

# SIERRA/LINEBERRY DRIVE PARK MASTER PLAN

## Citizen Planning Committee (CPC) Meeting #3

March 4, 2014

6:00-8:00 p.m.

Peach Road Park Neighborhood Center

911 Ileagnes Road

Raleigh, NC 27603

### Meeting Overview:

The goal of the meeting was to reach consensus on the vision statement, develop and refine outcome measures, and to review the initial park concepts. The presentation was held at Peach Road Neighborhood Center. The presentation built upon previous activities and knowledge gained from earlier meetings and workshops. There was a presentation followed by a group activity.

### Attendees:

CPC Members: Mr. Brian Ayers, Ms. Lisa Barr, Mr. Mohammend Bournham, Ms. Barbara Brenny, Ms. Martha Crowley, Mr. Keith Lukowski, Ms. Shawna Shnorr, Ms. Amy Simes, Mr. Johnny Tillet, Ms. Gracey Vaughn, and Ms. Lori Winklestein

Absent: Mr. Jason Hibbets, Mr. Colin Lowry, Ms. Lisa Marshall, Ms. Trina Moore, and Ms. Mary Belle Pate

City of Raleigh (COR): Ms. Emily Ander, Mr. Matthew Keough, Ms. Christy Murray, Ms. Cassie Schumacher-Georgopoulos

Planning Communities (PC): Ms. Kara Peach

Surface678 (S678): Mr. Charles Bradley, Mr. Eric Davis, and Mr. Jeff Israel

### Pre-meeting Park Tour and Racquetball Demonstration

Prior to the start of the meeting an optional park tour and racquetball demonstration was held between 5:30 and 6:00. The director of the Peach Road Neighborhood Center, Ms. Christy Murray, gave a brief introduction to the park and took questions before providing a walking tour of the facility. Mr. Steven Harper, executive director of the Military Racquetball Federation, gave a brief introduction to outdoor racquetball with a demonstration. Below are notes taken from the park tour;

Peach Road Park is a 7 acre park, made up of two lots and almost 2 acres of road right of way on site.

There are longstanding e plans to connect the park to the Renaissance Park development to the south.

The park was built in 2005 and the property has been owned since 1977. It ran camps in late 1990s in picnic areas.

The large picnic shelter was lost to arson a few years ago.

Originally overseen by the ESL (English as a Second Language) program with part-time Spanish staff who kept the doors locked, the building was opened as a neighborhood center with full time staff due to community advocacy.

The Park is looking into on site security cameras. Park staff on-site is usually a good deterrent. When bad things happen, it is typically after the building is closed.

Some of the positive changes that have occurred since the center opened are:

Crime and danger has gone down

The 27603 zip code has come off the top five for crime

**CPC Question:** What is the biggest contributing factor to the reduction in crime? **Response:** Development – different economic development in area, redoing the corridor, having a full time staff in the facility. The Director admitted to acting like the ‘bully’ and standing up for the facility with the rules and standards.

Graffiti and some crime persist but not as much as before.

More police presence – Community Oriented Government has a good model and community officers as well as neighborhood ownership and initiative.

**CPC Question:** Do you knock on doors to promote awareness and how do you promote community?

**Response:** Yes – we walk the whole neighborhood to promote activities such as the Raleigh Tamale Festival (up to 600 attendees); when we established the first track team, we went door to door; The Director is bi-lingual and is able translate materials. She has been here long enough to establish a rapport. and in turn, the center has become a hub in the community.

**CPC question:** What parts of the park work well?

**Response:** The field is well used. Soccer players come in all the time without formal programming – they just come! The new playground was funded by Kaboom. On a nice weather day, there have to be over 100 people – kids playing, moms talking, dads/kids playing basketball. The various components to the park that work well together. The exercise equipment works well in its location, replaced a picnic shelter that was previously in a location with poor visibility. Racquetball court was visually blocking the picnic shelter. Out of sight from the road and the center, a lot of bad things were occurring in the shelter. The vandals started by burning the tables with some type of incinerator. New tables, adjacent to the center as well other trashcans are now made of (fire resistant materials).

The park has held up to 400 people on the basketball court for events; larger gatherings require use of the open field.

## **Welcome and Introductions/Housekeeping**

Mr. Matthew Keough introduced the City staff and made brief introductory comments. The director of the Peach Road Neighborhood Center, Ms. Christy Murray, made a brief introduction and was available for questions. Mr. Eric Davis introduced the design team. Mr. Davis allowed for comments or additions on the meeting's agenda. He gave a brief overview to the meeting and made sure there were no outstanding housekeeping items. Mr. Davis then opened the floor to public comment.

## **Public Comment**

Mr. Steven Harper, Retired Navy and Executive Director of Military Racquetball Federation, gave a presentation on outdoor racquetball. His slides were incorporated into the presentation as he was able to submit them electronically prior to the meeting as indicated in the charter. The charter specifies that the public comment period shall be five minutes per person with a maximum time of 15 minutes. When there is no other public comment scheduled then the floor shall remain open for the entirety of the 15 minutes to allow for further comments and questions of the presenter or the time may be allocated to the CPC for general discussion.

## **Review and Finalize Vision Statement**

Ms. Kara Peach revisited the vision statement that began at CPC Meeting #1. She illustrated how the value statements provided by the CPC formed the basis of the vision.. She mentioned how in CPC Meeting #2 the CPC worked on the individual statements, and then these updated statements were put into a paragraph format and sent back out to the CPC for further feedback. She acknowledged the volunteer work done by Ms. Winkelstein and Mr. Lukowski. She then read the most current draft vision statement aloud to the group and opened the floor for comments.

The draft vision statement was as follows:

“Sierra/Lineberry Drive Park welcomes surrounding neighborhoods to a gathering place that uniquely provides for local outdoor recreation and community building. The park is accessible for people of all ages and abilities, providing a safe, fun, and comfortable setting. Park amenities are designed to be multifunctional in order to maximize available space and to adapt to a variety of interests and needs. The park fosters a healthy ecosystem that promotes education, wellness, and serenity, while respecting the natural environment and community.”

The comments on the draft vision statement are as follows;

- i. Hyphenate community building (done)
- ii. Are we limiting the park by stating surrounding neighborhoods in the Vision Statement?
  1. Handball may be a draw from across the community or the state
  2. Use 'neighbors' instead?
    - a. We can't prevent anyone from coming to the park
  3. 'Neighbors' sounds just as limiting as surrounding neighborhoods. What about 'welcomes you?'
  4. How about 'provides a gathering place for local outdoor...'?

- a. Don't use 'provides' in first and second sentences.
- b. How about 'Offers a gathering place...'?
  - iii. Add 'maximize the use of available space' to the third sentence.
  - iv. The last sentence should read, '..., through respect for the natural environment and community'

Ms. Kara Peach edited the vision statement 'live' as the comments were made. Once a satisfactory draft was on the screen a consensus decision was requested. The consensus decision process was quickly reviewed. Consensus was reached; seven persons showed a (1), three persons showed a (2) on the five-point decision scale.

**CPC Question:** Does this lock in Sierra-Lineberry as the name for the park?

**COR Response:** No.

The final vision statement reads as follows;

Sierra/Lineberry Drive Park offers a gathering place for local outdoor recreation and community-building. The park is accessible for people of all ages and abilities, providing a safe, fun, and comfortable setting. Park amenities are designed to be multifunctional in order to maximize the use of available space and to adapt to a variety of interests and needs. The park fosters a healthy ecosystem that promotes education, wellness, and serenity, through respect for the natural environment and community

### Outcome Measures

Ms. Kara Peach revisited the outcome measures that were started at the end of CPC Meeting #2. The outcome measures are ways to quantify, measure success at the park, and to evaluate the vision statement through the park design. Ms. Peach quickly read through the outcome measures that have been suggested to date and noted that these are also up on the purple sticky wall. Participants at CPC Meeting #2 worked in small groups to draft outcome measures and had the opportunity to provide additional suggestions electronically between meetings. The CPC were asked to write new outcome measures on notecards that are at your table during the activity. The measures were acknowledged and were revisited at the end of the meeting. Each attending CPC member was given five dots and asked to select their top five priorities by placing dots beside the outcome measures on the sticky wall.

The results of this activity are as follows (dot polling taken at the close of the meeting):

### Priorities

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Includes: trail, other adult fitness area, adult recreation, adolescent activity, children's activity ●●●●●●

Shelter ●●●●●●

Restrooms ●●●●

Fun = variety of activities (divided by) number of people participating ●●●●

Species diversity ●●●

Number of garbage versus recycling bins ●●●

Lighting available within the park ●●●

Variety of age groups using the park ●●●

Cultural and ethnic diversity of park users ●●●

Cleanliness of area ●●●

Bike rack/other storage ●●

Percentage devoted to activity, pro-environment/natural space, other plans ●

Number of people who visit ●

Establishment of a volunteer committee or community group ●

Number of interpretive signs ●

Times of day when the park is in use ●

Percentage of area that is usable by people of all abilities ●

Number of activities available ●

Percent of space devoted to water management and interpretation ●

CPC members who were not in attendance at the meeting had the opportunity to provide their feedback electronically. No additional comments have been received to date.

### **CPC requested information on Master Plans, Schematic Design and Construction Documents**

Ms. Emily Ander of the City presented Isabella Cannon's 2007 conceptual master plan graphic, 30% schematic design and construction documents as examples to use in this process. She started with a review of the neighborhood park definition which comes from the City of Raleigh's 2030 Comprehensive Plan and the Department's 2004 Park Plan. The purpose of *neighborhood parks* is to fill the need or gap in a given area and is intended to serve residents within a half-mile radius or a 10 minute walk of the park. Neighborhood parks serve the everyday recreational needs of residents and are not generally staffed or programmed.

**CPC Question:** Lori spoke with someone on the Isabella Cannon Park planning committee – they had planned a restroom but don't see it in the plans?

**COR Response:** This was a park renovation. There was a bathroom/concession building on-site before the renovation but it was generally locked unless a community event was happening as it

was sometimes being used for shelter by homeless persons. Isabella Cannon Park was master planned in 2007. Master plans are typically implemented in phases. The 2007 master plan includes a small restroom. The restroom was not a high enough priority to be constructed in phase one but will likely be incorporated into the next phase of renovation.

Construction documentation comes after schematic design. Construction documentation has a lot more detailed information than the master plan or schematic design. Construction documentation consists of a project manual with specifications for the park and a set of detailed plans – landscape plans, grading plans, sedimentation and erosion plans, etc... which can be put out to general contractors for bid.

## Site Analysis

Mr. Israel presented a visual scaled comparison between Sierra/Lineberry and other Raleigh parks. He used Isabella Cannon as one example. It is approximately 3.5 acres, similar in scale to Sierra/Lineberry and has a multi-use field ringed by a paved path, rock climbing boulder, playground, picnic shelter, basketball court and natural areas. The park is a balance of active and passive activities. The other example was Peach Road Park which is 5.13 acres and has multiple play areas, basketball court, walkways, multi-purpose field, playground, fitness equipment and a racquetball court. The park clusters active areas and passive areas.

Next Mr. Bradley presented a series of analysis layers to build a framework and foundation to the development of the concepts. He illustrated the 2.42 acres from property line to property line. Then he showed how the setbacks, easements, and tree conservation area impacts scale and amount of usable land. The Unified Development Ordinance (UDO) is the current code the city of Raleigh applies to all new development. The design team is currently reviewing the document to determine setback requirements for the park site. The Tree Conservation Area (TCA) is also defined by the UDO and is currently under review by the design team.

Mr. Bradley reviewed scale of a variety of different amenities like courts, walking trails, and parking. He illustrated the slope conditions on the west side with the wooded draw. He asked the CPC to consider sun orientation through shade structure and screenings for surface courts. He indicated the importance of view-sheds and view-angles which have safety considerations. He prompted the CPC to understand how components such as lighting and parking have the potential to be disruptive to neighbors and to keep this in mind.

Mr. Bradley then overlaid the analysis with the comments from the first public meeting – many characteristics matched up regarding parking and easement and entrance points. Mr. Bradley noted that these suggested points of entry are from peoples' private property and within power easements. He pointed out that they are not ruled out but further investigation is needed so it is not included in the concepts at this time

Utilities on site include water and sewer lines available in Right-of-Way on Sierra Drive. There is a fire hydrant in the middle of the site that was installed as part of an earlier development and has not been tested or maintained; more investigation is needed to determine the status.

## **Initial Concept Review**

Mr. Bradley then presented the concepts, three in total. All schemes include setbacks, tree conservation areas, and meadow conservation within the power easement. Three entrances were represented in all plans in various places along Sierra Drive for a porous connection between the street and park.

Concept 1 'Centralized Active Use' consolidated the basketball court, shelter and playground to promote activity. All of which are ADA accessible. There is a lawn area next to the playground leading into a natural area with a mulched path. A small parking area was provided on the eastern edge of the site.

Concept 2 'Centralized Passive Use' focused the park on a central lawn area with activities spread out around an ADA loop trail. The activities are a half-court basketball and a playground with nearby restrooms and shelter. The playground backs up to a natural area with a natural water features and mulched pathways. A small parking area was provided on the eastern edge of the site.

Concept 3 'Reduce and Restore' provided the most natural space of all the schemes. Much of the site is given over to a lawn and natural areas. There is a central playground and shelter with restrooms. The natural area opens up to allow the meadow to enter. No parking was provided on-site, the concept utilized existing street parking.

After he presented the concepts he answered questions and took comments, they are as follows:

**Question on concept #1:** How much parking is required?

**Response:** It depends on the amenities selected

**Question on concept #2 –** What is the darker green circle on edge of Concept 2?

**Answer:** It indicates a storm water feature and meets conservation requirements. This also meets the educational components in the vision statement.

**Question on concept #3:** Are there speed bumps?

**Answer:** Traffic calming is currently undefined and is incorporated in the plans as a consideration. Tables, bumps, crosswalk or texture change can all be used as traffic calming devices. – We are looking for input from CPC.

**Question on concept #3:** What are the dashed red circles and dark green arrows?

**Answer:** The red circles are entrances; the dark arrows represent the main circulation routes. They represent a first pass at walkways and circulations.

**Question on concept #3:** Can we have an ADA pathway in the TCA?

**Answer:** No, we cannot grade within the TCA. ADA pathways require slopes of 5% or less.

**Question on concept #1:** For the size of the site, parking would take a lot of the property – how many spaces would that be? Will you need parking for an athletic structure?

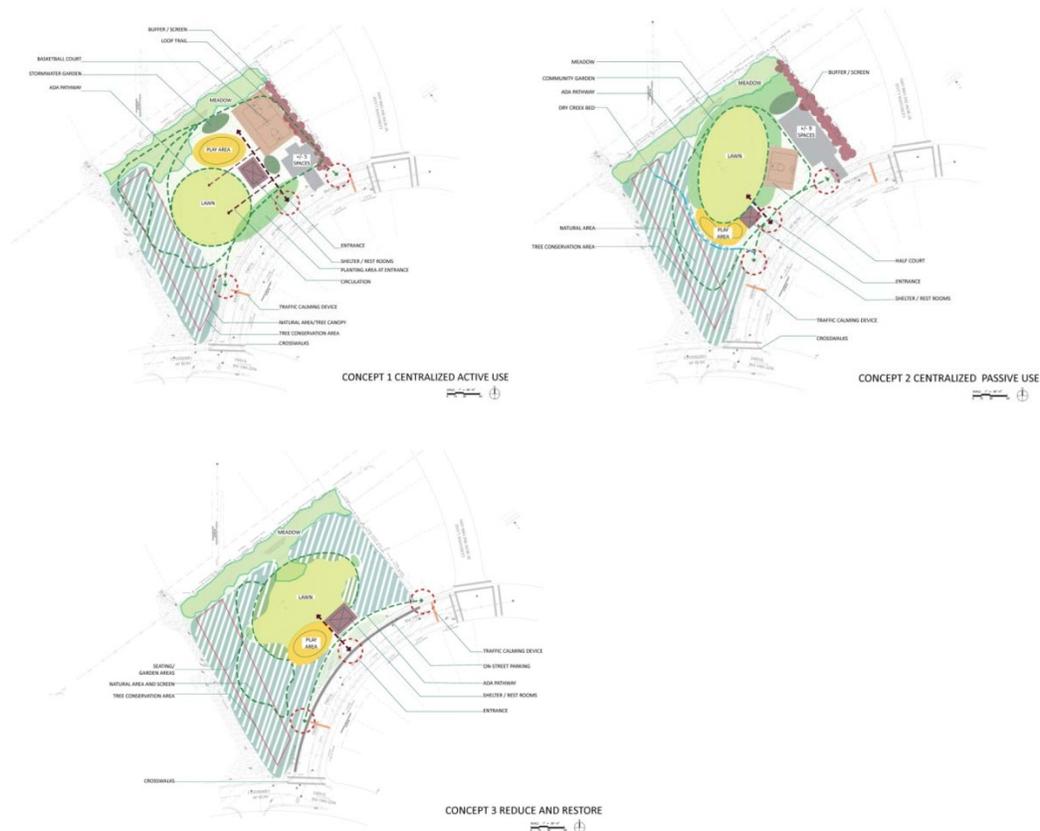
**Answer:** Yes. We would have to determine the programming as a group. It may impact parking requirements.

**Question on concepts #1, 2 and 3** –What do you imagine covering the white space between the programmatic elements that is shown in all the concepts?

**Answer:** Embellishments like education materials, plants, etc...

**Question on all concepts:** Can you clarify the setbacks and easement restrictions?

**Answer:** The design team is currently reviewing the requirements for both the setbacks and easement.



## **Activity 1: Review Park Concepts**

After Mr. Bradley presented the concepts the CPC broke into small groups to review the concepts. They were asked to get their ideas on the plans and then report to the group at large. The following is the small group's reports.

### ***Group #1:***

Liked concept 1 and 2 the best – They both had a balance between active and passive. They felt the concepts were strong due to the half-court basketball, mulched pathways in the natural area, and the placement of the shelter near the road for safety. They wanted a reduction in the amount of parking. They pointed out the importance of the trails in the natural area.

Concept 3 – They added bocce ball to the lawn and pointed out that the sport doesn't take up space and does not require a lot of athleticism and is accessible to a wide range of ages and abilities.

### ***Group #2:***

Concept 1 – This was the preferred option from group 2. One suggestion is to bring the basketball court to half size court if needed to reduce parking. Keep the play area away from the street and away from courts. Racquetball was located on the west side of lawn to utilize the grade and to provide less freestanding wall area for graffiti.

Concept 2 – They wanted to get rid of parking or limit parking on-site. The group liked the ADA loop walkway. They felt there was a lot of benefit in a full lawn. They also wanted to give more park space to passive use.

Concept 3- This group disliked this concept. They felt it lacked multiuse and multifunctional amenities. They had some concerns over graffiti and safety in association with the large secluded wooded area.

### ***Group #3:***

Concept 1 – They would like to have (2) half courts with ability to play other sports like roller hockey with a fenced-in wall. They did not think there is a need for racquetball since there is a court at Peach Road Park. The concept should focus on what's visible from the road and relationship of playgrounds and courts. Parking should be limited on-site for ADA spaces only and all other parking should be on-street on Sierra Drive.

Concept 2: The concept had several amenities along an ADA loop pathway. The recommended moving the half court to where it is in the first plan. Concept 2 should also utilize the open space for play areas and other functions. The group wanted to see

a reduction in the amount of parking. They also wanted to bring the garden and plantings to the entrances.

Concept 3: The group felt the concept was too passive; it did not have enough programmed space. Concept 3 should be similar to the other concepts. Supplement the on-site parking with on-street where applicable. In terms of ADA parking on-site is more desirable because the grades on Sierra Drive do not accommodate and ADA space. The concept should add a court in the same general area as concepts 1 and 2. They were also a little concerned with the play area's proximity to the road.

***Additional Discussions Points:***

Fencing and/or walls were discussed;

Some would like a fence around the playground and the multi-purpose court since people will want to prevent balls from ending up on Sierra Drive.

The walls will need to be solid.

Fencing may provide a buffer to the adjacent properties.

Lack of basketball courts available in the area could make Sierra/Linberry unique. The court could also be used for other things like roller hockey or roller skating.

## Revisit Outcome Measures

The CPC briefly revisited the outcome measure activity. They were given five sticky dots and were asked to dot poll the outcome measures that were posted on the wall. During the previous activity the groups were encouraged to write down more as they worked on the concepts. CPC members participated in this activity as they were leaving the meeting.

The dot polling was recorded as follows;

### Connectivity, Gathering, Social, Cohesion

- Number of community events a year
- Number of neighborhoods represented by users
- Number of people who visit •
- Number of community gatherings
- Square footage of places to gather that are protected from the elements

### Fun

- Percentage of land space given to recreational/active plan
- Fun = variety of activities (divided by) number of people participating •••

### Ownership, Pride, Responsibility

- Number of people who walked in
- Number of park clean-ups
- Number of hosting private events
- Observed caretaking
- Reported problems
- Cleanliness of area •••
- Establishment of a volunteer committee or community group •
- Amount of graffiti

### Environmental Stewardship

- Number of plants/mature left on site
- Percentage of land planted or in natural state
- Species diversity •••
- Percentage plants native to the area
- Number of interpretive signs •
- Number of garbage versus recycling bins •••

### Wellbeing, Multipurpose, Multifunctional

- Percentage of area that is multifunctional/use
- Percentage of footage for different purpose categories
- Number of activities available •
- Percentage devoted to activity, pro-environment/natural space, other plans •
- Crime statistics or collisions
- Continual safety audit
- Number of recurring community health/wellness gatherings hosted at the park
- Lighting available within the park ••
- Maintenance of lighting
- Restrooms •••
- Shelter •••••

### Accessibility for all

- Percentage of area that is usable by people of all abilities •
- Follows ADA guidelines
- Variety of access points
- Includes: trail, other adult fitness area, adult recreation, adolescent activity, children's activity •••••
- Bike rack/other storage ••

### Inclusive •

- Variety of age groups using the park ••
- Invitations of welcome in other languages
- Cultural and ethnic diversity of park users ••
- Times of day when the park is in use •

## Next Steps/Closing Remarks

The CPC work to date, to include the revised Vision Statement, the review of initial park concepts, and outcome measures now goes forward in the public review process. These will be presented at the upcoming public workshop.

Workshop #2 will be held Saturday, April 5th with two opportunities between the hours of 9:30-12:00pm. Please look for the public workshop flier on the project website. There are planned site tours, children's activities and hot beverages.

Ms. Cassie Schumacher-Georgopoulos (COR) invited everyone to attend a series of upcoming public meetings regarding the update to the City of Raleigh Park System Plan. COR has been working on a 20 year vision for the Parks, Recreation and Cultural Resources (PRCR) Department to design and develop resources for the Raleigh community. PRCR is planning four public meetings to review the draft system plan report. This was an 18 month process that began with identifying the needs and priorities, then engaging the larger community to provide input on the vision and values, and is currently in the process of wrapping up the implementation plan for delivery. This includes developing a list of projects that can be put on the next park bond referendum to implement the vision of the plan and other needs projects that have been deferred, such as maintenance (pools and buildings upgrades).

**Sierra/Lineberry is on the list** of new developments proposed, related to the implementation of the System Plan. The System Plan and implementation recommendations will go before the Parks Recreation Greenway Advisory Board and City Council for adoption this spring. You can also provide comments on the Your Parks, Your Future website: [www.yourparksyourfuture.com](http://www.yourparksyourfuture.com). Mr. Davis stressed the importance of the CPC getting involved with this activity and encouraged everyone to attend and have their voice heard.

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Meeting adjourned at 8:10 pm.

Respectfully submitted,  
Jeff Israel