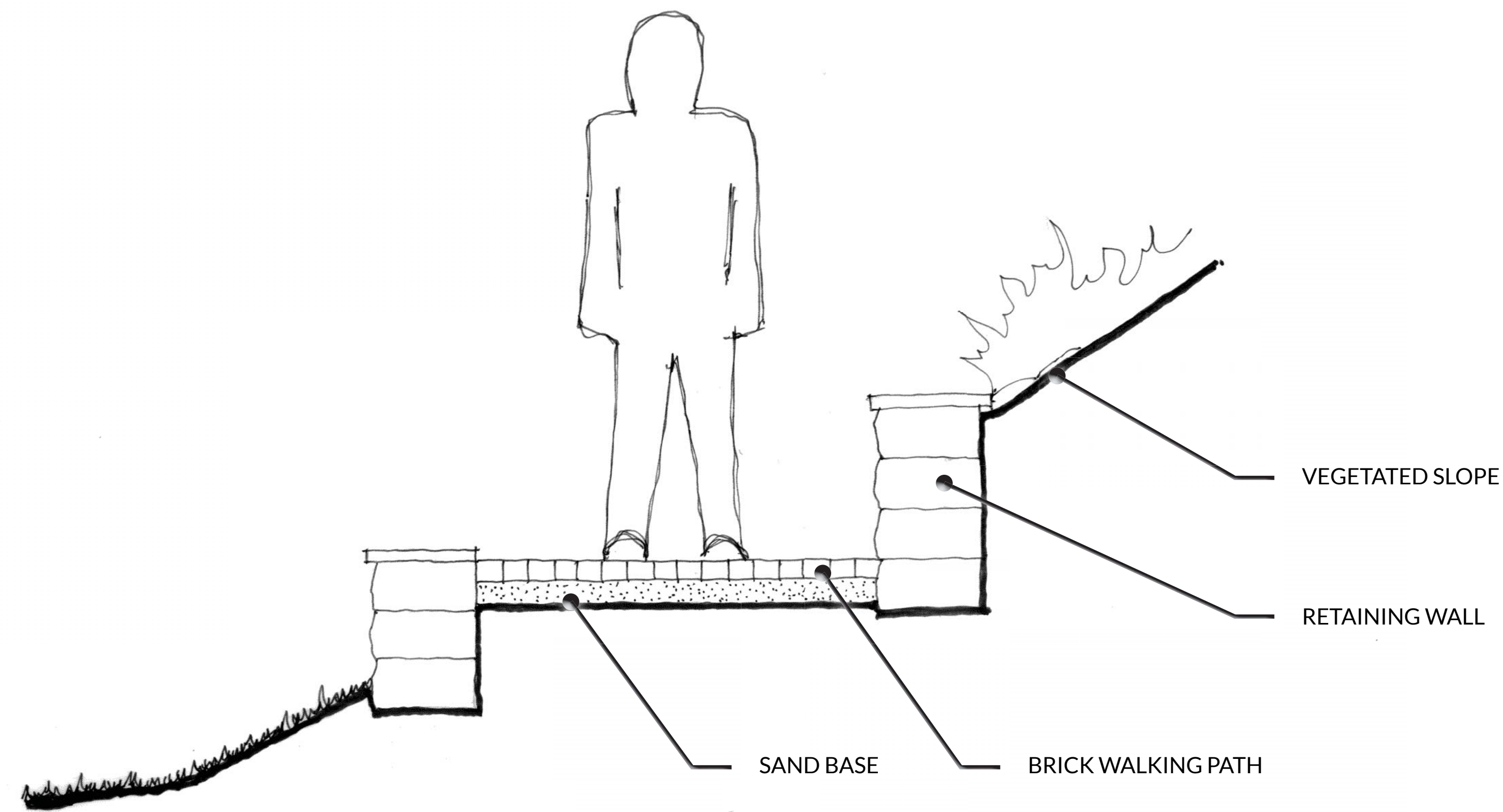


# FINAL CONCEPT GREENWOOD PARK MASTER PLAN

TOWN OF BILTMORE FOREST, NORTH CAROLINA

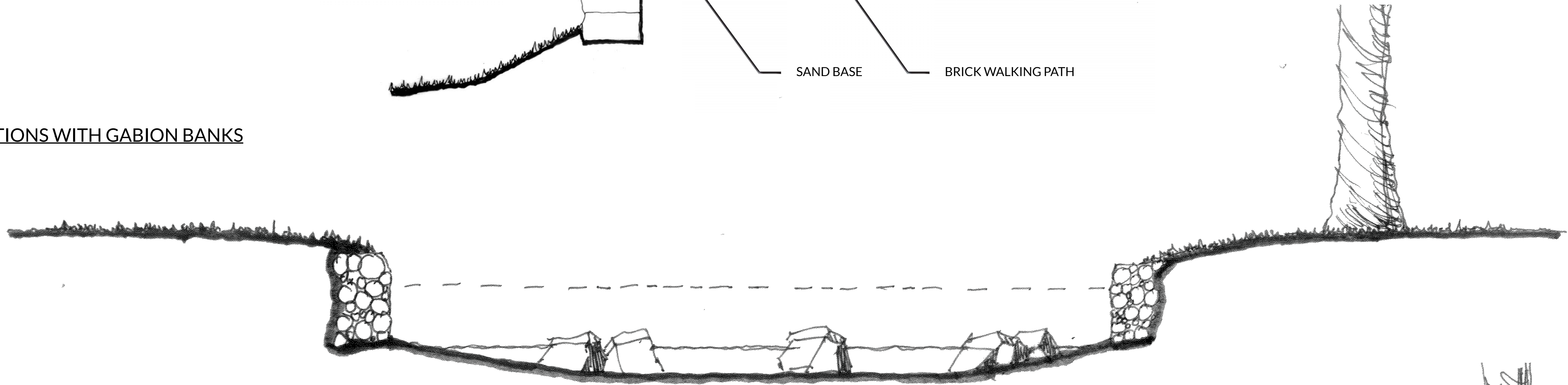
**PROPOSED WALKING PATH**

SCALE: 1" = 1' - 0"



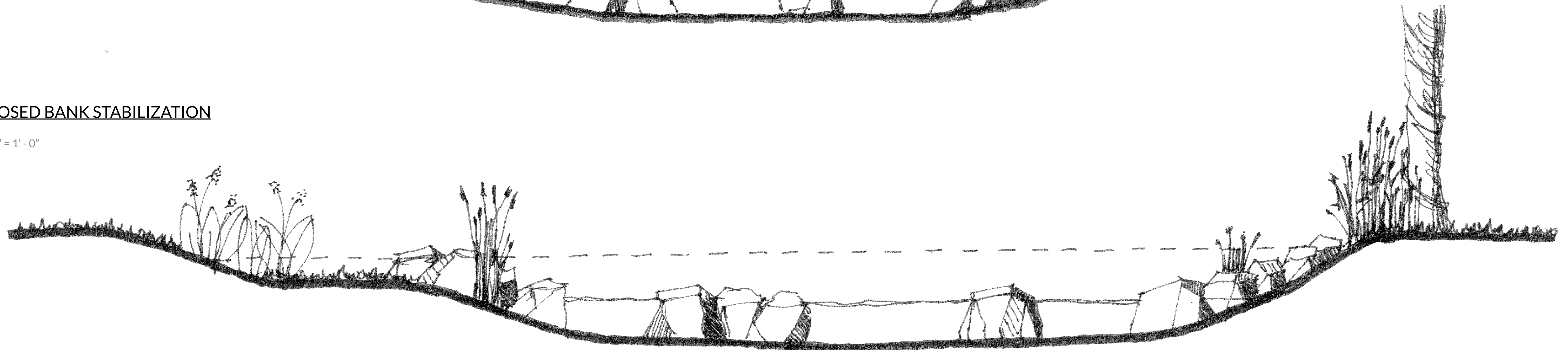
**EXISTING CONDITIONS WITH GABION BANKS**

SCALE: 1" = 1' - 0"



**PROPOSED BANK STABILIZATION**

SCALE: 1" = 1' - 0"



CONCEPT SECTIONS  
**GREENWOOD PARK MASTER PLAN**

**TOWN OF BILTMORE FOREST**



# GREENWOOD PARK MASTER PLAN COST ESTIMATES

Order of Magnitude Estimate of Probable Capital Improvement Costs (2018)

		Unit	Quantity	Unit Cost	Subtotal	Description
<b>Greenwood Park</b>						
<b>A. Site Prep &amp; Demo</b>						
1	Mobilization and General Conditions	lump sum	1	\$25,000	\$25,000	
2	Survey and Layout	lump sum	1	\$15,000	\$15,000	whole site survey needed
3	Site Clearing and Grading	acre	0.5	\$8,000	\$4,000	clear and grub - approximately .5 acres impacted by stream work and path
4	Site Grading including on-site balancing	allowance	1	\$8,000	\$8,000	
5	Erosion Control	LF	800	\$2	\$1,400	silt fence
6	Removal of existing play equipment	allowance	1	\$2,000	\$2,000	equipment on north playground
<b>Subtotal:</b>					<b>\$55,400</b>	
<b>B. Stream Restoration</b>						
1	Grade control steps	each	40	\$2,000	\$80,000	based on 8 ft drop at 2% slope - each step drop .2ft
2	Stream bank stabilization	each	300	\$200	\$60,000	300 ft of stream bank treated
3	Miscellaneous	allowance	1	\$35,000	\$35,000	cost associated with additional treatment, plantings, etc.
<b>Subtotal:</b>					<b>\$175,000</b>	
<b>C. Park Elements</b>						
1	Upgraded playground equipment	allowance	1	\$12,000	\$12,000	large bucket swing, pod climbers
2	Tree swing	each	1	\$500	\$500	wood seat, rope
3	New entry sign	allowance	1	\$2,000	\$2,000	southeast corner of site
4	Small picnic shelter	each	1	\$15,000	\$15,000	12' x 12' prefabricated, metal roof, surface mount
5	Educational signage	allowance	1	\$4,000	\$4,000	stream restoration, stormwater information
6	Benches	each	6	\$1,200	\$7,200	6' metal bench, post mount
7	Picnic table	each	2	\$1,500	\$3,000	8' metal
8	Trash receptacle	each	2	\$600	\$1,200	30 gal., metal, post mount
<b>Subtotal:</b>					<b>\$44,900</b>	
<b>D. Hardscape</b>						
1	Concrete pad for shelter	SF	225	\$4	\$900	6' wide concrete
2	Walking trail	SF	1,400	\$15	\$21,000	brick pavers on sand, 3' wide with passing areas and small plaza areas
3	New stair case	allowance	1	\$3,500	\$3,500	wood substructure and railings, composite treads
4	Retaining walls	SF	280	\$115	\$32,200	stone retaining walls along walking path
5	Parking lot striping	LF	100	\$2	\$200	parallel spots
6	Bridge across creek	LF	25	\$100	\$2,500	repair of existing bridge, consult structural engineer
<b>Subtotal:</b>					<b>\$60,300</b>	
<b>E. Landscape</b>						
1	General landscape improvements	allowance	1	\$5,000	\$5,000	shrubs and ornamental plantings
<b>Subtotal:</b>					<b>\$5,000</b>	
<b>Greenwood Park Subtotal</b>					<b>\$340,600</b>	
<b>Construction Fees and Contingency</b>						
					\$68,120	
					\$49,046	
<b>TOTAL:</b>					<b>\$457,766</b>	