

Parks and Recreation Category Overview

Funding Recommendation: \$17 Million

Option Justification:

The City of Asheville – located in the heart of the Blue Ridge Mountains – has a history and culture that supports the benefits of cultural and recreational opportunities within the community. As outlined in the City Council adopted Parks, Recreation, Cultural Arts, and Greenways Master Plan (2009), the City must invest in improvements to existing facilities, programs, development of new parks and facilities in order to maintain and enhance the level of service in Parks and Recreation.

This proposed package of investments in Parks and Recreation was developed in conjunction with the following principles:

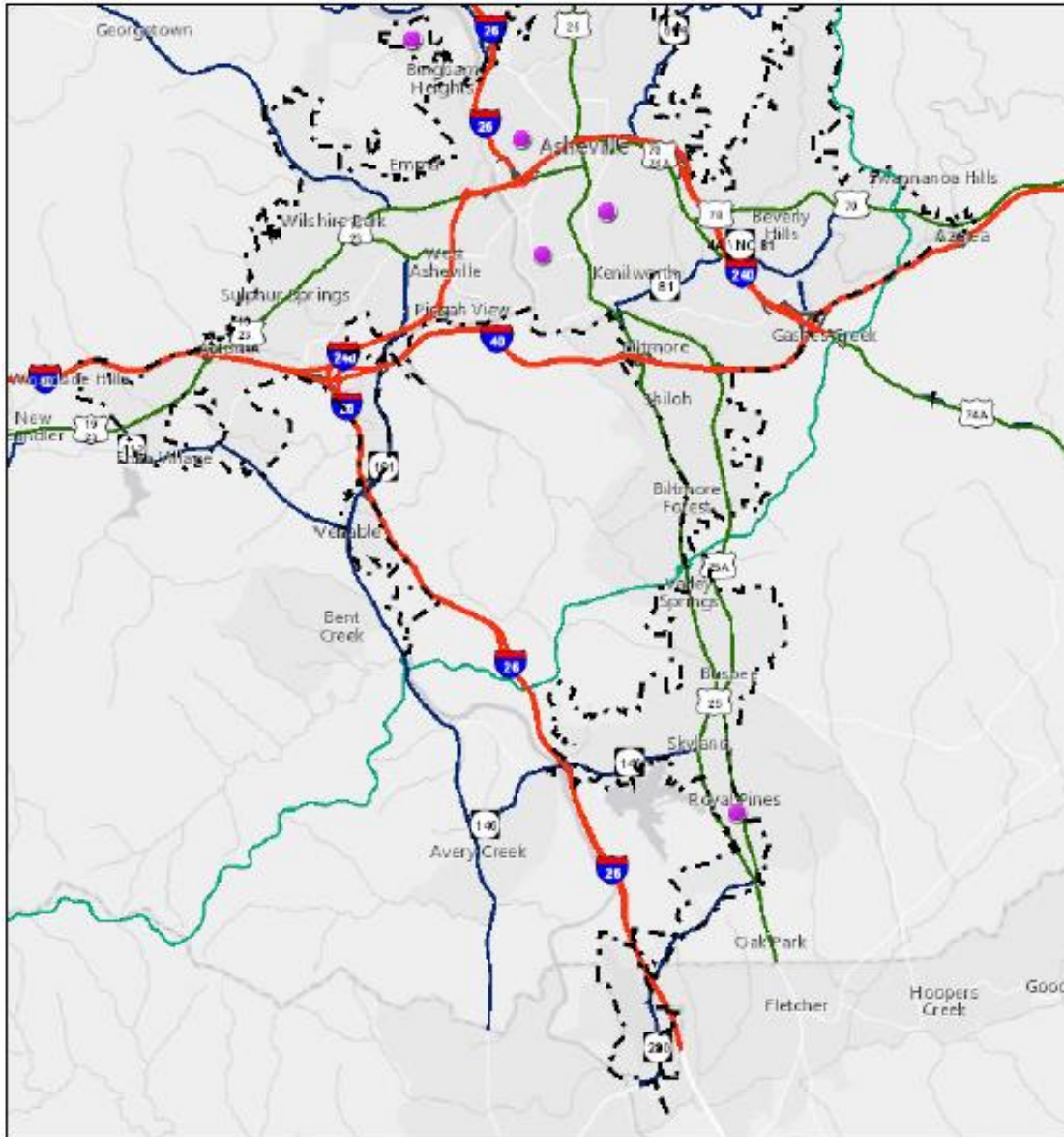
- assuring high quality facilities by concentrating facility improvement efforts on bringing older facilities up-to-date as neighborhood centers before adding new community-wide center elements to the system
- Providing for facilities and resources across the community that meet level of service needs within those areas
- Focus on improvements of assets across the community in a manner that maximizes access to quality resources community-wide and within each area of the community, or through centralized and accessible resources

As outlined below, a bond package that focuses investments within these areas enables the community to complete significant capital maintenance and improvement projects that otherwise would not be completed within the next 5-10 years, if not later. In addition, the investments enable the community to maximize its resources on long-term improvements rather than in a piece-meal manner that is focused on short term reactionary maintenance efforts in an environment of competing interests for limited resources.

Recommended Projects:

PROJECT	AREA	AMOUNT
Wesley Grant Center Phase II	Central	\$4.65 million
Memorial/ Mountainside Stadium	Central	\$4.075 million
Jake Rusher Park	South	\$825,000
Montford Park Complex Improvements	North	\$1.7 million
Richmond Hill Park Restrooms	East	\$520,000
Outdoor Courts and Playgrounds	City-wide	\$2.03 million
Ball Fields Lighting	North & South	\$1.2 million
Land Acquisition for parks	North & South	\$2 million
TOTAL		\$17 million

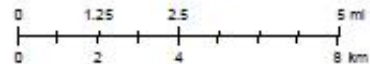
Proposed Bond & Capital Improvement Projects PARKS



June 24, 2016

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- BondProjectPoints
- City_Limits
- Local Interstate Highways (Buncombe County)
- Local US Highways (Buncombe County)
- Local NC Highway (Buncombe County)
- Local Highway Ramps (Buncombe County)

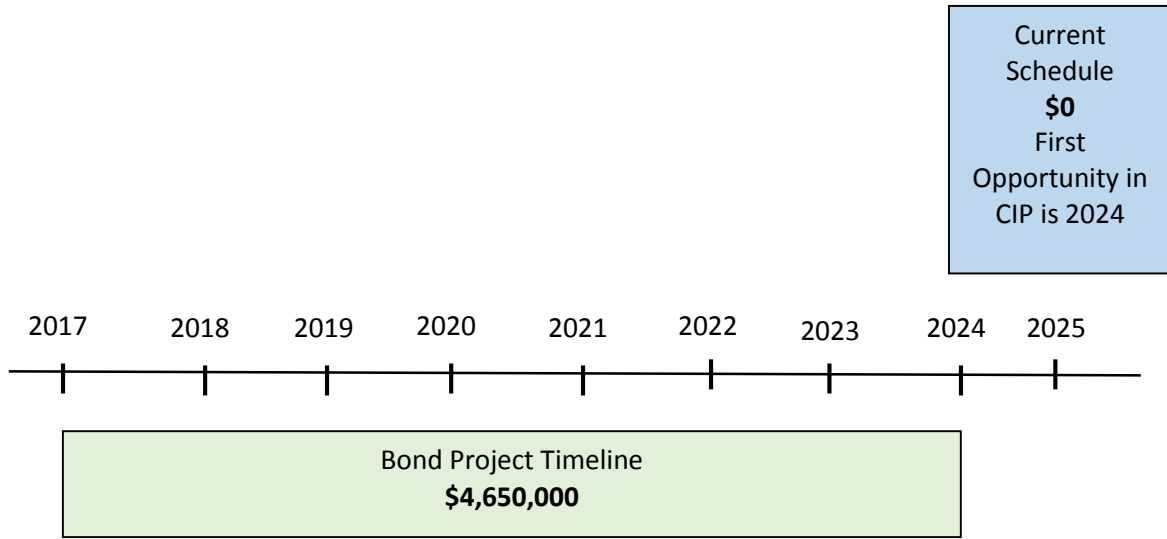


City of Asheville
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City of Asheville

<p>Project Detail</p> <p>Parks and Recreation - Wesley Grant Sr. Center Phase II</p>
<p>Funding Recommendation:</p> <p>\$4.65 Million</p>
<p style="text-align: center;">Project Justification:</p> <p>Phase 1 of the Dr. Wesley Grant Sr. Southside Recreation Center created an auditorium for theater production and community space. Phase 2 of the project will address community identified needs for indoor and outdoor recreation programming and facilities.</p> <p>In addition to the central location, the center is located on public transit lines and is within walking distance of low income communities.</p> <p>Results of the National Citizen Survey indicate a 69% satisfaction rate for City recreation centers and a 74% satisfaction rate for recreation programs. The proposed investments would improve conditions and opportunities in both of these categories.</p> <p>With respect to funding, the build out of Phase 2 of the project has been delayed due to lack of funding.</p>
<p style="text-align: center;">Proposed Investment:</p> <ul style="list-style-type: none"> • Multi-purpose gym • Indoor program rooms • Outdoor facilities for recreation programming
<p style="text-align: center;">Investments made in the last 5 years:</p> <p>None</p>
<p style="text-align: center;">Ways this project fulfills a Master Plan or addresses a current need:</p> <p>Building the community center was the highest ranking priority in the council adopted master plan. The first phase was completed in 2011. When the project was approved it was a top priority for City Council.</p>
<p style="text-align: center;">Community impacts and project benefits</p> <ul style="list-style-type: none"> • For the community – a low cost option for physical fitness activities • A safe space for youth to develop socially • Maximize the use of current facility by designing for multiple, simultaneous uses, flexible spaces, and appropriate support spaces

Impact to current work plans and project schedules:



Ongoing operations and maintenance costs after project completion

\$200,000
Estimates would need to be escalated for inflation in subsequent years.

Alternative funding sources outside of General Obligation bonds

None identified

<p>Project Detail</p> <p>Parks and Recreation - Memorial/Mountainside Stadium</p>
<p>Funding Recommendation: \$4.075 Million</p>
<p style="text-align: center;">Project Justification:</p> <p>Memorial stadium is the only city-owned stadium facility. Improvements will make the facility more attractive for potential revenue-producing programming and also improve neighborhood access to high quality passive recreation opportunities.</p> <p>The trail aspect of the proposed investments will also connect existing multi-modal transportation networks. Results of the National Citizen Survey indicate 84% of Asheville residents rate Sidewalks, bikeways and greenways as essential or very important.</p> <p>Replacement of many of the old park amenities will reduce long term costs related to repairs and maintenance.</p>
<p style="text-align: center;">Proposed Investment:</p> <ul style="list-style-type: none"> • Parking • Facility Access • Updates to current-day building code and Americans with Disabilities Act (ADA) requirements • Bleachers • Press Box • Concession Area • Walkways • Restrooms • Ticket booth • Trails • Trailhead connection (Beaucather) • Signage • Landscape • Fencing
<p style="text-align: center;">Investments made in the last 5 years:</p> <p>None</p>

Ways this project fulfills a Master Plan or addresses a current need:

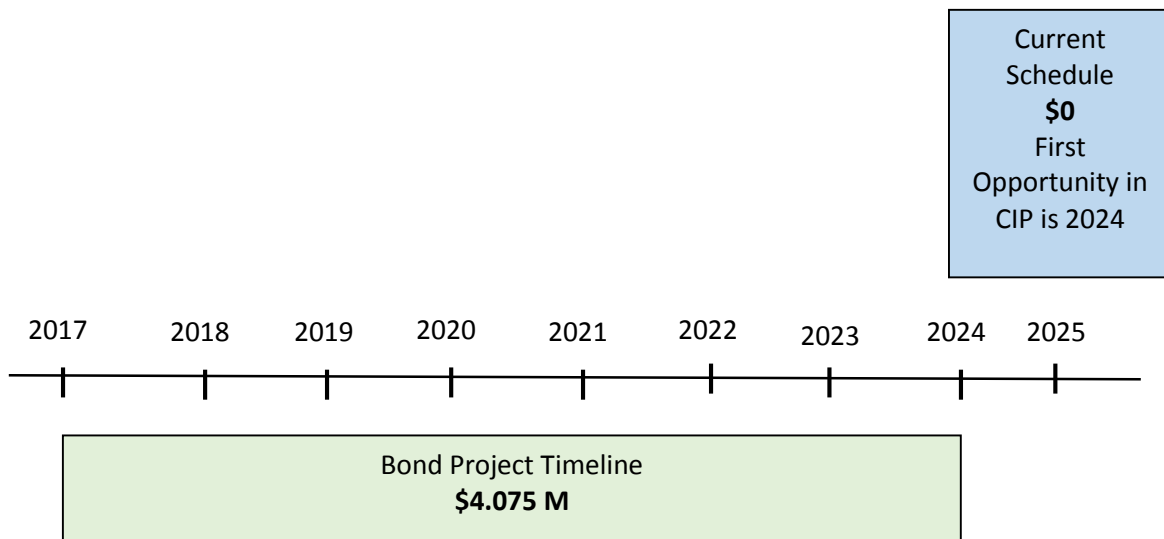
This project addresses the following Parks and Recreation Master Plan goal:

Ensure that all parks, greenways, recreational facilities, programs and cultural arts meet the City’s standards for level of service. This involves improvements to existing, as well as the development of new parks, and facilities that enhancing the experience the citizens of Asheville.

Community impacts and project benefits

- Improvement to facility components that increase quality recreation opportunities for the entire community within walking distance of communities that have a high percentage of low income households
- Improves a current facility with amenities that support a neighborhood gathering place
- Maximizes the use of current facility by designing for multiple, simultaneous uses, flexible spaces, and appropriate support spaces

Impact to current work plans and project schedules:



Anticipated operational and maintenance impact of capital improvement upon completion relative to first year

\$80,000

Estimates would need to be escalated for inflation in subsequent years.

Alternative funding sources outside of General Obligation bonds

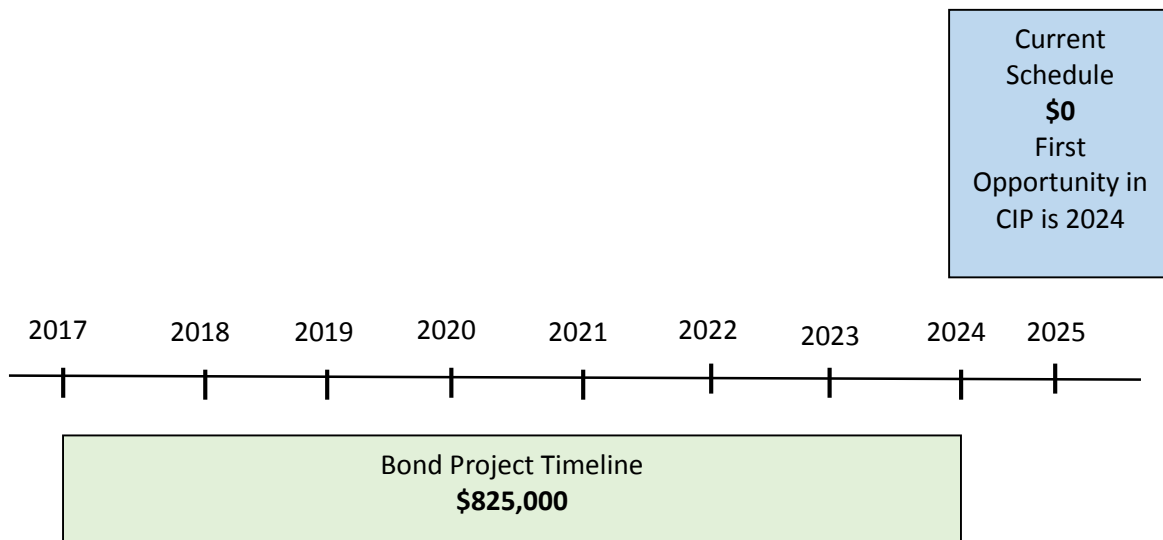
None Identified

<p>Project Detail</p> <p>Parks and Recreation - Jake Rusher Park</p>
<p>Funding Recommendation:</p> <p>\$825,000</p>
<p style="text-align: center;">Project Justification:</p> <p>Jake Rusher Park is one of two parks in the southern area of the city. The Parks & Recreation Master Plan and the Greenways Master Plan both state resource investments should be prioritized in this densely populated and growing part of the city.</p> <p>Results of the National Citizen Survey indicate 84% of Asheville residents consider sidewalks, bikeways and greenways essential or very important.</p> <p>There have been no significant improvements to the park since it's donation to the City in 2004.</p>
<p style="text-align: center;">Proposed Investment:</p> <ul style="list-style-type: none"> • Playground updates • Gazebo updates • Safer Parking lot and sidewalk connections • Spray ground • Restroom facility • Picnic shelter • Additional Landscaping
<p style="text-align: center;">Investments made in the last 5 years:</p> <p>No capital expenditures Maintenance expenditures - \$780 mowing \$5,476 maintenance, port-a-johns \$1,200</p>
<p style="text-align: center;">Ways this project fulfills a Master Plan or addresses a current need:</p> <p>Of the 54 public parks maintained by the City, two are located in South Asheville. Jake Rusher Park (near Royal Pines) currently has a large playground, space for open play, a loop walk, picnic tables and a shelter. The second park is located at the Shiloh Recreation Center which is located closer to Biltmore Village</p> <p>The Parks Master Plan suggests improvements to existing facilities to improve user experience as a priority.</p>

Community impacts and project benefits

- a. Addresses a gap in service delivery in the southern part of the City as identified in Parks planning and community feedback
- b. Improves facility components that will serve the entire community
- c. Assures high quality facilities by concentrating facility improvement efforts on bringing older facilities up-to-date as neighborhood centers
- d. Maximizes the use of current facility by designing for multiple, simultaneous uses and flexible spaces

1. How would funding impact current work plans/schedules, timeline for project completion, including increase demand to general fund for administration, etc.?



Ongoing operations and maintenance costs after project completion

\$20,000
Estimates would need to be escalated for inflation in subsequent years

Alternative funding sources outside of General Obligation bonds

None Identified

<p>Project Detail</p> <p>Parks and Recreation - Montford Complex Improvement</p>
<p>Funding Recommendation:</p> <p>\$1.7 Million</p>
<p style="text-align: center;">Project Justification:</p> <p>Recent renovations to the center improved the gymnasium. These proposed investments improve the quality of the outdoor recreation experience as well as provide for a safer and more accessible parking solution in this neighborhood center.</p> <p>Results of the National Citizen Survey indicate a 69% satisfaction rate for City recreation centers and a 74% satisfaction rate for recreation programs. The proposed investments would improve conditions and opportunities in both of these categories.</p> <p>Replacement of many of the old park amenities will reduce long term costs related to repairs and maintenance.</p>
<p style="text-align: center;">Proposed Investment:</p> <ul style="list-style-type: none"> • Outdoor Basketball • Improved parking • Updates to current-day building code and Americans with Disabilities Act (ADA) requirements • Fencing • Signage • Water Fountains • Trash Receptacles • Benches • Picnic Tables • Grills • Landscaping • Playground surfacing
<p style="text-align: center;">Investments made in the last 5 years:</p> <p>\$100,000 in improvements to the gym</p>
<p style="text-align: center;">Ways this project fulfills a Master Plan or addresses a current need:</p> <p>This project addresses the following Parks and Recreation Master Plan goal:</p>

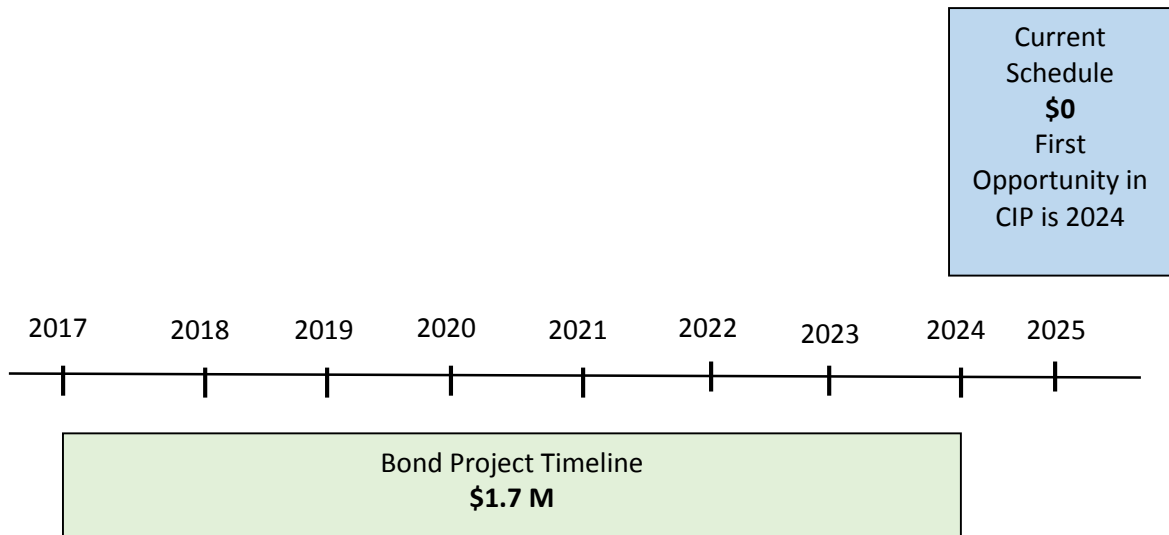
Ensure that all parks, greenways, recreational facilities, programs and cultural arts meet the City's standards for level of service. This involves improvements to existing, as well as the development of new parks, and facilities that enhancing the experience the citizens of Asheville.

This recreation facility also has a site plan. The Montford Complex Master Plan was developed in collaboration with the community. Through the process, the community identified needs and preferences through an open public input process. The collaborative process would continue in the final design process if funding is approved. The proposed investments are aligned with needs and preferences identified through that collaborative effort.

Community impacts and project benefits

- Improvement to facility components that will serve the entire community
- Assure high quality facilities by concentrating facility improvement efforts on bringing older facilities up-to-date as neighborhood centers
- Maximize the use of current facility by designing for multiple, simultaneous uses, and flexible spaces

Impact to current work plans and project schedules:



Anticipated operational and maintenance impact of capital improvement upon completion relative to first year

\$30,000

Estimates would need to be escalated for inflation in subsequent years.

Alternative funding sources outside of General Obligation bonds

None Identified

Parks and Recreation Project:
Richmond Hill Park Improvements

Funding Recommendation:
\$520,000

Project Justification:

Richmond Hill Park is a highly used passive and active park resource in West Asheville. Currently, the park encompasses a disc golf course and mountain biking trails. Many of the parks premier features were established through volunteer efforts.

Currently there are no restroom facilities for this highly used park resource, impacting the length of time individuals and families can spend at the park. Both the Parks & Recreation Master Plan and the Greenways Master Plan cited this park as a significant resource for health, safety and welfare.

The park allows for recreation in a natural, wooded environment, providing a natural recreation opportunity within the core of the city. Results of the National Citizen Survey indicate 88% of Asheville residents consider environmental protection and sustainability as essential or very important investments.

Proposed Investment:

- Restroom facility
- Gathering plaza
- Kiosks
- Interpretive signage
- Map signage
- Landscaping

Investments made in the last 5 years:

No capital investments
Maintenance \$2,600

Ways this project fulfills a Master Plan or addresses a current need:

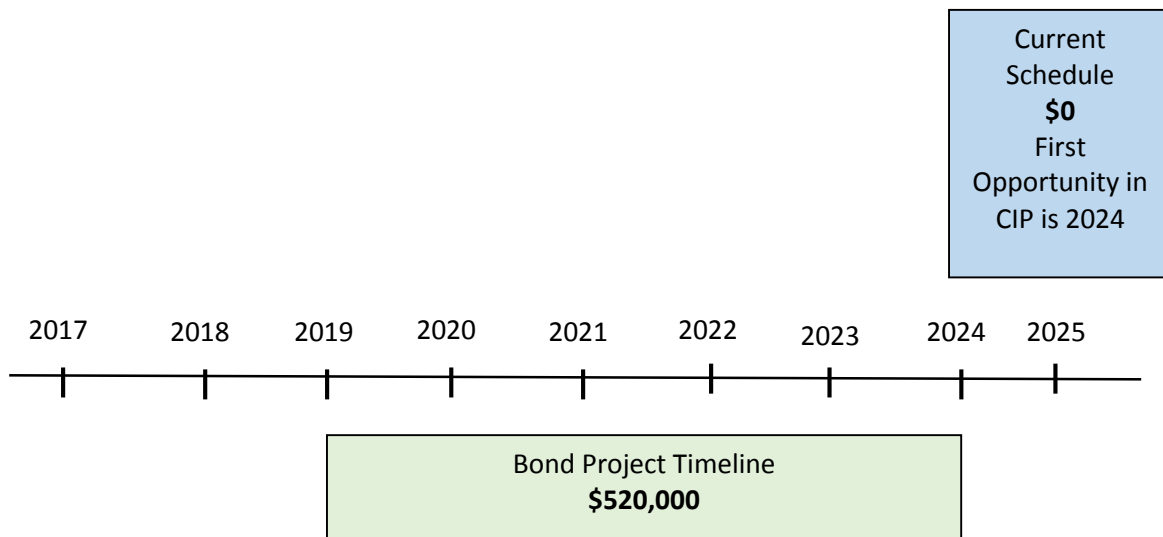
This project addresses the following Parks and Recreation Master Plan goal:

Ensure that all parks, greenways, recreational facilities, programs and cultural arts meet the City's standards for level of service. This involves improvements to existing, as well as the development of new parks, and facilities that enhancing the experience the citizens of Asheville.

Community impacts and project benefits

- Allows for longer park visits through the addition of restroom facilities
- Improves the passive and active experience through signage
- Creates opportunities for environmental education
- Maximize the use of current facility by designing for multiple, simultaneous uses, and flexible spaces

2. How would funding impact current work plans/schedules, timeline for project completion, including increase demand to general fund for administration, etc.?



Anticipated operational and maintenance impact of capital improvement upon completion relative to first year

\$30,000

Estimates would need to be escalated for inflation in subsequent years.

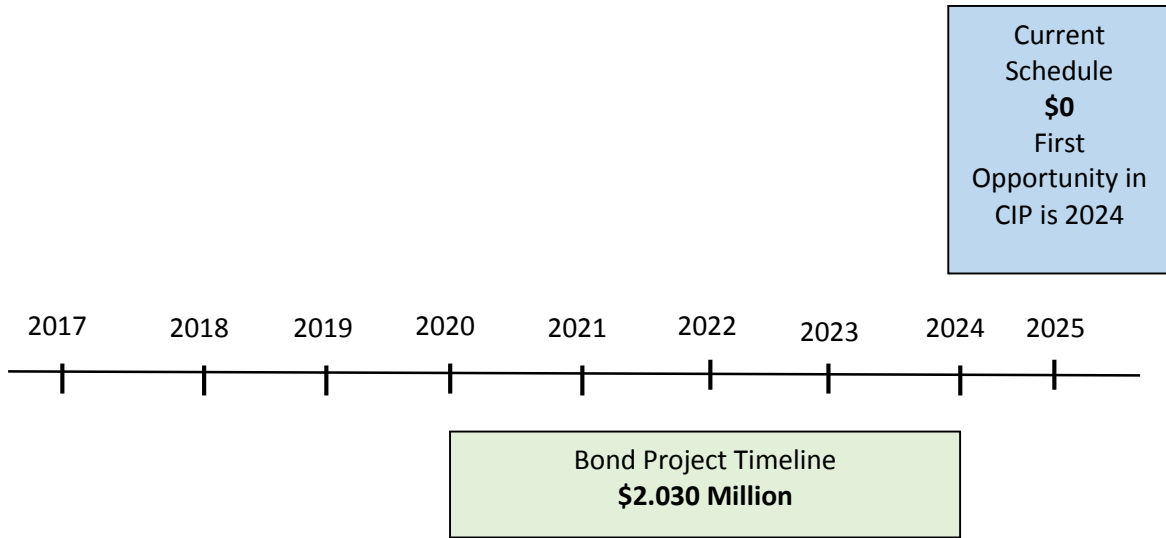
Alternative funding sources outside of General Obligation bonds

None Identified

<p>Project Detail</p> <p>Parks and Recreation - Outdoor Courts and Playgrounds</p>
<p>Funding Recommendation:</p> <p>\$2.030 Million</p>
<p style="text-align: center;">Project Justification:</p> <p>Many of the outdoor courts and playgrounds across the city are in need of repair and renovation. The Broken Windows Theory suggests crime and negative behaviors are less likely to occur in spaces that are well maintained.¹</p> <p>Further, these public gathering spaces create opportunities for healthy social interaction and physical activity in sites that are easily accessed from residential neighborhoods.</p> <p>Results of the National Citizen Survey indicate 84% of Asheville residents consider public safety an essential or very important investment.</p>
<p style="text-align: center;">Proposed Investment:</p> <ul style="list-style-type: none"> • Replace outdated playground equipment across the City • Upgrades to degrading outdoor courts across the City • Updates to current-day building code and Americans with Disabilities Act (ADA) requirements
<p style="text-align: center;">Investments made in the last 5 years:</p> <p>Kenilworth tennis & pickle courts and outdoor basketball courts</p>
<p style="text-align: center;">Ways this project fulfills a Master Plan or addresses a current need:</p> <p>This project addresses the following Parks and Recreation Master Plan goal:</p> <p>Ensure that all parks, greenways, recreational facilities, programs and cultural arts meet the City’s standards for level of service. This involves improvements to existing, as well as the development of new parks, and facilities that enhancing the experience the citizens of Asheville.</p>
<p style="text-align: center;">Community impacts and project benefits</p> <ul style="list-style-type: none"> • Improvement to facility components that will serve the entire community. • Outdoor courts and playgrounds are highly valued by residents. Improvements will significantly improve the user experience

¹ Wilson, James Q; Kelling, George L (March 1982), “Broken Windows: The police and neighborhood safety”, *The Atlantic*.

Impact to current work plans and project schedules:



Anticipated operational and maintenance impact of capital improvement upon completion relative to first year

\$30,000

Estimates would need to be escalated for inflation in subsequent years.

Alternative funding sources outside of General Obligation bonds

None Identified

<p>Project Detail</p> <p>Parks and Recreation - Ball Fields and Lighting Improvements</p>
<p>Funding Recommendation: \$1.2 Million</p>
<p style="text-align: center;">Project Justification:</p> <p>City-owned ball fields are public gathering spaces that create opportunities for healthy social interaction and physical activity in sites that are easily accessed from residential neighborhoods. The fields are also used by recreational leagues where teams and competition create a positive environment for healthy social interactions.</p> <p>The proposed investment will replace outdated lighting and improve ball fields that are currently in serious decline. A lack of lighting is an ongoing problem for organized team participants and the general public.</p> <p>The Broken Windows Theory² suggests crime and negative behaviors are less likely to occur in spaces that are well lit and well maintained.</p> <p>Results of the National Citizen Survey indicate 84% of Asheville residents consider public safety an essential or very important investment.</p>
<p style="text-align: center;">Proposed Investment:</p> <ul style="list-style-type: none"> • Improved ball field lighting (84) • Investments in ball fields (21)
<p style="text-align: center;">Investments made in the last 5 years:</p> <p>No capital expenditures.</p> <p>Maintenance expenditures include the following:</p> <p>Ballfields: Labor Hours including John B Lewis Complex- 13.602 yrly @ \$15.00 hr = \$204,030 Labor Hours excluding John B Lewis Complex- 9.602 yrly @ \$15.00 hr = \$144,030 Infield Mix-- \$15,000 yrly Infield Conditioner-- \$16,000 yrly Lighting Repairs-- \$ 20,000 yrly Misc Supplies-- grave and etc-- \$32,600 PM Budget Ballfield Mowing @ 923 per acre</p>

² Wilson, James Q; Kelling, George L (March 1982), "Broken Windows: The police and neighborhood safety", *The Atlantic*.

Ballfield Custodial-- Manhours- 1820 yrly @ 15.00 hrly= \$27.300
Custodial Supplies for Ballfields-- \$ 9,000 yrly

Ways this project fulfills a Master Plan or addresses a current need:

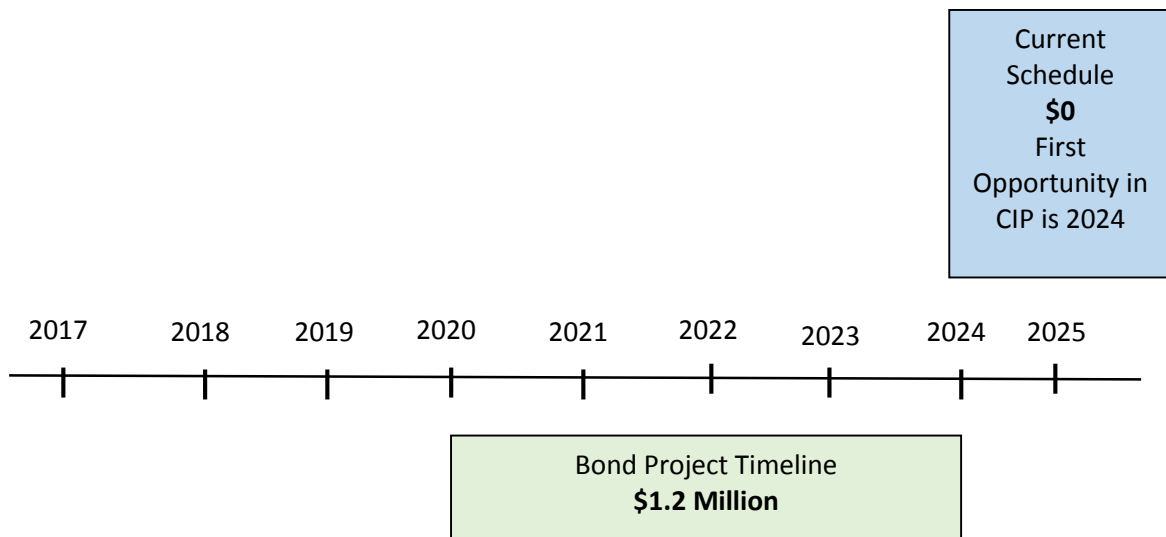
This project addresses the following Parks and Recreation Master Plan goal:

Ensure that all parks, greenways, recreational facilities, programs and cultural arts meet the City's standards for level of service. This involves improvements to existing, as well as the development of new parks, and facilities that enhancing the experience the citizens of Asheville.

Community impacts and project benefits

- Improvement to facilities that will serve the entire community
- Concentrates facility improvement efforts on bringing older facilities up-to-date as neighborhood centers
- Contributes to a sustainable community by providing infrastructure that encourages positive and healthy social interactions

Impact to current work plans and project schedules:



Anticipated operational and maintenance impact of capital improvement upon completion relative to first year

\$30,000

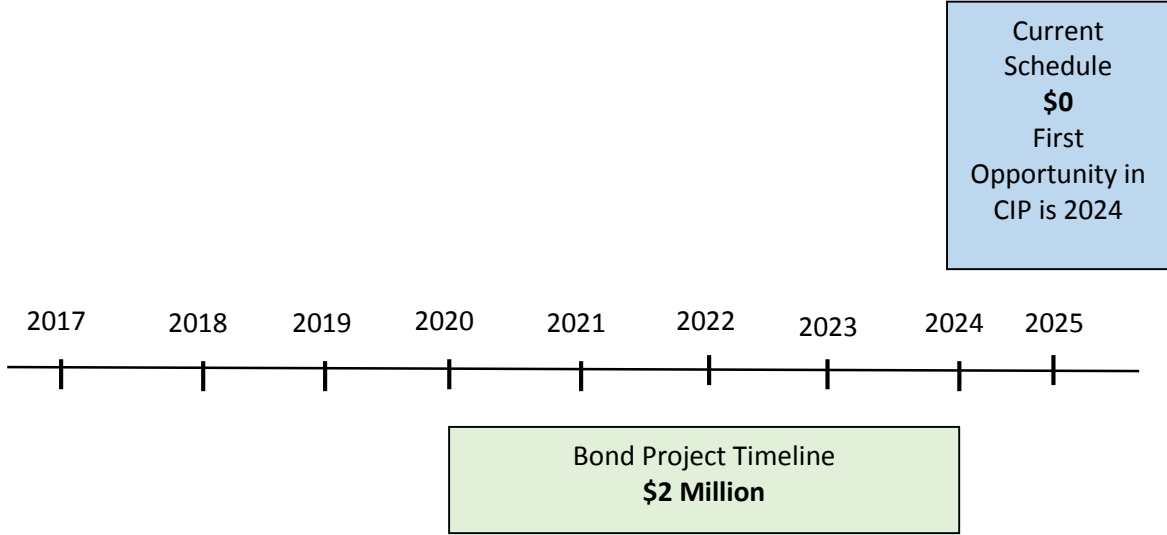
Estimates would need to be escalated for inflation in subsequent years.

Alternative funding sources outside of General Obligation bonds

None identified.

<p>Project Detail</p> <p>Parks and Recreation - Land Acquisition</p>
<p>Funding Recommendation: \$2 Million</p>
<p style="text-align: center;">Project Justification:</p> <p>Two of the 54 parks owned by the City are located in the north and south regions. Open space for exercise and gathering are important elements of a sustainable community.</p> <p>Results of the National Citizen Survey indicate 88% of Asheville residents consider environmental protection and sustainability as essential or very important investments.</p>
<p style="text-align: center;">Proposed Investment:</p> <ul style="list-style-type: none"> • Purchase of additional land for passive and active recreation
<p style="text-align: center;">Investments made in the last 5 years:</p> <p>None</p>
<p style="text-align: center;">Ways this project fulfills a Master Plan or addresses a current need:</p> <p>The Parks and Recreation Master Plan prioritizes the need for the development of new parks. This becomes especially important as areas of the city grow in population.</p>
<p style="text-align: center;">Community impacts and project benefits</p> <ul style="list-style-type: none"> • Passive and Active places for community members to recreate and congregate are a cornerstone of sustainable communities

Impact to current work plans and project schedules:



Anticipated operational and maintenance impact of capital improvement upon completion relative to first year

\$30,000
Estimates would need to be escalated for inflation in subsequent years.

Alternative funding sources outside of General Obligation bonds

None identified