

Sierra / Lineberry Drive Park

Park Master Plan

November 18, 2014



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Community After School Programs
Carolina Pines Community Center
Banner Artists Photographed with Program Director Ms. Faye

Introduction

In the Spring of 2013, the City of Raleigh Parks, Recreation and Cultural Resources (PRCR) Department began the planning process to develop a Park Master Plan for Sierra/Lineberry Drive Park. The City acquired the 2.42 acre property located at 2640 Sierra Drive in 2009 for the development of a neighborhood park. A neighborhood park has a one mile service area and a special focus on the recreational needs within a 1/2 mile walkable radius to the site. The park should provide daily recreational activities for surrounding neighborhoods, and many of those specific activities are determined by the Park Master Plan process. The Park Master Plan includes current conditions, concept development, recommended park elements, and development priorities. The Park Master Plan process dates are grouped in the table below:

System Integration Plan	Fall 2013
Kick Off Meeting	August 2013
Situation Assessment	September 2013
Parks, Recreation and Greenway Advisory Board	September 2013
City Council Review and Approval	October 2013
Citizen Planning Committee Meeting 1	October 2013
Public Workshop 1	November 2013
Citizen Planning Committee Meeting 2	February 2014
Citizen Planning Committee Meeting 3	March 2014
Public Workshop 2	April 2014
Citizen Planning Committee Meeting 4	April 2014
Public Workshop 3	May 2014
Citizen Planning Committee Meeting 5	August 2014
Parks, Recreation and Greenway Advisory Board Public Hearing	September 2014
Parks, Recreation and Greenway Advisory Board Recommendation	October 2014
City Council Approval	November 2014

Further explanation of this process is represented as a graphic on page 8 and illustrates Key Dates and Milestones of the process.

Situation Assessment (SA)

A Situation Assessment (SA) provided information on the context, needs, and stated interests in the proposed park. The findings from these assessments informed many of the recommendations for the future park. The objective was to describe the project area, identify potential issues, collect information on community needs, identify stakeholders, recommend members for the Citizen Planning Committee, and outline strategies for a collaborative planning process. Once that was completed, it was presented at the Southwest Citizen’s Advisory Council (SWCAC), and community survey and stakeholder interviews took place. Through this process, the following preliminary recommendations for the Park Master Plan were identified:

- Include safety concerns as a priority in the park development and design.
- Develop the vision for the park.
- Ensure inclusion of all residents in the study area.
- Establish a strong and representative Citizen Planning Committee.
- Build community ownership throughout the park development.
- Communicate to stakeholders about construction time line and funding.

Below are some of the findings taken from the SA that reflect context and demographics. For a comprehensive data listing please refer to the Appendix.

Age:

Geography	Total Population	Age Breakdown of Study Area									
		Under 18		18-24		24-39		40-64		65+	
		#	%	#	%	#	%	#	%	#	%
CT 523.02, BG2	2,530	220	8.7%	1,360	53.8%	316	12.4%	471	18.6%	163	6.5%
CT 523.02, BG3	1,792	240	13.4%	858	47.9%	457	25.5%	231	12.9%	6	0.3%
Study Area	4,322	460	10.6%	2,218	51.3%	773	17.8%	702	16.2%	169	4.1%
Wake County	879,658	229,321	26.1%	84,319	9.6%	206,916	23.5%	285,594	32.5%	73,508	8.3%

Total Population:

Geography 2000	Geography 2010	2000	2010	Difference	Percent Change	Annualized Growth Rate
CT 523.02, BG2	CT 523.02, BG2	4,418	2,530	-1,888	-42.7%	-5.4%
N/A	CT 523.02, BG3		1,792	-1,792	0.0%	0.0%
Study Area		4,418	4,322	-96	-2.2%	-0.2%
Wake County		627,846	879,658	+251,812	+40.1%	+3.4%
North Carolina		8,049,313	9,535,483	+1,486,170	+18.5%	+1.7%

Source: US Census Bureau, Census 2010 and Census 2000, Summary File 1 100% Data, Table P1 and P001 "Total Population."

Situation Assessment (continued)

The stakeholder interview questions introduced key issues to address in the planning process. The group of interviewees was comprised of City of Raleigh staff, community members, SWCAC members, Community Watch members, members of homeowner associations, and local North Carolina State University students. Based on the information gathered through stakeholder interviews and community surveys, the following key issues were identified:

- Consensus on the Park Process and Amenities: The Park Master Plan process will need to facilitate an agreement about what kind of park will be constructed.
- Pedestrian Safety and Access: The process will need to address the speed of vehicles traveling along Lineberry Drive, and how pedestrians will safely access the park.
- Community Safety: In order to encourage use of the park in a safe manner, adequate lighting, trimmed shrubs, and location of amenities should all be carefully considered and designed for the site.
- Vandalism: Many interviewees expressed concern over graffiti, tagging, and litter.
- Community Ownership: The Park Master Plan process should address strategies that encourage community members to feel ownership of the park.
- Alternative Youth Activities: The Park Master Plan should suggest amenities that encourage healthy choices by the youth who will use the park.
- Adequate Community Representation: The park should be a representation of the people in the community.

Citizen Planning Committee (CPC)

The Raleigh City Council initially appointed an 18 person Citizen Planning Committee* (CPC) to guide the Park Master Planning process. CPC members represent the diverse interest of residents, park users, and stakeholder groups across the community. The process was centralized around five CPC meetings and three Public Workshops. In these meetings, the committee members adopted an operating charter, developed a Vision Statement for the park, created Outcome Measures for post-occupancy evaluation of the park, reviewed and provided substantive feedback on conceptual and draft plans and determined a plan with priority of park elements.

The CPC first met in October 2013 with two goals: to introduce the City of Raleigh's consensus building process and define the group's role in the Park Master Plan process. Over nine months, the project team and the CPC worked together to articulate the project goals. The purpose of the CPC was to provide recommendations to the City of Raleigh Parks, Recreation and Greenway Advisory Board (PRGAB) on a Park Master Plan that best meets the needs of the Sierra/Lineberry Drive Park community. Their main tasks included:

- Assist and guide the choice of park amenities
- Promote public participation
- Provide recommendations for the Concept Plan and Park Master Plan
- Review public input

* The CPC was later reduced to 16 members when 2 members withdrew themselves from the process.

Citizen Planning Committee (continued)

The wider community and CPC participated throughout the process. In particular, the City held three separate workshops with hands-on activities, presentations, and evaluation materials (see Appendix). The dates and goals of the workshops are listed below:

<p>Public Workshop 1 November 19, 2013</p>	<p>Present project overview, collect data and input on the future vision of the park.</p>
<p>Public Workshop 2 April 5, 2014</p>	<p>Present concept options, site tour, gather public input and record comments.</p>
<p>Public Workshop 3 May 20, 2014</p>	<p>Present draft Concept Plan, record public input, and gather information on development priorities within the park.</p>

In addition to the Public Workshops, all CPC meetings were open to the public. The CPC members served as conduits of information from representative organizations and community members.

Citizen Planning Committee (continued)

The CPC members are recognized here for their commitment and contributions, shepherding a public process over the course of the 14 months:



CPC Meeting

Brian Ayres
Lisa Barr
Mohamed Bourham
Barbara Brenny
Martha Crowley
Jason Hibbets
Colin Lowry
Keith Lukowski
Lisa Marshall
Trina Moore
Mary Belle Pate
Shawna Schnorr
Amy Simes
Johnny Tillett
Gracey Vaughn
Lori Winkelstein

Approval Process

After the Citizen Planning Committee gathered, reviewed and incorporated the public input, they approved the revised Park Master Plan for consideration by the City of Raleigh Parks, Recreation and Greenway Advisory Board (PRGAB) and City Council.

The Park Master Plan went in front of the City Council on November 18, 2014 and received final approval. The City of Raleigh Parks, Recreation and Cultural Resources Department will now move the planning process into the next phase, Schematic Design, to develop additional detail for specific improvements.

The following table shows the approval process:

CPC #5: Review Park Master Plan	August 2014
PRGAB Presentation: Public Hearing	September 2014
PRGAB Recommendation	October 2014
City Council Approval	November 2014
Final Online Plan Publication	December 2014

System Integration Plan (SIP)

Information about the site's current conditions was collected through the System Integration Plan (SIP). The SIP provided insight into the specific characteristics of the property that later informed elements of the design.

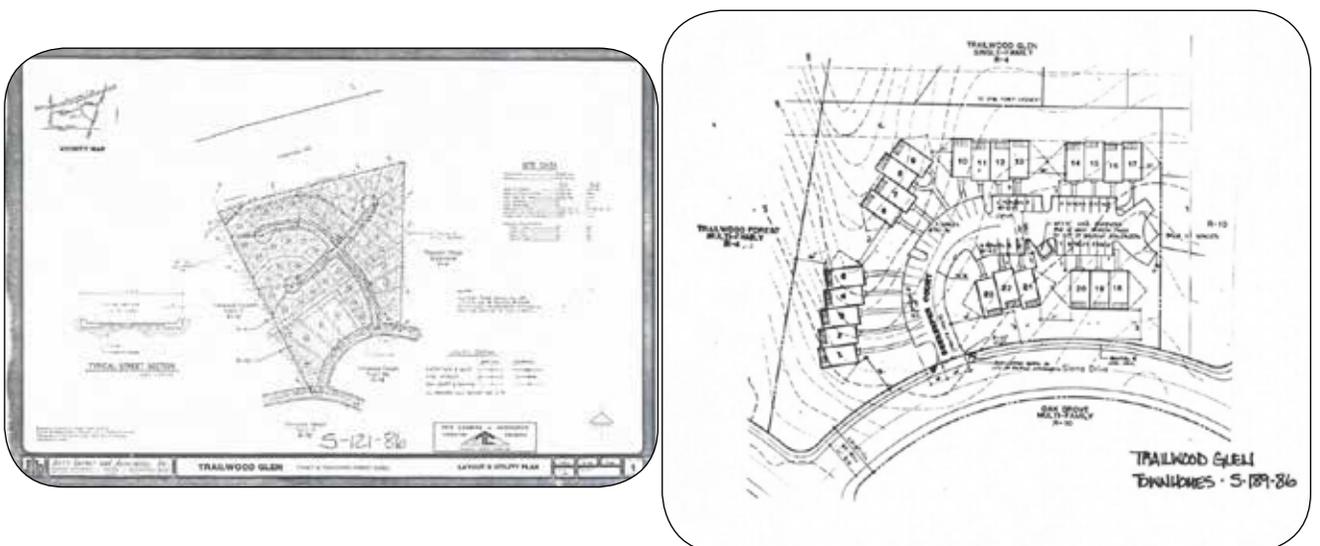
The property is located on the northwest corner of Lineberry Drive and Sierra Drive. The site is zoned as "Residential-10," (R-10) which allows single-family dwellings, duplexes, multi-family dwellings, townhouses, condominiums, or group housing. The property to the west, the 100 unit "Orchard Pointe Apartment Homes," is also zoned R-10, with a density of 11 units per acre over a nearly 9 acre tract. Other adjacent properties are zoned as "Residential-4" and "Residential-6," built as "The Trailwood Glenn" single family subdivision, with .25 acre lots to the north and east and .12 acre lots across Sierra Drive.

In order to gain further knowledge about the site, a System Integration Plan (SIP) was conducted. This plan included information about the history of the site, existing vegetation and wildlife, utilities and easements. The SIP was developed with input and oversight from the City of Raleigh Parks, Recreation and Greenway Advisory Board. Depending on the site's characteristics, the park may serve special needs as determined through the Park Master Plan Process and overall City of Raleigh Parks, Recreation and Cultural Resources program needs. Funding for the development of the Sierra/Lineberry Drive Park is projected in the next update of the City of Raleigh Capital Improvement Plan.

System Integration Plan (continued)

The Sierra/Lineberry Drive Park Master Plan aligns with the staff led System Integration Plan for this park site. The current site condition includes a variety of trees such as maples, dogwoods and pines. It also contains a variety of vines, ferns, and herbaceous plants like Black-Eyed Susan, Spurge, and Goldenrod. Tree cover on site is minimal because the majority of the site has been cleared as recently as 2005 and partially developed for townhomes in the mid 1980's.

Tree cover primarily occurs along western portions of the property boundary in a wooded draw. There are a variety of invasive plant species occurring on the site, including Callery pear, mimosa and bamboo. The site has been evaluated using the City of Raleigh Nature Preserve Criteria. There are no known occurrences of protected plant or animal species on the property. It was recommended in the SIP that the property remain classified as a Neighborhood Park.



Previous Developmental Plans

Context



Context Map



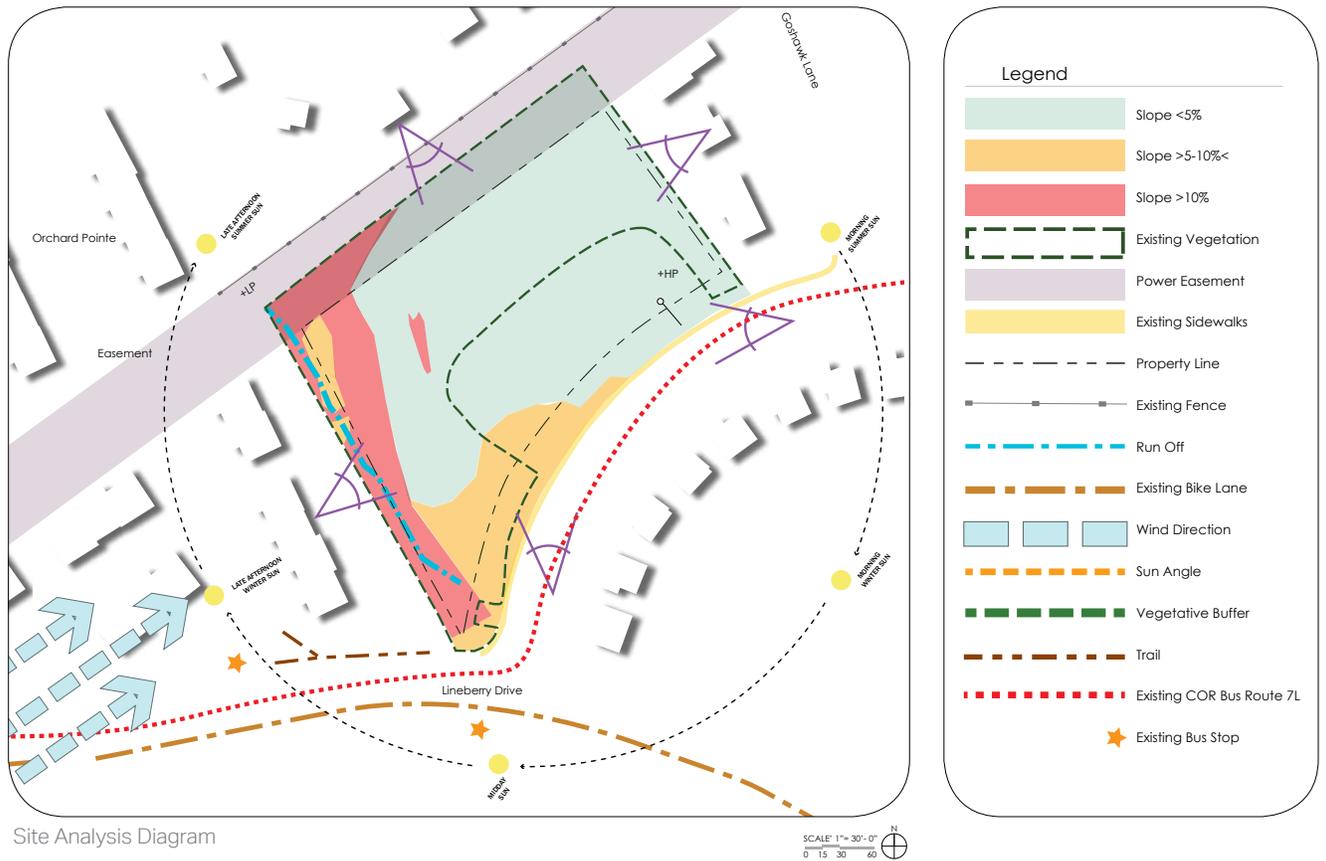
Aerial 2013

Sierra/Lineberry Drive Park is located just outside the beltline in southwest Raleigh. The property is about 3.8 miles from downtown Raleigh, and three miles from North Carolina State University. Several Roads act as barriers to the site. These roads include Lake Wheeler Road to the east and I-40 to the north. There are several parks in proximity to Sierra/Lineberry Drive Park. The closest is Carolina Pines Park, less than a mile to the east. Carolina Pines Park has several amenities including a community center, play fields, a picnic shelter, and trails. Other parks illustrated on the Context Map are Peach Road Park and Neighborhood Center (1.5 miles to the east) and Lake Johnson Park (1.75 miles west). Approximately 4.5 miles to the south is Lake Wheeler Metro Park. For further information about the surrounding parks, refer to the SIP in the Appendix.

Current Conditions

Site Analysis

Site analysis was conducted for this site, and the analysis revealed characteristics that informed the design. Some of the elements analyzed were slopes, vegetation, easements, property lines, sidewalks, utilities, sun angles, transportation options, and wind. The graphic below illustrates the information collected through the site analysis. Each item of the legend is further described on the following pages.



Current Conditions (continued)

Site Analysis (continued)

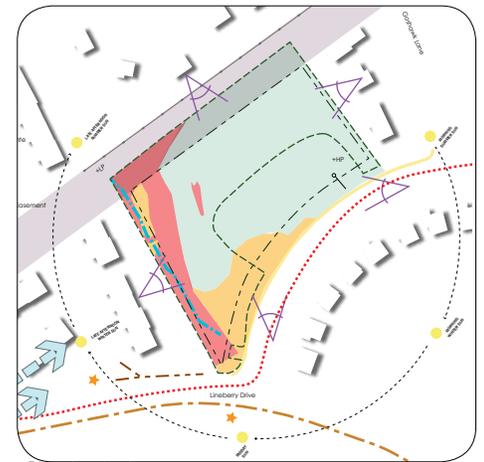
Slopes

- <5% The majority of the site has slopes of less than 5% (indicated in green). Slopes of 5%-10% can be observed in yellow and are primarily along the southern edge of Sierra Drive as well as the southwest corner of the property. Steep slopes above 10% (in red) are minimal and are located on the western edge of the site.
- <5-10%>
- <10%

Vegetation The site has a large amount of successional plants. A successional habitat is one with a vigorous early growth of grasses, trees, shrubs, ferns and other plants that are native to the site.

Power Easement The Duke Energy Power Easement on the north side of the site has a rich variety of plants. The easement runs along the back of the property. Details regarding utilities can be found in the Preliminary Utility Analysis in the Appendix.

Setbacks The property is currently zoned R-10 and has a 10' setback for structures along Sierra Drive.



Site Analysis



Property from Sierra Drive



Existing Meadow Area



Power Lines Over Site

Current Conditions (continued)

Site Analysis (continued)

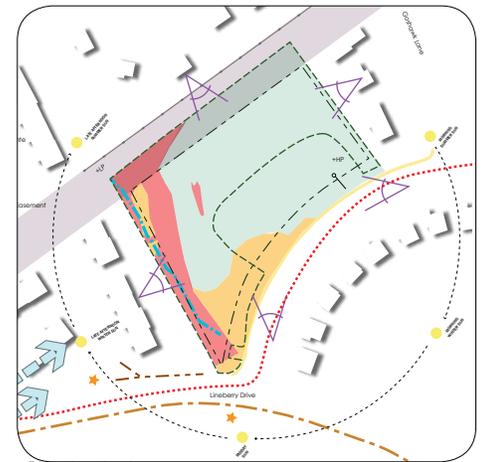
- Sidewalk There is an existing 5' sidewalk along Sierra Drive. Part of the Park Master Plan will seek to provide sidewalk and pedestrian improvements. It also will seek to provide connections along Lineberry Drive.

- Fences There are existing residential fences on the eastern and northern side of the property.

- Stormwater Stormwater drainage can be observed running along the western edge of the property. Large underground rigid concrete pipes convey water to the northwest corner of the site.

- Bike Lane The existing bike lane along Lineberry Drive is part of Raleigh Bicycle Route #6.

- Trails Informal trails can be seen along Lineberry Drive towards the adjacent townhomes.



Site Analysis



Sidewalk Along Sierra Dr.



Sidewalk Along Sierra Dr.



Fence Along Partial Perimeter of Site



Signage for Bike Lane Along Lineberry Dr.

Current Conditions (continued)

Site Analysis (continued)

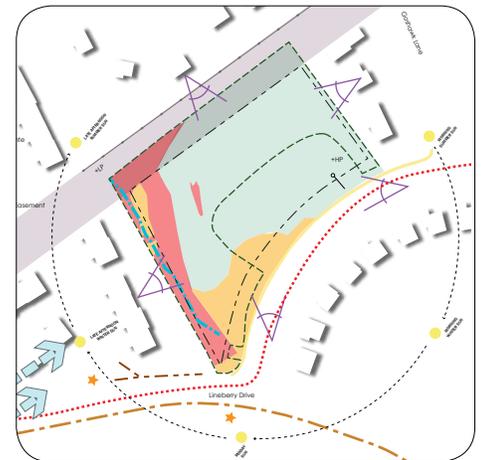
- Bus Routes** - - - - - Capital Area Transit bus route 11

★ runs along Lineberry Drive and turns onto Sierra Drive. There is an existing bus stop on Lineberry Drive.

- Wind Direction** ▢▢▢▢▢▢ ➔ The site has a predominately southwestern wind direction that will provide pleasant summer breezes throughout the park.

- Sun Angle** - - - - - Sun is abundant on the site and there is optimal sun exposure (6-8 hours a day) on site.

- Views** △ The adjacent townhomes and residences on the southern edge of Sierra Drive have open views into the park. The residences along the eastern and northern edges have private fences.



Site Analysis



Bus Stop Near Site



Perimeter of Site



Homes Adjacent to Site

Current Conditions (continued)

Utilities

There are two sanitary sewer systems which could be used to service the site: an 8 inch gravity sewer line in the Right of Way (ROW) on Sierra Drive and an 8 inch gravity sewer line that begins at the site's northwest boundary and leads into the ROW of Hoot Owl Court. Sierra/Lineberry Drive Park can access potable water from existing waterlines on either Sierra Drive or Lineberry Drive. The site has two 18 inch Rigid Concrete Pipe (RCP) storm drainage systems crossing Sierra Drive that continue across the park to an outlet in the northwest corner. There are several places on this system that could be utilized for stormwater management for the park. Duke Energy is the proposed electrical provider for the park. The existing electrical services are buried throughout the neighborhood. Any new electrical service to the park would be extended from the existing electrical network located in the ROW of Sierra Drive. There is an existing transformer on site which is operational and serves the surrounding electrical distribution network. There is also an existing AT&T structure in the southwest corner of the park property. For the full Preliminary Utility Analysis refer to the Appendix.



Utility Diagram: green lines indicate gravity sewers lines, blue lines indicate open water drainage and Red lines indicate stormwater pipes. Park property line is indicated with a yellow line.

Park Vision

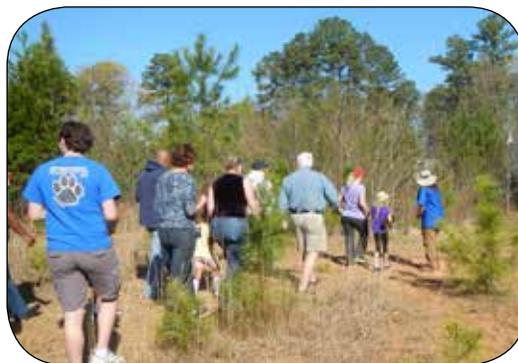
The results of the CPC meetings and Public Workshops produced an overall consensus on a Park Master Plan for Sierra/Lineberry Drive Park that included programmatic elements and a vision for the usage of the park. From these meetings and collaborations, Community Values were evaluated, a Vision Statement was created, and Outcome Measures were developed.



CPC Meeting



Public Workshop



Public Workshop

Park Vision (continued)

Community Values

The following section identifies the Community Values that were established during the Park Master Plan process and how those values are reflected in the Park Vision Statement and Outcome Measures. These values also respond to social, recreational, and other needs of the community. Below, the Community Values are described as they apply to this park:

Ownership, Pride, Responsibility, Safety

This value reflects how the community takes responsibility for the park’s optimal use . It will be reflected in a safe setting with family gatherings, park events, and ongoing volunteer stewardship efforts related to the park.

Well-being, Multipurpose, Multifunctional

This value encourages multifunctional areas, such as garden spaces with educational elements and landscaping areas with seating opportunities. Multipurpose elements increase the number of activities available in a limited space. Open space also contributes to the multifunctionality of the park and the well-being of community members within an urban environment. An above average number of recreational activities within programmed park areas will demonstrate this value.

Accessibility for All

“Accessibility for All” suggests full implementation of both the standards and guidelines of the Americans with Disability Act of 1990. This value encourages a variety of access points and recreational activities for all abilities. Consideration should be made for the finished grade of the site, proximity of handicapped parking, and deliberate connections to pedestrian and transit facilities. The percent of the park elements accessible to people of all abilities will measure accessibility.

Inclusive, Friendly, Inviting, and Multigenerational

The park should be inviting and friendly. It should have multigenerational features that encourage all age groups to utilize the park. This value will be demonstrated by the number, and the diversity, of people enjoying the park.

Fun

This value inspires participation, from the park planning process through the final evaluation of the built park. Most importantly, fun will be the most apparent outcome of successful play opportunities in the park. Technically, measuring fun will account for the number of activities provided in the park and their associated participation levels.

Environmental Stewardship

Environmental stewardship represents habitat preservation, runoff remediation, soil improvement, use of native plants, and educational opportunities. There is also an emphasis on low-maintenance requirements, encouraging community involvement. The preservation of plants on site, species diversity, and maintenance requirements will help evaluate this value.

Park Vision (continued)

Vision Statement

The Vision Statement brings together the Community Values and desired outcomes for the park and gives the project a clear direction. The Vision Statement serves as a reminder throughout the process of planning, developing, and evaluating the park.

Sierra/Lineberry Drive Park Vision Statement:

'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.'

Park Vision (continued)

Outcome Measures

Outcome Measures quantify and measure success of the park against the Community Values and Vision Statement. The Outcome Measures were developed by exploring issues, understanding the values they represent, and developing goals and objectives to achieve them. These Outcome Measures are presented in the following table along with the Community Values that are reflected by each measure.

<i>Community Values</i>	<i>Outcome Measure</i>
<ul style="list-style-type: none"> - Fun - Inclusive - Well-being - Multipurpose - Multifunctional - Accessibility for all 	Community values such as inclusiveness and "Accessibility for All" will be reflected in the number and diversity of options associated with park elements and park areas. These community values will be reflected in the activity options, such as adult fitness and recreation, and adolescent and children's activities.
<ul style="list-style-type: none"> - Ownership - Safety - Multipurpose - Multifunctional 	The covered canopy area with restrooms as well as the hard surface multipurpose court will support community values by providing a safe and flexible area where a variety of events and functions can be hosted.
<ul style="list-style-type: none"> - Inclusive - Community Ownership 	Restrooms that are available on site will provide an amenity to the park users allowing them longer periods of time spent at the park. This increased duration of time will foster community interaction and ownership.
<ul style="list-style-type: none"> - Environmental Stewardship - Well-being - Multipurpose - Multifunctional 	Environmental stewardship is reflected in the wildlife meadow, stormwater management area, restored woodland area, and the tree conservation area. It will promote a diverse habitat encouraging a variety of flora and fauna. The stormwater management device will provide educational opportunities through signage and enhanced water quality.
<ul style="list-style-type: none"> - Inclusive - Well-being - Multifunctional - Multipurpose - Accessibility for All 	Bike racks and bike storage will encourage alternative means of transportation to and from the park, and will promote a healthier lifestyle.

Park Vision (continued)

Outcome Measures (continued)

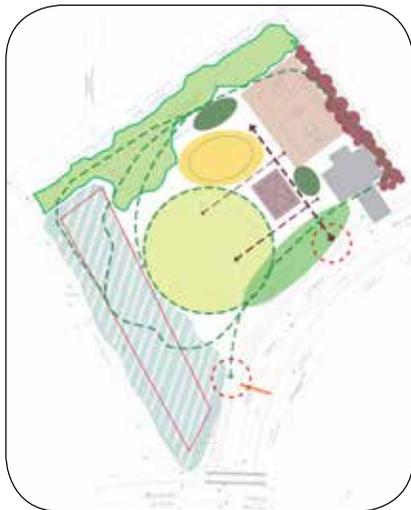
<i>Community Values</i>	<i>Outcome Measure</i>
<ul style="list-style-type: none"> - Inclusive - Ownership - Pride - Responsibility - Well-being - Multipurpose - Multifunctional - Accessibility for All 	<p>The park elements offer a variety of uses for a wide range of age groups. Pathways and access to the park elements will be accessible to everyone. Pathways and access to the park elements will reflect the parks accessibility and inclusiveness to people of all ages and abilities.</p>
<ul style="list-style-type: none"> - Ownership - Pride - Responsibility - Safety 	<p>Lighting available within the park will promote safety. Lighting will also provide improved security during evening hours. The lack of graffiti and vandalism will be an indication of strong and positive community ownership.</p>
<ul style="list-style-type: none"> - Environmental Stewardship - Ownership - Pride - Responsibility 	<p>The amount of garbage/waste and amount of recycling/reuse will reflect the community's environmental stewardship, pride, and ownership of the park.</p>
<ul style="list-style-type: none"> - Inclusive - Ownership - Pride - Responsibility - Environmental Stewardship 	<p>Cultural and ethnic diversity of park users will be one indication of how inclusive and inviting the park is to the surrounding community.</p>
<ul style="list-style-type: none"> - Fun - Inclusive - Ownership - Pride - Responsibility - Well-being - Multipurpose - Multifunctional 	<p>The variety of activities related to the number of people participating will be one measurement to quantify Fun and the multipurpose aspects of the park.</p>

The Community Values, Vision Statement, and Outcome Measures provide a foundation for the Concept Plan development process. They will also serve as a means of post-occupancy evaluation to the success of the completed park.

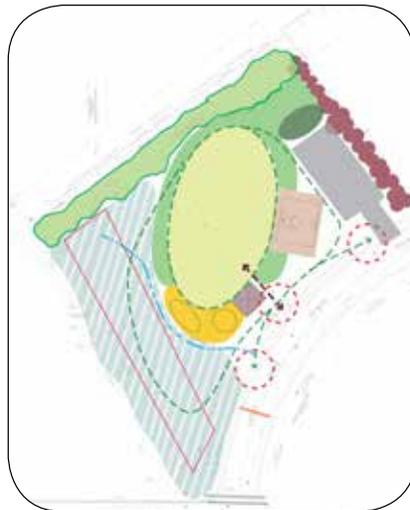
Concept Development

The recommended Concept Plan was developed over the course of two consecutive CPC meetings (CPC #3 and #4) and two consecutive Public Workshops (PW #2 and #3). The development of the Concept Plan began with a review of the System Integration Plan, Situation Assessment, analysis of site conditions, CPC and public input, and review of the final Vision Statement, Community Values, and Outcome Measures. The project team developed three concept diagrams and presented these at CPC #3. The diagrams are illustrated below. During the meeting, CPC and project team members organized into small groups to further refine each concept diagram. The refined plans were presented by the CPC groups at the end of the meeting.

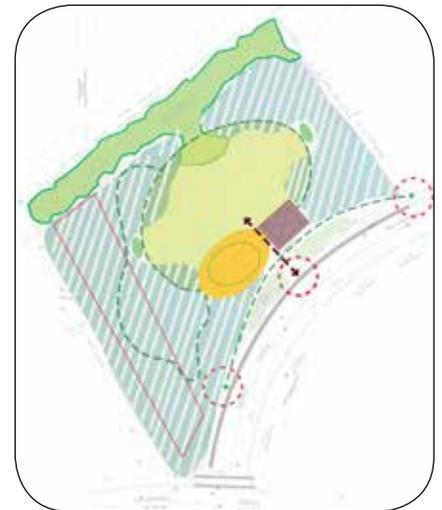
Concept diagrams presented at CPC #3



Concept 1 - Concept provides a centralized covered canopy area with restrooms and adjacent active use areas. Concept provides a balance of active and passive use spaces. Parking is minimized.



Concept 2 - Concept provides a centralized lawn and a covered canopy area with restrooms. Concept provides more passive use spaces and focuses on reducing active recreation areas such providing a half court hard surface court. Parking is maximized.



Concept 3- Concept provides a centralized covered canopy area with restrooms and lawn with adjacent playground area. A majority of the remaining site is dedicated to woodland restoration and tree conservation. Parking is not provided in the interior of the park.

Legend:

- | | | |
|------------------------------------|--------------------|-----------------------|
| Wildlife Meadow | Play Area | Stormwater Management |
| Multipurpose Lawn | Hard Surface | Buffer |
| Tree Conservation Area | Multipurpose Court | Circulation |
| Covered Canopy Area with Restrooms | Parking Area | Access Areas |
| Planted Area | | |

Concept Development (continued)

The CPC also provided comments on each of the concept diagrams. Their comments are summarized below. The comments received by the CPC during the meeting assisted the design team in refining the concept diagrams prior to Public Workshop #2.

Summary of comments from CPC #3:

Concept 1: Generally liked by the CPC due to the balance of active and passive use and because the covered canopy area was located close to the road for better visibility. It was noted that the concept would be more successful if the play area was separated from the hard surface court to avoid conflict between different age groups. CPC requested that consideration be given in this scheme to reducing the full court basketball court to a half size court or consider 2 half sized courts.

Concept 2: CPC felt that the half sized court and separation from the play area were successful components of this concept. They felt that the loop trail was an important component of this scheme along with the larger lawn. CPC felt that the parking area was too large and should be reduced.

Concept 3: In general, the CPC did not respond positively to this concept due to the lack of multifunctional and multipurpose amenities. They felt that the expansive wooded area made the park feel secluded creating safety concerns. A hard surface court was desired in a location similar to what was shown in concept 1 and 2.

Concept Development (continued)

Based on comments from the CPC during CPC #3, the project team further refined the concept diagrams which were then presented to the public and CPC members at the Public Workshop #2. During this workshop, CPC members and members of the public provided input to the project team on a preferred concept diagram direction. Input and data were collected during the meeting through an open input session, online survey, and worksheet which allowed meeting participants to provide written comments for each concept. The concept diagrams presented at Public Workshop #2 are illustrated below. A summary of the comments received from members of the CPC and public are also provided in this section.

Concept diagrams presented at Public Workshop #2



Concept 1- Concept maximized the lawn area. The play area was shifted to the southern portion of the site and it had a half court. Parking was minimal in this option.



Concept 2-Concept had a larger play area, covered canopy area, a full court, and a smaller lawn area. More parking was provided.



Concept 3 -Concept replaced the Concept 3 that was previously presented at CPC #3. The above concept illustrated a different parking orientation that included one way circulation and angled parking. A half court was provided on the west side of the site with the play area on the east side.

Legend:

Covered Canopy Area with Restrooms	Wildlife Meadow	Play Area	Stormwater Management
Covered Canopy Area	Multipurpose Lawn	Hard Surface Multipurpose Court	Buffer
Tree Conservation Area	Parking Area	Planted Area	Circulation
			Access Areas

Concept Development (continued)

Summary of comments from Public Workshop #2:

Concept 1: Concept was well received and received the highest marks of the three concepts presented. The limited parking within the site was preferred in this scheme along with the restrooms, garden space, open space lawn, natural play area, loop trails, and meadow. Participants also noted the need for traffic calming measures along Sierra Drive.

Concept 2: Concept was also well received by the CPC and public. It was the second highest rated of the three concepts. The full sized hard surface court, natural play area, size of parking area, covered canopy area with restrooms, open space area, and trails were preferred components of the this concept. This concept also received negative comments because of the lack of restrooms and several participants felt the full sized court should be removed from the plan.

Concept 3: Concept ranked the lowest of the three. Negative comments received were mostly in response to the large amount of paving associated with the parking layout and the hard surface court was located too far into the park. The location of the play area was well received along with the inclusion of restrooms, traffic calming, and garden space.

Concept Development (continued)

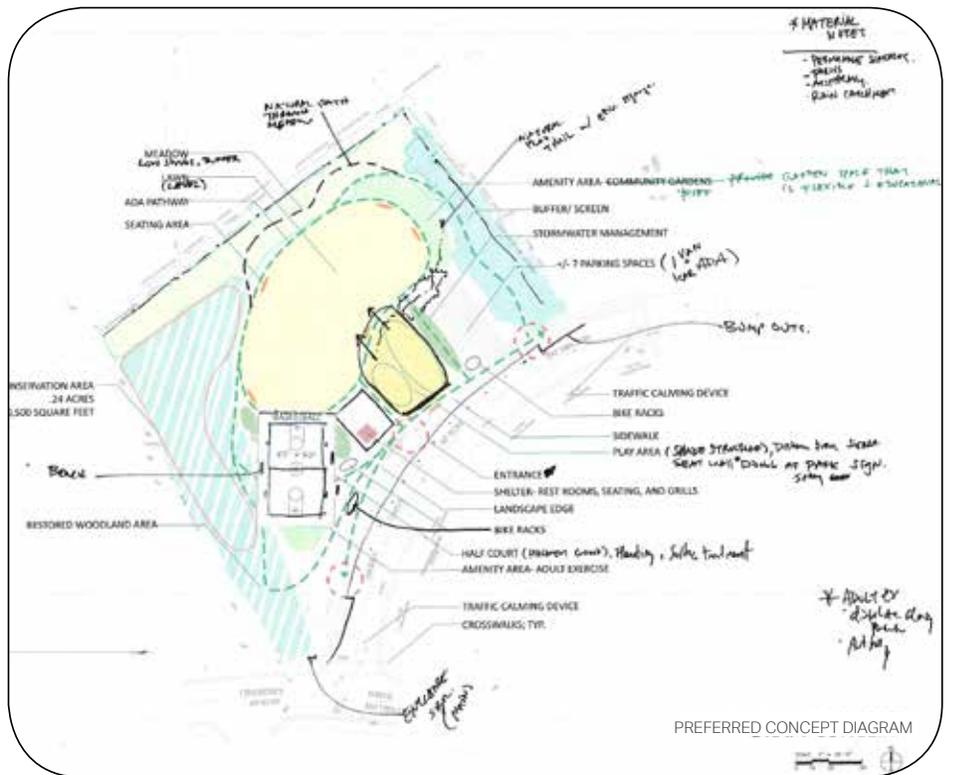
Following Public Workshop #2, the project team was challenged with developing a preferred concept diagram based on CPC and public input. The project team presented a preferred concept diagram to the CPC group during the CPC #4 meeting. During that meeting, CPC members and members of the public provided comments on all program elements and site considerations. Throughout this open conversation, changes were made “live” to the preferred concept diagram. The initial preferred concept diagram and revisions to this diagram are illustrated below. During the meeting, CPC members achieved consensus on the park considerations, park amenities, and location of park amenities. The considerations and recommendations made by the CPC and public assisted in the development of the draft Concept Plan. A summary of park elements and considerations for the draft Concept Plan that were identified during CPC #4 are summarized in this section.



Preferred concept diagram before CPC #4

Legend:

- Wildlife Meadow
- Multipurpose Lawn
- Tree Conservation Area
- Covered Canopy Area with Restrooms
- Play Area
- Hard Surface Multipurpose Court
- Planted Area
- Stormwater Management
- Buffer
- Circulation
- Access Areas



Preferred concept diagram “live” edits from CPC #4

Concept Development (continued)

Summary of park elements and main considerations for the draft Concept Plan discussed during CPC #4:

- The hard surface court should be located on the west side of the site to reduce noise disturbance to adjacent residential areas. It was noted that a full sized court would be more multifunctional allowing for additional activities to occur if half court basketball was being played. Separation between the hard surface court and playground area should be provided as shown.
- The playground area should be increased in size and located further from the roadway to improve safety.
- The garden space should have an educational component and have a connection to the playground area.
- Parking should be limited to what is required for code compliance and will provide accessible spaces to improve access for people of all ages and abilities.
- The covered canopy area should be centrally located to improve visibility to and around the structure as well to the other park elements.
- The meadow area should be provided in the location shown and will help promote education and respect for the natural environment. A mulch path through the meadow should be considered.
- Traffic calming measures including bulb out curb area and cross walks should be considered near the intersection of Goshawk Drive and Sierra Drive as well as the intersection of Lineberry Drive and Sierra Drive. Traffic calming measures should be provided with the intention to reduce speed along Sierra Drive to provide a more safe experience for pedestrians accessing the park as well as a more comfortable setting within the park for park patrons.

Concept Development (continued)

Summary of park elements and main considerations for the draft Concept Plan discussed during CPC #4:

- Sustainable principles should be considered throughout the site including the treatment of paved surfaces, selection of plant material, design of the covered canopy area, as well educational signage.
- Adult fitness areas should be provided along the outer loop trail to promote wellness and park amenities for people of all ages and abilities. A formalized fitness area with multiple pieces of equipment is not preferred.

The draft Concept Plan was presented at the Public Workshop #3. Members of the public and CPC attendees were given the opportunity to engage in several activities that allowed participants to rank park elements based on priority. Following Public Workshop #3, the draft Concept Plan was finalized into the Concept Plan illustrated on page 35.



Public Workshop #3



Public Workshop #3

Concept Plan



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Concept Plan Narrative

The Concept Plan, a component of the comprehensive Park Master Plan for Sierra/Lineberry Drive Park, illustrates the layout of proposed park amenities, parking, circulation paths and access points, and areas of existing and proposed landscaping. The Concept Plan reinforces the community's vision for the park by providing areas for outdoor recreation and community building that are accessible for all ages and abilities in a safe, fun, and comfortable setting. The park is designed to be multifunctional and foster a healthy ecosystem through tree conservation, stormwater management, sustainable design practices, and respect for the natural environment.

The new City of Raleigh Parks, Recreation and Cultural Resources System Plan adopted by City Council in May 2014, identifies Guiding Principles and core experiences desired by the Raleigh citizens. The Sierra/Lineberry Drive Park Master Plan addresses the Guiding Principles by considering connectivity and accessibility, providing balanced experience, and planning for innovation through the collaboration and coordination with the community. The implementation of the Park Master Plan will contribute to the experiences outlined in the System Plan including: sitting outside, reading, contemplating, meeting friends (socializing); going to a playground; informal open play; walking or riding a bike in a park or on the Greenway Trail.

The Concept Plan is a framework of park elements that are linked together through a series of accessible circulation paths and open sight lines. The park elements are listed below -

Covered Canopy Area with Restrooms	Hard Surface Multipurpose Court
Playground Area	Multipurpose Lawn
Flexible Use Educational Garden	Circulation and Access
Environmental Stewardship	Basic Amenities
Sierra Drive and Lineberry Drive Sidewalk and Traffic Calming Recommendations	

Park Elements

Covered Canopy Area with Restrooms

The Covered Canopy Area with Restrooms, located adjacent to the Playground Area and Hard Surface Multipurpose Court, will serve as a multifunctional space for community wide or informal gathering that should be inclusive and accessible for all. The Covered Canopy Area with Restrooms, which consists of a covered area and a restroom area, should to be a centralized feature for the park and the neighborhood. Its central location will also provide for close accessible connections to all park elements, circulation paths, and parking areas which include the on street parking along Sierra Drive as well as the proposed Parking Area located on the east side of the site. Paved walkways with slopes less than 5% should transition from the Parking Area to the Covered Canopy Area with Restrooms.



Covered Canopy Area with Restrooms Enlargement

Covered Canopy Area with Restrooms Recommendations:

- Provide for an open air, all weather covered area that protects park patrons from the elements.
- Provide separate male and female restrooms.
- Location of the restroom area and covered area should allow for clear views throughout the park and into the park from surrounding areas.
- Allow for safe and accessible pedestrian flow around the structure.
- Reduce blind corners around the restroom facility through proper siting of the building. Consider the building's orientation and shape to improve visibility.

Park Elements (continued)

Covered Canopy Area with Restrooms (continued)

- Consider sustainable building features such as a green roof or cistern to capture runoff from the roof. If a green roof is provided, consider providing a roof system that will support an adequate soil depth to allow for a variety of different plant species.
- Provide the minimum heating required to prevent pipes from freezing.
- Consider the angle of the roof of the covered area to adjacent Playground Area and Hard Surface Multipurpose Court to minimize conflict with passive users.
- Allow for the restroom area to be locked outside of park hours. Consider door closure sensors and automatic locks.
- Provide motion sensor lights around the Covered Canopy Area with Restrooms. Lighting should alert that there is activity but should not stay on for prolonged periods of time to discourage the use of the park at night.
- Consider building setbacks along the perimeter of the property.
- Provide a minimum of four picnic tables with adequate clearance between tables under the covered area.
- Provide grills in close proximity to the covered area.
- Provide paved area beneath the covered area.
- Consider providing drinking fountains and a water connection on the exterior of the restroom area.
- The required Parking Area will provide only the required number of spaces, per City of Raleigh code, to limit driving to and from the park and to encourage people to walk to the park site. However, the quantity of designated accessible parking spaces should exceed code requirements.



Covered Canopy Area



Covered Canopy Area

Park Elements (continued)

Hard Surface Multipurpose Court

The Hard Surface Multipurpose Court will provide an active recreational use area that promotes wellness and community building. The proposed location allows for accessible connections to the Covered Canopy Area with Restrooms, Loop Trails, and Adult Fitness Stations and will have adequate separation from the Playground Area. The Hard Surface Multipurpose Court should be a fun space within the park that provides for multiple activities that appeal to a wide range of age groups and abilities. The Court should be an attractive space, with considerations for pavement colors and integration of art. The Court should be a community gathering space in addition to the active recreation focus.



Hard Surface Multipurpose Court

Hard Surface Multipurpose Court Enlargement

Park Elements (continued)

Hard Surface Multipurpose Court (continued)

Hard Surface Multipurpose Court Recommendations:

- Provide area large enough for full court basketball. The Hard Surface Multipurpose Court does not have to meet regulation size requirements for organized basketball.
- Consider providing striping for other hard surface games such as roller hockey and racquetball. Consider play for activities in multiple directions.
- Consider sustainable practices for paving areas such as solar reflectance or porous pavement.
- Provide a section of fence to reduce stray basketballs from entering adjacent park areas.
- Consider seating areas for spectators along the long edge of the court.



Hard Surface
Multipurpose Court



Hard Surface
Multipurpose Court



Hard Surface Court with Permeable Concrete

Park Elements (continued)

Playground Area

The Playground Area will provide an active recreational use area for various youth age groups. The Playground Area should be in close proximity to the Covered Canopy Area with Restrooms, allowing partial shade from the west and accessible connections to the restrooms and picnic tables. Close proximity to the Multipurpose Lawn and Flexible Use Educational Garden will further promote wellness and active play as well as natural learning and educational opportunities. The Playground Area may consist of natural features, manufactured equipment, or sculptural climbing structures. The Playground Area should be a fun and inclusive space that provides a playground in an accessible and comfortable setting for both adults and children.



Playground Area

Playground Area Enlargement

Park Elements (continued)

Playground Area (continued)

Playground Area Recommendations:

- Provide multiple play areas with separate structures for age groups 2-5 and 5-12. Age specific play areas or “pods” can be separated with landscape areas, berms, or decorative fencing.
- Provide an accessible pathway connection from the Playground Area to the adjacent Flexible Use Educational Garden and Wildlife Meadow to promote natural learning.
- Consider for future expansion of the Playground Area into the east end of the adjacent Multipurpose Lawn for additional expansive play equipment such as swings (see page 60 for expansion diagram.)
- Consider providing a variety of play equipment types that consist of natural features, manufactured equipment, or sculptural climbing structures.
- Consider providing an area for an interactive water feature that would be at the same grade as the surrounding play surfaces.
- Provide a durable play surface that meets safety standards for fall heights and is wheelchair accessible.
- Provide perimeter seat walls and a fence on the south edge of the Playground Area to provide a safety separation from Sierra Drive. Provide seat walls and planting areas between the Playground Area and walkway adjacent to the Parking Area with paved access points connecting the walkway to the Playground Area through this landscape zone.
- Consider incorporating accessible play equipment in the Playground Area.



Playground Area



Playground Area



Playground Area

Park Elements (continued)

Multipurpose Lawn

The Multipurpose Lawn area will be centrally located in the park and in close proximity with accessible connections to park elements and features. The Multipurpose Lawn will be gently sloped for positive water drainage and sized (approximately .3 acres shown on the Concept Plan) to allow for informal lawn games such as “pick up” soccer and volleyball. The Multipurpose Lawn should also be an area for a variety of functions such as community events and passive recreation use.



Multipurpose Lawn

Multipurpose Lawn Enlargement

Park Elements (continued)

Multipurpose Lawn (continued)

Multipurpose Lawn Recommendations:

- Minimize the slope of the Multipurpose Lawn to allow for proper drainage without limiting its use for users who wish to play field games and sports.
- The use of artificial turf should not be considered.
- Consider providing an area approximately the size of a youth soccer field (90' x 140') to accommodate to informal play of soccer or volleyball.
- Provide a drought tolerant natural turf surface that is suitable for field sports.
- The use of a permanent irrigation system is discouraged. Provide a species of turf that is drought tolerant and relies on irrigation only at establishment.
- Consider capturing surface drainage and roof runoff in a cistern and using it as irrigation throughout the Multipurpose Lawn area.
- The Multipurpose Lawn is to be maintained in accordance to the City of Raleigh standard maintenance guidelines.
- An accessible perimeter sidewalk should be provided around the Multipurpose Lawn and accompanied with seat wall and/or bench areas.



Multipurpose Lawn



Multipurpose Lawn

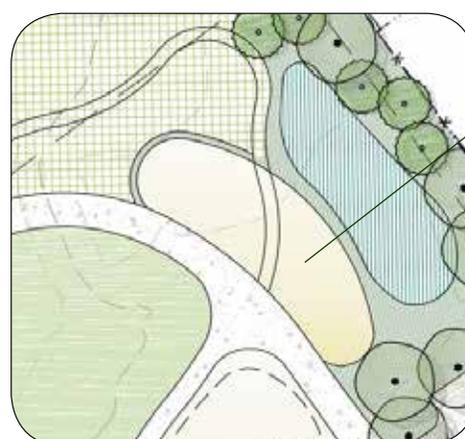
Park Elements (continued)

Flexible Use Educational Garden

The Flexible Use Educational Garden will be located on the east edge of the site in close proximity to the Wildlife Meadow, Parking Area, and Loop Trails. The Flexible Use Educational Garden should foster community engagement, promote natural learning, and be accessible for people of all ages. The required development and maintenance of the Flexible Use Educational Garden could be incorporated into the curriculum of nearby schools or universities. The Flexible Use Educational Garden is to be developed over time through community sponsorship that details maintenance requirements by a non-city entity. It can be developed in phases in response to community interests. Adopt-A-Park programs and community volunteer days could also provide opportunities to promote the use of the area. The Flexible Use Educational Garden is an area that promotes community ownership and pride while advocating environmental stewardship and species diversity.

Flexible Use Educational Garden Recommendations:

- Consider orientation and location for optimal sun exposure, which would require 6-8 hours of sun a day.
- Provide accessible routes from the garden area to the Parking Area and Covered Canopy Area with Restrooms.
- Provide path connection made of natural material within the proposed adjacent Wildlife Meadow.



Flexible Use Educational Garden

Flexible Use Educational Garden Enlargement

Park Elements (continued)

Flexible Use Educational Garden (continued)

- Provide a water source in close proximity for irrigation. Consider a water line from a cistern if one is installed on the site.
- Provide educational signage or kiosk to promote natural learning.
- Provide natural soil amendments in this area as recommended by soil analysis.
- The Flexible Use Educational Garden is to be maintained by a community entity through a formal agreement with the City of Raleigh. The Flexible Use Educational Garden is not expected to be maintained by the City of Raleigh.
- Consider providing a framework of ornamental grasses and evergreen shrubs that will be provided during construction. Consider seasonal characteristics and plants that appeal to the senses when selecting plant material for this area. Pocket areas within the Flexible Use Educational Garden can be left open for future installation of perennials, annuals, and edible plants.
- Should the Flexible Use Educational Garden become underutilized, it should default to low-maintenance native or seasonal plantings with signage to educate park users about gardens.
- Consider plant material which will provide food and/or habitat for native pollinators.



Flexible Use Educational Garden



Flexible Use Educational Garden



Flexible Use Educational Garden

Circulation and Access

Sidewalks and access areas throughout the park site will provide connections between park elements as well as access to adjacent sidewalks and residential areas. Loop Trails will link park elements, promote wellness, and be accessible for people of all ages and abilities. Park access and circulation consist of the following components: Park Entrance Areas and Access, Loop Trails, and Parking Area.



Circulation and Access (continued)

Park Entrance Areas and Access

Park entrances will be inviting yet formalized with deliberate access to the public Right of Way of Sierra Drive and Lineberry Drive. The Concept Plan shows two main entrances into the park; one on Sierra Drive next to the proposed Parking Area, and one on Sierra Drive near the Hard Surface Multipurpose Court. A future park access area is to be considered near the intersection of Sierra Drive and Lineberry Drive. Access to the park will also be carefully designed in order to account for the interest of adjacent property owners and the security of the community. The park will employ restrictive measures to deter potential access points abutting private property. These measures will encompass best design practices and may include a combination of vegetation, fences, gates, and use of security technology. The Park Master Plan specifically recommends the installation of non-permeable vegetation to discourage access between the park and private property on the north and east boundaries of the park property. The method and materials used to restrict access along the park perimeter, inside the existing utility easement, must be agreed upon with the power company. The Parking Area and arrangement of park elements should plan for maintenance vehicle as well as emergency vehicle access.



Typical Signage at Isabella Cannon Park

Loop Trails

An outer accessible 10' wide perimeter hard surface Loop Trail will be provided as a resource for exercise and wellness as well as an accessible connection between park elements. The outer Loop Trail will be wide enough to allow for ease of pedestrian movement. A smaller accessible 6' wide inner Loop Trail is provided along the perimeter of the Multipurpose Lawn area to also provide accessible connections between park elements in the interior of the park. The outer trail will provide easy access in and out of the park from the surrounding neighborhood. Signage should be placed along the Loop Trails to mark distances traveled for park users. Provide areas adjacent to the outer Loop Trail for Adult Fitness Stations that can be composed of manufactured or natural features such as boulders.



Loop Trail



Adult Fitness Station



Adult Fitness Station

Circulation and Access (continued)

Parking Area

The Concept Plan provides for a small Parking Area to meet the requirements of the Raleigh Unified Development Ordinance. The Parking Area is to be designed to only have the minimum required number of parking spots to encourage users to walk to the park. The Park Master Plan provides areas for the further expansion of the Parking Area if additional park structures are constructed in the future (see page 60 for a diagram showing expansion). Sustainability principles are important to the Park Vision and should be utilized at the Parking Area to provide elements such as permeable paving and adjacent stormwater treatment devices accompanied with educational signage. At a minimum, provide van accessible spaces to exceed code compliance to meet the Park Vision to promote inclusion and accessibility. Accessible pathways connect the Parking Area to all active use park amenities.



Environmental Stewardship

The Concept Plan fosters a healthy ecosystem that promotes education, wellness, and serenity through respect for the natural environment. Several areas of the park concept plan embody this aspect of the Park Vision are the Wildlife Meadow, Stormwater Management Area for runoff collection and treatment, Restored Woodland Area, and the Tree Conservation Area (TCA).



Environmental Stewardship (continued)

Wildlife Meadow

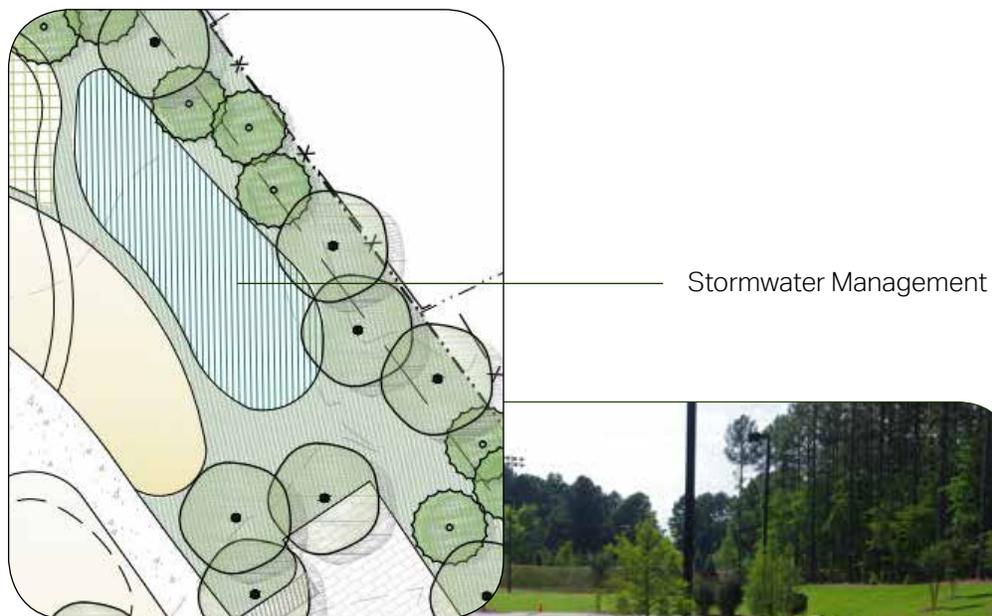
The Wildlife Meadow area is located within the existing power easement on the north side of the park site. The easement is currently composed of a mix of native and non-native herbaceous plants that provide habitat for butterflies and other pollinators. An uncommon species of aster, *Symphyotrichum grandiflorum* 'Large Flower Aster', has been observed within the power line easement and should be preserved as noted in the System Integration Plan (SIP). It is recommended that the area within the easement be left natural with some management to control invasive species. A natural wood mulch path within the Wildlife Meadow will provide access through the space as well as connection to adjacent park elements. Educational and plant identification signage should be provided for educational purposes. A small overlook area with seating and accommodations for learning groups is suggested between the Wildlife Meadow and the outer Loop Trail for viewing of the Wildlife Meadow.



Environmental Stewardship (continued)

Stormwater Management

A Stormwater Management area, located north of proposed Parking Area is suggested to treat the run off from the Parking Area. The Stormwater Management device type, size, plant material species, and quantity will meet the requirements and standards of the North Carolina Department of Environment and Natural Resources and City of Raleigh. Additional impervious areas may also require treatment of runoff. Provide educational signage in close proximity to the stormwater device to educate park patrons on the importance of Stormwater Management.



Stormwater Management Enlargement



Rain Garden By a Parking Lot

Environmental Stewardship (continued)

Restored Woodland Area

Working closely with the City of Raleigh Urban Forestry Division, the existing woodland should be enhanced through the removal of invasive species and protection of existing desirable plant specimens. Removal of invasive species will promote the health of existing desirable vegetation and create views into the park from Lineberry Drive where none exist today. Installation of high limbed native canopy trees with an understory of native ground cover plants and herbaceous plants is recommended for the landscape treatment. Future park access through this area, starting at the intersection of Sierra Drive sidewalk and future Lineberry Drive sidewalk, will extend to the Loop Trails. Steps or a ramp may be required to transition grade at this potential access point.



Environmental Stewardship (continued)

Tree Conservation Area (TCA)

The Tree Conservation Area is proposed at the northwest corner of the property. Tree Conservation Areas are required per the City of Raleigh Unified Development Ordinance. It is suggested that efforts be made to remove dead plant material and invasive species from this area. Strategies are required to contain trash that enters this area from the adjacent stormwater outfall. Plant identification signage will enhance the user experience on the portion of the outer Loop Trail that borders the TCA.



Tree Conservation Area
+/- 13,000 square feet

Basic Amenities



The following amenities will be provided throughout the site to provide safety and basic needs of park patrons and adjacent residences.

- Seat Walls and Benches: Provide seat walls and benches throughout the site adjacent to park elements and natural areas. Consider solar orientation and pedestrian movement when locating seating. Seat walls should be constructed to deter potential damage caused by skateboarders.
- Drinking Fountain: Provide two drinking fountains in close proximity to active use areas such as the Hard Surface Multipurpose Court and Playground Area. Consider providing a dog bowl basin at one drinking fountain location.
- Signage: Provide educational signage at natural areas and Flexible Use Educational Garden. The main park sign for Sierra/Lineberry Drive Park will meet the standard requirements of the City of Raleigh Parks, Recreation and Cultural Resources Department. The sign should be placed in a highly visible location in close proximity to the park entrances. Signage considerations should be made for users of all backgrounds, including the visually impaired, foreign language speakers, and small children. Additional signage directing visitors to the park entrances, Flexible Use Educational Garden, Playground Area, Adult Fitness Stations, and designated distances on the Loop Trails is suggested.
- Grills: Provide a minimum of two cooking grills outside of the Covered Canopy Area with Restrooms near the Multipurpose Lawn and Hard Surface Multipurpose Court.
- Pet Waste Collection: Provide a pet waste collection area in a visible location near the Multipurpose Lawn or Loop Trails.

Basic Amenities (continued)



- Bike Racks: Provide bike rack areas near the Hard Surface Multipurpose Court and Covered Canopy Area with Restrooms. Bike racks should be placed and positioned such that parked bikes do not impede pedestrian movement.
- () Site lighting: Site lighting should be designed to provide a safe environment in the park while being respectful and considerate of the adjacent residential area. Consider providing lighting in the proximity of the Covered Canopy Area with Restrooms that is motion sensor activated. Lighting should alert that there is activity but should not stay on for prolonged periods of time to discourage the use of the park at night. Lighting will promote safety as reflected in the Park Vision.
- General Landscaping: All landscaping provided should meet requirements for Crime Prevention Through Environmental Design (CPTED). Provide perimeter landscape buffers by maintaining existing screening. Recommend installing a non-permeable vegetation buffer to discourage access between the park and private property on the north and east boundaries of the park property. Parts of the existing screen may be augmented in coordination with neighboring owners. An adequate landscape buffer is to be provided to meet or exceed existing buffers and to meet the interests of adjacent property owners over time. Landscaping should be low maintenance and drought tolerant and be able to survive without irrigation beyond initial establishment. Landscape areas between park elements will consist of lawn, ornamental grasses, and shrub planting areas that are low maintenance and drought tolerant. Landscape areas should provide seasonal interest throughout all four seasons. The use of pesticides in landscape areas is discouraged for long term management.

Basic Amenities (continued)



 Protection of Existing Landscape: Provide protection of landscape areas to be preserved such as the Tree Conservation Area. Provide grading strategies to minimize the impact of grading near the Tree Conservation Area as well as the Wildlife Meadow.

 Sierra Drive and Lineberry Drive Improvement Recommendations:
The following improvements to Sierra Drive and Lineberry Drive should be provided to enhance the pedestrian experience with traffic calming measures and improved pedestrian connections to adjacent residential areas. The park development will meet the intent of the City of Raleigh Street Design Manual with the following improvements to enhance the user experience along Sierra Drive and Lineberry Drive.

- Provide bulb out curb areas along the north edge of Sierra Drive as a traffic calming measure to reduce vehicular speed as illustrated on the Concept Plan. The bulb out curb areas will be designed as directed by the City of Raleigh Public Works Department and the City of Raleigh Street Design Manual. When designing the bulb out curb areas, consider the placement of crosswalks to avoid conflict between pedestrians and vehicles. Consideration should also be given to site distances when designing bulb out curb areas at intersections and at the entrance to the Parking Area. Allow for on street parking within the bulb out curb areas. It is not suggested that there be any improvements to the street parking beyond where it fronts the park property as part of the Sierra / Lineberry Drive Park development.

Basic Amenities (continued)



Sierra Drive and Lineberry Drive Improvement Recommendations (continued):

- Where possible, provide 6' sidewalks along Sierra Drive with a 6' wide landscape section between the curb and sidewalk. Provide this streetscape treatment between the entrance to the proposed Parking Area at the east end of the property up to the above grade utilities near the intersection of Sierra Drive and Lineberry Drive.
- Provide street trees within the 6' landscape area along Sierra Drive to create a buffer between the roadway and the park and sidewalk. The street trees should be limbed up a minimum of 7' to allow clear site lines into the park.
- Provide a future sidewalk connection from the intersection of Sierra Drive and Lineberry Drive to extend to Orchard Pointe Apartment Homes. Sidewalk treatment should consist of a 6' sidewalk with 6' wide landscape area between the curb line and sidewalk.
- Provide crosswalk connections across Goshawk Lane and across Lineberry Drive as illustrated on the Concept Plan.

Expansion Options

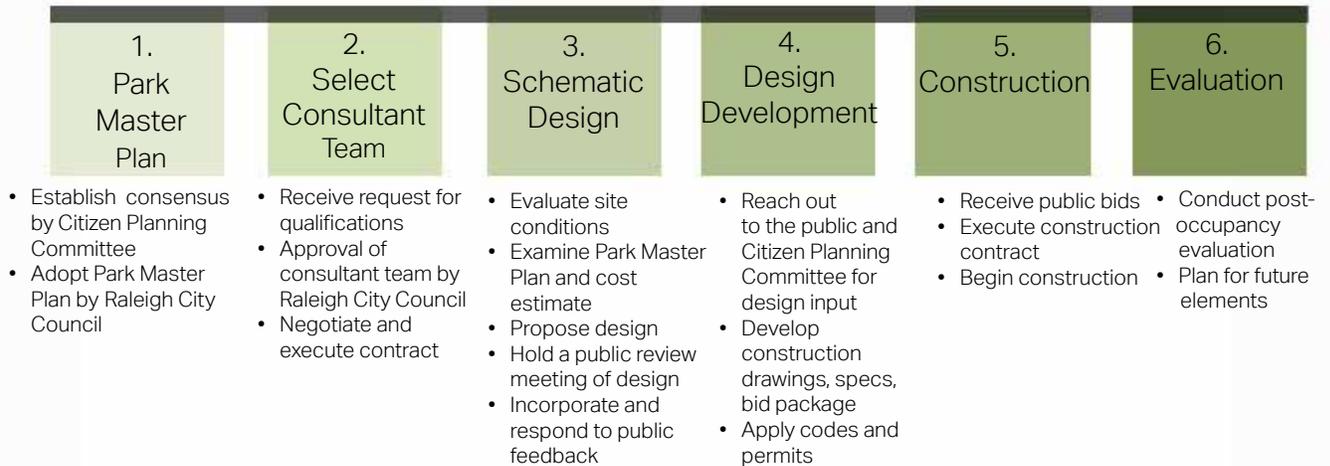
If in the future it becomes necessary for expansion of the Playground Area and Parking Area, space has been allocated to allow for adequate growth to occur.



Project Sequence

The Park Master Plan calls for the transformation of the Sierra/Lineberry Drive Park property. This Park Master Plan document will direct this development. The following graphic further explains the continued process.

Project Sequence Diagram



Committee Recommendations on Park Priorities and Phasing

Establishing a list of priority park elements ensures a park that meets the Park Vision of the Park Master Plan, especially within an appropriate focus for initial development. The final ranking of park elements resulted from a series of activities with the general public and Citizen Planning Committee. The following section describes the activities and findings used to establish park priorities, leading to the conclusions on page 65 and the final priority element ranking on page 66.



Public Workshop #3 - Activities



Public Workshop #3 - Activities

Committee Recommendations on Park Priorities and Phasing (continued)

Activity: CPC Survey

A survey was conducted with members of the CPC requesting that they select the top three park elements based on which amenities they felt were most critical to the park's success. The CPC was then asked to provide their preference of which park elements they felt should be constructed in the first phase. A ranking of preferred amenities based on the results of this survey is provided in the list below starting with the highest priority element at the top of the list.

1	Playground Area
2	Covered Canopy Area with Restrooms
3	Hard Surface Multipurpose Court
4	Loop Trails
5	Multipurpose Lawn
6	Flexible Use Educational Garden
7	Wildlife Meadow
8	Parking Area
9	Adult Fitness Stations

Activities: Public Workshop #3

Two exercises were conducted during Public Workshop #3 to gauge which components of the draft Concept Plan were of greater priority to members of the public. Descriptions of the exercises are provided below, along with the resulting ranking and additional conclusions derived from these exercises.

Committee Recommendations on Park Priorities and Phasing (continued)

Exercise 1: The purpose of this exercise was to allow members of the public to identify elements of the park that were most important to them without the constraint of cost. Members of the public were presented with an image of the draft Concept Plan. They were then asked to identify preferred elements of the plan by placing a dot on specific elements. Each participant was given three dots that they could place on the draft Concept Plan and were instructed that only one dot could be placed on each element.



Public Workshop #3- Activities

Exercise 2: The purpose of this exercise was to allow members of the public to identify elements of the park that were most important to them with a basic understanding of budget and cost constraints. Participants were given a limited number of coins and a pricing sheet and were instructed to 'purchase' park elements that were a priority to them. Participants were asked to allocate a portion of their coins at the beginning of the activity to pay for general conditions and site preparation. A list of conclusions that were established about priority park elements from this exercise is provided on page 65.

Committee Recommendations on Park Priorities and Phasing (continued)

Conclusions

- 1 Priority elements are identified as items 1-7 in the Priority Consensus table on page 66. The CPC concluded it was essential for these 7 elements to be implemented in the initial phase of development in order to meet the Park Vision.
- 2 Priority elements were selected regardless of cost constraints.
- 3 Participants ranked priority elements through a willingness to pay more. The Playground Area and Covered Canopy Area with Restrooms ranked highly among priority elements, especially considering the Covered Canopy Area with Restrooms was more than 50% of the funding allotted to participants in the exercise.
- 4 Regardless of priority status, low cost items (such as the Wildlife Meadow) were selected in the funding activity. This represents an interest to provide relatively low cost features or enhancement where possible. An exception to this conclusion would be the Flexible Use Educational Garden which, despite being low cost, was not allocated funds in the exercise. This reflects the plan's interest in seeing community sponsorship and coordination of this feature instead of public funding or public management.
- 5 Throughout the Park Master Plan process, only minimal on-site parking was desired. This was to encourage a pedestrian oriented neighborhood park and to preserve the limited space for recreation and nature. Despite this, participants recognized a need for an attractive, well designed Parking Area, especially for accessibility interests.
- 6 Establishing a development budget during the Schematic Design phase of the project will further inform implementation choices and the sequence of park elements, especially regarding the lower ranked priority park elements.



Public Workshop #3 - Activities



Public Workshop #3 - Activities

Committee Recommendations on Park Priorities and Phasing (continued)

It is essential that a successful park, one that provides a balanced composition of park elements and meets the established Park Vision, result by the conclusion of the first phase of construction. A thorough review of the Park Vision Statement and Outcome Measures was necessary to evaluate the results of the public workshop activities. A comprehensive list of the park elements has been provided below. This list is a ranking of park elements and represents a synthesis of the activities summarized in this section. The ranked list was reviewed at CPC #5 and received unanimous approval.

Priorities Consensus

1	Playground Area
2	Covered Canopy Area with Restrooms
3	Hard Surface Multipurpose Court
4	Multipurpose Lawn
5	Loop Trails
6	Wildlife Meadow
7	Parking Area
8	Adult Fitness Stations
9	Interactive Water Feature
10	Flexible Use Educational Garden

The CPC indicated that Items 1-7 are to be considered as essential items to meet the Vision Statement and as priority elements for initial development.

Additional Considerations

These recommendations highlight the Park Master Plan process for prioritizing park elements. The CPC acknowledged that consideration should be given during the Schematic Design phase to develop strategies for constructing all of the park elements and amenities in a single phase of construction if possible.

Cost Estimates for Park Elements

There are a wide variety of factors that can influence construction costs including but not limited to: material choices, current labor and market prices, environmental conditions, weather delays, and other site specific considerations. Additionally, costs may change once the park has gone through the Schematic Design phase of the project. A range of costs associated per element is presented on the following pages. A total range of costs can be found at the end on the next page.

Site Preparation Grading, utilities, and permit fees	\$180,000 - \$250,000
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Park Elements

Canopy Covered Area with Restrooms (approx. 2,000 sf) Restroom enclosure, covered area, and (4) picnic tables	\$250,000 - \$400,000
Hard Surface Multipurpose Court (approx. 3,900 sf) Court surface and subsurface materials, fence, and stadium seating	\$80,000 - \$110,000
Playground Area (approx. 6,800 sf) Play equipment, interactive features, surface and subsurface materials	\$200,000 - \$300,000
Multipurpose Lawn (approx. 13,000 sf) Sod and temporary irrigation	\$20,000 - \$40,000
Flexible Use Educational Garden Space (approx. 2,100 sf) Garden beds and earthwork	\$10,000 - \$30,000
Loop Trails (approx. 1,100 lf) Pedestrian concrete pathways	\$15,000 - \$25,000

Cost Estimates for Park Elements (continued)

Park Elements (continued)

Adult Fitness Stations (approx. 100 sf per station) Outdoor exercise equipment along outer Loop Trail	\$20,000 - \$40,000
Parking Area (approx. 2,800 sf) +/- 5 spaces, curbing	\$40,000 - \$60,000
Wildlife Meadow (approx. 17,500 sf) Wood chip pathway	\$5,000 - \$10,000
Stormwater Management (approx. 1,800 sf) Stormwater device, plants, educational signage	\$30,000 - \$60,000
Tree Conservation Area (approx. 13,000 sf) Clearing of dead trees, removal of invasive plants	\$5,000 - \$10,000
Restored Woodland (approx. 9,000 sf) Selective clearing, removal of invasive plants, and restorative plantings	\$10,000 - \$30,000
Restrictive Measures to Deter Access Vegetation, fences, gates, security technology	\$30,000 - \$60,000
Basic Amenities Benches, seat walls (approx. 100 lf), (2) water fountains, signage, (2) grills, fences, (1) pet waste collection, bike racks	\$15,000 - \$30,000
Site Plantings Street trees, interior site trees, shrubs, ornamental grasses, perennials, annuals, bulbs, mulch, and buffer plantings	\$15,000 - \$50,000
Sierra Drive Traffic Calming Device Sidewalk and curb modifications, crosswalks, on street parking striping	\$5,000 - \$20,000

Total Cost Estimate Range

\$930,000 - \$1,525,000

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