



TOWN OF BLACK MOUNTAIN

Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

Date: April 8, 2019 Time: 6:00 p.m.

Regular Session Minutes

*The agenda and all related documentation may be accessed electronically via Wi-Fi in Town Hall. From your laptop or smartphone, access the Town's website at www.townofblackmountain.org. Click on **Town Government** and select **Mayor and Board of Alderman** to download materials for all Town board meetings.*

 **Conserve resources; print only when necessary.**

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act (ADA). Hearing assistive devices are available at the door.

*Should you need other assistance or accommodation for this meeting, please contact
Town Clerk Angela Reece at 419-9310, or by email at townclerk@townofblackmountain.org
(828) 419-9300 / TDD (800) 735-2962*

1. CALL TO ORDER

Mayor Don Collins called the meeting to order at 6:00 p.m. with the following members present:

Mayor Don Collins
Vice Mayor Maggie Tuttle
Alderman Larry B. Harris
Alderman Ryan Stone
Alderman Carlos Showers
Alderman Tim Raines

The following staff members were present:

Josh Harrold, Town Manager
Dean Luebbe, Assistant Town Manager/Finance Director
Angela Reece, Town Clerk
Ron Sneed, Town Attorney
John Wilson, Deputy Fire Chief
Shawn Freeman, Police Chief

Mayor Don Collins welcomed everyone and led the Pledge of Allegiance. Pastor Mike MacDonald of Black Mountain United Methodist Church gave the invocation.

Mayor Collins thanked everyone in attendance and expressed appreciation to all those who were attending for the first time and also the viewing audience. The re-broadcast of each regular meeting is shown throughout the month on Charter Cable's Buncombe County Channel 192 at 8:00 p.m. on Sundays. Meetings initially air the same week in which they occur and are shown weekly until the next regularly scheduled meeting. Citizens may also go to the Town website www.townofblackmountain.org at any time and view the most recent regular meeting of the Board.

Mayor Collins asked citizens attending the meeting to remain quiet so as not to disturb others. In his announcements Mayor Collins congratulated Alderman Larry B. Harris in being selected to

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Chair the Land of Sky Regional Council Board of Directors for a second term. Mayor Collins thanked Alderman Harris for his service to the Town of Black Mountain.

2. PROCLAMATION AND AWARD RECOGNITION

- A. 100th Birthday – Mary Frances Stephens “Cissie” – Vice Mayor Tuttle proclaimed April 8, 2019 as Mary Frances Stephens Day in celebration of Mrs. Stephens 100th birthday. Mrs. Stephens is a living treasure in Black Mountain and is cherished by all who have the pleasure of knowing her.
- B. Tick-borne Diseases Awareness Month Proclamation - Mayor Collins proclaimed May 2019 as Tick-borne Diseases Awareness Month and encouraged citizens to take precautions when recreating outdoors.

3. CITIZEN COMMENTS

Individuals wishing to address the Board are asked to sign in at the entrance to the board room, indicating the topic(s) or agenda item(s) you wish to discuss, so that the chair may group speakers according to topic. The chair will recognize individuals requesting to address the Board. Comments by any one speaker shall be limited to three (3) minutes. If the topic you wish to discuss pertains to a public hearing scheduled for this meeting, please reserve your comment for the applicable public hearing.

Ruth Hubbard Lovinsohn of Black Mountain addressed the Board of Aldermen regarding water quality concerns surrounding a local towing business near the community garden.

LTC Chris Castro addressed the Board of Aldermen regarding membership on the local Draft Board encouraging citizens to apply. More information is available by visiting www.sss.gov

Peter Dawes of Black Mountain addressed the Board of Aldermen regarding bullying.

Becky Walker of the Black Mountain Tennis Association addressed the Board of Aldermen regarding the positive economic Impact of tennis in the area and encouraged the Board to fund new tennis courts.

Lyn Swann of Black Mountain addressed the Board of Aldermen regarding her concern over sharing space at the Lakeview Senior Center with the Black Mountain Summer Camp attendees.

Jim Schneider of Black Mountain addressed the Board of Aldermen also regarding his concerns over sharing space at the Lakeview Senior Center with the Black Mountain Summer Camp attendees.

Elaine Loutzenheiser of Black Mountain addressed the Board of Aldermen requesting consideration of implementing impact fees to offset infrastructure costs.

4. COMMUNICATIONS FROM BOARDS, COMMISSIONS & AGENCIES

A. Black Mountain Recreation Commission Annual Report – *Terry McElrath, Chair*

Recreation Commission Chair, Terry McElrath presented the Annual Black Mountain Recreation Report to the Board of Aldermen which is attached to and made part of these minutes.

B. Black Mountain Recreation & Parks Annual Report – *Joshua Henderson, Director*

Recreation & Parks Director Joshua Henderson presented the annual Black Mountain Recreation & Parks report which is attached to and made part of these minutes.

Mayor Collins stated he was proud of the amount of recreational offerings the Town provides its citizens and said the town by far exceeds expenditures per capita of any other town our size in Western NC on recreation services.

5. CONSENT AGENDA

All items on the consent agenda are considered routine, to be enacted by one motion without discussion. If a member of the governing body requests discussion of an item, the item will be removed from the consent agenda and considered separately.

Town Manager, Josh Harrold presented the consent agenda to the Board of Aldermen.

A. Adoption of Minutes

Motion: *To adopt the minutes of March 7, 2019 (Agenda Session), March 11, 2019 (Regular Session), March 11, 2019 (Closed Session), and March 20, 2019 (Special Call Meeting).*

B. Call for Public Hearing to Close a Platted Street known as Campbell Street #R-19-07

Motion: *To call for the public hearing to close a portion of an unopened, platted street known as Campbell Street to be held on Monday, June 10, 2019 at 6:00 p.m. or as soon thereafter as possible, in the Board Room of Town Hall at 160 Midland Avenue.*

Manager Harrold stated the adjoining property owners have requested this closure.

C. Call for Public Hearing to Close the remainder of a Platted Street known as Campbell Street

#R-19-08

Motion: *To call for the public hearing to close the remainder of an unopened, platted street known as Campbell Street to be held on Monday, June 10, 2019 at 6:00 p.m. or as soon thereafter as possible, in the Board Room of Town Hall at 160 Midland Avenue.*

Manager Harrold stated the Planning Board has requested the closure of the remainder of Campbell Street.

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D. Call for Public Hearing –Christmas Parade

#O-19-07

Motion: *To call for a public hearing to adopt Ordinance O-19-07, for the road closure of State Street for the annual Christmas Parade in Black Mountain to be held on Monday, May 13, 2019 at 6:00 p.m. or as soon thereafter as possible, in the Board Room of Town Hall at 160 Midland Avenue.*

Manager Harrold stated the NC DOT requires advanced notice for street closures and said this request as well as the request for the Veterans Day Parade is to give permanent notice of an intended street closure for annual parades in town.

E. Call for Public Hearing –Veterans Day Parade

#O-19-08

Motion: *To call for a public hearing to adopt Ordinance #O-19-08, for the road closure of State Street for the annual Veteran's Day Parade in Black Mountain to be held on Monday, May 13, 2019 at 6:00 p.m. or as soon thereafter as possible, in the Board Room of Town Hall at 160 Midland Avenue.*

F. JLS Paving Contract for Flat Creek Greenway

Motion: To approve as presented.

Manager Harrold stated the asphalt plants are now open and paving work can commence for the season. He stated this contract is to proceed with the Flat Creek Greenway repairs at a cost of \$19,980 for a 120 foot section.

G. Civil Design Concepts Engineering Services Contract (Water Transfer Phase II)

Motion: To approve as presented.

Manager Harrold stated this contract is for engineering services in the amount of \$29,250 for the Phase II waterline transfer from the City of Asheville.

H. Resolution in Support of Passenger Rail in WNC

Motion: To approve as presented.

Manager Harrold stated this resolution is to support restoration of passenger rail service through a bus route from Salisbury NC to Asheville NC. Manager Harrold stated passenger rail was available in the area in 1975 and said there is an interest to renew it for the future.

I. System Development Fee Study

Motion: *To approve as presented and to authorize the Town Manager to execute the contract for services.*

Manager Harrold stated the NC General Assembly has passed legislation requiring municipalities to conduct a system development fee study in order to continue to assess and collect impact fees.

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Manager Harrold stated he recommends accepting a proposal from McGill & Associates in the amount of \$8,900 to conduct the study.

Vice Mayor Maggie Tuttle moved to approve consent items A-I as presented. The motion was approved by a vote of 5-0.

6. CITIZEN COMMENTS

The chair will recognize individuals requesting to address the Board regarding the specific New Business or Unfinished Business items below. Comments by any one speaker shall be limited to three (3) minutes.

If the topic you wish to discuss pertains to a public hearing scheduled for this meeting, please reserve your comment for the applicable public hearing.

There were no citizen comments.

7. UNFINISHED BUSINESS

Continued from 3-11-19 Regular Meeting

A. Public Hearing for Text Amendments to Add Graffiti Ordinance

#O-19-05

Attorney Ron Sneed stated he revised the proposed ordinance as indicated by the Board of Aldermen to clarify language surrounding the creation of a trust fund in the event the town were to collect fines in excess of \$10,000. Attorney Sneed stated he specifically defined what a violation consists of.

Alderman Carlos Showers moved to reconvene the public hearing on Ordinance #O-19-05 for Text Amendments to Add Graffiti Ordinance. The motion was approved by a vote of 5-0.

Alderman Larry B. Harris stated he still has reservations regarding language in the ordinance requiring the perpetrator to enter the property to clean it up stating he would feel that a property owner would not be comfortable with this. Attorney Sneed stated he removed the forgiveness language so there was no requirement of the property owner to allow the perpetrator back on the property to clean up their markings. Attorney Sneed stated the property owner has the option to allow this.

Lisa Milton of Black Mountain addressed the Board of Aldermen regarding Section 373: Removal Required paragraph A, stating she feels the language as written is problematic and feels the property owner should be notified prior to the perpetrator being allowed to enter the property again and said she feels the property owner should be given the choice and said her fear is that more damage could occur.

Attorney Sneed stated he could amend the language to clarify this. Board members concurred. There was no further discussion.

Alderman Larry B. Harris moved to close the public hearing. The motion was approved by a vote of 5-0.

Alderman Larry B. Harris moved to approve Ordinance #O-19-05 as amended. The motion was approved by a vote of 5-0.

8. NEW BUSINESS

A. Asheville Design Center- Master Plan for Veterans Park & Children & Friends Daycare

Chris Joyell, Executive Director presented a feasibility study and master plan for Veterans Park Dr. John Wilson Community Garden and Children & Friends Daycare to the Board of Aldermen. The presentation is made part of and included in these minutes. Tania McCamy, Project Manager presented the findings to the Board of Aldermen. Ms. McCamy stated the team held five community input meetings regarding the design of the proposed project from November 2017 through December 2018. Ms. McCamy stated the garden area plan proposal implements stakeholder feedback such as incorporation of an outdoor kitchen and classroom/event space as well as a covered pavilion and restroom facilities. Ms. McCamy stated the pavilion would not be exclusive to the Community Garden site. She stated the combined total square footage of the three proposed structures would be approximately 2,750 square feet. Ms. McCamy presented images of what this design could look like. Ms. McCamy discussed the proposed Children & Friends Daycare center and said the proposed facility would house 172 students. She presented renderings of the building footprint and the design team's preferred concept. Ms. McCamy stated the proposed building would be 2,000 square feet with a 17,000 square foot playground. She said the proposal includes 108 parking spaces which will utilize the existing gravel lot as well as expand into the site. Ms. McCamy stated the team chose this design as it was the most compact design and said it minimized the impact to the greenway and made use of existing infrastructure. She stated it would not impact the floodplain or the utility easement. Alderman Larry B. Harris inquired regarding parking for the Community Garden and Ms. McCamy stated there are five spaces allotted next to the garden bed at the north end of the rendering. Alderman Harris stated he did not feel this was sufficient. Ms. McCamy stated the design team would expect overlap in parking shared use for the site. Alderman Harris inquired if there was an estimated cost for the Community Garden portion and Ms. McCamy stated this was not her area of expertise and did not have that information available. Mr. Joyell stated he could get those figures. Mayor Collins stated he would like consideration given to enclosing the proposed kitchen area to prohibit theft.

B. Interlocal Agreement - First Due Size-Up Software

Deputy Fire Chief, John Wilson stated this software allows interdepartmental communications and situation information to be more readily available to fire and rescue workers. He stated the Town of Weaverville has agreed to pay the upfront cost of this software and said the agreement provides for each department to pay a share of that cost, with the cost to Black Mountain for the first six months of the license being \$911.58, reimbursing the Town of Weaverville. Deputy Chief Wilson stated Buncombe County originally budgeted for the total cost of this software but has pulled it from consideration at this time. He stated the annual cost would be approximately

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\$1,800.00 and said if the software suits the Fire Department needs then they could discontinue the current software which is around \$1,500.00 annually to recuperate the cost.

Alderman Tim Raines moved to approve the Interlocal Agreement for First Due Size-Up Software. The motion was approved by a vote of 5-0.

C. Capital Project Ordinance -Projects Fund Amendment for Riverwalk Greenway

#O-19-09

Assistant Town Manager/Finance Director Dean Luebke stated this project amendment is to reflect expenditures in professional services for the engineering of Phase II of the River Walk Greenway. Mr. Luebke stated this ordinance and the following budget amendment is to reflect work beginning on the project. Alderman Larry B. Harris reminded the public that the Town's match is 20% of the \$5M project. Mr. Luebke reminded the public that the town has placed \$80,000 per year in a capital improvement project fund since 2016 and recalled receiving additional funding from Buncombe County in the amount of \$400,000 toward this project. Mr. Luebke stated he will bring another project ordinance amendment and budget amendment to the Board for consideration once additional funding is spent later this year.

Vice Mayor Maggie Tuttle moved approve the Riverwalk Greenway Capital Project Ordinance #O-19-09, Project Fund Amendment as presented. The motion was approved by a vote of 5-0.

D. Budget Amendment River Walk Greenway

#FY2019-19

Alderman Larry B. Harris moved to approve Budget Amendment #FY2019-19 as submitted, increasing expenditure and revenue accounts in fund 6400 (Riverwalk Greenway Capital Projects Fund) by \$1,928,750. The motion was approved by a vote of 5-0.

E. Hemphill Property Update – Attorney Ron Sneed

Attorney Ron Sneed recalled discussions in the agenda meeting regarding the Hemphill Property stating a proposal has been made to the land trust to purchase a small portion of the land in exchange for a right of way easement to allow for a second entrance to the park from Sunset Drive. Attorney Sneed reiterated this transaction would not involve the town, however acceptance or non-acceptance of the small portion of property in question is a matter for the Board to decide. If the Board decides not to accept the portion of property in question then the estate of Mary Hemphill can dispose of it. Attorney Sneed stated the legal importance of this transaction could impact a future greenway connection from the western end of the property to Highway 9 which is approximately 2,100 feet. Attorney Sneed stated there was nothing in the proposed transaction between Mike Begley and the Estate for an easement of a future greenway connection if the property is relinquished and sold. Attorney Sneed proposed requesting an easement across the portion of the property in question should the Board of Aldermen decide not to accept it. Attorney Sneed stated a secondary access to the park would be a benefit as well as an easement for a future greenway connection. Alderman Larry B. Harris stated he would like to

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study this issue further before a decision is made to ensure fairness to all parties involved. Board members concurred.

9. PUBLIC HEARING

The chair will recognize individuals requesting to address the Board regarding the specific topic of the public hearing. Public hearing comments by any on speaker shall be limited to ten (10) minutes. The Mayor reserves the right to alter time limits and other rules of procedure at the beginning of each Public Hearing.

A. Public for the Closure of the Remainder of an Unopened, Platted portion of First Street **#R-19-06**

Planning Director Jessica Trotman recalled the closure of the first portion of this unopened street which is located off of Blue Ridge Assembly Drive earlier this year and stated the Planning Board has requested to close the remaining portion which is 75 feet long and is land locked. Alderman Larry B. Harris clarified the process of retaining utility easements. Attorney Sneed stated staff reviews the requests and account for this possibility without adding a more cumbersome process. Director Trotman stated there is a utility easement between the property owners but not the town. Attorney Sneed stated platted rights-of-way are access only and not easements for utilities. He stated the process is very cumbersome for the town to turn down an easement for access and then to require an easement for utilities and recommended not doing this for every process.

***Alderman Larry B. Harris moved to open the public hearing on Resolution #R-19-06 for the closure of the remainder of an unopened, platted portion of First Street. (off of Blue Ridge Assembly Drive)
The motion was approved by a vote of 5-0.***

There were no citizen comments.

***Vice Mayor Maggie Tuttle moved to close the public hearing.
The motion was approved by a vote of 5-0***

***Vice Mayor Maggie Tuttle moved to approve Resolution #R-19-06 for the street closure.
The motion was approved by a vote of 5-0***

B. Public for Text Amendments to Definitions Section (Bed and Breakfast Homes and Inns) **#O-19-06**

Planning Director Jessica Trotman stated this amendment is being requested by Theresa Fuller, owner of the Arbor House. Director Trotman stated the proposed changes included increasing number of rooms allowed bed and breakfast homes from 1-4 room to up to 6 rooms and for inns previously having 5-12 rooms and now 7-12 rooms. Attorney Sneed stated NC General Statutes define homes and inns differently and allow larger numbers of rooms. Director Trotman stated the town is more interested in compatibility and usage.

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Alderman Larry B. Harris moved to open the public hearing on Ordinance #O-19-06 for text amendments to definitions section (Bed and Breakfast Homes and Inns).

The motion was approved by a vote of 5-0.

Theresa Fuller, owner of the Arbor House addressed the Board of Aldermen requesting consideration for the amendment and expressing concern for the requirement of an owner to “reside” during operation and said she does take vacations and has an inn keeper there when she is off premises. Attorney Sneed stated this ordinance does not require the owner to remain on premises at all times.

Alderman Larry B. Harris moved to close the public hearing.

The motion was approved by a vote of 5-0

Vice Mayor Maggie Tuttle moved to adopt the statement of consistency.

The motion was approved by a vote of 5-0

Alderman Carlos Showers moved to adopt Ordinance #O-19-06 as presented.

The motion was approved by a vote of 5-0

10. COMMUNICATION FROM STAFF

- A. Town Attorney – Attorney Sneed congratulated Anna Stearns, former paralegal, on her appointment as General Counsel & Chief of Staff to Chief Justice Cheri Beasley of the NC Supreme Court. This is a great accomplishment and the Board of Aldermen extend their best wishes in this new endeavor to Attorney Stearns.
- B. Josh Harrold - Manager Harrold announced he has selected a Fire Chief, Scottie Harris and encouraged the Board to attend a meet and greet just prior to the agenda workshop on May 9th. Manager Harrold also reminded citizens that Town offices will be closed on Friday April 19th for Good Friday and reminded everyone of the budget workshop scheduled for Thursday April 25th at 8:30 a.m. at Town Hall.

11. COMMUNICATION FROM MAYOR AND BOARD OF ALDERMEN

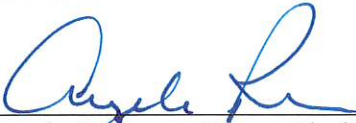
Mayor Don Collins reminded Citizens of upcoming budget workshops and negotiations. Mayor Collins stated there are multiple requests for funding and said the Board of Aldermen will work diligently to ensure a balanced budget.

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12. ADJOURNMENT

There being no further business, on a motion made by Alderman Carlos Showers and with a vote of 5-0, Mayor Don Collins adjourned the meeting at 8:00 p.m.

ATTEST:



Angela L. Reece, Town Clerk



Don Collins, Mayor



Black Mountain
Recreation & Parks

Recreation Commission

Annual Report 2019



**Black Mountain
Recreation & Parks**

Looking to the Future

The Master Plan for Recreation and Parks was formerly adopted by the Board of Aldermen in 2004.

The Plan is evaluated, reviewed, and adjusted periodically, with the most recent update approved by BOA in December 2017.



**Black Mountain
Recreation & Parks**

Purpose

- **Identification of quality recreation facilities and programs that will enhance the well-being of citizens**
- **Identification of and protection for open spaces and environmentally sensitive areas**
- **Promotion of social interaction among diverse individuals, groups, and generations**
- **Enhance ability to attract new businesses**



**Black Mountain
Recreation & Parks**

Plan Development

- **Evaluation of existing recreational programs and spaces, including private sector**
- **Evaluation of current trends**
- **Citizen input through public meetings, social media polls, questionnaires**



**Black Mountain
Recreation & Parks**

Citizen Desires

- **Special Events related to performing arts**
- **Parks for outdoor activities including walking**
- **Aquatic facilities for pleasure, exercise, aerobics**
- **Facility for social activities, such as: meals, senior activities, bridge, clubs, teen events, dances, etc**



**Black Mountain
Recreation & Parks**

Recommendations

- **Secure a Recreation Center**
- **Continue expansion of Greenways**
- **Develop Mini-Parks throughout town**
(standards indicate we need 5; includes playground, quiet reflection spaces, etc)
- **Develop existing town owned lands, such as Cragmont Park and/or develop plan for and purchase of additional open space**

18-19 Annual Report

Recreation & Parks

Points of Interest

- Since September 2018 we have hired a brand new staff
- Updated rental policies
- Increased pool rates for the first time since 2015
- Implemented a Recreation on-call phone for weekends
- Currently working with the Town to find funding and methods for improving Tennis Courts

Pool

2018 Total Attendance: 21,258

- Programs
 - Lap swim: 527 participants
 - Aqua Exercise: 382 participants
 - Swim Team: 140 participants
 - Swim Lessons: 36 participants
 - Pool Rentals: 22
- Revenues
 - Lap Swim: \$527
 - Aqua Exercise: \$1,910
 - Daily Entry: \$29,487
 - Family Passes: \$12,600
 - Pool Rentals: \$4,180 (this is based on an average price of \$190; rates varied between resident \$160 and non-resident \$220)

Gardens

- 80 total plots
- Partnership with Bounty & Soul
- 2018 (85) registered community gardeners; largest number to date (since 2012)
- 10% of each gardeners plot is grown for donation
- 19 plots in the garden are grown exclusively for donation
- 1950 volunteer hours logged
- Produced 3055lbs of food
- Raised \$2415 through Empty Bowls Fundraiser
- Christmas Tree Recycling
- Internship program

Senior Programming (data from Sept 18 to Jan 19)

- Activities (exercise classes, card games, dance groups, etc.)
 - 32 activities per week
 - 1,235 participants
- Programs (Medicare seminars, pot lucks, wellness presentations, etc.)
 - 13 events
 - 252 participants
- Significant Projects
 - Trip to Williamsburg
 - Fall Excursion Trip to Canada
 - Senior Games/Sliver Arts
 - Completing Year 1 & 2 of SCOPE

Youth Sports

- Flag Football: 16 participants
- Smart Start Soccer (two seasons fall 18, spring 19)
- Indoor Soccer: 30 teams, 295 participants
- Basketball: 13 teams, 131 participants (in conjunction w/ Asheville Parks & Recreation)
- Smart Start Basketball: 15 participants
- Swim League: 142 participants
- Tennis: 50-70 participants annually

Adult Sports

- Tennis: 125-150 participants annually
 - Host 6 USTA matches in Black Mountain annually
- Pickleball: 24 players on average per day, playing on 3 courts at Cragmont Assembly 5 days per week
- Basketball: 9 teams

Events

- Walk to School October 10th
 - 33 participants (heavy rain)
- Mini Monster October 27th
 - 300-400 participants
- Circle of Lights December 8th
 - Event was cancelled due to snow/ice storm
- Valentines 5k February 9th
 - 280 participants

Rentals (data from Sept 18 to Jan 19)

150 total rentals, \$11,985 in revenue

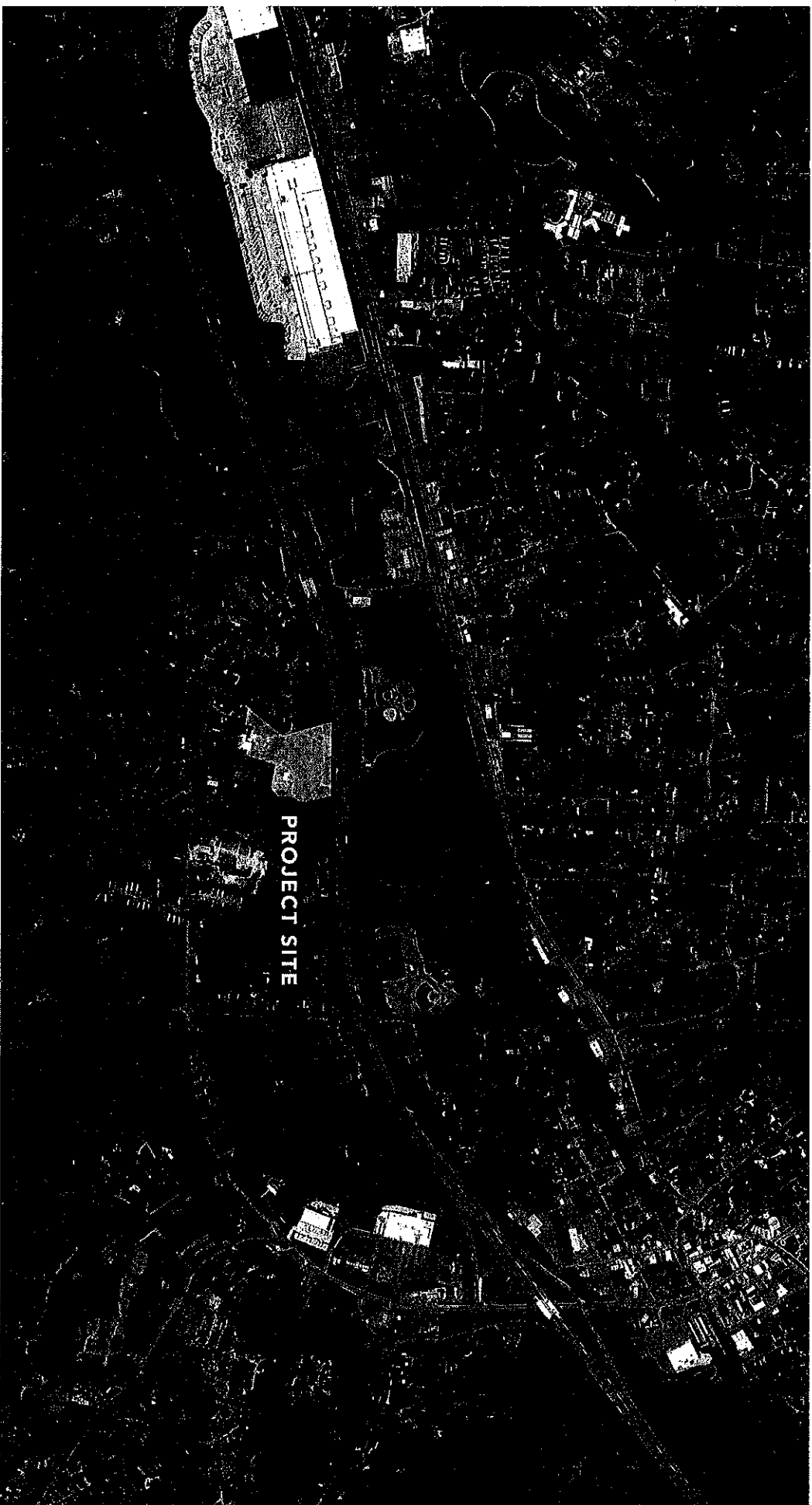
- Lakeview Clubhouse (upstairs & wedding packages)
 - 24 scheduled rentals
 - \$4,280 revenue
- Lakeview Center (downstairs)
 - 3 scheduled rentals
 - \$320 revenue
- Grey Eagle
 - 66 scheduled building and indoor soccer rentals
 - \$3,810 revenue
 - 18 scheduled bounce house/nerf party rentals
 - \$2,625 revenue
- Alcohol Permits
 - 5 permits purchased
 - \$250 revenue

**Item 8A -
Asheville Design Center Master Plan for Veterans Park/
Children & Friends Daycare**

initial concepts
Veteran's Park

April 8, 2019

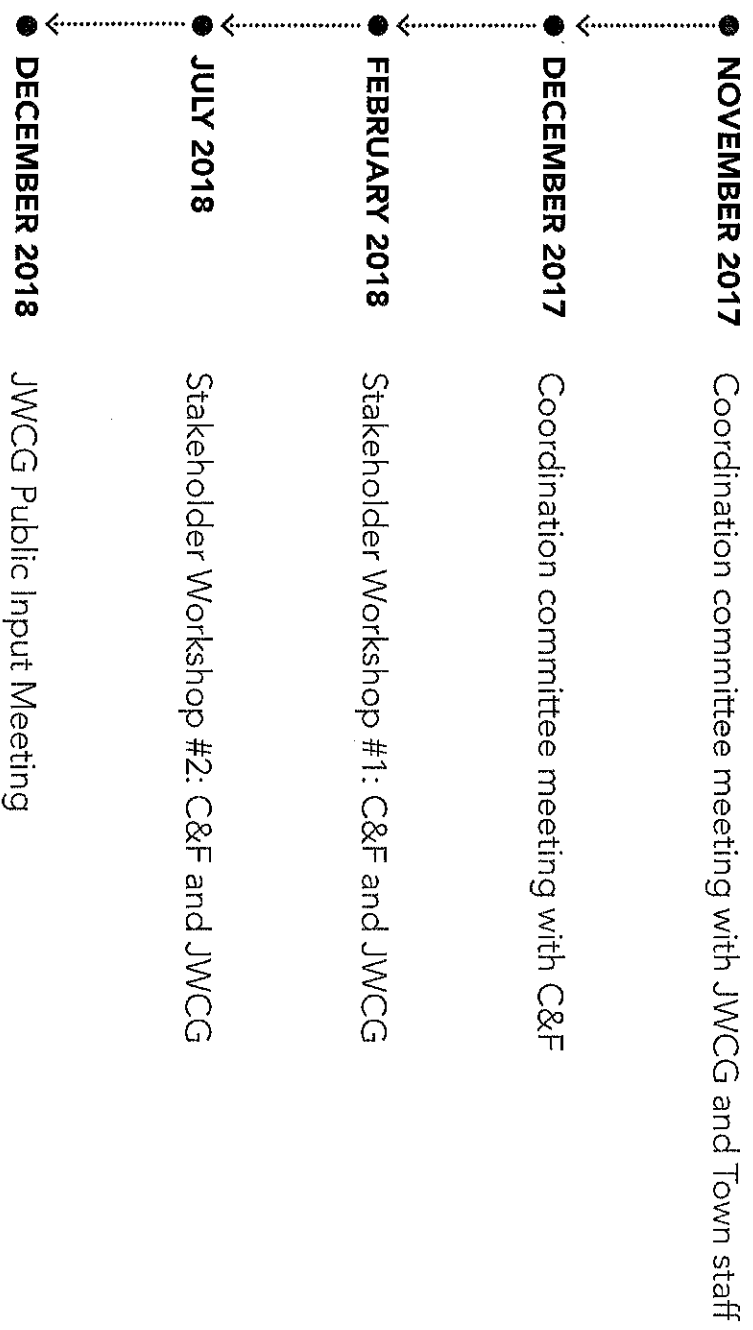
WHERE WE ARE
CONTEXT



initial concepts **Veteran's Park Initial Concepts**

HOW WE GOT HERE

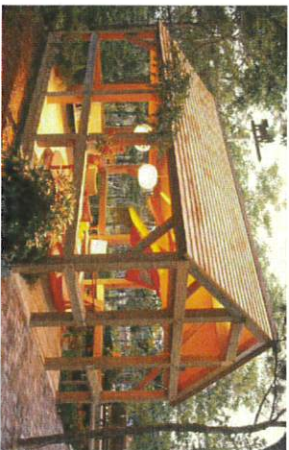
TIMELINE



initial concepts **Veteran's Park Initial Concepts**

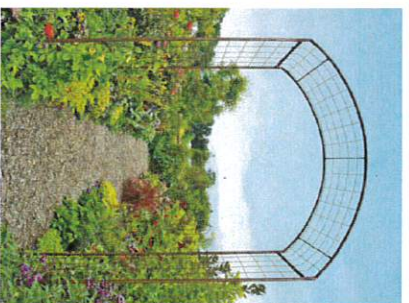
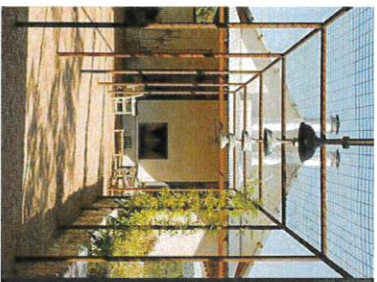
John Wilson Community Garden

WHAT IT COULD BE LIKE
OUTDOOR KITCHEN / STORAGE



initial concepts **John Wilson Community Garden**

WHAT IT COULD BE LIKE
GARDEN ENTRANCE



initial concepts **John Wilson Community Garden**

WHAT IT COULD BE LIKE

FENCING + SEATING



initial concepts **John Wilson Community Garden**

WHAT IT COULD BE LIKE

PAVING + SIGNAGE



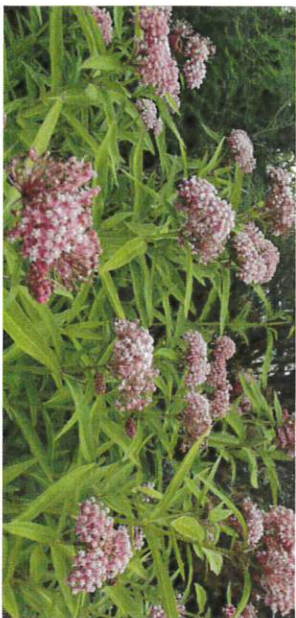
initial concepts **John Wilson Community Garden**

WHAT IT COULD BE LIKE
NATURAL PLAYSCAPE



initial concepts **John Wilson Community Garden**

WHAT IT COULD BE LIKE
EDIBLE + POLLINATOR PLANTING AT ENTRY



Asclepias incarnata, Swamp Milkweed



Eryngium yuccifolium, Rattlesnake Master



Vaccinium angustifolium, Tophat Blueberry



Monarda fistulosa, Bergamot



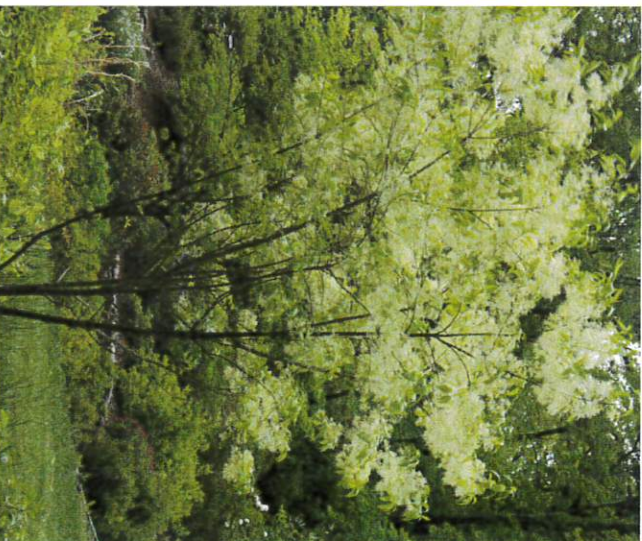
Pycnanthemum muticum, Mountain Mint



Rudbeckia Maxima, Large Coneflower



Amelanchier, Serviceberry



Chionanthus virginicus, Fringe Tree

initial concepts **John Wilson Community Garden**

WHAT IT COULD BE LIKE

COMMUNITY GARDEN CONCEPT

PICNIC PAVILION SITING

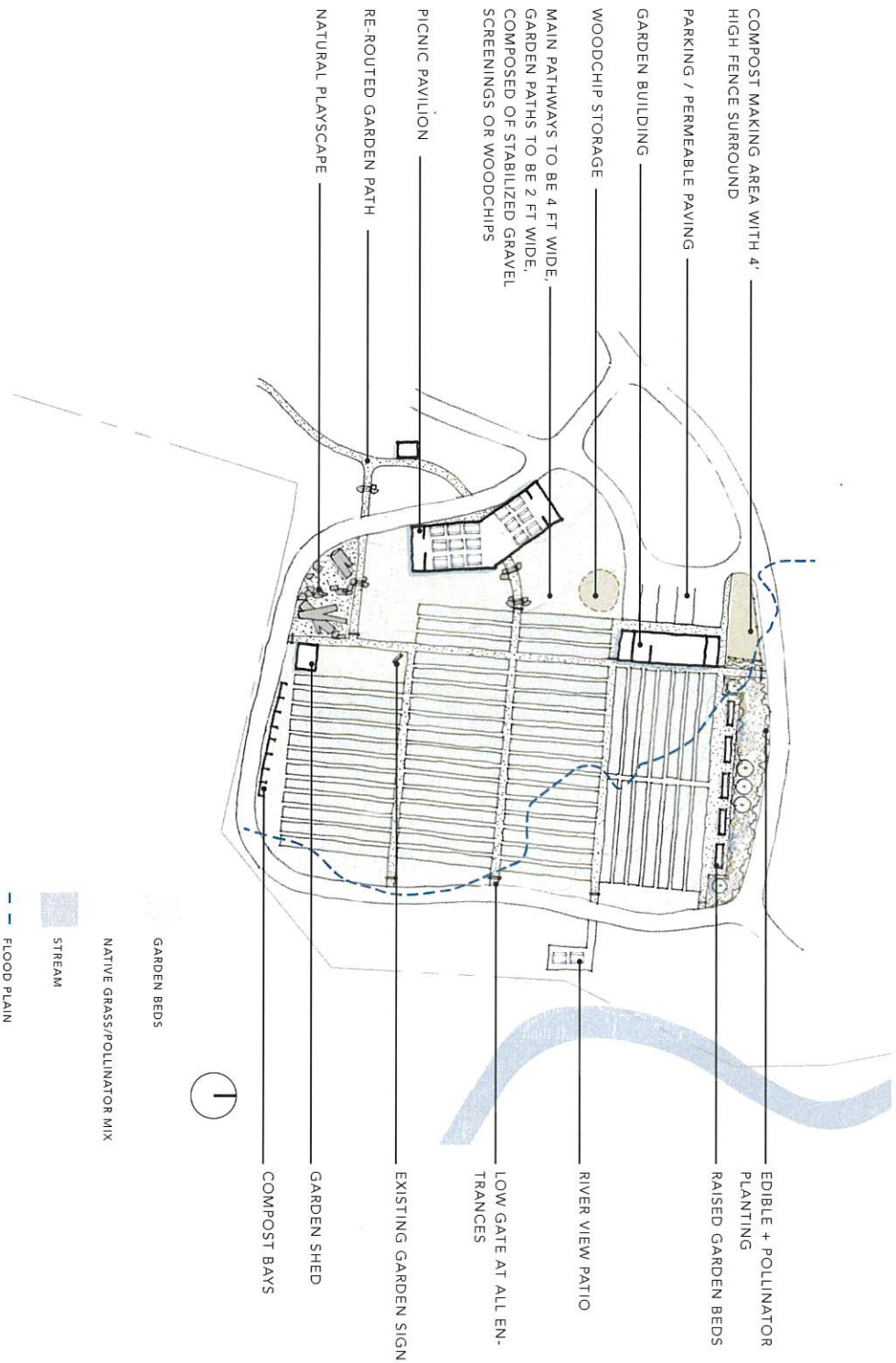
- out of floodplain and utility corridor
- convenient and inviting to all visitors

GARDEN BUILDING SITING

- approximately in existing barn location
- aligns with garden pathways
- screens parking from garden

SITE ADJUSTMENTS

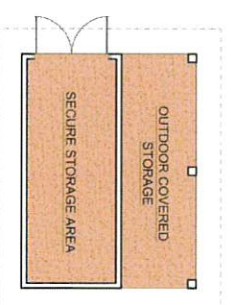
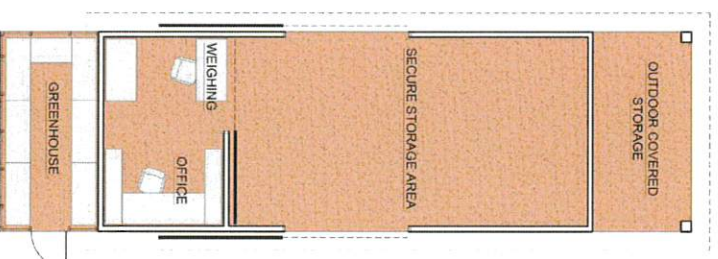
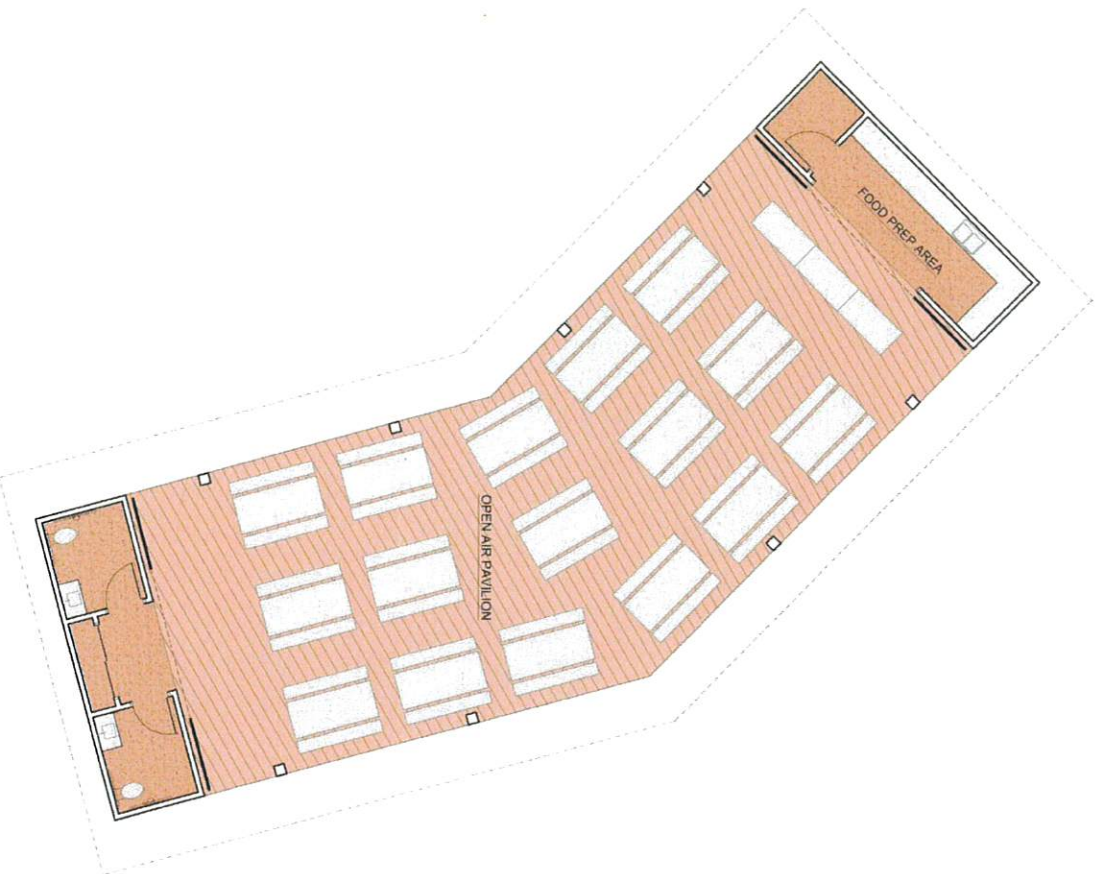
- pedestrian path re-routed and expanded to allow for easier circulation throughout garden
- stabilized stone screenings or mulch patio at river for resting to take advantage of view
- new low gateways at all garden paths to signify entry and provide uniformity
- natural playscape elements added to engage visiting children with natural materials and imaginative play



initial concepts **John Wilson Community Garden**

WHAT IT COULD BE LIKE

BUILDING CONCEPTS



FLOOR PLANS

initial concepts **John Wilson Community Garden**

Children + Friends Preschool

WHAT IT COULD BE LIKE

PRESCHOOL CONCEPT 1

GENERAL PROGRAMMING

- 10,000 sf Daycare facility
- 17,000 sf Playground
- Additional parking
- Vehicular Drop-off

HIGHLIGHTS

- Compact development footprint
- Best use of existing infrastructure (ex: parking)
- Building proximity promotes cross programming and shared parking
- No development within 100 yr floodplain
- No development within utility easement
- Building pulled away from transmission lines and I-40

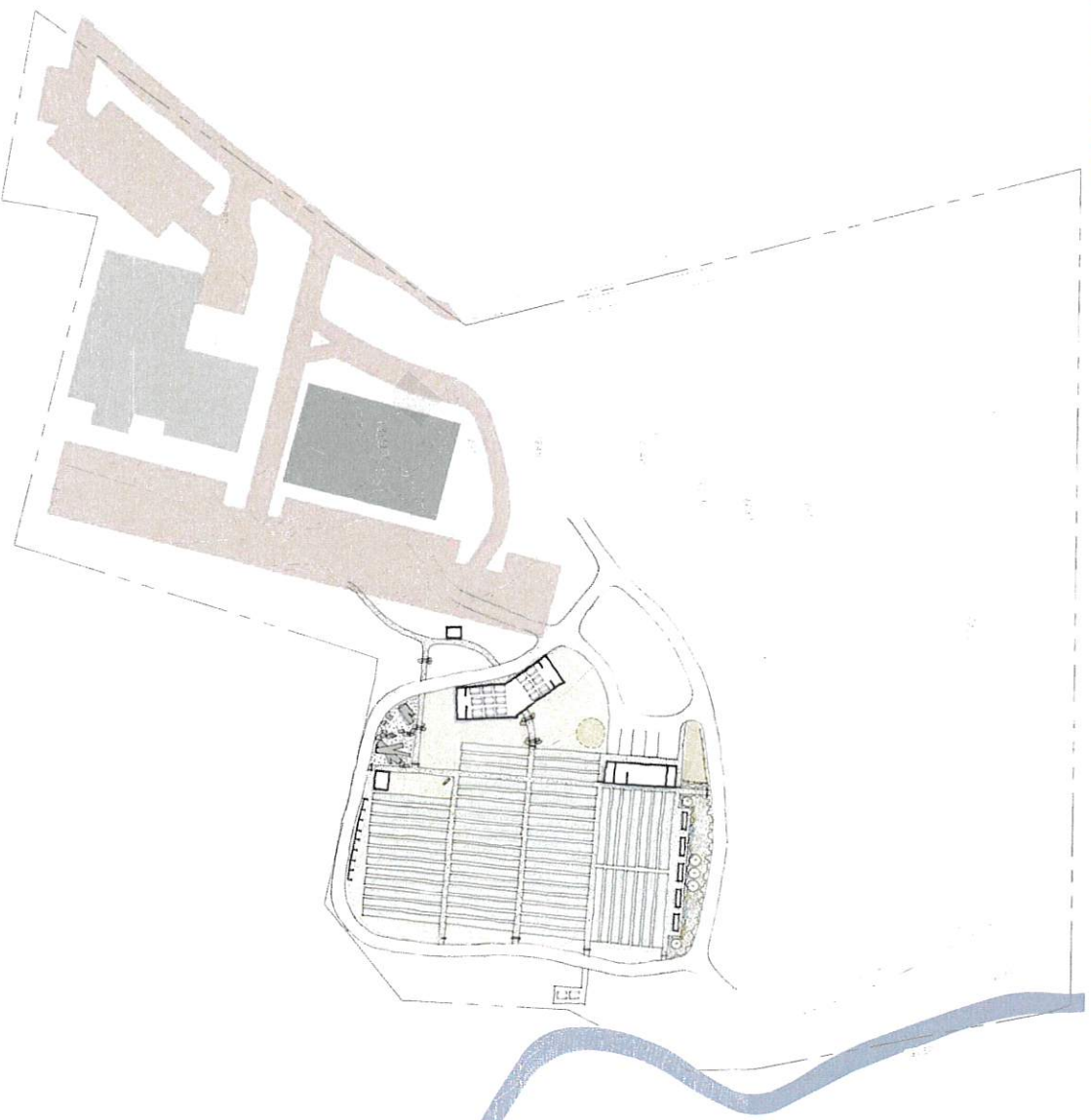
SITE IMPACT

- Removal of trees at top of the hill
- Removal of garage
- Minimal impact to greenway
- Minimizes impact to park facilities
- Will require retaining wall to maintain pathway alignment
- Will require offsite sewer extension across Flat Creek



WHAT IT COULD BE LIKE

GARDEN CONCEPT + PRESCHOOL CONCEPT COMBINED



initial concepts

Children and Friends Preschool