



# **WEST PINEHURST COMMUNITY PARK**

---

## **Village of Pinehurst**

MASTER PLAN REPORT





# ACKNOWLEDGMENTS

## VILLAGE OF PINEHURST

### Parks and Recreation

Mark Wagner / Director

Dave White / Recreation Superintendent

## CONSULTANT TEAM

### McAdams / Design Lead

Rachel Cotter / Project Manager

Sonya Shaw / Sr. Park Planner + Equity Specialist

Jennifer Beedle / Planner

Julie Young / Landscape Architect

Garrett Jenkins / Designer



MCADAMS

# TABLE OF CONTENTS

---

INTRODUCTION

07



SITE INVENTORY  
+ ANALYSIS

13



SITE  
OPPORTUNITIES  
+ CONSTRAINTS

21



COMMUNITY  
ENGAGEMENT

25



CONCEPT  
DEVELOPMENT

33



FINAL MASTER  
PLAN

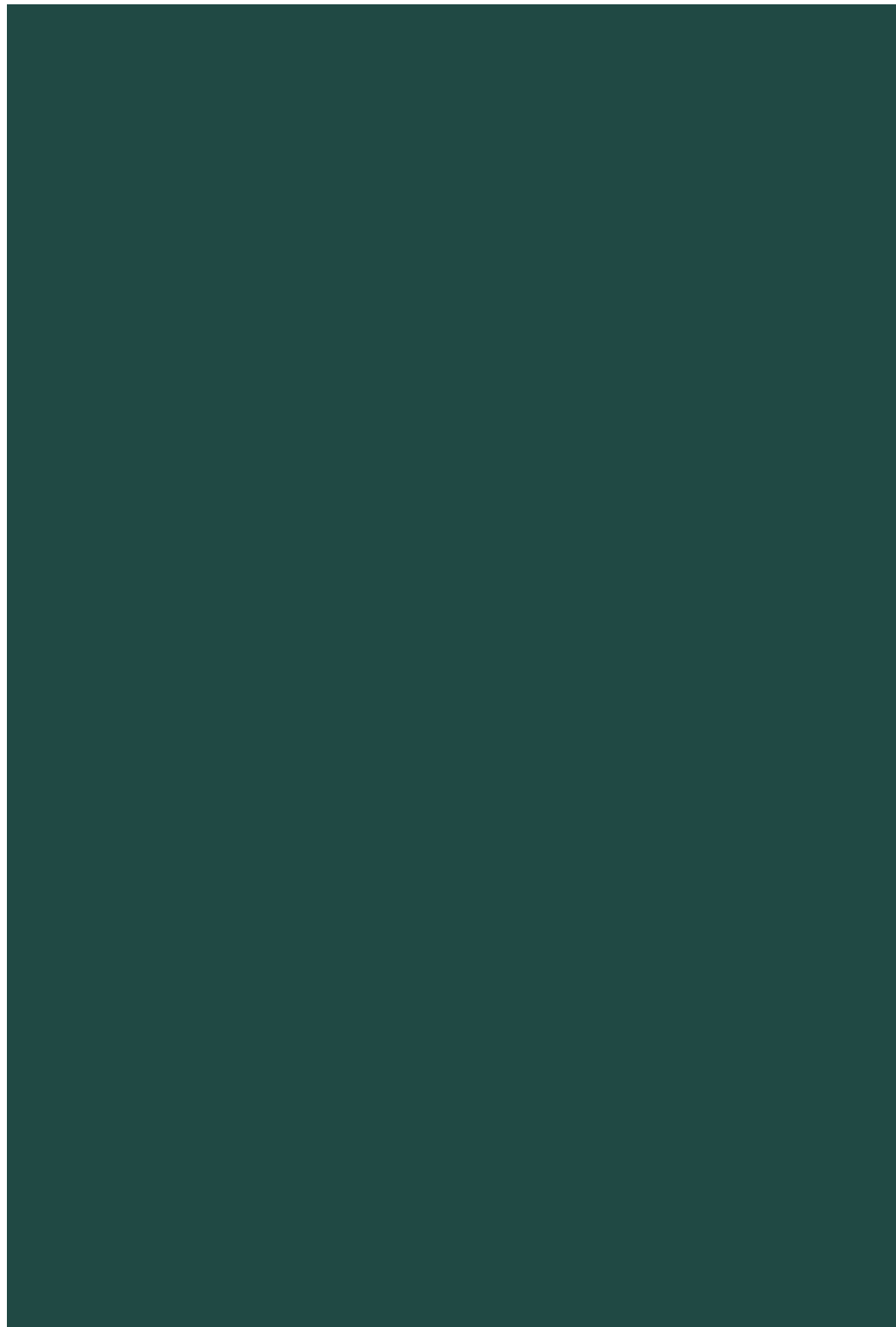
37





# WEST PINEHURST COMMUNITY PARK

VILLAGE OF PINEHURST  
PARKS & RECREATION DEPARTMENT



# INTRODUCTION

---

## IN THIS CHAPTER

Context

Site History

Demographics

Development Guidelines

Inventory







## INTRODUCTION

**The Village of Pinehurst is in Moore County, North Carolina, located in the south, central portion of the state. Located approximately 33 miles west of Fort Bragg, 60 miles southwest of Raleigh and 75 miles east of the Charlotte metro area, the Village of Pinehurst is found in the Sandhills portion of the state and has become known as an international golf resort community. With a population of approximately 17,500 people, Pinehurst consistently ranks as the 'Safest City in North Carolina' by SafeWise. The Village's leisure resources, central location within North Carolina, and access to high-quality healthcare make it one of the most desirable places to live in the state. As such, it is no wonder the Village's average annual population growth rate is 13 percent - well above that of both the State (1%) and the U.S. (.5%). Population growth within Pinehurst has served as a planning call to action on behalf of Village leaders and stakeholders. Pinehurst has invested heavily strategic planning efforts over the past ten years, including a comprehensive plan to guide the progress of the Village's Parks and Recreation Department.**

The Comprehensive Parks and Recreation Plan supports the additional acreage West Pinehurst park provides the current park system. The comprehensive plan recommended the Village prepare a park master plan for the West Pinehurst site to determine the type and number of amenities that would be best suited for the site. A phased development approach to the site was suggested, beginning with construction of the entrance road, utilities, landscaping, and grading for the athletic fields. Park amenities noted for the initial phase of development include two (2) baseball fields, half-mile walking trail, parking and one picnic

shelter and restroom/concessions building. It is also recommended in the master plan that future phases include the construction of additional parking, storm water control, utility distribution, and further landscaping. Future park amenities to include one soccer field, baseball/softball field, playground, fishing pier, dog park, two picnic shelters and expanded walking trails. The 2021-2025 Capital Improvement Plan projects \$500,000 in FY23 and FY25 for a total of \$1,000,000 for development over the next four years.

The current West Pinehurst Community Park plan is a product of a thorough site analysis and inventory process including the following: environmental, geological, cultural and historic assessment; community engagement process to assess perceived recreational needs for the site; development of conceptual design alternatives; cost estimates; a summary report of the project findings and final master plan design.



## CONTEXT

The subject site is located within the Village limits and is surrounded by residential properties in the Pinehurst ETJ. The site is located approximately five miles west of the Village of Pinehurst's existing parks and recreation facilities. Heavy vegetation is found throughout the site and along the eastern, western and southern parts of the parcel. Residential properties are located on the northern portion of the site and adjacent neighborhoods consisting of single family residences on the eastern, western, and southern portions of the parcel.

## SITE HISTORY

The Village of Pinehurst is located in Moore County, within the south central portion of North Carolina, which is often referred to as the Sandhills. The Sandhills consist of a strip of ancient beach dunes in the interior of North and South Carolina (evidenced by a former coastline when the ocean level was higher, or the land was lower) and divides the "piedmont" and the "coastal plain". Approximately 60 miles southwest of Raleigh (Interstate 40), the state capitol, Pinehurst is 75 miles east of the Charlotte metro area (Interstates 77 and 85). The Village spans approximately 14.9 square miles, having 14.3 square miles of land and 0.6 square miles of water. Important resources to the Village of Pinehurst include major thoroughfares NC Highway 5, NC Highway 211, and US Highway 15-501. The Village of



Existing disc golf course

Pinehurst is recognized as an outstanding residential community and as a major golf resort.

## DEMOGRAPHICS

Per the 2010 US Census, the Village of Pinehurst had a population of 14,738. The 2021 population estimate was approximately 17,500 as provided by the Village of Pinehurst Planning Department. The Village's population projections show the current population growing to nearly 19,000 by 2026. The median household income in 2019 was estimated to be \$82,081, with four percent of the population living below the poverty line.

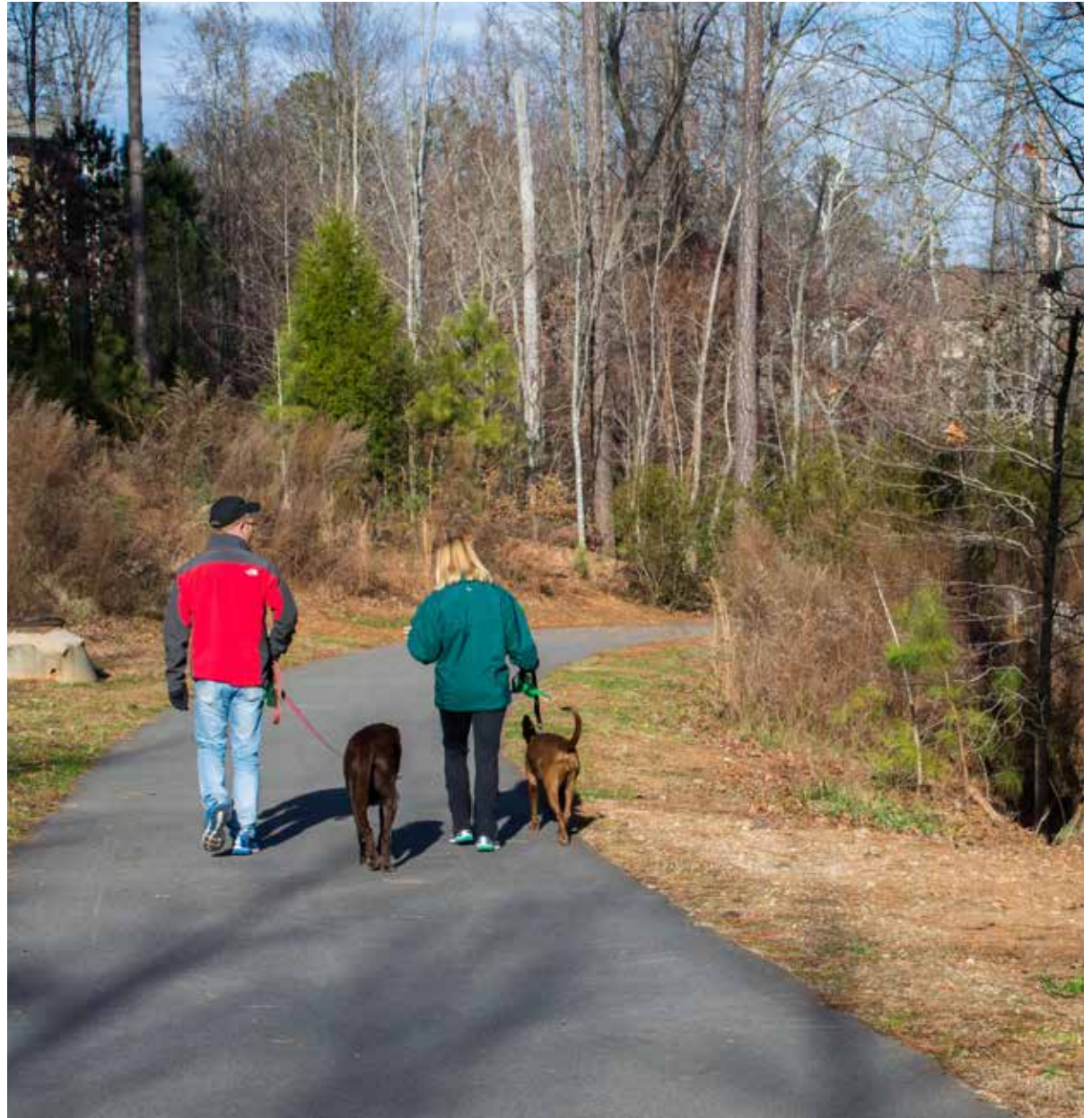
The racial makeup of the Village of Pinehurst (Per 2019 American Community Survey five-year estimates) is 94% White, 3.8% Hispanic or Latino, 2.5% African American or Black,

2.2% Asian, 1.1% of two or more races and 0.2% Native Hawaiian or Pacific Islander. For the community's youth, 16% of Pinehurst's population was under 18 years as of 2019. Adults in the 25 - 44 years age group comprise 26.9% of the population. Pinehurst also has a sizable older population, with 40.9% of residents being 65 years or older (2019 ACS). According to the 2014 U.S. Census report on An Aging Nation: The Older Population in the United States, it is projected that over the next 40 years the global population of people 60 years or older will nearly double to 2.1 billion.

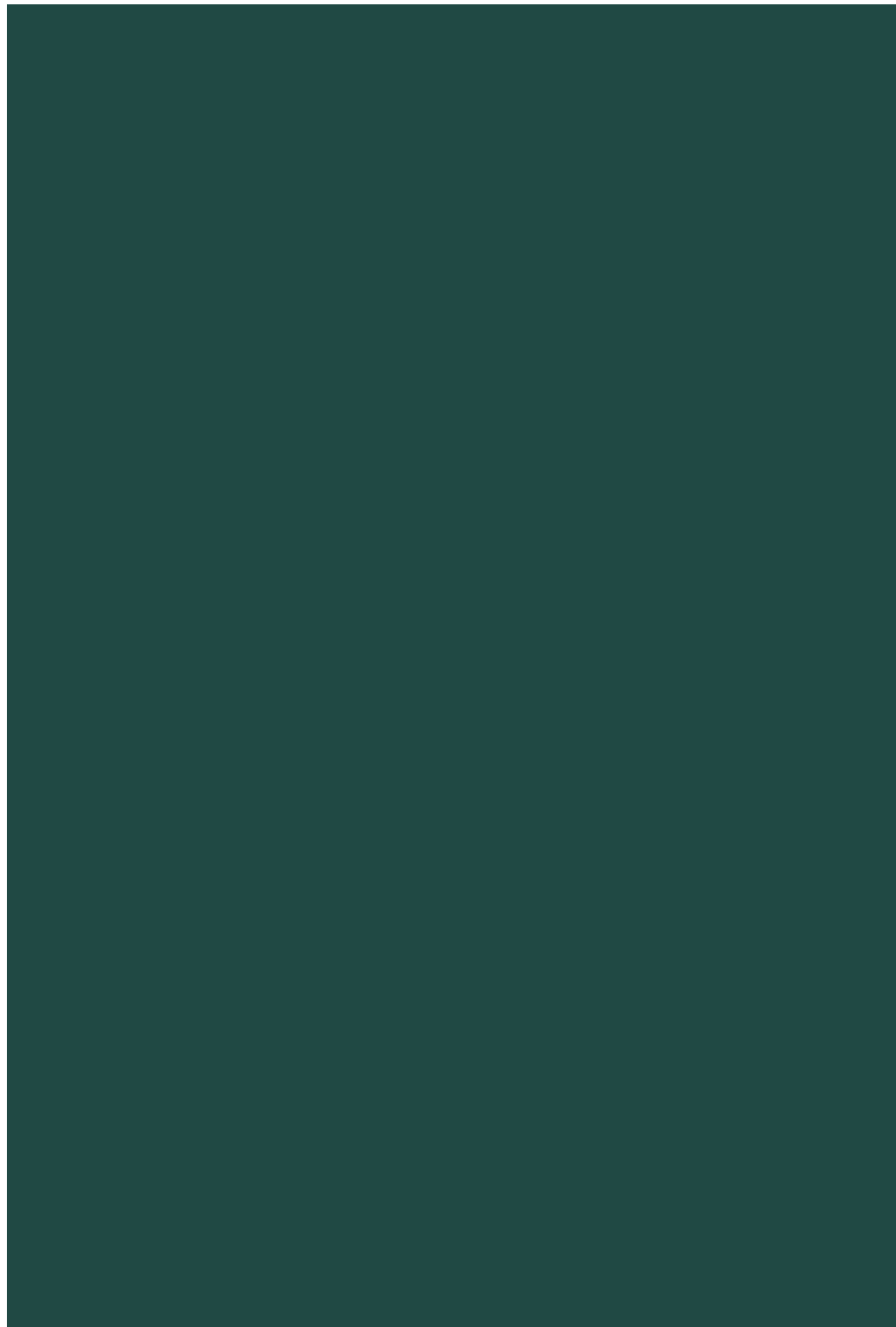


## KEY FINDINGS:

- ▶ The overall population growth and demographic trends indicate a need for expanding parks and recreation services and suggests a stable tax base to support that work. The community's average household income levels indicate an ability to pay for parks and recreation services.
- ▶ A strong senior population suggests the need for expanding and developing senior services, programs and facilities that feature amenities and design elements for people with and without mobility challenges.
- ▶ Future parks and recreational services such as parks, greenways and trails, programs, facilities, amenities and equipment should be designed to appeal to a diverse and inclusive audience of all ethnic and cultural groups, ages and abilities.



▶ Asphalt paths provide accessibility for all users



# SITE INVENTORY + ANALYSIS

---

## **IN THIS CHAPTER**

Development Guidelines

Inventory

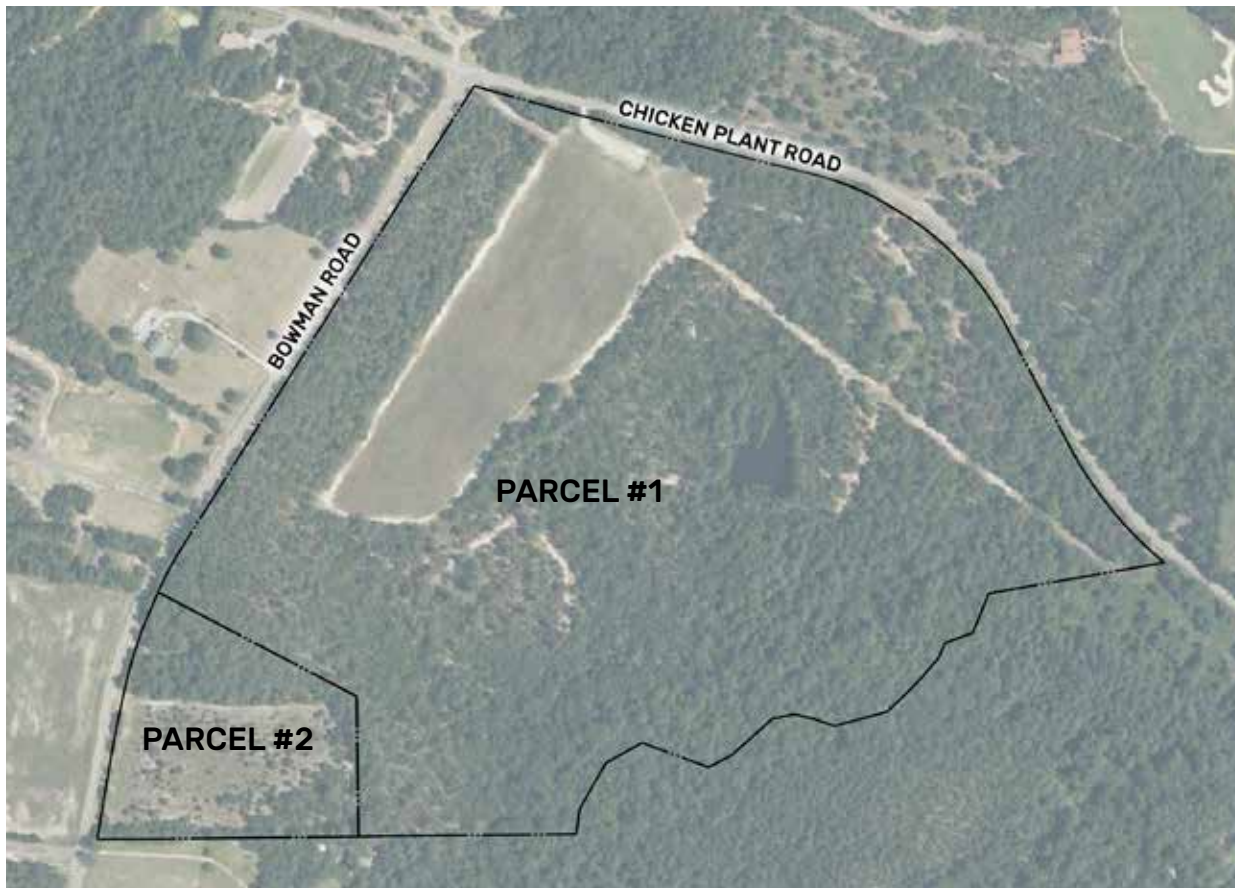
Open Water and Wetlands



## INTRODUCTION

**West Pinehurst Community Park is 74.66 acres out of which 7.62 acres were recently acquired to expand the park. It is comprised of two tax parcels located at the intersection of Chicken Plant Road and Bowman Road. The site is primarily wooded, with a large, cleared field toward the road frontage and an existing one acre pond central to the site. The Sandy Run stream forms the eastern boundary. The site is accessed via Chicken Plant Road and an existing gravel parking lot.**

▼ Figure 1 Aerial of the site



▼ View south across the existing open space



▼ Low wetlands areas along the eastern property





## Development Guidelines

### Zoning + Land Use

Per the County of Moore's Interactive GIS Mapping tools, the subject site is composed of two parcels with frontage along Chicken Plant Road and Bowman Road. The larger parcel (Parcel #1) is located within the Village, however during preparation of this document Parcel #2 was still awaiting annexation into the Village. The largest parcel (PIN # 854210259581) is 67.04 acres, and is zoned Public Conservation (PC). This zoning designation is established as a district in which the primary use of the land is reserved for the general public for recreation, parks, natural or man-made bodies of water, forests and other similar open space uses, and other government uses that provide public services to the residents of Pinehurst. This district is intended to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands) and/or properties otherwise restricted for public recreational use.

As such, the permitted uses in the PC zoning district (Section 8.5 of the Pinehurst Development Ordinance) are limited to Civic/Cultural facilities, Municipal Public Service facilities, Public Safety Stations (SR), Indoor Recreation Facilities, Religious Institutions, Parks, Landfill and Recycling Stations, Horse farms and Training tracks, Gardens, and associated infrastructure; Utilities, and accessory uses.

Per Section 10.2 (Definitions) of the Pinehurst Development Ordinance, a 'Park' use is specific to land owned by the Village of Pinehurst, which is used or intended to be used for public recreation, including both active or passive recreation. Indoor recreation facilities are defined as "providing recreational activities enclosed within buildings, including indoor swimming pools and tennis courts, gymnasiums, exercise facilities and associated activities. 'Recreation Facility, Outdoor' is not listed as a permitted use because it is, by definition, 'private'. Thus, outdoor recreation within a publicly owned park is authorized by the 'Park' use.

The second parcel (PIN # 854213240634) is 7.62 acres with frontage on Bowman Road and is zoned R30-Residential. The R-30 Residential District is established as a district in which the principal use of land is for medium-density residential uses. This district is further intended to discourage any use which would be detrimental to the predominately medium-density residential nature of the areas included within the district. In addition to the uses permitted in the PC zoning district, the R30-Residential zoning district also permits single family dwellings, family care homes, and additional accessory uses like home occupations.

During development of this plan, the Village was in the process of combining both parcels and

rezoning the second parcel. Neither property is subject to any overlay district regulations.

The 'Conservation and Growth Map' of the 2019 Comprehensive Plan organizes the community into areas prioritized for varying degrees of land conservation and is meant to guide near-term revisions to the Village's Pinehurst Development Ordinance (PDO) to assure that land use regulations are consistent with the vision set forth in the plan. The map is organized around designated areas which set out conservation and preservation priorities and inform the intensity and character of new development, in contrast to a more traditional future land use map. The subject area is identified as part of 'Focus Area 1' with an existing 'Rural' development type.

The rural designation was given to the majority of the southwest ETJ currently under very low-intensity residential zoning. The Comprehensive Plan recommends the Village continue to permit low-density residential development and conservation neighborhoods within Focus Area 1.

- Min front setback – 40'
- Min side yard setback – 20'
- Min side street setback – 20'
- Min rear yard setback – 30'
- Max height – 35'
- Max lot coverage by impervious surfaces – 30%



### Utilities

Per Section 9.9 of the Pinehurst Development Ordinance, all shall be designed for and connected to public water or sewer or meet applicable Health Department requirements for on-site systems where public water or sewer is not required to be provided. The developer shall be responsible for obtaining all necessary permits and approvals for any water or sewer system extensions.

Any development that has public water and sewer line available shall be required to extend the public water and sewer system through the development to each lot located therein. Water and sewer are considered 'available' if they are within 300 feet of the development.

### Parking

Permanent off-street parking spaces shall be provided as specified by Section 9.4.1.1 of the Pinehurst Development Ordinance. The number of parking spaces on a given piece of property shall be based on all the principal and accessory uses of that property. If a property is used for several uses, all uses shall be taken into account. The required parking shall be calculated separately for each use and then added to determine the total required parking. Construction of required parking must occur prior to Certificate of Occupancy.

A 'Park' use has no required minimum number of off-street parking spaces. Indoor recreational facilities require 1 space per 200 square feet of gross floor area plus 1 per employee of largest shift. Per Section 9.4.1.2, parking areas serving public park facilities as defined in the Village of Pinehurst Comprehensive Parks and Recreation Master Plan may consist of one hundred percent (100%) graded gravel.

All parking areas shall be separated at least ten (10) feet from buildings and all associated driveways and aisles shall be separated at least five (5) feet from buildings in order to allow room for sidewalks, landscaping, and other plantings between the building and the parking area. Each parking space shall be provided with curbing, a tire stop, or, in the case of unpaved spaces, railroad ties or similar material as set forth in the Village of Pinehurst Engineering Standards and Specifications Manual. Up to twenty percent of the total number of parking spaces required may be provided by compact or alternative transportation spaces. Compact parking spaces shall not be less than eight (8) feet in width.

### Landscaping Requirements

The landscape and streetscape development guidelines are intended to create an appearance in which man-made development is situated within a forest or naturalized setting in all zoning districts. A landscape plan including the landscape requirements for buffers, parking lot landscaping and screening per Section 9.5 of the Village Development Ordinance shall be submitted to the Village Planner and its approval is a prerequisite for the issuance of a development permit.

Existing park signage



Existing gravel parking lot









### Signage + Lighting

Section 9.7 of the Pinehurst Development ordinance contains the Village's sign regulations intended to maintain and enhance the aesthetic environment and the Village's ability to attract sources of economic development and growth. These regulations includes standards for various attached and freestanding signs. Within the PC zoning district, wall signs are restricted to 24 square feet in size.

Section 9.8 of the Pinehurst Development ordinance contains lighting standards intended to regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and land uses in the proximity of the light source. Approval of an exterior lighting plan shall be a prerequisite to the issuance of a development permit. Maximum lighting levels permitted vary according to height and whether cutoff fixtures are used. In non-residential districts, a 30 ft tall, mounted fixture with total cutoff of an angle of ninety (90) degrees is permitted a maximum average maintained illumination of 2.00 foot-candles/lumens per foot. With a 40' mounting height, that same fixture is permitted a maximum average-maintained illumination of 2.00 foot-candles/lumens per foot. When a light source has no cutoff within a non-residential district, the maximum permitted mounting height is 20 ft with a maximum permitted average-maintained illumination of 0.3 foot-candles/lumens per foot.

### Environmental

#### Floodplain

The site does not contain any designated floodplains, nor are any USGS protected streams shown on available GIS data. The site slopes downward towards the southeast, with a high elevation of approximately 500 ft along Bowman Road, and a low point of 414 feet along the southeastern property boundary.

#### Stormwater

The site falls within a Water Supply Watershed: WS-II Watershed Protection District (Drowning Creek-Lumber River WS-II BW). Improvements to the site will be subject to detention for 10-year storm events. Any new development shall not exceed twelve percent (12%) built-upon area on a project by project basis. Calculation of impervious surface area shall include the pavement area of all existing and proposed internal public and private streets, driveways, rooftops, parking lots, patios, and all other impervious surfaces on a project-by-project basis, but shall not include pathways that are a part of the Village of Pinehurst official greenway system. For purposes of calculating the percentage of impervious area coverage, the total project area shall be regarded as the actual area of the property plus the area within the rights-of-way of the internal streets. The Village reserves the right to require use of water quality Best Management Practices (BMP's) at the outlet of all pipes to minimize the

impact on sensitive receiving waterways such as wetlands and perennial streams as shown on USGS Quad mapping and NRCS (SCS) Soils mapping. Such BMP's shall be required in water supply watershed districts consistent with the requirements of the Watershed Protection Overlay District of the Village of Pinehurst Development Ordinance. All proposed park uses are categorized as non-residential uses.



▲ Existing natural pond surrounded by mature forest



## INVENTORY



⚡ Existing driveway along Chicken Plant Road



⚡ Natural pond in wooded area



⚡ Overhead utility easement



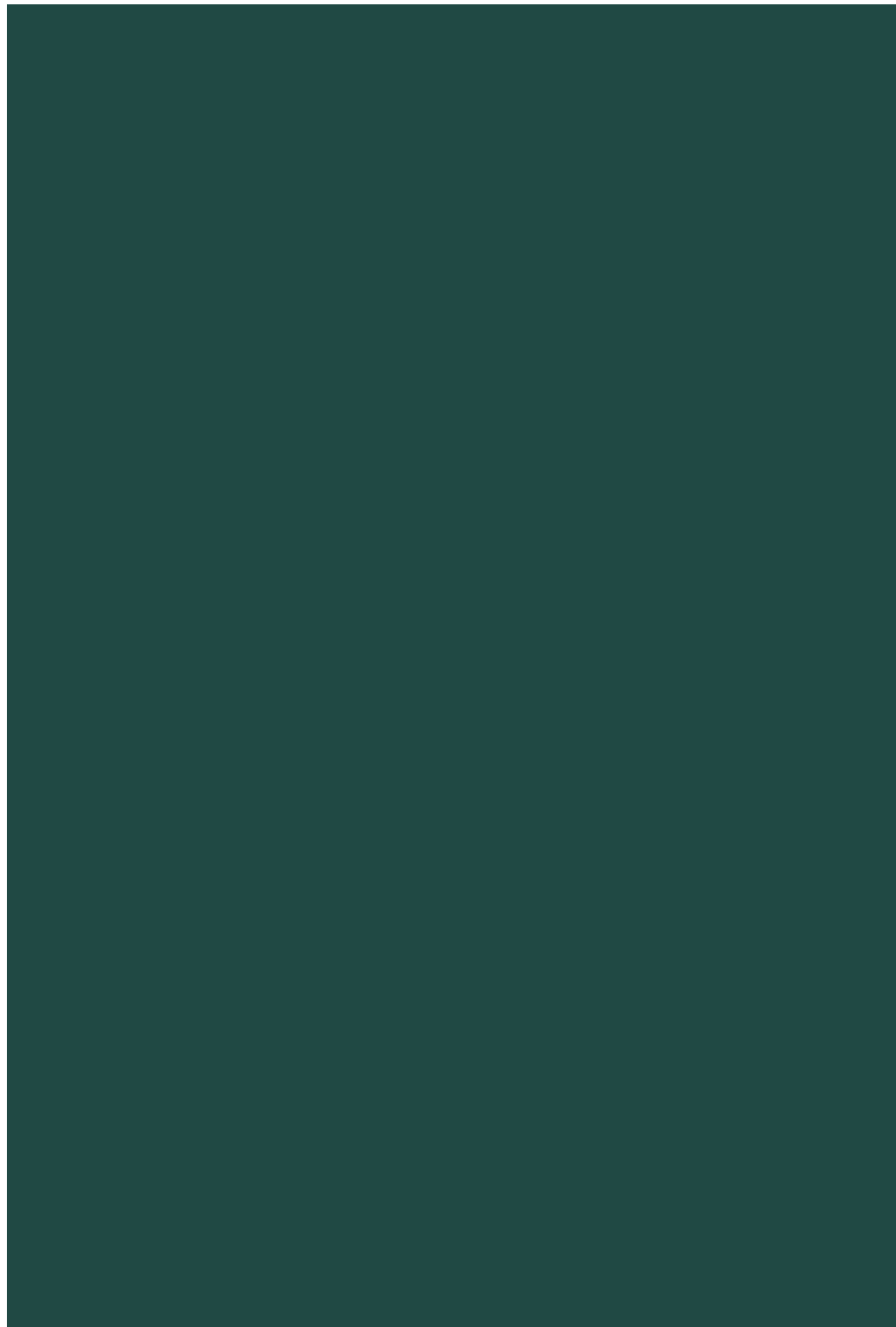
⚡ Western site frontage along Bowman Road



⚡ Existing stream forming the eastern boundary



⚡ Southwest corner of the site with pine reforestation



# SITE OPPORTUNITIES + CONSTRAINTS

---

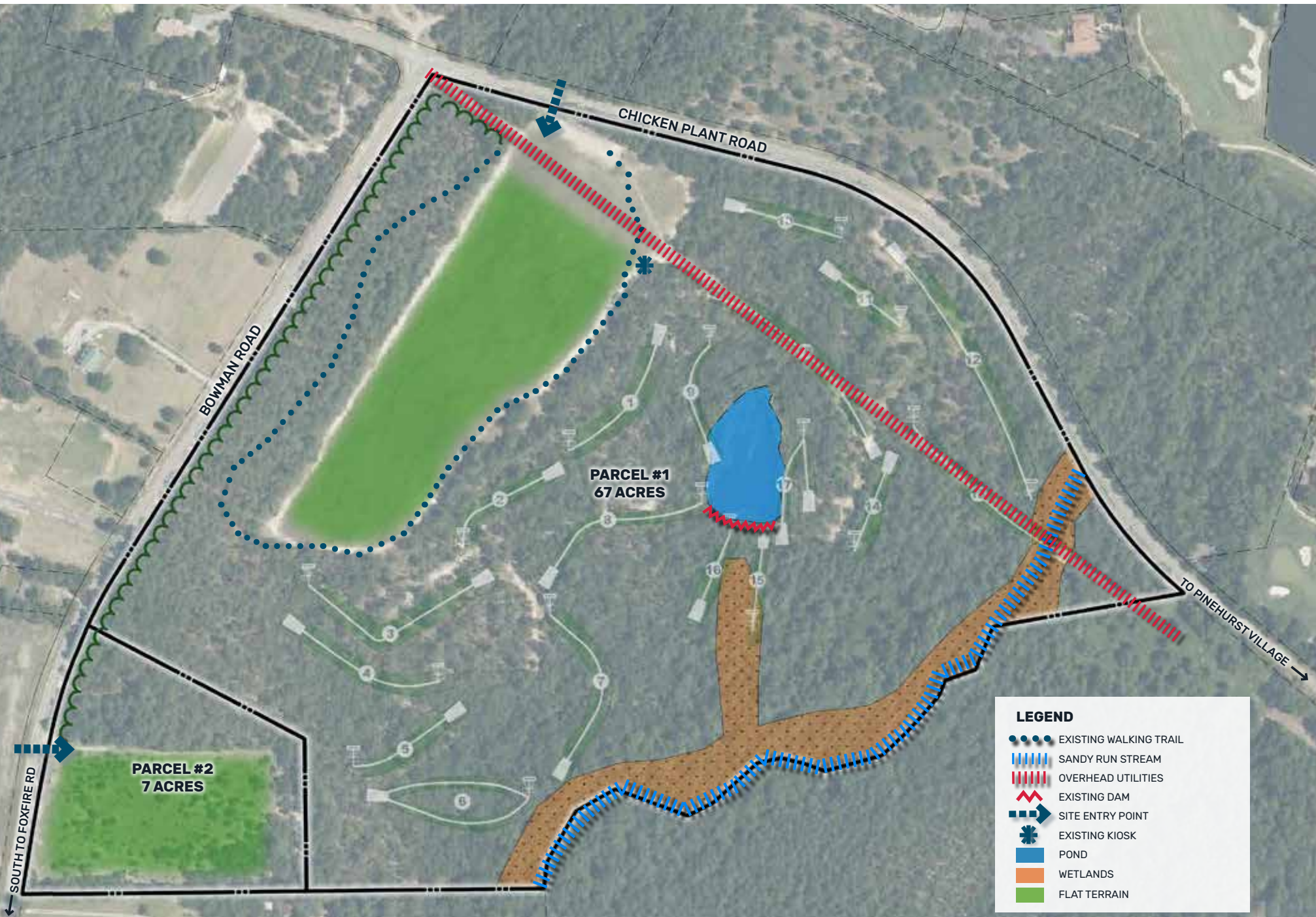
## IN THIS CHAPTER

Opportunities

Constraints



VILLAGE OF PINEHURST  
SITE OPPORTUNITIES AND CONSTRAINTS



**LEGEND**

- EXISTING WALKING TRAIL
- ||||| SANDY RUN STREAM
- ||||| OVERHEAD UTILITIES
- ⚡ EXISTING DAM
- ➡ SITE ENTRY POINT
- \* EXISTING KIOSK
- POND
- WETLANDS
- FLAT TERRAIN



## SITE OPPORTUNITIES AND CONSTRAINTS

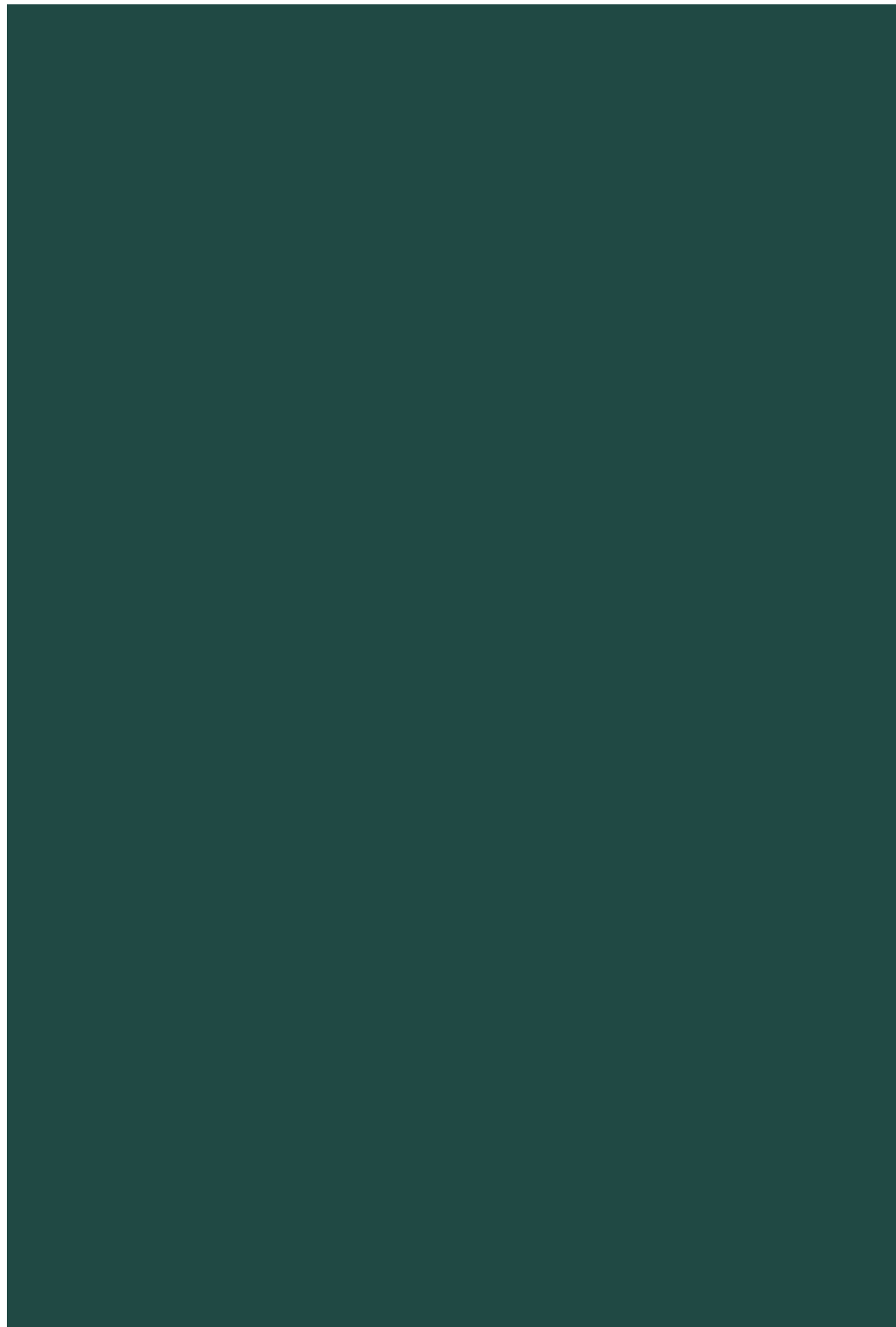
**There are a wide range of ecologies across the site, specifically defined by ecotones which are transitional areas between different plant communities. The site transitions from open flat grassland, down a sloped wooded area to a low wetland area that follows Sandy Run, which forms the Eastern site boundary. The ability for residents to visit and experience multiple ecologies in one place is an asset to be shared with the entire community.**

### Opportunities

- ▶ **Access.** Site access is offered via an existing entrance off of Chicken Plant road to a gravel parking lot. Additionally, a cleared gravel entry could serve as a potential secondary driveway along Bowman Road.
  - ▶ **Topography.** The existing large flat, open space along the NE portion of the site provides an opportunity for athletic fields with limited grading required for implementation.
  - ▶ **Ecology.** The natural ecologies represented on the site offer unique experiences for users and educational opportunities for understanding the flora and fauna native to the sandhills.
  - ▶ **Existing Amenities.** The existing 18 hole disc golf course attracts current visitors to the site. Each hole has two concrete tee platforms and cleared pathways connecting each tee,
- ▶ **Existing Vegetation.** The majority of the site fronting the main roads includes existing mature trees that will provide a natural buffer from the surrounding residential properties. The entire sloped and eastern portion of the site is existing wooded forest.
  - ▶ **Trails.** There are several existing pathways through wooded areas of the site that can be utilized and incorporated into a site-wide trail network.

### Constraints

- ▶ **Infrastructure.** There is no existing utility infrastructure to the parcels. Water and sewer services would need to be brought to the site to offer restroom facilities and irrigation for athletic fields. Well and septic are also options for restroom facilities, however cleared area must be allocated for septic fields.
- ▶ **Access.** Access is currently limited to only a cleared gravel road/parking area and requires upgrading/improvements to accommodate additional use.
- ▶ **Easements.** An overhead utility easement paralleling Chicken Plant Road passes through the site on the Northern portion of the site.
- ▶ **Wetlands.** These areas can be seen both as opportunities and constraints, but due to the sensitivity of wetland areas, they require additional considerations for design within and around them. Impacts should be avoided while access to wetland areas can provide environmental education and connection to nature.
- ▶ **Pond/Earthen Dam.** The existing pond on the site is a visual feature of the site, however the dam needs further assessment and may require improvements for stabilization. The water attracts wildlife, however some of that includes venomous snakes that pose a hazard to park users.





# COMMUNITY ENGAGEMENT

---

## **IN THIS CHAPTER**

Public Input Meetings

Polling Activity

Survey Questionnaire

Recreation Preferences



**Alongside the considerations and recommendations of previous Pinehurst planning efforts, a public input process informed the recreational needs and desires for West Pinehurst Community Park. The engagement process entailed two virtual public meetings, an online public engagement forum managed by Village staff, and an online public opinion survey where individuals could self-select to participate and offer feedback on programming and the future vision for the park.**

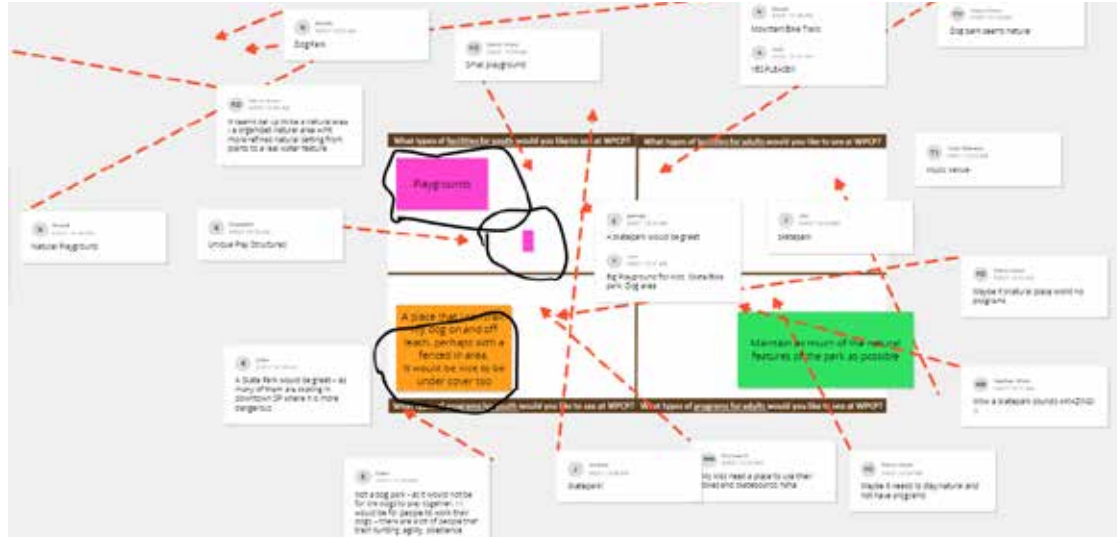
### **Online Public Engagement Forum**

Prior to the public input meetings during late April 2021, the Village managed a public engagement website, *Engage Pinehurst: Make Your Mark on West Pinehurst Park* which allowed visitors to the website the opportunity to view information on the upcoming project and pin desired activities and uses for the park. Of the 233 visitors to the website, 16 registered users placed pins and 111 unregistered users placed pins for a total of 127 engaged participants. It should be noted that the survey software did not offer a function to prevent people from responding to the survey more than once or document who was participating. Therefore, the survey results must be interpreted with this as a presumption and take into consideration that the data could be skewed. With that in mind, the importance of using mixed methods of engagements cannot be understated.

The project team provided Village leadership with best practices for making the community aware of the opportunity for public comment. Such best practices were grounded in the approach suggesting multiple, familiar channels be employed to reach the broadest swath of residents all of whom likely consume media differently. The team recommended the Village advertise the community meetings via websites, social media and e-mail blasts. For example, it was suggested that the project website be linked to the Village's homepage and social media landing pages. Village staff were encouraged to share the posts with community groups who could then post them to their social media accounts and email information to members. Thus, the notice was shared with Village residents via *Engage Pinehurst*, the Village's social media channels, and articles in online and print news outlets including the *Sandhills Sentinel* and *The Pilot*. Yet, despite best efforts, the virtual meetings lacked the attendance that was anticipated and hoped for.

### **Public Input Meeting I**

The Village of Pinehurst held two virtual public meetings on May 4th, 2021. To reach the largest input base and accommodate the variety of daily routines that exist among the public – especially considering the pandemic – the meetings were held in both the morning and evening. The first meeting ran from 10:00am to 11:00am, and was attended by 11 individuals. The second meeting ran from 6:30pm to 7:30pm and was attended by 17 individuals. What follows is a combination summary of the input received from both meetings. Attendees participated via the online meeting platform, Zoom. Participation methods included providing comments and questions using Zoom's chat function, participating in poll questions via the app, Mentimeter, and using virtual sticky notes to provide feedback on an online whiteboard.



Screenshot of Conceptboard activity during Public Meeting I

### Virtual Whiteboard Activity: What would you like to see in your Park?

The whiteboard was provided using the online platform, Conceptboard. Attendees were able to type their desired amenities and features into virtual sticky notes and drag them onto the board. Results from this exercise demonstrated that the top five most desired amenities were:

1. Skate Park
2. Nature Related Amenities/Features
3. Playground
4. Dog Park
5. Mountain Bike Trails

### Polling Activity

Attendees had the opportunity to share information about themselves via the Mentimeter polling app. Participants were asked to share: their age, where they reside, whether they had ever visited West Pinehurst Community Park, and if they had – what activities they participated in at the park. Participation in the polling activity was self-directed and as a result, not all participants responded to all prompts. Of 28 who did participate, only four reported never having visited West Pinehurst Community Park. The median age among attendees was 39 years old. Although the majority of attendees reported that they reside in the Village of Pinehurst,

others in attendance included residents of Southern Pines, Carthage, Aberdeen, and folks residing within Moore County.

Meeting attendees were provided with a list of six activities based on what Village Parks and Recreation staff had observed park users doing currently and in the past. Participants were able to select more than one activity. Those who had visited the park reported bringing their dog (14), walking/running (13), playing disc golf (12), using the open field for an activity (9), gathering with others (7), and exercising (7).

### Survey Questionnaire

A survey was developed to collect demographic data and solicit input regarding the recreational needs of residents. The survey was designed for web-based feedback and was posted online from May 4 until May 17, 2021. The weblink was posted on the Engage Pinehurst website and the Village's social media. Village staff and the project team also provided the link and promoted the survey to those who attended the public meetings. During the two weeks that the survey was online, the Village received 790 total responses.



## VILLAGE OF PINEHURST COMMUNITY ENGAGEMENT

It is important to note that this is a public opinion survey rather than a statistically valid survey. Therefore, various aspects of the survey are not controlled such as, how many times individuals may have responded or ensuring a random sample of respondents. This can result in the ability for special interest groups to skew the results.

Village staff indicated to the project team the need to understand respondents' geographic location. Therefore, the survey asked whether or not they are Village residents, and if so, to also specify the Village neighborhood in which they reside. The list of neighborhoods was provided by Village staff. Respondents also had the opportunity to fill in their location of residence using the 'other' option if their neighborhood/location was not part of the list. Of the 772 responses to this specific question, 226 (29%) reported being non-residents, and 546 (71%) reported being residents of the Village of Pinehurst.

The neighborhoods most represented among Pinehurst-resident respondents were:

- ▶ Lake Pinehurst/Burning Tree/St. Andrews/Cotswold – 22%
- ▶ Old Town/Linden Rd./Donald Ross Dr./Clarendon Garden – 17%
- ▶ Village Acres/Murdocksville Rd – 16%
- ▶ Pinehurst No. 6 – 13%
- ▶ Pinewild – 10%
- ▶ Morganton/Monticello Rd. – 2%

The remaining 20% of Pinehurst-resident respondents either did not indicate their neighborhood, or their neighborhood was not on the list.

Demographically, the majority (91%) of survey respondents were white; followed by Hispanic or Latino (5%), African American/Black (3%), Asian or Pacific Islander (3%), American Indian or Alaskan Native (2%), and Asian (Indian Subcontinent) (>1%). Respondents could align themselves with more than one race category, and these percentages are indicative of the Village's overall demographic tapestry.

### Recreation Preferences

Respondents were presented with questions surrounding their familiarity with West Pinehurst Community Park, their recreation preferences, the types of amenities they'd like to see at the park, and what methods they support to fund the park improvements.

Less than half of respondents (42.3%) had visited the park; visiting rarely (54%), once per month (16%), several times per month (21%), and at least once per week (9%). Those who had visited the park most frequently walked (33%), followed by playing disc golf (32%), and using the open field (21%). Additional activities included dog walking, hiking the disc golf course while no one was playing, and nature photography.

Respondents who had not been to the park (43.5%) cited: not knowing the park existed (39%), a lack of recreation amenities (19%), the park is too far away/not well located (5%), not feeling safe (3%), and not having transportation (0.5%) as reasons for not visiting. The remaining 14.2% of respondents did not respond to whether they had visited the park or not.





The top five most desired facilities/amenities at the park were:

1. Paved Walking Trails
2. Soft Hiking/Nature Trails
3. Outdoor Classroom/Amphitheater
4. Playground
5. Dog Park

The top five most desired facilities/amenities for youth (under 18 years old):

1. Skateboarding
2. Water Play
3. Swimming
4. Community Gatherings
5. Dog Park

The top five most desired facilities/amenities for adults (18 years and older):

1. Skateboarding
2. Walking
3. Community Gatherings
4. Swimming
5. Engaging with Nature/The Environment



**Notable conclusions from the survey/public meetings include:**

- › **There is a strong desire to take advantage of the natural beauty of the park and include natural education and immersion.**
- › **There is significant interest in expanding the recreational opportunities in Pinehurst by means of a skate park, additional playgrounds, water place, space for community events, and innovative outdoor recreation facilities like a zip-line, canopy walk or treehouses.**
- › **Concern that active recreation facilities, such as a skate park or athletic fields are too intensive for the rural character of the site.**

In conjunction with the first public meeting, the Village also provided data on existing athletic field schedules and field usage from the previous year (2020). When comparing the field allocation schedules from 2015 to the field usage it indicated that participation rates for fields is high and demand for athletic fields in the Village has increased. This need for athletic fields was not conveyed in the public survey, but was used in determining the park program. Combined with the public engagement and survey results, data from Village staff on athletic field demand, the design team

developed a primary and secondary park program. After review and concurrence with Village staff, the design team created several concept plan options described in the next chapter of this document.





## Public Input Meeting II

On June 15 2021, the project team presented the concept plan described in Chapter 4 of this master plan virtually, similar to the first public meeting. The first meeting ran from 10:00am to 11:00am, and was attended by eight individuals. The second meeting ran from 6:30pm to 7:30pm and was attended by five individuals. Members of the public were provided questions in reaction to the programming being presented in the concept plans. Some of those in attendance supported additional facilities such as an amphitheater, splashpad, and more covered gathering areas. Others noted their support for the inclusion of athletic fields as the Village is in need of more field space, as well as their excitement about the dog-park, which will be Pinehurst's first.

West Pinehurst Community Park since its inception has remained largely untouched. Other than the disc golf course, no other built facilities exist. As such, Village residents, in particular those that live near the park have appreciated that limited development. These individuals understand that the park has been planned for development as recommended by the Village's Parks and Recreation Comprehensive Plan and the 2019 Village-wide plan, and responded by suggesting support for nature-based recreation options like unpaved nature trails and unprogrammed open space.

The project team carefully considered all feedback throughout the entire public input process when developing concepts for the park. As described previously, individuals living both within and outside Village limits turned out carrying their desire for a skate park as part of the plan for West Pinehurst Community Park. This masterplan document would be remiss if this area of concern was left out of the discussion. Village leadership recognizes the need for facilities to suit particular interests such as a skate park and is working in-house, as well as with surrounding jurisdictions to be deliberate in their selection of a location suitable for these recreation resources.

In accordance with previous plans' suggestions, current public input, and existing data the project team put forth a master plan design that includes athletic fields. The youth population within the Village is expanding and

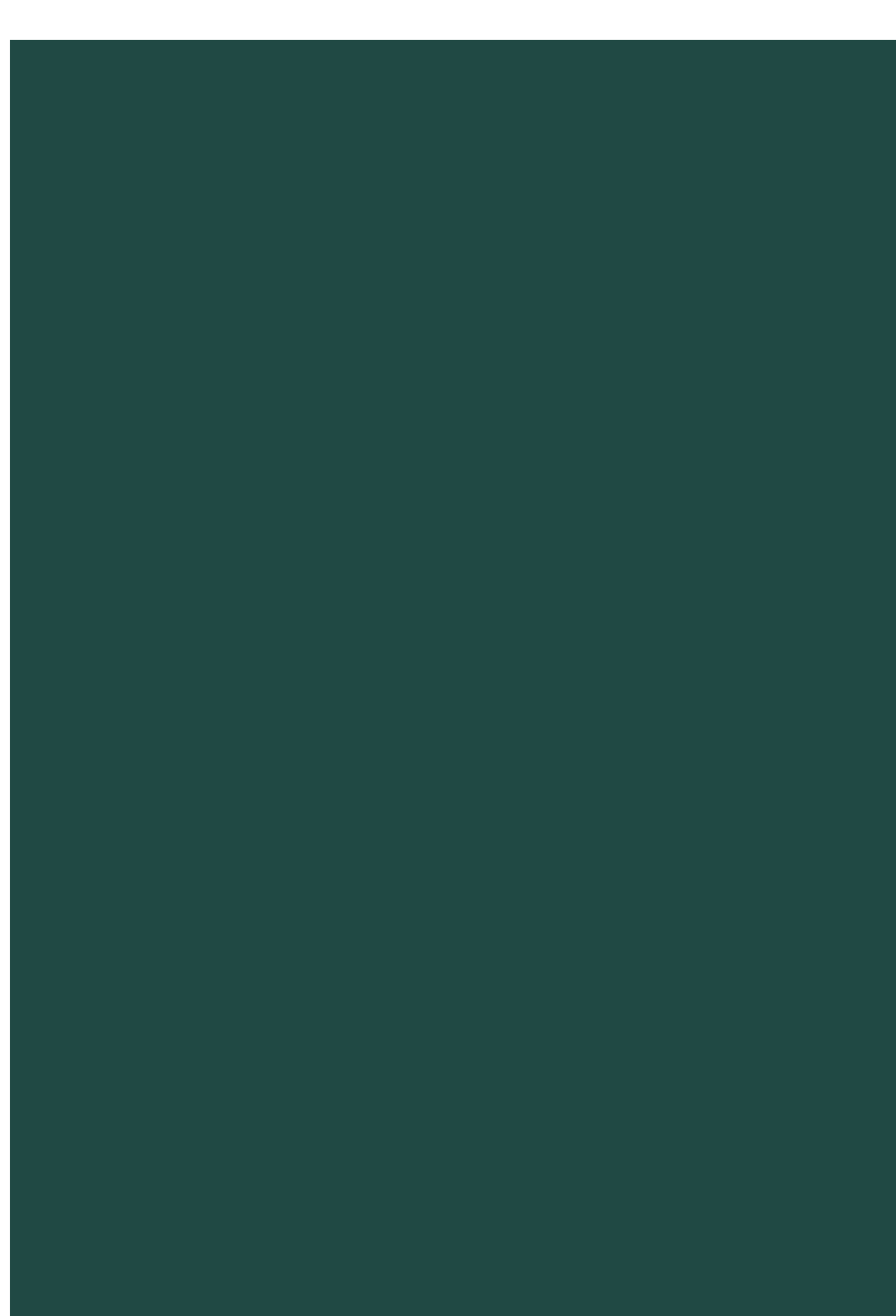
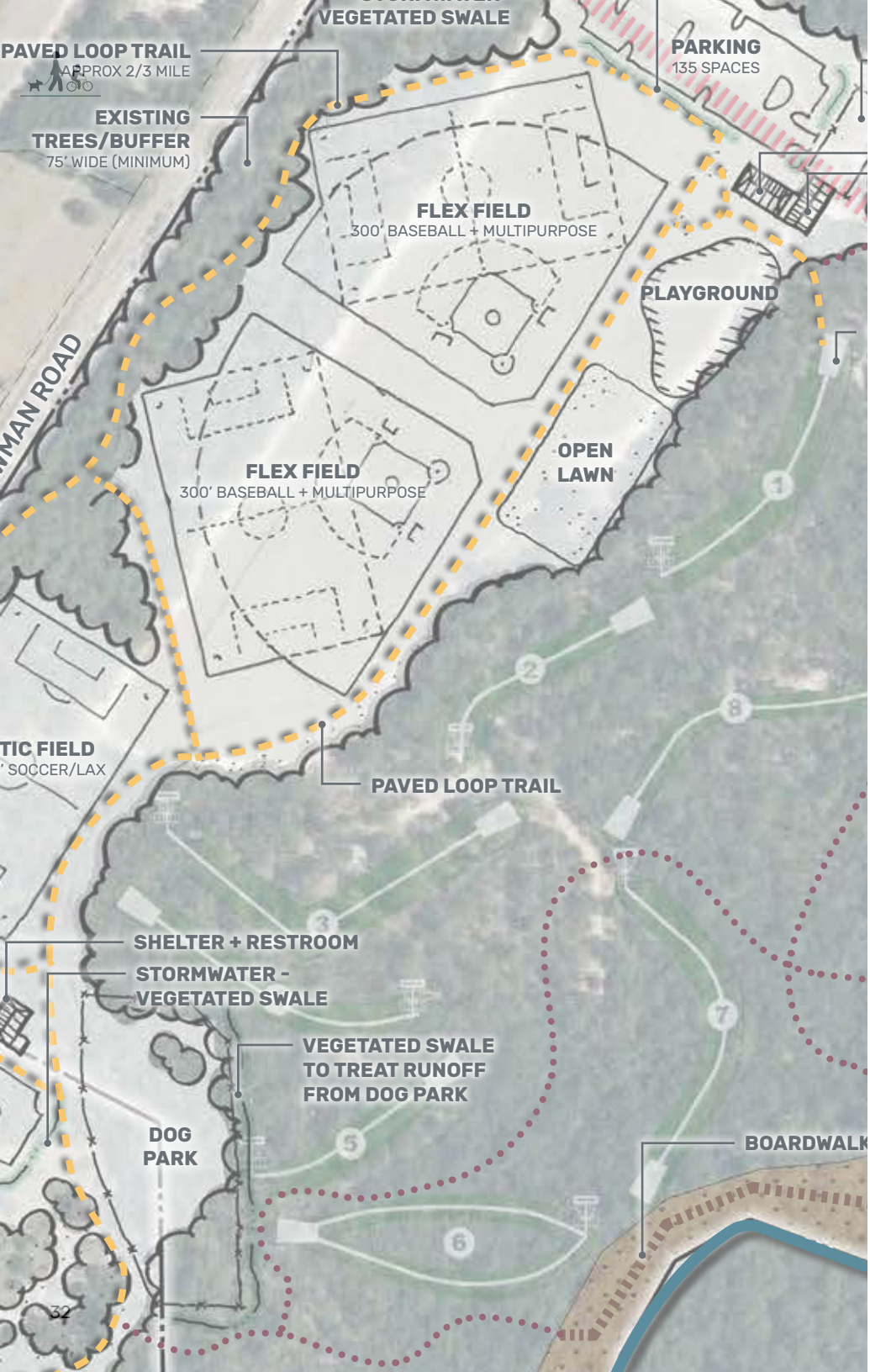
with it demand for athletic programs has been growing. In comparing data from 2015 to the present, multipurpose and ballfield use has increased weekly from three average evenings and Saturday morning use to everyday morning and evenings during peak seasons of use March-November. Baseball, softball and multipurpose fields used for soccer, lacrosse, flag football, experience significant wear and tear from repeated use of fields with no time allowed for fields to have no use periods and be properly restored for the next season. Consequently, this results in expensive yearly repairs. Ballfield use data from 2020-2021 shows significant increases, even amid a pandemic

Likewise, considering residents' concerns about disturbing the site's natural features, the concept plan incorporates the nature-based recreation by-way-of the unpaved, wooded trails, and unprogrammed naturalized area.



An existing log path provides access through the wetlands >







# CONCEPT DEVELOPMENT

---

**IN THIS CHAPTER**

CONCEPT DEVELOPMENT



VILLAGE OF PINEHURST  
CONCEPT DEVELOPMENT

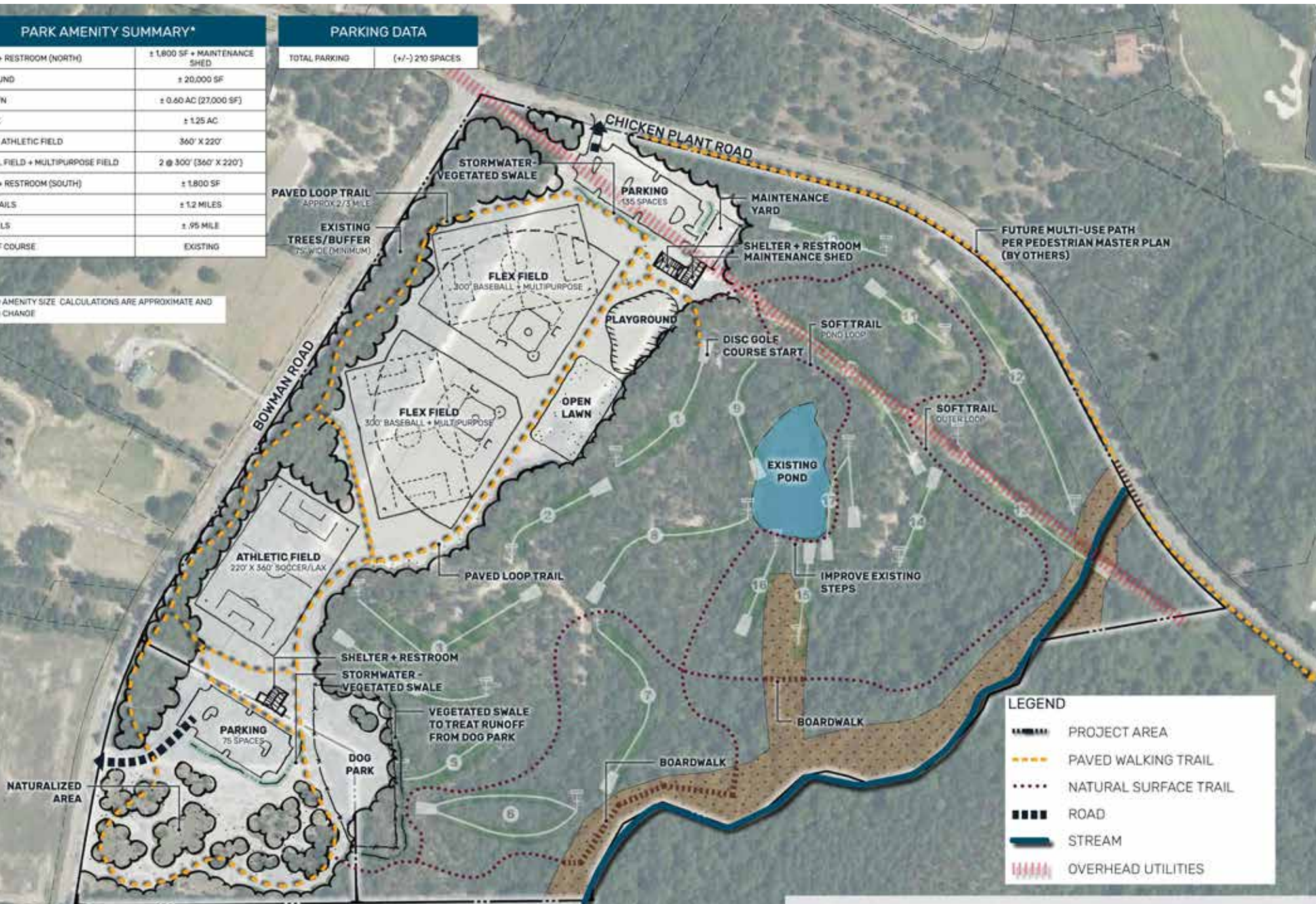
PARK AMENITY SUMMARY\*

SHELTER + RESTROOM (NORTH)	± 1,800 SF + MAINTENANCE SHED
PLAYGROUND	± 20,000 SF
OPEN LAWN	± 0.60 AC (27,000 SF)
DOG PARK	± 1.25 AC
FULL SIZE ATHLETIC FIELD	360' X 220'
BASEBALL FIELD + MULTIPURPOSE FIELD	2 @ 300' (360' X 220')
SHELTER + RESTROOM (SOUTH)	± 1,800 SF
PAVED TRAILS	± 1.2 MILES
SOFT TRAILS	± .95 MILE
DISC GOLF COURSE	EXISTING

PARKING DATA

TOTAL PARKING	(+/-) 210 SPACES
---------------	------------------

\* PROPOSED AMENITY SIZE CALCULATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE



LEGEND

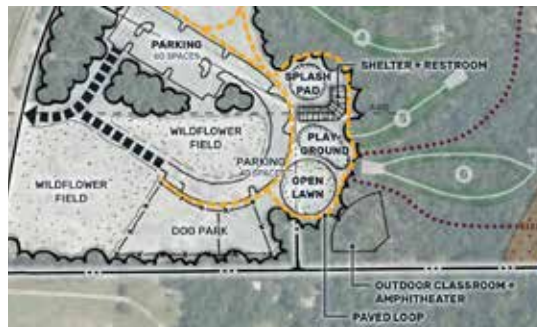
- PROJECT AREA
- PAVED WALKING TRAIL
- NATURAL SURFACE TRAIL
- ROAD
- STREAM
- OVERHEAD UTILITIES

CONCEPT PLAN



## CONCEPT DEVELOPMENT

**The recreation amenities planned for West Pinehurst are a result of the community’s vision and needs balanced with citizen input. The goal for the design team was to ensure that the community’s vision for these programming and park amenities is translated into an implementable park master plan. The design team organized the site amenities with the focus on “a park for everyone” while carefully considering phasing strategies for project implementation and the adjacent land uses.**



Initial planning concept exploring programming



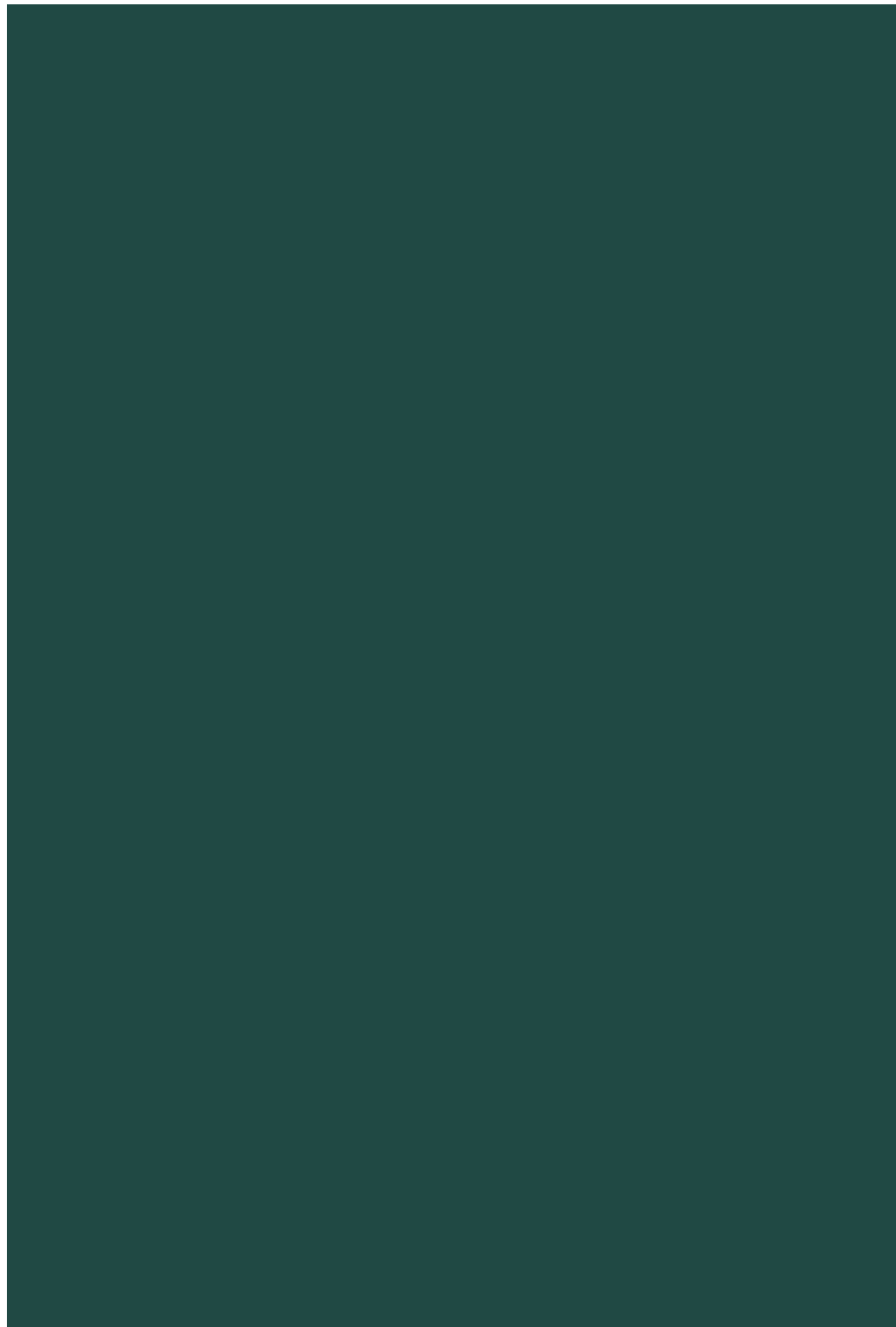
Initial planning concept exploring programming

## INITIAL DESIGN

Various configurations of the park were considered, with more intense programming in response to the initial public feedback. A splash pad, outdoor classroom/amphitheater, a shelter overlooking the existing pond, boardwalk access to the existing pond, and a nature based playground were all programming in some of the first concepts. While these amenities were received well by some attendees when they were presented at the second public meeting, there was still considerable public feedback in support of maintaining the park in its natural state to complement the surrounding area. Through this process, the design team arrived at a concept plan with a less aggressive amenity program that balances the programming needs from the Village.

## SITE ORGANIZATION

Once the park programming was identified through presentation of multiple options, a final concept, shown in Figure 3 was presented. The layout of the park amenities considers the synergy between major amenities, active versus passive programming, and interested user groups. Special consideration was given to existing site features such as the mature growth pine trees buffering the site from Bowman Road and adjacent residential parcels. It provides improved lawn space for users to enjoy the park without the nuisance from sand spurs or weeds. It also considers how the site can remain natural in character but also accommodate the needs of the Village and their growing demands for recreation facilities.



# FINAL MASTER PLAN

---

## IN THIS CHAPTER

Master Plan

Phasing Plan

Opinion of Costs

Conclusion



**The overall vision for the West Pinehurst Community Park is to create a park with balanced amenities to support the Village’s growing athletic and recreation needs but that also embraces the unique existing natural features and surrounding character of the adjacent rural properties.**

## Final Master Plan

For certain amenities to be provided, utilities such as sewer, water, and electric will need to be extended to the new park site at a cost that is currently unknown. Alternatively, well and septic services could be considered by the Village to reduce costs. The overall infrastructure improvements needed for the site will include site clearing, grading, and utility extensions. NCDOT encroachment permit will be required for driveway improvements along Chicken Plant Road and access from Bowman Road for access to the southern portion of the site.

Vehicular circulation is consolidated to site entry and parking areas and which allows safe pedestrian circulation throughout the site. All parking lots will be asphalt surface without curb and gutter to allow surface water to flow to vegetated swales for treatment. The largest parking area is provided at the entrance from Chicken Plant Road closest to the start of the existing disc golf course and the majority of the amenities. A smaller parking lot is provided at the southern entrance from Bowman Road for easier access to the south side of the athletic fields, dog park and trail network.

Pedestrian circulation is offered throughout the site. Combining accessible surface paths and natural surface paths provides the widest range of accessibility. A one-plus mile accessible loop is proposed around the athletic fields the flatter portion of the park will allow users of all abilities to enjoy the park. An approximately one-plus miles of soft/natural surface trails circle the wooded eastern portion of the site, weaving through the existing disc golf course, bringing users closer to the wider ranges of the site ecology. Boardwalks will be used through the wetland area and crossings to limit impacts.





PARK AMENITY SUMMARY*	
SHELTER + RESTROOM (NORTH)	± 1,800 SF + MAINTENANCE SHED
PLAYGROUND	± 20,000 SF
OPEN LAWN	± 0.60 AC
BASEBALL FIELD + MULTIPURPOSE FIELD	2 @ 300' (360' X 220')
FULL SIZE ATHLETIC FIELD	360' X 220'
SHELTER + RESTROOM (SOUTH)	± 1,800 SF
LARGE DOG PARK	± 1.5 AC
SMALL DOG PARK	± 0.5 AC
ACCESSIBLE TRAILS	± 1.0 MILE
SOFT TRAILS	± 1.0 MILE
DISC GOLF COURSE	EXISTING

PARKING DATA	
TOTAL PARKING	(+/-) 210 SPACES

\* PROPOSED AMENITY SIZE CALCULATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE



LEGEND	
	PROJECT AREA
	ACCESSIBLE TRAIL
	NATURAL SURFACE TRAIL
	STREAM
	OVERHEAD UTILITIES



## SITE AMENITIES

- ▶ **Athletic fields.** Three total fields are included in the master plan. One full size soccer/lacrosse field and two 300' baseball/flex fields will maximize the Village's ability to schedule for a wider range of athletics. The play surface is intended to be warm season natural turf grass suitable for athletic fields. Synthetic turf is a more substantial initial investment, but it will reduce maintenance costs and increase field usability. It will also increase demand. The pros and cons of field surface needs to be considered by the Village. Finally, to expand the field booking schedule, lighting will be included as each field is constructed. Light fixtures will be full cutoff to limit affects of light pollution on the surrounding rural properties.
- ▶ **Shelter/Restroom Facilities.** There are two restroom facilities with attached shelters proposed, one anchoring each end of the site in close proximity each parking area. The building on the north side also includes a maintenance shed extension. This building also acts as the entry point for the disc golf course, which will remain as an existing park amenity.
- ▶ **Playground.** The play area is located closer to the northern parking area but in central proximity to the shelter and two athletic fields. This location provides convenience for caregivers to entertain siblings while sports games are in session. The playground area is considered all inclusive – meaning it caters to all ages and ability levels of children. Pour in place safety surfacing for the playground will

provide easy wheelchair access into the play space. The play area abuts the wooded area and added canopy trees will provide shade. In addition, a large open space to the south of the play area could be used for informal play, such as frisbee throwing, game of tag, or kite flying.

- ▶ **Dog Parks.** Park users enjoy the existing wide open field with their dogs. There are two dog parks included in the park design near the Bowman Road entrance to provide separation from the playground. A generously sized 1.5AC dog park for large dogs is tucked along the wooded area, and a smaller 0.5AC dog park accommodates little dogs. They both utilize existing trees to provide shade for users. Access is provided from the closest parking lot, but still along the loop trail. The selection of natural fence materials will maintain that natural open feel of the existing site.



▲ Inspiration Image / Playground



▲ Inspiration Image / Flex Field





🔺 Inspiration Image / Shelter + Restroom Facility



🔺 Inspiration Image / Dog Park



🔺 Inspiration Image / Accessible Paths



🔺 Inspiration Image / Soft Trails + Connection with Nature



## Phasing Plan

Implementing a master plan of this scope needs systematic approach to construction that fits within available funding. For the first phase of any project, usually the initial infrastructure investment costs are higher which leaves lesser budget for amenities. If feasible, well and septic may be an option for cost savings as an alternative to extending Village utility services to the site. Considering the initial infrastructure investment, the Village intends to construct two flex athletic fields with lighting, northern restroom/shelter and maintenance yard, inclusive playground, open lawn and accessible loop trail as part of the first phase.



◀ Figure 5 Phasing Plan - Phase I



## Opinion of Costs - Phase I

The opinion of costs has been developed for the phase one scope of work outlined in this master plan and the Village's anticipated budget.

Project Element	Unit	Unit Cost	Total Item
<b>Building Cost</b>			
Baseball/Flex Field (2)	Each	\$500,000	\$1,000,000
Shelter/Restroom + Maintenance Building (2,400SF)	SF	\$100	\$240,000
Maintenance Yard + Fence	Lump Sum	\$15,000	\$15,000
Lighting (2 Baseball/Flex Fields)	Lump Sum	\$300,000	\$300,000
Inclusive Playground	Lump Sum	\$300,000	\$300,000
Open Lawn (30,000SF)	SF	\$1.50	\$45,000
Accessible Loop (8' wide)	Lump Sum	\$150,000	\$150,000
Signage/Furnishings/Landscaping	Lump Sum	\$200,000	\$200,000
Parking Lot (Chicken Plant Entrance)	Lump Sum	\$150,000	\$150,000
<b>Cost to Build or Renovate:</b>			\$2,400,000
<b>Contingency</b>			
Contingency (not to exceed 10% or \$200,000 of the cost to build, whichever is less)	N/A	N/A	\$200,000
<b>Mobilization/Site Work</b>			
Infrastructure (Extension of Utility Services)	Lump Sum	\$500,000	\$500,000
Mobilization	Lump Sum	\$120,000	\$120,000
Site Clearing/Erosion Control	Lump Sum	\$60,000	\$60,000
<b>Planning / Incidental Costs</b>			
Construction management, site planning, preliminary design, survey and appraisals, or the cost of preparing the application (not to exceed 20% or \$200,000 of the cost of the project, whichever is less)	20%	\$200,000	\$200,000
<b>Total Project Cost:</b>			\$3,480,000



## Phase II

The following map indicates the amenities included in the Phase two Opinion of Costs. The second phase of the project will include the full-size athletic field with lighting, extension of the accessible loop, the southern restroom/shelter, two dog parks, and soft trails/boardwalks. Improvements to the existing earthen dam will be required to accommodate trails around the pond. Note that there are no proposed improvements being made to the existing disc golf course.



◀ Figure 6 Phasing Plan - Phase II



## Opinion of Costs - Phase II

The opinion of costs has been developed for the phase two scope of work outlined in this master plan.

Project Element	Unit	Unit Cost	Total Item
<b>Building Cost</b>			
Multi-purpose Field	Each	\$200,000	\$200,000
Shelter/Restroom (2,000SF)	SF	\$100	\$200,000
Lighting (1 Multi-purpose Field)	Lump Sum	\$150,000	\$150,000
Dog Parks (Fencing + Mulch Surface)	Lump Sum	\$100,000	\$100,000
Accessible Loop (8' wide)	Lump Sum	\$200,000	\$200,000
Soft Trails (Selective Grading + Soft Surface)	Lump Sum	\$50,000	\$50,000
Boardwalks (600LF)	LF	\$150	\$90,000
Signage/Furnishings/Landscaping	Lump Sum	\$150,000	\$150,000
Parking Lot (Bowman Road Entrance)	Lump Sum	\$150,000	\$150,000
<b>Cost to Build or Renovate:</b>			\$1,290,000
<b>Contingency</b>			
Contingency (not to exceed 10% or \$200,000 of the cost to build, whichever is less)	N/A	N/A	\$129,000
<b>Mobilization/Site Work</b>			
Infrastructure (Connections to Utilities)	Lump Sum	\$50,000	\$50,000
Mobilization	Lump Sum	\$120,000	\$120,000
Site Clearing/Erosion Control (+ Improvements to Earthen Dam)	Lump Sum	\$90,000	\$90,000
<b>Planning / Incidental Costs</b>			
Construction management, site planning, preliminary design, survey and appraisals, or the cost of preparing the application (not to exceed 20% or \$200,000 of the cost of the project, whichever is less)	20%	\$200,000	\$200,000
<b>Total Project Cost:</b>			\$1,879,000



## Conclusion

**West Pinehurst Community Park is a valuable asset to the Village of Pinehurst and has the potential to enhance the open spaces that are currently offered to Village residents. This master planning process for West Pinehurst Community Park revealed an ecologically unique site that can serve as a place where citizens can not only experience the outdoors but provide the amenities to reflect a growing, diverse community. The proposed amenities will support the community's needs while also giving everyone the opportunity to discover, recreate and refresh in nature.**



MCADAMS