

City of High Point

*Municipal Office Building
211 S. Hamilton Street
High Point, NC 27260*



Meeting Agenda

Monday, October 7, 2019

5:30 PM

Council Chambers

City Council

*Jay W. Wagner, Mayor
Jason P. Ewing, Mayor Pro Tem
Jeffrey J. Golden, S. Wesley Hudson,
Victor A. Jones, Britt W. Moore,
Monica L. Peters, Donald A. Scarborough, Christopher Williams*

ROLL CALL, PRAYER, AND PLEDGE OF ALLEGIANCE

RECOGNITIONS AND PRESENTATIONS

- [2019-424](#) Proclamation - National Domestic Violence Awareness Month
Representatives from the Family Justice Center will be in attendance to receive a proclamation recognizing the month of October as National Domestic Violence Awareness Month in the City of High Point.

Attachments: [Domestic Violence Proclamation](#)

STRATEGIC PLAN UPDATE

- [2019-446](#) Strategic Plan Update
Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee.

Sponsors: Committee of the Whole

Attachments: [Strategic Update - Code Enforcement Activity for September 2019.pdf](#)

PUBLIC COMMENT PERIOD

- [2019-447](#) Public Comment Period
A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.
- * Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.
 - * Persons addressing City Council are asked to limit their comments to 3 minutes.
 - * Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
 - * If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

Sponsors: Committee of the Whole

CONSENT AGENDA ITEMS

FINANCE COMMITTEE - Council Member Moore, Chair

[2019-425](#) Resolution - Sale of City Owned Property - 1018 E. Green Drive
City Council is requested to adopt a resolution accepting the offer of \$2,300 and authorizing the sale of the surplus City owned property located at 1018 E. Green Drive.

Attachments: [1. Sale of City Owned Property - 1018 Green](#)

[2019-426](#) Deed of Correction - 1422 - 1424 Johnson Street Properties
City Attorney's office is requesting City Council approval to grant a correction deed to release ownership rights of City owned property located at 1424 Johnson Street.

Attachments: [2. Deed of Correction](#)

[2019-427](#) Contract - Shealy Electrical - Pad Mount Transformers
City Council is requested to award a contract to Shealy Electrical in the amount of \$111,630 for the purchase of three (3) 2,500kVA pad mount transformers.

Attachments: [3. Pad Mounted Transformers](#)

[2019-428](#) Contract - Willard Dairy Road/Kendall Road - Water Main Extension
City Council is requested to award a contract to Breece Enterprises Inc. in the amount of \$630,948.00 for water main extensions to Willard Dairy Road/Kendall Road to improve water quality, fire protection and provide future services to residential and commercial development.

Attachments: [4. Willard Dairy Rd and Kendale Rd Water Main Extensions](#)

[2019-429](#) Contract - Johnson Controls Security System - Parks & Recreation
City Council is requested to approve an amendment to a contract with Johnson Controls Security Solutions, LLC in the amount of \$106,541.80 to provide security services at City Parks and Recreation facilities.

Attachments: [5. Johnson Controls Contact - Amendment 2 September 2019](#)

[2019-430](#) Resolution - High Point Theatre/International Market Center HVAC Lease Amendment
Council is requested to adopt a resolution approving the Seventh Amendment to the original lease to standardize the HVAC expenses for the High Point Theatre to allow for consistent budgeting.

Attachments: [Legal Advertisement](#)

[IMC Theatre HVAC 7th Lease Amendment](#)

[2019-431](#) WSSU Football Program
City Council is requested to approve funding in the amount of \$5,000 to provide 2000 tickets for youth in High Point to attend a football game between Winston Salem State University and St. Augustine University being held Saturday, October 19th at the Simeon Stadium.

Attachments: [7. WSSU Football donation](#)

- [2019-432](#) Budget Ordinance Amendment - High Point Community Foundation
City Council is requested to approve a budget ordinance amendment to appropriate funds in the amount of \$761,123 for a pass-through grant received from the High Point Community Foundation for the High Point Baseball Inc. for capital team expense.

Attachments: [8. Community Foundation Pass Through Grant amendment](#)

- [2019-445](#) Contract - Samet Corporation - New High Point Police Headquarters/Communications Center
Council is requested to approve an early construction package to Samet Corporation in an amount not to exceed \$5,017,482.00 for the construction renovations to the new High Point Police Headquarters and Communications Center. Approving this early package will allow for work to begin immediately on the building.

Sponsors: Committee of the Whole

Attachments: [9. Early Construction Contract - Samet Corp - New HPPD](#)

PENDING ITEMS

- [2018-169](#) Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)
City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

Attachments: [7. Amendment to Lease Agreement - Crown Castle](#)

REGULAR AGENDA ITEMS

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair

- [2019-433](#) Ordinance - Demolition of Dwelling - 1201 Pearson Place
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1201 Pearson Place belonging to Brionna Wright.

Attachments: [1201 Pearson Pl Council Packet](#)

- [2019-435](#) Ordinance - Demolition of Dwelling - 201 N. Downing Street
Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 201 N. Downing Street belonging to Heirs of Norman Saunders.

Attachments: [201 N Downing](#)

- [2019-436](#) Ordinance - Demolition of Dwelling - 1222 Redding Drive

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1222 Redding Drive belonging to Heirs of Jean Wallace.

Attachments: [1222 Redding St](#)

PLANNING & DEVELOPMENT COMMITTEE - Council Member Williams, **Chair**

[2019-437](#) City Council Initiation of a Zoning Map Amendment Application
A request by the Planning and Development Department to initiate zoning map amendments for a third group of properties as part of the Comprehensive Zoning Map Amendment project.

Attachments: [1. Initiation of zoning map amendments](#)

[2019-438](#) Resolution of Intent - Street Abandonment 19-02
Approval of a Resolution of Intent establishing a public hearing date of Monday, November 18, 2019 at 5:30 p.m. to consider a request by High Point University and Georgia Tassopoulos, by Pinnacle Bank as power-of-attorney by Nancy B. Dameron, to abandon all the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, lying east of N. Centennial Street and south of E. Lexington Avenue.

Attachments: [2. Staff Report SA-19-02](#)

PUBLIC HEARINGS

[2019-439](#) Ordinance - Matthew Rogers - Text Amendment 19-04
A request to amend various sections of the Development Ordinance pertaining to the Eating Establishment Use Category. This request proposes to:

- a) Amend Table 4.1.9 (Principal Use Table) to establish a Major & Minor bar or nightclub use type, to allow the Minor bar or night club use type in the LB District and to allow Major & Minor bar or night club use type in the GB, RC, CB, LI, HI MS and MX Districts;
- b) Amend Table 4.2.6 (Commercial Use Classification) to describe the Major & Minor Bar or night club use types; and
- c) Amend Section 4.3.4.C to establish use standards for the Major & Minor Bar or night club use types.

Attachments: [3. Staff Report - TA-19-04.doc](#)

[2019-440](#) Ordinance - Maryfield, Inc. - Zoning Map Amendment 19-17
A request by Maryfield Inc. to rezone approximately 72 acres from a Conditional Use Planned Development Residential (CU-PDR) District to a Planned Development Periphery (PDP) District. The site is located north of Greensboro Road, west of Penny Road and east of Manor Drive.

Attachments: [4. Staff Report ZA-19-17](#)

- [2019-441](#) Ordinance - Charis Companies, LLC - Zoning Map Amendment 19-18
A request by Charis Companies, LLC to rezone approximately 8.14 acres from a Conditional Use General Business (CU-GB) District, Transitional Office (TO) District and the Residential Single Family - 5 (R-5) District to a Conditional Zoning General Business (CZ-GB) District. The site is located along the south side of Eastchester Drive, between Futrelle Drive and Cook Street.

Attachments: [5. Staff Report ZA-19-18](#)

GENERAL BUSINESS AGENDA

- [2019-442](#) Human Relations - 2019 July-December Work Plan
City Council is requested to approve the July-December 2019 Work Plan for the Human Relations Commission.
- Attachments:** [HRC Workplan July-Dec-FINAL](#)
- [2019-443](#) Parks & Recreation - High Point City Lake Master Plan
City Council is requested to adopt the High Point City Lake Master Plan as approved by the Parks and Recreation Commission at the August 19th meeting. ..Body
[Enter body here.]

Attachments: [City Lake Park Master Plan Presentation](#)
[City Lake Park Site Master Plan August 2019](#)

- [2019-452](#) Transportation - High Point Complete Streets Policy
City Council is requested to adopt the High Point Complete Streets Plan to be used for guidance in the design process for a comprehensive transportation network.

Attachments: [Complete Streets Policy Adoption 100719](#)
[High Point Complete Streets Manual 9.27.2019](#)

- [2019-448](#) Resolution - Interlocal Agreement - HPPD Involuntary Commitment Transportation
City Council is requested to adopt a Resolution approving an Involuntary Commitment Transportation Interlocal Agreement between the City of Greensboro, Guilford County, Gibsonville and the City of High Point in order to comply with North Carolina General Statute §122C-251 (Session Law 2018-33). This law requires that a city or county shall adopt a plan for the transportation of respondents in involuntary commitment proceedings.

Attachments: [FINAL-Interlocal Agreement IVC Transport](#)

- [2019-444](#) Minutes To Be Approved
Finance Committee Meeting; Thursday, September 12th @ 4:00 p.m.
Special Meeting; Monday, September 16th @ 3:30 p.m.
Regular Council Meeting; Monday, September 16th @ 5:30 p.m.

Attachments: [1. September 12 2019 Finance Committee Meeting](#)

[2. September 16 2019 Special Meeting Minutes](#)

[3. September 16 2019 High Point City Council Minutes \(2\).pdf](#)

ADJOURNMENT

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 24, 2019 and before the City Council of the City of High Point on October 7, 2019 regarding **Zoning Map Amendment Case 19-17 (ZA-19-17)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 15, 2019, for the Planning and Zoning Commission public hearing and on September 25, 2019 and October 2, 2019, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **October 7, 2019**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Planned Development-Periphery (PD-P) District**. The property is approximately 72 acres, and generally located north of Greensboro Road, west of Penny Road and east of Manor Drive. The property is also known as Guilford County Tax Parcels 176232, 176235, 177157, 185025, 185034 and 185035.

SECTION 2

That this Planned Development District shall be subject to the Master Plan and the Statement of Intent & Development Standards which are a part of this zoning district.

SECTION 3

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 4

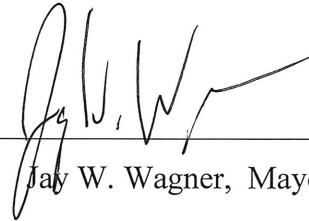
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5.

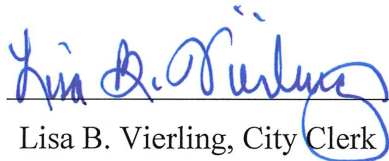
This ordinance shall become effective upon the date of adoption.

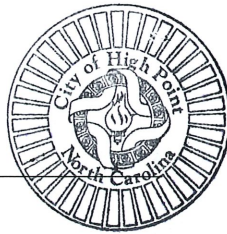
Adopted by the City Council
City of High Point, North Carolina
The 7th day of October, 2019

By: _____


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



Statement of Intent:

The intent of this project is to expand the existing CCRC campus independent living facility from 133 residential dwelling units currently, to 175 units (maximum density as permitted by the Institutional District), and to provide for reasonable future growth consistent with this Statement. The current Pennybyrn CCRC community is a single unified campus containing independent living dwellings (cottages), a multi-story independent living building, assisted living facility attached to the original skilled nursing facility. The current campus includes accessory uses for minor personal services (salon, massage, etc.); minor retail services (banking, etc.); minor eating establishments; sports and fitness center (Pool, spa, fitness gym, etc.); minor assembly; minor cultural and crafts facilities; adult day care; minor medical care facility; guest lodging; and convent. These services may change, modified, or expanded over time, consistent with the underlying zoning, as customary accessory uses change for typical CCRCs.

Development Standards:

Development on the planned development site will be consistent with the Master Plan Map and adhere to these development standards.

Development Standards:**Part 1. USES:****A. Permitted uses**

- 1) Continuing Care Retirement Community (CCRC) and associated accessory uses.
- 2) Accessory uses shall be located within the CCRC facilities building(s) and shall consist of certain support and community based service uses incidental to the CCRC use. The primary purpose of an accessory uses shall be to serve the CCRC development's population and their visitors; however, service to the general public is not precluded. Stand-alone accessory uses, on separate lots, shall be prohibited.
- 3) Religious Institution
- 4) Major and Minor wireless telecommunication facility use type as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the Institutional (I) District, and the specific conditions listed in this ordinance.
- 5) Development shall be in substantial compliance with the approve PD Master Plan

Part 2. CONDITIONS:**A. Development, Dimensional & Density Standards:**

1. Maximum Density:
Maximum density shall subject to standards of the Institutional (I) District
2. Minimum Perimeter Setbacks
 - a) There shall be a minimum fifty (50) foot setback along the Greensboro Road and Penny Road rights-of-way. All other external property setbacks shall be a minimum of twenty (20) feet. There shall be no internal setback within the zoning site except as required by the building code.
 - b) Except for the above note Penny Road setback standards, no building setbacks shall be required where the zoning site abuts portions of the Maryfield CCRC Campus within the Town of Jamestown corporate limits.
3. Maximum Building Height: Building height shall subject to standards of the Institutional (I) District, except as noted below:
 - a) In no instance shall the maximum building height exceed 50 feet within 50 feet of an abutting single-family residential zoning district.

B. Landscaping, Setback and Buffers: Landscaping shall be provided in accordance with Section 5.5 of the Development Ordinance, except as provided below.

1. No landscaping shall be required where the zoning site abuts portions of the Maryfield CCRC campus within the Town of Jamestown corporate limits.
2. Except for where the zoning site abuts parcels along Pennybyrn Circle or abuts a public right-of-way, a minimum 30-foot wide Type B perimeter planting yard shall be provided. The perimeter planting yard shall be supplemented as necessary to achieve a Type B planting yard rate.

C. Transportation

1. Vehicular Access: The portion of the site that lies within the city limits of High Points shall be allowed three (3) points of access:
 - a. One (1) point of access shall be allowed to Penny Road. .
 - b. One (1) point of access shall be allowed to Greensboro Road. .
 - c. One (1) point of access shall be allowed to Pennybyrn Circle. When Pennybyrn Circle is improved to the City of High Point street standards. This access shall serve as access for maintenance and emergency response vehicles to the eastern side of the existing Health Care Building.
2. The Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

D. Lot Combination

Except for Guilford County Tax Parcel 176235 (1315 Greensboro Road), all parcels owned by Maryfield Inc. that abuts the zoning site, including those outside the High Point Corporate limits, shall be combined into one (1) lot prior to subdivision or development. In the event of new development on tax parcel 176235 by Maryfield, Inc, that parcel shall be combined with the larger Maryfield, Inc. property.

E. Signage/Common Signage Plan:

The location of signage on the rezoning site shall be in accordance with the approved Common Signage Plan for the zoning site. The previously approved Common Signage Plan shall be updated to show the location of additional proposed signage on the subject property. Sign drawings consistent with the Common Signage Plan criteria, for obtaining sign permits, shall be required prior to the issuance of building permits for each phase or portion thereof.



FINANCE COMMITTEE

Chaired by Council Member Moore

Members: Moore, Hudson, Ewing, and Jones

September 12, 2019 – 4:00 p.m.

3rd Floor Lobby Conference Room

Present: Chairman Britt Moore; Committee Member Jason Ewing, Committee Member Wesley Hudson, and Committee Member Victor Jones

Staff Present:

Eric Olmedo, Managing Director; Laura Altizer, Budget and Performance Manager; Bobby Fitzjohn, Financial Services Director; Gary Smith, Fleet Services Director; Derrick Boone, Public Services Assistant Director; Robby Stone, Public Services Assistant Director; Garey Edwards, Electric Utilities Director; Terry Houk, Public Services Director; Bobby Fitzjohn, Financial Services Director; Jamie Beck, Library IS Manager, Greg Hall, W/S Mains Superintendent; Angela Kirkwood, Human Resources Director, Jeron Hollis, Communications and Public Engagement Director; Roslyn McNeill, Budget Analyst; Lisa Vierling, City Clerk; and Mary S. Brooks, Deputy City Clerk

Others Present:

Thad Juszczak-Citizen

Chairman Moore called the meeting to order at 4:01 p.m.

2019-388

Contract - Burton Substation Equipment & Transformers

Council is requested to award the following contracts to upgrade existing substations and increase the electric system's capacity.

Schedule I - Substation Structure Distran Packaged Systems	\$390,510.00
Schedule II - Circuit Switchers R.W. Chapman & Co.	\$100,144.00
Schedule III - 15 kV Circuit Breakers Siemens Industry, Inc.	\$230,761.00
Schedule IV - Relay & Control Panels Birmingham Control Systems	\$99,995.00
Schedule V - Power Transformers Virginia Transformer Corp.	\$2,030,067.00

Garey Edwards, Electric Utilities Director, reported on the needed upgrade for the Burton Substation equipment, and transformers at the Fairfield and Jackson Lake substations; said the request involved five schedules awarded to five different vendors; and they were the lowest responsive bidders.

A motion was made by Chairman Moore, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the September 16, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-389 Contract - Hammer Street Substation - Transmission Poles

City Council is requested to award a contract to ROHN Products, LLC in the amount of \$181,100.00 for the purchase of ten (10) steel transmission poles for the 100Kv connection serving the new Hammer Street substation.

Garey Edwards, Electric Utilities Director, reported the request was to purchase ten steel transmission poles for the Hammer Substation; and said they would replace the existing wooden poles.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the September 16, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-418 Contract - Electric Distribution Crews - Pike Electric

City Council is requested to award a contract to Pike Electric in the amount of \$2,269,204.52 for contract labor and equipment to be utilized by the City Electric Department to level out the changing workloads and supplement increased project labor caused by changes in the economy and increased capital expenditures.

Garey Edwards, Electric Utilities Director, reported the contract was to supplement the increased project labor caused by changes in the economy; said the initial contract was for 2 years; and the contract was extendable for 2 additional 2-year periods. Mr. Edwards spoke to the downtown area between Wrenn Street and Main Street with aged lines that needed to be replaced; and said the life span was 40 years for underground lines.

A motion was made by Committee Member Ewing, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the September 16, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-390 Contract - May Heavy Equipment Company - Motor Grader

Council is requested to award a contract to May Heavy Equipment Company for the purchase of a 2014 John Deere 672G motor grader in the amount of \$176,280.00 for the Landfill Division of Public Services. Recommendation also includes declaring the old equipment as surplus and disposing through the online auction process.

Gary Smith, Fleet Services Director, reported the current Motor Grader was 22 year old; said it needed to be replaced based on age and overall condition; the replacement would be a 2014 John Deere 672G Motor Grader for \$176,203.80, and a new one would cost \$250,000; explained the usage of the Motor Grader at the landfill is roughly 60 to 80 hours a year; and originally they recommended that the old Motor Grader be declared surplus, but later realized after researching the sales, they would be fortunate to get \$2,500 for it so there is no reason for it to be declared surplus.

Chairman Moore asked if the 2014 Motor Grader came with a warranty. Mr. Smith replied no; and spoke to the routine service completed for the used one.

A motion was made by Chairman Moore, seconded by Committee Member Hudson, that this matter be recommended for approval and placed on the September 16, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-391 Sole Source Contract - Just Imports/Motorcycles of Charlotte - HPPD

Council is requested to award a sole source contract to Just Imports/Motorcycles of Charlotte for the purchase of two (2) BMW Police R1250RT-P motorcycles in the amount of \$55,441.00 for use by the High Point Police Department.

Gary Smith, Fleet Services Director, reported the Police Department had two motorcycles in need of replacement based on age and mileage; explained the different uses for the motorcycles; and said the motorcycle would be custom designed to accommodate the usage for police officers.

A motion was made by Committee Member Hudson, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the September 16, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-392 Sole Source Contract - Siemens Industry, Inc - City Lake Raw Water Pump Upgrade

City Council is requested to award a sole source contract to Siemens Industry Inc. to perform the total cell refurbishment and panel upgrade on VFD # 3 at the City Lake Raw Water Pump Station in the amount of \$116,875.00.

Terry Houk, Public Services Director, reported Siemens Industry Inc. would perform a total cell refurbishment and panel upgrade on the Variable Frequency Drive (VFD) for pump #3

at the City Lake Raw Water Pump Station; explained the refurbish and upgrade process; said this process would extend the life for about ten years; a replacement would cost around \$300 thousand with a ten to fifteen year life expectancy; and said this would be the first time the pump was rebuilt.

Chairman Moore inquired on the budget impact. Eric Olmedo, Managing Director, replied it would not have an impact on the budget.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the September 16, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-393

Agreement - Backflow Prevention Compliance - Brycer, LLC

City Council is requested to approve a three-year agreement with Brycer, LLC to assist the City in complying with Federal and State backflow prevention regulations and authorize the appropriate City Official to execute all necessary documentation.

Terry Houk, Public Services Director, reported there were an estimated 2,400 backflow devices throughout the city; said there were state and federal regulations which required the city to implement a backflow prevention program to protect the potable water supply; said the city had to keep a database of all backflow devices, and test them annually to assure they were kept in working order; spoke to lack of man power to monitor the testing process and address noncompliance issues as they arise; and explained how the backflow monitoring process would be conducted.

A motion was made by Chairman Moore, seconded by Committee Member Ewing, that this matter be recommended for approval and placed on the September 16, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-394

Agreement for Services - TLC Solutions Corporation/The Library Corporation (Sole Source)

City Council is requested to approve an Agreement for Service (sole source) to TLC Solutions Corporation/The Library Corporation for services to include the Library's integrated system (LS2) in the amount of \$209,890.00.

Jamie Beck, Library IS Manager, reported the contract with TLC Solutions Corporation/The Library Corporation would be for five years; spoke to the discount of having a five-year contract versus a one-year contract with a savings of \$2,000 a year; and explained what services The Library Corporation covered that included the Library's integrated library system (LS2).

A motion was made by Committee Ewing, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the September 16, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-395 SprintCom, Inc. - Second Amendment to License Agreement

The City Attorney's Office is recommending that City Council approve the Second Amendment to License Agreement with SprintCom, Inc. and to authorize the City Manager to execute the agreement.

Eric Olmedo, Managing Director, reported the amendment included extension of the term of the License by 8 additional renewal terms of 36 months each, with future escalations of 9% every three years; and the annual revenue impact would be \$32,400; and the amendment would begin on September 16, 2024.

A motion was made by Committee Member Ewing, seconded by Committee Member Hudson, that this matter be forwarded to the City Council without recommendation and placed on the September 16th City Council Regular Agenda under the Finance Committee for further discussion. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-396 Contract Renewal - CIGNA - Employee Health/Dental Care

City Council is requested to authorize the City Manager to execute a twelve-month (12) contract with CIGNA Healthcare for health and dental care coverage for city employees effective January 1, 2020 - December 31, 2020.

Angela Kirkwood; Human Resource Director; spoke to a Special Meeting held on August 19, 2019, with Mark Browder of Mark III Employee Benefits who presented the proposed 2020 health insurance renewal with CIGNA Healthcare; explained how the recommended increase of 5.72% was to build up the insurance reserve even though when the HSA was factored in it dropped to 5.21%.

A motion was made by Chairman Moore, seconded by Committee Member Ewing, that this matter be recommended for approval and placed on the September 16, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-397 Resolution - Guilford County School Administration/Fairview Elementary School - Furniture Donation

Council is requested to adopt a resolution to approve the donation of surplus office furniture to the Guilford County School Administration for use at Fairview Elementary School and authorize the appropriate city official to execute all necessary documents.

Eric Olmedo, Managing Director, reported the donation was for Fairview Elementary School for ten conference room chairs the city was no longer using; said the school needed them for their community conference room for parent teacher consultations and other meetings.

A motion was made by Chairman Moore, seconded by Committee Member Jones, that this matter be recommended for approval and placed on the September 16, 2019 City Council Consent Agenda. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

2019-398 Public Hearing - Resolution - 2018 Edward Byrne Memorial Justice Assistance Grant (JAG) Interlocal Agreement

Monday, September 16, 2019 at 5:30 p.m. is the date and time established to receive public comments on the adoption of a Resolution authorizing the execution of an Interlocal Agreement between the City of Greensboro, City of High Point and County of Guilford for shared use of the 2018 Edward Byrne Memorial Justice Assistance Grant Funds. The City of High Point will receive a total of \$46,236.80. The High Point Police Department will use the funding to purchase twenty-two (22) tactical vests with Level III rifles plates at a total cost of \$46,236.80.

Eric Olmedo, Managing Director, reported the public hearing on this matter is scheduled for Monday, September 16, 2019 at 5:30 p.m. No further action is needed by the Finance Committee at this time as the public hearing has not been held.

This public hearing will appear on the Finance Committee portion of the September 16, 2019 City Council Agenda.

2019-451 Outside Agency Funding Request

Staff is seeking the Finance Committee's consideration and approval of an outside agency funding request. Forward High Point has filed an application on behalf of the Washington Street Unity Festival for \$2,500 in funding for the Washington Street Unity Festival.

Eric Olmedo, Managing Director, advised that about a month ago, an additional request in the amount of \$2,500 for outside agency funding was received for the Washington Street Unity Festival for \$2,500. The application was filed by Forward High Point for the Washington Street Unity Festival.

A motion was made by Committee Member Ewing, seconded by Committee Member Jones, to approve the request for outside agency funding from Forward High Point for \$2,500 for the Washington Street Unity Festival. The motion carried by the following unanimous 4-0 vote:

Aye (4): Committee Member Moore, Committee Member Hudson, Committee Member Jones, and Committee Member Ewing

PENDING ITEMS**2018-169 Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)**

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

ADJOURNMENT

There being no further business to come before the Finance Committee, the meeting adjourned at 4:24 p.m. upon motion duly made and seconded.

Respectfully Submitted,

Mary S. Brooks, Deputy City Clerk

Britt Moore, Chairman

CITY OF HIGH POINT

AGENDA ITEM



Title: City Lake Park Site Master Plan

From: Lee Tillery –Parks and Recreation Director

Meeting Date: October 7, 2019

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments:

PURPOSE:

The approval of the High Point City Lake Master Plan completed in August 2019.

BACKGROUND:

The Comprehensive Master Plan completed for the Department in 2018 called for site specific plans to be completed for several parks, including City Lake Park. We contracted with McAdams Company this past February and the plan was completed in August. Construction of the plan included site evaluation and inventory, staff involvement and planning, community engagement including public meetings, surveys and interaction with the Parks Commission and, finally, design alternatives. A final site Master Plan was then derived which sets forth a plan to renovate the park in two phases. The final plan can be accessed at:

<https://www.highpointnc.gov/DocumentCenter/View/13127/City-Lake-Park-Master-Plan-Report-2019?bidId=>

BUDGET IMPACT: N/A

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council adopt the High Point City Lake Master Plan that was approved by the Parks and Recreation Commison at their August 2019 meeting.

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 201 N. Downing St.

From: Michael E. McNair, Director
Community Development & Housing

Meeting Date: 10/7/19

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 201 N. Downing Street.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 5/9/19. No action occurred by the compliance date of 6/10/19. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

201 N. Downing St.

OWNER:

Heirs of Norman Saunders

**REASON FOR
INSPECTION:**

Inspector observed condition of the house

**FIRST
INSPECTION:
1/9/19**

Summary of Major Violations

1. Repair or replace roof sheathing & covering
2. Repair or replace rotten flooring & floor coverings
3. Repair or replace damaged ceiling joist & material
4. Repair or replace rotten and missing floor joists
5. Repair or replace stairs leading to second floor

**HEARING
RESULTS:
4/11/19**

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are multiple violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:
5/9/19**

Order to Repair or Demolish
Date of Compliance 6/10/19

APPEALS:

None

**OWNER
ACTIONS:**

None

ADDITIONAL:

Guilford County property taxes are delinquent in the amount of \$14,315.33.

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

201 N. Downing St.

Heirs of Norman Saunders
5476 Cedar Ln. Apt C2
Columbia, MD 21044

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 7th day of October, 2019
Lisa B. Vierling, City Clerk















**HIGH POINT CITY COUNCIL
REGULAR MEETING
SEPTEMBER 16, 2019 – 5:30 P.M.
COUNCIL CHAMBERS – HIGH POINT MUNICIPAL BUILDING**

ROLL CALL, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Wagner called the meeting to order at 5:30 p.m. The Pledge of Allegiance followed Moment of Silence.

*Upon call of the roll, the following Council Members were **Present (9)**:*

Mayor Jay W. Wagner, Mayor Pro Tem Jason P. Ewing (Ward 6); Council Member Britt W. Moore (At Large), Council Member Donald A. Scarborough (At Large), Council Member Jeffrey J. Golden (Ward 1), Council Member Christopher Williams (Ward 2), Council Member Monica L. Peters (Ward 3), Council Member S. Wesley Hudson (Ward 4), and Council Member Victor A. Jones (Ward 5)

RECOGNITIONS AND PRESENTATIONS

2019-384 Proclamation - Elks Lodge 110th Anniversary

Members of the High Point Elks Lodge will be in attendance to accept a Proclamation from Mayor Wagner recognizing the 110th anniversary, along with their service and contribution to the community.

Mayor Wagner read the Proclamation into the record recognizing the 100th anniversary of the Elks Lodge and presented it to several members of the High Point Elks Lodge who were present.

[applause, photo op]

2019-385 Recognition - Planning & Zoning Commission / Historic Preservation Commission

Lee Burnette, Planning and Development Director, will recognize Ozzie Hough, John McKenzie and Andrew Putnam from the Planning & Zoning Commission and Jerry Mingo and Dories Patrick from the Historic Preservation Commission for the volunteer service to the City.

Lee Burnette, Director of Planning and Development, recognized the following board members for their volunteer service to the city of High Point:

- ✓ Dories Patrick (Historic Preservation Commission)
- ✓ Jerry Mingo (Historic Preservation Commission)
- ✓ John McKenzie (Planning & Zoning Commission)
- ✓ Ozzie Hough (Planning & Zoning Commission)

Other volunteers who were also recognized for their volunteer service, but unable to attend tonight's meeting were:

- ✓ Gloria Halstead (Historic Preservation Commission)
- ✓ Andrew Putnam (Planning & Zoning Commission)

[applause, photo op]

STRATEGIC PLAN UPDATE

2019-386 Strategic Plan Update

Council will receive an update on the Strategic Plan from Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development and Public Safety Committee.

Council Member Jeff Golden, Chair of the Community Housing, Neighborhood Development & Public Safety Committee provided an update on some numbers as they relate to the Code Enforcement. He then shared numbers for the August 2019 activities as follows:

Minimum Housing Complaints	30
Active Minimum Housing Cases	302
Active Backlog Cases (270 originally)	1
City Demolished Houses	1
Public Nuisance Complaints	21
Active Public Nuisance Cases	113
City Abated Public Nuisance Cases	5
Owner Abated Public Nuisance Cases	19
Zoning Complaints (vehicles, signs, etc...)	11
Active Zoning Cases	97
Signs Collected	92

Lori Loosemore, Local Codes Enforcement Supervisor shared some photos taken and some success stories of cases that staff has been working on.

PUBLIC COMMENT PERIOD

2019-387 Public Comment Period

A Public Comment Period will be held on the first Monday of the regular City Council meeting schedule at 5:30 p.m. or as soon thereafter as reasonably possible following recognitions, awards and presentations. Our policy states persons may speak on any item not on the agenda.

- Persons who have signed the register to speak shall be taken in the order in which they are listed. Others who wish to speak and have not signed in will be taken after those who have registered.

- Persons addressing City Council are asked to limit their comments to 3 minutes.
- Citizens will be asked to come to the podium, state their name and address and the subject(s) on which they will comment.
- If a large number of people are present to register concerns about the same subject, it is suggested that they might be acknowledged as a unified group while a designated speaker covers the various points. This helps to avoid repetition while giving an opportunity for people present with the same concerns to be recognized.

Thanks to everyone in the audience for respecting the meeting by refraining from speaking from the audience, applauding speakers, or other actions that distract the meeting.

Mayor Wagner opened the Public Comment Period. The following individuals addressed Council during the Public Comment Period.

Austin Soares, a resident at 1505 Delk Drive, spoke to Council regarding implementing new laws as it relates to driving, licensing, and motorcycles. He shared some of his personal experiences and noted he applied for a motorcycle license, but later figured out that he needed an actual driver's license. He also spoke to his inability to accept employment because he would have to rely on bus and transit, which is unreliable. At the conclusion of his comments, Mr. Soares distributed packets to the City Council that contained his suggestions for new motorcycle/driving laws for the State of North Carolina.

Beverly Bard, 2205 DeLaine Point, read the following statement to Council and asked for a show of hands from Council if they agree with the statement.

"Equality of Rights under the law shall not be denied or abridged by the United States or by any State on account of sex."

She then shared several stories about equal rights and sex discrimination from people who live and/or work in High Point.

Charles Hensley, a resident at 109 Wendover Drive in Jamestown, also addressed Council regarding equal rights and felt it was sad that we cannot move beyond the mindset because of constant reminders in the news about such wrong-doings daily because everybody deserves fair and just treatment and the Equal Rights Amendment is intended to combat those injustices for everyone. He expressed concerns regarding equal rights issues as it relates to money bail bonds and spoke to the unfairness of a prominent person vs. a person of far less means in the ability for them to post bonds and come up with the financial means to get out of jail. He strongly encouraged the City Council to give thought and deliberation to their obligation to ensure that fair and equal justice is leveraged for all citizens in High Point and to support the Equal Rights Amendment.

Paula Sieber, Executive Director for The Sustainability Resource Center in Greensboro, provided an update to City Council on the Tiny Home Community Development Project located at 401 Hay Street in High Point. She advised that a groundbreaking was recently held on August 24th to kickstart the project and noted much progress has been made. She then shared a map of the project area that identified locations of the homes, educational greenhouse, beds/gardens/orchard around the perimeter of the interior garden containing fruit trees and columnar fruit trees. Ms. Sieber also shared that they were fortunate enough to receive a home around the corner that they plan to convert into a mushroom house and

noted the resident will be taught how to maintain the mushroom house and they would also have a house, a job, and income that can be put back into their projects. They will also have a children's teaching garden on Meredith Street.

Courtney Lowe, Co-President of the High Point Community Theatre located at 121 S. Centennial Street, advised they are headed into their 44th season in High Point. They started out with one performance and now do they do over four productions a year. She personally invited the City Council to the smash hit "Mama Mia" that will be performed at the High Point Theatre October 3-6, 2019. She mentioned the following upcoming performances by the High Point Community Theatre that will be held at the High Point Theatre:

- ✓ "A Christmas Carol"
- ✓ "Cabaret"
- ✓ "Matilda"

She thanked the City Council for their support of the High Point Community Theatre throughout the years.

Alice Wall, a resident at 4000 Whitetail Court, addressed Council regarding the following ongoing problems in her neighborhood.

- ✓ *Juveniles constantly causing a ruckus.*
- ✓ *Incident with a juvenile purposefully throwing a basketball into her yard after being told not to and the untimely, unsolicited arrest of her husband for "larceny" of the ball.*
- ✓ *Just wants peace and quietness in the neighborhood*

Ms. Wall wanted to know who the councilman or councilwoman is that represents her. Council Member Jones advised that he is her representative for Ward 5 and shared a business card with her and assured her he would be in contact with her.

Mayor Wagner asked if there was anyone else in the audience who would like to address Council during the Public Comment Period. There being no one else present to speak, the Public Comment Period was closed.

FINANCE COMMITTEE - Council Member Moore, Chair
Committee Members Moore, Ewing, Hudson, and Jones

REGULAR AGENDA ITEMS

2019-398 Public Hearing - Resolution - 2018 Edward Byrne Memorial Justice Assistance Grant (JAG) Interlocal Agreement

Monday, September 16, 2019 at 5:30 p.m. is the date and time established to receive public comments on the adoption of a Resolution authorizing the execution of an Interlocal Agreement between the City of Greensboro, City of High Point and County of Guilford for shared use of the 2018 Edward Byrne Memorial Justice Assistance Grant Funds. The City of High Point will receive a total of \$46,236.80. The High Point Police Department will use the

funding to purchase twenty-two (22) tactical vests with Level III rifles plates at a total cost of \$46,236.80.

The public hearing for this matter was held at 5:30 p.m.

Finance Committee Chairman Britt Moore opened the public hearing and asked Police Chief Ken Shultz to come forward and provide a summary to Council.

Chief Shultz advised this is a Justice Assistance Grant (JAG) opportunity for the city to receive funding which will require adoption and execution of an Interlocal Agreement between the city of Greensboro, city of High Point and Guilford County for shared use of the 2018 Edward Byrne Memorial Justice Assistance Grant Funds. He reported that High Point's amount totals \$46,236.80 and the funds will be used to purchase twenty-two (22) tactical vests with Level III rifles plates. The vests offer increased ballistic protection above what the regular officers wear and are for the critical high-risk search warrant situations and barricaded subjects and will be utilized by the department's SWAT and Vice Narcotics officers.

Chairman Moore asked if there was anyone present who would like to speak regarding this matter. There being no one present to offer any comments, the public hearing was declared closed.

Adopted a Resolution authorizing the execution of an Interlocal Agreement between the city of Greensboro, city of High Point, and Guilford County for shared use of the 2018 Byrne Memorial Justice Assistance Grant Funds.

A motion was made by Council Member Moore, seconded by Council Member Jones, that this Resolution be adopted. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Resolution No. 1898/19-54

Resolution Book Volume XX, Page 127

CONSENT AGENDA ITEMS

Chairman Moore reported that the Finance Committee did meet as scheduled on Thursday, September 12, 2019 and placed all the Finance-related matters on the Consent Agenda with a favorable recommendation except for 2019-395 SprintCom, Inc.- Second Amendment to License Agreement which was returned without recommendation so it could be placed on the Regular Agenda for further discussion.

Chairman Moore moved to approve all finance-related items on the Consent Agenda with the exception of 2019-395 SprintCom, Inc.- Second Amendment to License Agreement. Council Member Hudson made a second to the motion, which carried by an 9-0 unanimous vote.

Note: Although one motion was made to approve/adopt these matters under the Finance Committee Consent Agenda, action on all of these matters will be reflected throughout the Consent Agenda portion of these minutes as being made and seconded by the same persons.

2019-388 Contract - Burton Substation Equipment & Transformers

Council is requested to award the following contracts to upgrade existing substations and increase the electric system's capacity.

Schedule I - Substation Structure	Distran Packaged Systems	\$390,510.00
Schedule II - Circuit Switchers	R.W. Chapman & Co.	\$100,144.00
Schedule III - 15 kV Circuit Breakers	Siemens Industry, Inc.	\$230,761.00
Schedule IV - Relay & Control Panels	Birmingham Control Systems	\$99,995.00
Schedule V - Power Transformers	Virginia Transformer Corp.	\$2,030,067.00

Awarded contracts to the following vendors to upgrade existing substations and increase the electric system's capacity.

Schedule I- Substation Structure to Distran Packaged Systems for \$390,510.00
Schedule II- Circuit Switchers to R. W. Chapman & Co. for \$100,144.00
Schedule III- 15 kV Circuit Breakers to Siemens Industry, Inc. for \$98,171.00
Schedule IV- Relay & Control Panels to Birmingham Control Systems for \$99,995.00
Schedule V- Power Transformers to Virginia Transformer Corp. for \$2,030,067.00

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion PASSED by the following 9-0 unanimous vote.

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-389 Contract - Hammer Street Substation - Transmission Poles

City Council is requested to award a contract to ROHN Products, LLC in the amount of \$181,100.00 for the purchase of ten (10) steel transmission poles for the 100Kv connection serving the new Hammer Street substation.

Awarded a contract to ROHN Products, LLC in the amount of \$181,100.00 for the purchase of ten (10) steel transmission poles for the 100 kV connection serving the new Hammer Street substation.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-418 Contract - Electric Distribution Crews - Pike Electric

City Council is requested to award a contract to Pike Electric in the amount of \$2,269,204.52 for contract labor and equipment to be utilized by the City Electric Department to level out the changing workloads and supplement increased project labor caused by changes in the economy and increased capital expenditures.

Awarded a contract to Pike Electric in the amount of \$2,269,204.52 for contract labor and equipment to be utilized by the City Electric Department to level out the changing workloads and supplement increased project labor caused by changes in the economy and increased capital expenditures.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-390 Contract - May Heavy Equipment Company - Motor Grader

Council is requested to award a contract to May Heavy Equipment Company for the purchase of a 2014 John Deere 672G motor grader in the amount of \$176,280.00 for the Landfill Division of Public Services. Recommendation also includes declaring the old equipment as surplus and disposing through the online auction process.

Awarded a contract to May Heavy Equipment Company for the purchase of a 2014 John Deere 672G motor grader in the amount of \$176,280.00 and declared the old equipment as surplus to be disposed of through the online auction process.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this contract be approved and to declare the old equipment as surplus. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-391 Sole Source Contract - Just Imports/Motorcycles of Charlotte - HPPD

Council is requested to award a sole source contract to Just Imports/Motorcycles of Charlotte for the purchase of two (2) BMW Police R1250RT-P motorcycles in the amount of \$55,441.00 for use by the High Point Police Department.

Awarded a sole source contract to Just Imports/Motorcycles of Charlotte for the purchase of two (2) BMW Police R1250RT-P motorcycles in the amount of \$55,441.00.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this sole source contract be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-392 Sole Source Contract - Siemens Industry, Inc - City Lake Raw Water Pump Upgrade

City Council is requested to award a sole source contract to Siemens Industry Inc. to perform the total cell refurbishment and panel upgrade on VFD # 3 at the City Lake Raw Water Pump Station in the amount of \$116,875.00.

Awarded a sole source contract to Siemens Industry, Inc. to perform the total cell refurbishment and panel upgrade on VFD #3 at the City Lake Raw Water Pump Station in the amount of \$116,875.00.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this sole source contract be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-393 Agreement - Backflow Prevention Compliance - Brycer, LLC

City Council is requested to approve a three-year agreement with Brycer, LLC to assist the City in complying with Federal and State backflow prevention regulations and authorize the appropriate city official to execute all necessary documentation.

Approved a three-year agreement with Brycer, LLC to assist the city in complying with Federal and State backflow prevention regulations and authorized the appropriate City Official to execute all necessary documentation.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this agreement be approved and to authorize the appropriate city official to execute all necessary documentation. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-394 Agreement for Services - TLC Solutions Corporation/The Library Corporation (Sole Source)

City Council is requested to approve an Agreement for Service (sole source) to TLC Solutions Corporation/The Library Corporation for services to include the Library's integrated system (LS2) in the amount of \$209,890.00.

Approved a sole source Agreement for Service to TLC Solutions Corporation/The Library Corporation for services to include the Library's integrated system (LS2) in the amount of \$209,890.00.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this agreement be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-396 Contract Renewal - CIGNA - Employee Health/Dental Care

City Council is requested to authorize the city manager to execute a twelve (12) month contract with CIGNA Healthcare for health and dental care coverage for city employees effective January 1, 2020 - December 31, 2020.

Authorized the city manager to execute a twelve-month (12) month contract with CIGNA Healthcare for health and dental care coverage for city employees effective January 1, 2020 - December 31, 2020.

A motion was made by Council Member Moore, seconded by Council Member Hudson, to authorize the city manager to execute a twelve (12) month contract with CIGNA Healthcare for health and dental care coverage for city employees effective January 1, 2020 - December 31, 2020. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-397 Resolution - Guilford County School Administration/Fairview Elementary School - Furniture Donation

Council is requested to adopt a resolution to approve the donation of surplus office furniture to the Guilford County School Administration for use at Fairview Elementary School and authorize the appropriate city official to execute all necessary documents.

Mayor Pro Tem Ewing advised this donation is a very small example of how the city of High Point helps the schools out with resources throughout the year.

Adopted a Resolution approving the donation of surplus office furniture to the Guilford County School Administration for use at Fairview Elementary School and authorized the appropriate city official to execute all necessary documents.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that this resolution be adopted and the appropriate city official be authorized to execute all necessary documents. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Resolution No. 1899/19-55

Resolution Book Volume XX, Page 128

REGULAR AGENDA ITEMS

2019-395 SprintCom, Inc. - Second Amendment to License Agreement

The City Attorney's Office is recommending that City Council approve the Second Amendment to License Agreement with SprintCom, Inc. and to authorize the city manager to execute the agreement.

Chairman Moore explained there were some questions regarding the Second Amendment to the License Agreement with SprintCom, Inc., so the Committee returned it without a recommendation so it could be placed on the Regular Agenda for further discussion.

Meghan Maguire, Assistant City Attorney, advised this is an agreement recommended by the manager's office for a license agreement to install communications equipment at the base of the Howard Place Water Tank. The original License Agreement originated in 1999 and it has been amended once; this will be the second amendment to the License Agreement with SprintCom, Inc.

Mayor Pro Tem Ewing questioned the length of the term for the agreement and asked if the incremental increase would not begin until 2024. Ms. Maguire replied this was correct. Mayor Pro Tem Ewing expressed concerns with such a long term because of the quick pace of technology and felt there might be opportunities to come up that would allow the city of High Point to charge more for the lease than the revenues currently received.

Ms. Maguire explained the first one was for 10 years and the second one was for an additional 10 years. She further explained that SprintCom was looking to lock down this location and extensive negotiations transpired as far as the monthly rate as well as the length of the term. Ms. Maguire advised the manager's office felt it was a reasonable amount considering that either party could exit the agreement at any time. She explained one of the reasons SprintCom, Inc. wanted to extend the renewal term was because the city was not allowing an early termination, so they wanted to go with the longer-term option. She confirmed that the Second Amendment to the License Agreement with SprintCom, Inc. does contain an exit clause.

Chairman Moore asked if there were any additional questions, concerns, or comments; there were none.

Approved the Second Amendment to the SprintCom, Inc. License Agreement and authorized the city manager to execute the agreement.

A motion was made by Council Member Moore, seconded by Council Member Hudson, that the Second Amendment to the SprintCom, Inc. License Agreement be approved and to

authorize the city manager to execute the agreement. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

PENDING ITEMS

2018-169 Amendment to License Agreement - Cingular Wireless PSC, LLC (AT&T)

City Council is requested to approve an Amendment to the License Agreement with Cingular Wireless PCS, LLC (AT&T) which allows the location of communication equipment at the City's Ward Water Plant; and authorize the City Manager to execute the agreement.

Note: This matter was initially heard by City Council on May 21, 2018, at which time action was taken to refer it to the Finance Committee at the suggestion of City Attorney JoAnne Carlyle due to necessary clean-up on the contract in general as the company has changed hands and names.

COMMUNITY HOUSING, NEIGHBORHOOD DEVELOPMENT AND PUBLIC SAFETY COMMITTEE - Council Member Golden, Chair

Committee Members: Golden, Peters, Scarborough, and Williams

2019-399 Resolution - Conveyance of Property to Habitat for Humanity

Council is requested to adopt a resolution conveying property located at 221 N. Hoskins Street to Habitat for Humanity to facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

Mike McNair, Director of Community Development & Housing, reported this property is located in the Washington Street area, has been cleared and is ready for development by Habitat for Humanity. This will be the 39th property that Council has conveyed to Habitat of which they have built houses on 36 of the properties.

Adopted a Resolution conveying property located at 221 N. Hoskins Street to Habitat for Humanity to facilitate affordable housing in accordance with HUD regulations and serve a public purpose.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this Resolution conveying this property be adopted. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Resolution No. 1896/19-52

Resolution Book Volume XX, Page 125

2019-400 Ordinance - Demolition of Dwelling - 1213 Leonard Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1213 Leonard Avenue belonging to TCC Holdings LLC.

Lori Loosemore, Local Codes Enforcement Manager, provided the following information on the housing case for the 1213 Leonard Avenue.

Inspected: September 14, 2016

Hearing: August 29, 2017

Ordinance to Repair or Demolish issued: August 19, 2017 with a compliance date of September 16, 2017

Owner obtained a building permit: January 30, 2018

She reported that although the owner did apply for a building permit, no inspections have been made. The inspector did speak to Mr. Boyd on March 22, 2019 and he advised the inspector that he would begin repairs the following week.

The inspector spoke again to Mr. Boyd on April 29, 2019 and was advised that he may have a buyer for the house, but if it did not go through, he would begin the repairs to the property in one week. Ms. Loosemore advised the taxes are delinquent on the property in the amount of \$4,394 for 2014-2019. She acknowledged Mr. Boyd's presence in the audience.

Chairman Golden asked Mr. Boyd if he would like to speak regarding the housing case.

Everett Boyd, 502 Martin Street in Greensboro, advised that he acquired the property in exchange for doing some work in Greensboro where the owners could not pay him for work that he performed. He reported that he has kept the structure boarded up, replaced windows and the front door; however, the windows and front door were stolen. He explained that he has been diligently trying to sell the property for the past three months, but to no avail. He noted he is a disabled vet and a rehabber by trade, but last year's tornado caused him to get way behind because he had four properties in Greensboro that were damaged, but the insurance company did not pay off. He pointed out the house was in good shape with a new roof, and just needs windows, kitchen cabinets, and a bathroom overhaul.

Mr. Boyd shared that he is at the point where he can work on the property now and asked for a 60-day extension in order for him to make the repairs because he did not want it to be demolished.

Council Member Williams asked Mr. Boyd when he acquired the house and Mr. Boyd replied he wasn't exactly sure what year he acquired it. Chairman Golden pointed out his contact with the city started in 2016 and that was when the structure was first inspected.

Council Member Jones shared that he is also a disabled vet and in the process of building two houses and a veteran's center, but was concerned that the owner owes over \$4,000 in back taxes. Mr. Boyd reiterated his request for an additional 60 days to make the repairs and commented if the taxes are a major concern, he could certainly take care of the taxes.

Chairman Golden advised there are statutes and ordinances that the city must follow, and that the Council had to make its decision on what the Inspections Department has recommended.

Chairman Golden then MOVED for ADOPTION of the Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1213 Leonard Avenue. Council Member Williams made a second.

Mr. Boyd interjected and pointed out the property is boarded up and secured and was not a threat to the community.

Mayor Wagner hit the gavel on the dais and explained that there was a motion and a second on the floor which requires Council's action on a vote.

For Mr. Boyd's benefit, Council Member Moore explained that if Council approves the Ordinance to demolish at tonight's meeting, he would still have at least 30 days to start moving on the repairs.

Adopted an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1213 Leonard Avenue.

There being no further discussion, Mayor Wagner called for a vote on the motion, which carried by the following unanimous 9-0 vote.

Aye (9):

Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**Ordinance No. 7551/19-68
Ordinance Book Volume XX, Page 180**

2019-401 Ordinance - Demolition of Dwelling - 819 Circle Drive

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 819 Circle Drive belonging to Felix Luna Mendez.

Lori Loosemore, Local Codes Enforcement Manager, provided the following timeline regarding this housing case.

Property inspected- September 21, 2017 (old case from previous software)

Hearing: February 25, 2019 (no one appeared)

Ordinance to Repair or Demolish issued: March 8, 2019 with a compliance date of April 10, 2019

Building permit issued: May 3, 2019; however no inspections have been made

She advised that the property owner, Mr. Mendez, did tell the inspector on February 25, 2019 that he was going to sell the property. The inspector never heard anything so he, again, reached out to Mr. Mendez on July 12, 2019 and left a voicemail message asking him to

return the call, but he has not heard from him. Ms. Loosemore reported that the property taxes are delinquent in the amount of \$1,057 for 2017, 2018, and 2019.

Neither the property owner nor the property owner's representative appeared to speak on behalf of the property.

Adopted an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 819 Circle Drive.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be adopted. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**Ordinance No. 7552/19-69
Ordinance Book Volume XX, Page 181**

2019-402 Ordinance - Demolition of Dwelling - 1717 Brooks Avenue

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1717 Brooks Avenue belonging to Mammie Evette Gayto Brown.

Lori Loosemore, Local Codes Enforcement Manager, provided a summary regarding the housing case for 1717 Brooks Avenue as follows:

Original inspection: May 18, 2018

Hearing: August 14, 2018 (no one appeared)

Ordinance to Repair or Demolish issued on January 31, 2019 with a compliance date of March 4, 2019

She reported that the property taxes on this property are delinquent in the amount of \$8,684 for 2013-2019.

There was no one present to speak regarding this property.

Adopted an Ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 1717 Brooks Avenue.

A motion was made by Council Member Golden, seconded by Council Member Moore, that this matter be adopted. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**Ordinance No. 7553/19-70
Ordinance Book Volume XX, Page 182**

2019-403 Ordinance - Demolition of Dwelling - 129 Underhill Street

Adoption of an ordinance ordering the building inspector to effectuate the demolition of a dwelling located at 129 Underhill Street belonging to Tomas Rodriguez.

Chairman Golden reported that staff received some new information regarding this housing case today and requested that it be removed from the agenda.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this matter be removed. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

PLANNING & DEVELOPMENT COMMITTEE - *Council Member Williams, Chair*
Committee Members: Williams, Jones, Moore, and Scarborough

2019-404 Resolution of Intent - Annexation 19-09

Approval of a Resolution of Intent to establish a public hearing date of Monday, November 18, 2019 at 5:30 p.m., to consider a voluntary continuous annexation of an approximate 22.86-acre parcel located along the south side of Bame Road, approximately 3,800 feet west of Sandy Ridge Road. The property is also known as Guilford County Tax Parcel 169038.

Chairman Williams advised that the applicant has requested this matter be removed from the agenda.

A motion was made by Council Member Williams, seconded by Council Member Moore, that this matter be removed from the agenda. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-406 Verizon Wireless - Right-of-Way Encroachment RE-19-0012

A request by Verizon Wireless to allow the installation of thirteen (13) small cell concealed poles with a City of High Point street light within the Piedmont Parkway, Beechwood Drive, Regency Drive, Tudor Lane, Federal Drive, Green Point Drive, and Waterleaf Court rights-of-way (ROW).

Sam Hinnant, Senior Planner with the Planning and Development Department, advised that Verizon Wireless is requesting this encroachment agreement to install thirteen (13) small cell, concealed stealth poles within the city right-of-way. The proposed streets for the location and placement of these poles are: Piedmont Parkway, Beechwood Drive, Waterleaf Court, Regency Drive, Timber Lane, Federal Drive, and Green Point Drive.

Mr. Hinnant explained that City Council approval is required for this request because it involves an above-ground encroachment. Staff recommends approval.

Approved a request by Verizon Wireless to allow the installation of thirteen (13) small cell concealed poles with a city of High Point street light within the Piedmont Parkway, Beechwood Drive, Regency Drive, Tudor Lane, Federal Drive, Green Point Drive, and Waterleaf Court rights-of-way.

A motion was made by Council Member Williams, seconded by Council Member Hudson, that this Right-of-Way Encroachment as requested by Verizon Wireless be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-407 Verizon Wireless - Right of Way Encroachment RE-19-0013

A request by Verizon Wireless to allow the installation of nine (9) small cell concealed poles with a City of High Point street light within the Whites Mill Road, Sutton Way, Samet Drive, Tinsley Drive, and Gisbourne Drive rights-of-way (ROW). Eight (8) of the proposed poles are concealed with one (1) pole proposed to be wood.

Sam Hinnant, Senior Planner with the Planning and Development Department, advised that Verizon Wireless has also requested allowance to install nine (9) small cell concealed poles with a city of High Point street light within the Whites Mill Road, Sutton Way, Samet Drive, Tinsley Drive, and Gisbourne Drive rights-of-way. He explained that eight (8) of the proposed poles are concealed and one (1) of the poles is proposed to be wood. He noted that other wooden poles in the surrounding area was what drove the request for the one (1) wood pole.

Council Member Golden asked if the city notifies the surrounding businesses in the area to make sure they are aware these poles are being installed. Mr. Hinnant replied that the city does not notify them, but the right-of-way encroachment process and all records can be located on-line through the Accela Citizens Access. Deputy City Manager Randy McCaslin further explained that the FCC has taken most of the municipalities' authority away in the siting of these types of communications poles.

Approved a request by Verizon Wireless to allow the installation of nine (9) small cell concealed poles with a city of High Point street light within the Whites Mill Road, Sutton Way, Samet Drive, Tinsley Drive, and Gisbourne Drive rights-of-way.

A motion was made by Council Member Williams, seconded by Council Member Peters, that this Right-of-Way Encroachment be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

PUBLIC HEARINGS**2019-408 Ordinance - Larry Wright - Zoning Map Amendment 19-14**

A request by Larry Wright to rezone approximately 1.5 acres from the Office Institutional (OI) District and the Transitional Office (TO) District to a Conditional Zoning Limited Business (CZ-LB) District. The site is located west of Westchester Drive, approximately 600 feet south of Coventry Road (1720 and 1726 Westchester Drive).

The public hearing for this matter was held as duly advertised on Monday, September 16, 2019.

Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request by the applicant, Larry Wright, to rezone approximately 1.5 acres from the Office Institutional (OI) District and the Transitional Office (TO) District to a Conditional Zoning Limited Business (CZ-LB) District. The site is located off Westchester Drive, approximately 600 feet south of Coventry Road, more specifically located at 1720 and 1726 Westchester Drive.

The applicant is requesting the rezoning to expand a funeral home business to include the abutting parcel. A funeral home is designated by the Development Ordinance as a personal service use. The Development Ordinance divides the uses into two categories: minor personal service (establishment with less than 4,000 sq. ft.) and major personal service (an establishment with over 4,000 sq. ft.).

The applicants proposed expansion will exceed 4,000 sq. ft. for that personal service and this is what prompted the rezoning request to the Conditional Zoning Limited Business District which is the least intensive district for allowing a funeral home as a use. In conjunction with this request, the applicant submitted a Conditional Zoning Ordinance in order to ensure compatibility with the abutting residential neighborhood which includes conditions pertaining to restricting the allowable uses of the property.

Mr. Shannon shared the following key items identified in the staff analysis.

- 1. The Land Use Plan has criteria for evaluating situations when rezoning office or commercial use next to a residential neighborhood, taking into account mass, scale, neighborhood compatibility, buffering, and setback.*
- 2. As conditioned, the requested CZ-LB District would only add one new use, so it is not a situation where the site will be opened up to a lot of commercial or higher intensity uses that would not be compatible with the adjacent retail neighborhood.*
- 3. The size of the site is sufficient to allow for landscaping and plantings.*

4. *The site is off a four-lane thoroughfare just south of a signalized intersection.*
5. *Any new construction would have to meet the Development Ordinance requirements for landscaping, screening of outdoor dumpsters, and exterior lighting.*
6. *Directly north and south of this site, there are other office buildings of similar size or larger.*

Staff is recommending approval of the request to rezone this 1.5-acre parcel to the Conditional Zoning Limited Business District. The request was reviewed by the Planning & Zoning Commission at their August meeting and they also recommended approval.

Following the presentation of the staff report, Mr. Shannon asked if there were any questions. There being none, Chairman Williams opened the public hearing and asked if there was anyone present who would like to comment in support of or in opposition to this request. There being no one present to speak or offer any comments, the public hearing was closed.

Adopted an Ordinance approving Zoning Map Amendment 19-14 to rezone an approximate 1.5-acre parcel from the Office Institutional (OI) District and the Transitional Office (TO) District to a Conditional Zoning Limited Business (CZ-LB) District based on consistency with adopted policy guidance because the Land Use Plan classifies this area for office use which includes professional, personal, and business service use and that the request is reasonable in the public interest as approval of the rezoning request will only allow an increase in size for a personal service and enable reuse of an existing structure.

A motion was made by Council Member Williams, seconded by Council Member Moore, that this Ordinance be adopted approving Zoning Map Amendment 19-14 to rezone this property from the Office Institutional (O-I) District and the Transitional Office (TO) District to a Conditional Zoning Limited Business (CZ-LB) District. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**Ordinance No. 7555/19-72
Ordinance Book Volume XX, Page 184**

2019-409

Ordinance - High Point University - Zoning Map Amendment 19-15

A request by High Point University to rezone approximate 9.8 acres from the Residential Single Family-5 (R-5) District and the Institutional (I) District to a Conditional Zoning Institutional (CZ-I) District. The site is located north of E. Lexington Avenue, between N. University Parkway and Guyer Street (1300 N. University Parkway, 1513 E. Lexington Avenue and 1307, 1401 & 1405 Guyer Street).

The public hearing for this matter was duly held as advertised on Monday, September 16, 2019 at 5:30 p.m.

Herb Shannon, Senior Planner with the Planning & Development Department provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request by High Point University to rezone approximately 9.8 acres from the Residential Single Family-5 (R-5) District and the Institutional (I) District to a Conditional Zoning Institutional (CZ-I) District lying north of E. Lexington Avenue between University Parkway and Guyer Street. The university is proposing this property be added to their campus. Directly to the north of this site is the HPU campus and some existing dorm rooms. HPU also owns property along the opposite side of University Parkway and a new arena is under construction to the southwest. They are requesting this property be rezoned from the R-5 District to the Conditional Zoning Institutional District. The site is developed with a 48,000 sq. ft. church and four single-family homes.

Mr. Shannon reported on the following key points from the staff report.

- 1. Except for the homes, this site has been used as an institutional use since the 1970s and the Land Use Plan currently classifies this area as Institutional.*
- 2. The site is separated from abutting residential neighborhoods to the east along Guyer Street by the Guyer Street right-of-way.*
- 3. The applicant has offered conditions to prohibit access to Lexington Avenue.*
- 4. The applicant has offered to limit the site to one point of access from University Parkway, one point of access to Guyer, and that Guyer will be gated.*
- 5. The applicant has offered a higher planting yard requirement along the Guyer Street frontage of the property. The combination of the higher planting yard as far as more plants, the width of the right-of-way, and the condition that half the planting will be evergreens will also further ensure compatibility with the abutting residential area.*

Mr. Shannon reported on the policy guidelines for university expansions and noted this request does meet those policy guidelines set by Council. Staff is recommending approval, and the Planning and Zoning Commission reviewed this requires at their August meeting and are also recommending approval.

Following the presentation of the staff report, Chairman Williams opened the public hearing and asked if there was anyone present to comment in support of or against this request.

Barry Kitley, 4114 Ponce de Leon Drive, representing High Point University, added that they did have the required citizen's neighborhood meeting on July 31st. They had 15 people attend the meeting, but not one was opposed to the rezoning request.

Council Member Jones asked the applicant about future proposed development for this area and Mr. Kitley stated the university does not have any plans for development, but does plan to use it for academic purposes.

There being no further comments, the public hearing was closed.

Adopted an Ordinance approving Zoning Map Amendment 19-15 to rezone this property from the Residential Single Family-5 (R-5) District and the Institutional (I) District to a Conditional Zoning Institutional (CZ-I) District based on consistency with adopted policy guidance because the Land Use Plan classifies the property for Institutional uses which includes colleges and universities, and that the request is reasonable and in the public interest as the High Point University campus and Institutional District already abuts the site to the northwest and the proposed district is consistent with the surrounding zoning and development pattern.

A motion was made by Council Member Williams, seconded by Council Member Jones, that this Ordinance be adopted to rezone this property from the Residential Single Family-5 (R-5) District and the Institutional (I) District to a Conditional Zoning Institutional (CZ-I) District. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Ordinance No. 7556/19-73

Ordinance Book Volume XX, Page 185

2019-410 Ordinance - City of High Point - Zoning Map Amendment 19-16.

A request by the City of High Point to rezone 18 properties, totaling approximately 9.6 acres, to the General Business (GB) District as part of the Comprehensive Zoning Map Amendment project. The properties are located west of N. Main Street, south of W. Parris Avenue, east of Idol Street and along both sides of Westchester Drive between N. Main Street and Idol Street.

The public hearing for this matter was duly held as advertised on Monday, September 16, 2019 at 5:30 p.m.

Herb Shannon, Senior Planner with the Planning & Development Department, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

Mr. Shannon reminded Council that this is part of a multi-year project where the planning staff is reviewing and evaluating zonings throughout the city.

This is an area that staff has identified in the block surrounded by N. Main Street, W. Parris Avenue, Idol Street, and Westchester Drive. Mr. Shannon reported that historically this block was a residential neighborhood lying just west of the N. Main Street corridor. Beginning in the 1980s, zoning applications were submitted and approved to rezone this area from residential to commercial and some office use. Because the area was primarily a

residential neighborhood, stringent conditions were put in place for uses, setbacks, and buffering, but the neighborhood transitioned to mostly commercial in the late 1990s and early 2000s, which caused inconsistencies. Staff is recommending this area be rezoned to the General Business (GB) District to eliminate any barriers to the development or redevelopment of properties.

Mr. Shannon pointed out there is a cluster of single-family homes (about four homes) that are located off of Scott Avenue and another three homes located off of W. Parris. Staff is recommending those remain residential based upon policy guidance from Council that those areas should come in at one time so as to not have a parcel left out just hanging and to make sure there is sufficient area for meeting appropriate buffering setback standards.

Notification was sent out to property owners in May and July. The Planning and Zoning Commission reviewed this request at their August meeting and recommended approval.

At the conclusion of the presentation of the staff report, Chairman Williams asked if there were any questions of staff. There being none, he opened the public hearing and solicited public comments. There being no one present to speak regarding Zoning Map Amendment 19-16, the public hearing was declared closed.

Adopted an Ordinance approving Zoning Map Amendment 19-16 to rezone these 18 properties totaling approximately 9.6 acres to the General Business (GB) District as part of the Comprehensive Zoning Map Amendment project based on consistency with adopted policy guidance because the proposed zoning map amendments are consistent with the Community Regional Commercial designation of the Land Use Plan and the amendments are needed to remove unintended barriers to development to more accurately represent the current use of land.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this Ordinance be adopted rezoning this property to the General Business (GB) District. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**Ordinance No. 7557/19-74
Ordinance Book Volume XX, Page 186**

2019-411 Ordinance - City of High Point - Annexation 19-07

A request by the City of High Point to consider a voluntary contiguous annexation of approximately 28.17 acres located west of Dillon Road, approximately 350 feet north of Bales Chapel Road. The property is addressed as 3411 and 3411-R Dillon Road and also known as Guilford County Tax Parcel 160602 and 228590.

The public hearing for this matter was duly held as advertised on Monday, September 16, 2019 at 5:30 p.m.

Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

This is a request to annex property owned by the city of High Point for an approximate 26-acre parcel lying in the western portion of the city's planning area just west of Dillon Road, approximately 350 feet north of Bales Chapel Road. This property is being considered for a future public recreation facility and is within the city's Extra Territorial Jurisdiction (ETJ) where the city already has zoning control. The existing zoning on the property, Light Industrial (LI) and Residential-3 (R-3) would remain. This is a logical progression of the city's Annexation Policy for the area and the property abuts the existing city limits to the south and to the west.

Following the presentation of the staff report by staff, Chairman Williams asked if there were any questions for staff. There being none, he opened the public hearing and asked if there was anyone present who would like to comment. There being no comments, the public hearing was closed.

Adopted an Ordinance approving Annexation 19-07 to annex approximately 28.17 acres located west of Dillon Road, approximately 350 feet north of Bales Chapel Road, specifically addressed as 3411 and 3411-R Dillon Road and specifically known as Guilford County Tax parcel 160602 and 228590.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this Ordinance be adopted approving Annexation 19-07. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**Ordinance No. 7558/19-75
Ordinance Book Volume XX, Page 187**

2019-412 Ordinance - City of High Point - Annexation 19-08

A request by the City of High Point to consider a voluntary contiguous annexation of an approximate 1.28-acre parcel located south of E. Martin Luther King Jr. Drive, approximately 725 feet east of Dillon Road. The property is addressed as 3314 E. Martin Luther King Jr. Drive and also known as Guilford County Tax Parcel 161162.

The public hearing for this matter was duly held as advertised on Monday, September 16, 2019 at 5:30 p.m.

Herb Shannon, Senior Planner with the Planning and Development Department, provided an overview of the staff report which is hereby attached in Legistar as a permanent part of these proceedings.

This is an annexation for property owned by the city of High Point, an approximate 1.3-acre parcel located along the southside of E. Martin Luther King Jr. Drive, approximately 725 feet east of Triangle Lake Road. The city is pursuing annexation of this parcel so that it may be added to the abutting city transportation facility. The property is within the city's Extra Territorial Jurisdiction (ETJ) so the city already has zoning control. The site is zoned Heavy Industrial (HI) and no zoning changes are being recommended for this site. This is a logical progression of the city's Annexation Policy and the site is surrounded by the existing city corporate limits.

Chairman Williams asked if there were any questions for staff. There being none, the public hearing was opened. Chairman Williams asked if there was anyone present to comment. There being none, the public hearing was closed.

Adopted Ordinance approving Annexation 19-08 to annex this 1.28-acre parcel located south of E. Martin Luther King Jr. Drive, approximately 725 feet east of Dillon Road, more specifically located at 3314 E. Martin Luther King Jr. Drive, and also known as Guilford County Tax Parcel 161162.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this Ordinance be adopted approving Annexation 19-08. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

**Ordinance No. 7559/19-76
Ordinance Book Volume XX, Page 188**

GENERAL BUSINESS AGENDA

2019-413 Reappointment - Library Board of Trustees - Forrest Littleton

Council Member Williams is recommending the reappointment of Forrest Littleton to the Library Board of Trustees. This reappointment is to be effective immediately and will expire on October 31, 2022.

A motion was made by Council Member Williams, seconded by Mayor Pro Tem Ewing, that this reappointment be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-414 Reappointment - Piedmont Triad Regional Water Authority (PTRWA) - John Thomas, III and John Bencini

Mayor Wagner is recommending the reappointment of John Thomas, III and John Bencini to the Piedmont Triad Regional Water Authority (PTRWA). Appointments will be effective immediately and will expire September 30, 2022.

A motion was made by Mayor Wagner, seconded by Council Member Moore, that this reappointment be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-415 Reappointment - Parks & Recreation Commission

Council Member Jeff Golden is recommending the reappointment of Bryon Stricklin as his Ward 1 appointee on the Parks & Recreation Commission. Reappointment is to be effective immediately and will expire on July 1, 2022.

A motion was made by Council Member Golden, seconded by Council Member Williams, that this reappointment be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-416 Reappointment - ABC Board - David Wall

Mayor Wagner is recommending the reappointment of David Wall as chairman of the Alcoholic Beverage Control Board. Appointment will be effective November 15, 2019 and will expire on November 15, 2022.

A motion was made by Mayor Wagner, seconded by Mayor Pro Tem Ewing, that this reappointment be approved. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

2019-417 Minutes To Be Approved

1. Finance Committee Meeting; Thursday, August 15th @ 4:00 p.m.
2. Special Meeting; Monday, August 19th @ 4:00 p.m.
3. Regular Council Meeting; Monday, August 19th @ 5:30 p.m.

A motion was made by Mayor Pro Tem Ewing, seconded by Council Member Williams, that the preceding minutes be approved as submitted. The motion carried by the following unanimous 9-0 vote:

Aye (9): Mayor Wagner, Council Member Williams, Council Member Moore, Council Member Scarborough, Council Member Golden, Council Member Peters, Council Member Hudson, Council Member Jones, and Mayor Pro Tem Ewing

Announcements

Food Summit

Council Member Williams encouraged everyone to attend the upcoming Greater High Point Food Summit on September 27th and advised that the GHPFA has made great strides in food insecurity moving from #1 to #14 in the Nation.

High Point Community Clinic

Council Member Williams reported that he recently took a tour of the High Point Community Clinic and spoke about the great impact the clinic has on the High Point community. He encouraged others to take the tour if given the opportunity.

The Outfields Groundbreaking Ceremony

Mayor Wagner encouraged everyone to attend the groundbreaking ceremony for The Outfields will be held on Wednesday, September 18th at 10:00 a.m., 275 N. Elm Street. Tim Elliott with Elliott Sidewalk Communities will soon be constructing a food hall, retail shops, and office spaces. This will be Mr. Elliott's first building at the stadium.

Allegacy Ribbon Cutting

Mayor Wagner announced at a Ribbon Cutting for Allegacy Credit Union, 3015 E. River Way has been scheduled for this Wednesday at 4:00 p.m.

Piedmont Federal Credit Union Grand Opening

Mayor Wagner reported that Piedmont Federal will be opening a new branch at the Palladium this coming Thursday.

Last Game of the Season

Council Member Peters announced the Rockers' last game of the season would be played tonight.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 6:55 p.m. upon motion duly made by Mayor Pro Tem Ewing and second by Council Member Jones.

Respectfully submitted,

Jay W. Wagner, Mayor

Attest:

Lisa B. Vierling, MMC
City Clerk

CITY OF HIGH POINT

AGENDA ITEM



Title: Request to Initiate Zoning Map Amendments
(Comprehensive Zoning Map Amendment Project)

From: Lee Burnette, Planning & Development
Director

Meeting Date: October 7, 2019

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: Zoning Map Amendment Area Map

PURPOSE:

This is a request by the Planning and Development Department to initiate zoning map amendments for a group of properties assembled by staff as part of the Comprehensive Zoning Map Amendment project. The purpose of this project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas.

Since most of the parcels proposed for evaluation had their zoning established in the 1980s and 1990s, the goal is to remove improper or obsolete zoning districts that may be acting as a barrier to development or redevelopment of property.

BACKGROUND:

The Comprehensive Zoning Map Amendment project is a multi-year undertaking that began in 2017 following the adoption of the new Development Ordinance. Since September 2018, 128 parcels totaling 370 acres have been evaluated and rezoned by City Council as a part of this project. This next group of properties will focus on Retail Center (RC) zoned commercial areas and multifamily zoned areas (RM-5, RM-16 and RM-26) of the City.

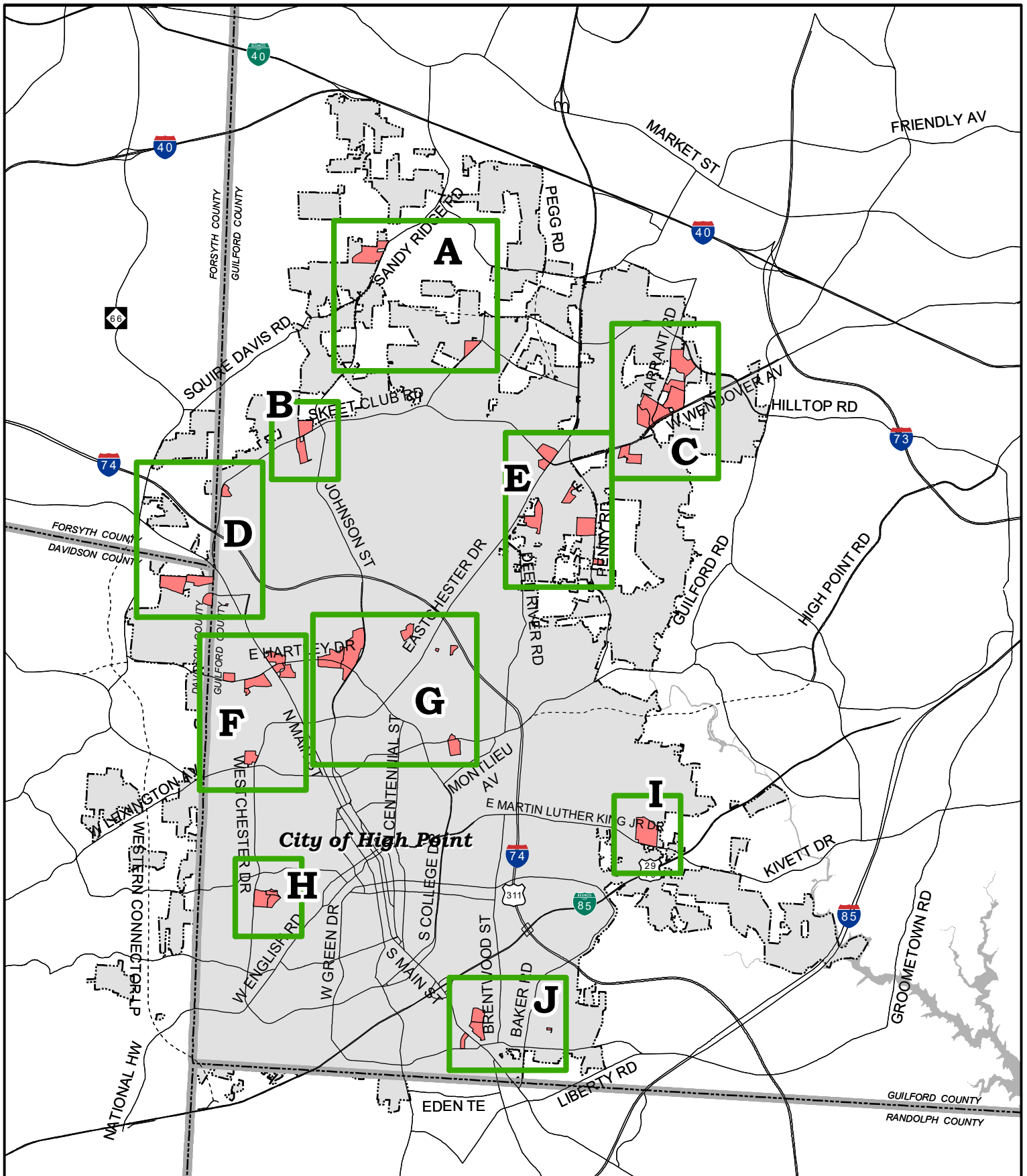
If initiated by Council, staff will begin communicating with property owners in phases, beginning in December 2019. It is anticipated that an initial set of properties from this group will begin public hearings in the spring of 2020. Attached is a map and table depicting the various locations and properties included in this request.

BUDGET IMPACT:

Funds are available in the department's FY 2019-2020 budget for public notices.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends initiation of the zoning map amendment process for the areas shown on the attached maps.



PROPOSED ZONING MAP AMENDMENTS

**Planning & Development
Department**

City of High Point



Scale: 1"=8,500'

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GROUP 3 - Comprehensive Zoning Map Amendment Project

Area ID	From	To	Use	Location	Owners
A	CU RM-5 CU R-5	RM-5 R-5	Townhome Single family subdivisions	Saddlebrook Subdivision (Sandy Ridge Rd) Fair Oaks at Bent Tree Townhomes (Barrow Rd)	Various individual owners
B	CU RM-5	RM-5	Townhome subdivisions	Orchard Knob Townhomes (Skeet Club Rd) St. Andrews Townhomes (Skeet Club Rd)	Various individual owners
C	CU RM-16	RM-16	Multifamily and townhomes	Granit Ridge Apartments (Piedmont Parkway) Piedmont Trace (Morris Farm Rd) Riverview townhomes (Morris Farm Rd) Parkway Village (Morris Farm Rd) Timberbrooke townhomes (Morris Farm Rd) Tarrant Trace townhomes (Morris Farm Rd) Laurel Bluff Apartments (Morris Farm Rd)	Villas at Granite Ridge LLC Granite Ridge Investments, LLC Keystone Group, Inc, John Kavanagh Company High Point Associates, LLC and Various individual owners
C	CU RM-16, CU RM-5 CU R-5	RM-16, RM-5 R-5	Townhomes and single family dwellings	Lakeside Townhomes and Lakeside at Nottingham Subdivision (lying off Wendover Ave)	Various individual owners
D	CU RM-5 CU RM-16	RM-5 RM-16	Townhome & twin- home subdivisions and multifamily	Deerfield Townhome Subdivision (Skeet Club Rd) Heritage Ridge Townhomes (Hedgecock Rd) Ashebrook Place Subdivision (Hedgecock Rd) Hedgecock Place Condominiums (Hedgecock Rd) 122 R-1 Northgate Ct	Various individual owners
E	CU RM-5 CU RM-16	RM-5 RM-16	Multifamily, twin-homes and townhomes	Coppermill Village Apartments (Hickwood Rd) Castle Pines at Hickwood (Penny Rd) Eagle Glenn (Penny Rd) Greenside Townhomes (Penny Rd)	Coppermill Village Apartments, LLC Greenside Development LLC Wissmiller Properties LLC Divine Properties 4U LLC Various individual owners
E	CU RC	RC	Shopping Center	Oak Hollow Square Wendover West Shopping Plazas (Intersection of Eastchester Dr. and Skeet Club Rd)	Adams Investments Inc, Papa Johns Sunny Money NC III LLC Southern Community Bank & Trust City of High Point Board of Alcoholic Control Fairway Oak Hollow LLC Bill Agapion L/T, Sophia Agapion L/T, Emanuel A Gables Estates LTD

Area ID	From	To	Use	Location	Owners
F	CU RM-16 CU R-5	RM-16 R-5	Multifamily, assist living facility and single family dwellings	Hartley Square, Franklin Ridge Apartments Brookdale Manor Fox Hollow Apartments Westchester Keys Apartments 2701 Ingleside Dr, and 4111 Greenvally Dr.	Franklin Harmony Housing, LLC HCRI North Carolina Properties III LP Wilkinson High Point I LLC Hamilton Group of High Point LLC Hartley Ridge LLC Dale Britt and High Point 85 Associates Wayne Mabe Trustee Wayne Mabe Revocable Trust
F	CU RC	RC and GB	Shopping Center	2710 N. Main Street (Wal Mart) 2630, 2620 & 2600 N. Main Street (Gold Gym Plaza & Lowes)	Wal-Mart Real Estate Business Property Tax #0555, Transon-Lowes LLC Murphy Oil USA, INC, Starrpoint LP JDS HPN LLC;CTL LLC,
G	CU RM-16 CU RM-5	RM-16 RM-5	Church, townhomes and multifamily	1221 W. Hartley Dr., Chandler Place Condos, Windchase Townhomes, Foxcroft Townhomes, Chatem Woods Apartments, 608 James Rd., Ambassador Court Apartments, 2603 Guyer St., Trails Crossing Condo, 2006, 2011 and 2019 through 2027 E. Lexington Ave. and Watermark Condos	Various individual owners
H	CU RC CU-OI CU R-3	RC OI R-3	Shopping center, office complex and retail uses	801 thru 1010 Phillips Avenue; Westchester Common Shopping Center and Phillips Avenue Professional Center	Banderco LLC, Carr Properties LLC Davis Leigh - Pamela Ann - Embler Etal DGV LLC, Family Medical Partners LLC In-a-minute Inc, Albert & Samanthe Klemme, Janice Steede Loveland High Point Properties LLC Patterson Real Estate LLC Spear Properties Management LLC United Way of Greater High Point Inc. Victory Lane Car Wash Inc Westchester Partners Two LLC
I	CU GB CU RM-16 CU R-5	GB RM-16 R-5	Multifamily and undeveloped parcels	Broadstone Village Apartments, 3240 Bowers Avenue, 2865, 2775, 2750 & 2770 Dillon Road; 3219 & 3303 E. MLK Jr Drive	Carroll Investment Properties Inc Carrolland Corporation Broadstone Village Apartments LLC Broadstone Village Home Owners Assoc. Miko Palangvanh and Florice & Alisa Wentnick

Area ID	From	To	Use	Location	Owners
J	RC	GB	Retail uses	2700 S. Main St., 2650 & 2610 Plaza Ln. and 231 W. Fairfield Rd	Murphy Oil USA Inc, LBG Properties, LLC JCAGLE Properties LLC High Point North Carolina Properties LLC Capstone Marketplace Plaza LLC
J	CU RM-16	RM-16	Multifamily	Creekside at Bellemeade and Highland Ridge Apartments and Belmont Condominiums	BMA Bellemeade Apartments LLC LCA Creekside at Bellemeade LP

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-17
(Maryfield, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: October 7, 2019

Public Hearing: Yes

Advertising Date: September 25, 2019, and
October 2, 2019

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Zoning Ordinance

PURPOSE:

A request by Maryfield, Inc. to rezone approximately 72 acres from a Conditional Use Planned Development Residential (CU-PDR) District to a Planned Development Periphery (PDP) District. The site is located north of Greensboro Road, west of Penny Road and east of Manor Drive.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** of this request as outlined in the attached staff report.
- B. On September 24, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-17. The Planning & Zoning Commission recommended **approval** of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Maryfield, Inc.

Zoning Map Amendment 19-17

At its September 24, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 72 acres to a Planned Development Periphery (PDP) District. All members of the Commission were present except for Mr. Ray Wheatley and Mr. Mark Walsh. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Mr. Ellis Martin, attorney, Fox Rothschild LLP, 300 N. Greene Street, Suite 1400, Greensboro, Sister Lucy, administrator of Maryfield, Inc, and Mr. Alex Toye, architect, 423 Westport Road, Kansas City MO, spoke in favor to the commission. Sister Lucy provided an overview of the history of the Maryfield (aka Pennybyrn) retirement facility. She stated they have operated at this location since the 1940s and have been a good neighbor to abutting uses. Mr. Martin and Mr. Toye provided an overview of the proposal to expand the land area of the retirement community and to construct a three-story addition to the existing assisted living facility. They also outlined conditions being offered to ensure compatibility with surrounding uses.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 19-17, as recommended by staff, by a vote of 6-0.

Consistency & Reasonableness Statements

The Commission voted 6-0 to approve the following statement: That the Zoning Map Amendment is consistent because the development is designated Institutional by the Land Use Plan, which is reflective of the existing Continuing Care Retirement Community. Furthermore, the request is reasonable because expansion of the retirement community is mitigated by the proposed development standards.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-17
September 24, 2019**

Request	
Applicant: Maryfield, Inc.	Owners: Maryfield, Inc. Poor Servants of the Mother of God, Inc.
Zoning Proposal: To rezone approximately 72 acres.	From: CU-PDR Conditional Use Planned Development Residential R-5 Residential Single Family – 5 To: PD-P Planned Development-Periphery

Site Information	
Location:	The site is located north of Greensboro Road, west of Penny Road and east of Manor Drive.
Tax Parcel Number:	Guilford County Tax Parcels 176232, 176235, 177157, 185025, 185034 and 185035
Site Acreage:	Approximately 72 acres
Current Land Use:	The site is developed as a continuing care retirement community known as Pennybyrn.
Physical Characteristics:	The property has a gentle to moderately sloping terrain. The western and northern boundaries of the site are impacted by perennial streams and by 100 & 500-year flood plain areas associated with the abutting lake.
Water and Sewer Proximity:	There are both 8-inch City water and sewer lines adjacent to the site along Penny Road, Greensboro Road and Manor Drive. Private water and sewer lines tie into the perimeter public lines. These private lines are maintained by the property owner and serve the retirement community.
General Drainage and Watershed:	The site drains in a general northerly direction and development is subject to the City Lake Watershed Critical Area requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is 24% or more of the site and for single family detached residential developments with a density of two (2) units per acre or greater.
Overlay District:	City Lake Watershed Critical Area (Tiers 3 & 4)

Adjacent Property Zoning and Current Land Use			
North:	PNR	Parks & Natural Resources	City Lake
South:	PDM	Planned Development-Mixed	Undeveloped
East:	SFR C	Single Family Residential Commercial (<i>both in the Town of Jamestown</i>)	Single family dwellings and various commercial uses
West:	R-3 R-5	Residential Single Family – 3 District Residential Single Family – 5 District	Single family dwellings

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Obj. 1C: Protect the city's water supply through compatible use and design innovations and minimizing the disturbance of land.
Land Use Plan Map Classification:	Most of the site has an Institutional land use designation. This classification includes public, quasi-public and institutional uses on large tracts. There are smaller areas designated Low-Density Residential and Recreation/Open Space at the northern and northwestern portion of the site adjacent to the lake and a single family subdivision.
Land Use Plan Goals, Objectives & Policies:	The following goal and objectives of the Land Use Plan are relevant to this request: Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area. Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plan:	Not Applicable
Zoning History:	<u>Zoning Map Amendment 01-23 and 05-12:</u> A nursing home/retirement facility had existed on the current zoning site for several decades. In 2001 and 2005, the applicant obtained zoning approvals to expand the land area and variety of elderly housing and care options for this facility. <u>Zoning Map Amendment 13-02:</u> In 2013, the 64 acres lying south of the zoning site, along the south side of Greensboro Road, was zoned to allow a mixed use development. This approval permits commercial uses along the Greensboro Road frontage of the site and a combination of twin homes, townhomes and single family dwelling on the remainder area of that development.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Greensboro Road		Minor Thoroughfare	800 Feet
	Penny Road		Major Thoroughfare	740 Feet
	Manor Drive		Local	1,275 Feet
Vehicular Access:	Via driveway access from Greensboro Road and Penny Road.			
Traffic Counts: (Average Daily Trips)	Greensboro Road		15,000 ADT (NCDOT 2017 trip count)	
	Penny Road		8,400 ADT (NCDOT 2017 trip count)	
	Manor Drive		Not applicable	
Estimated Trip Generation:	Not applicable			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	Not applicable	
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.			

School District Comment
Not applicable to this zoning case.

Planned Development District Overview

A. Purpose and Intent of the Planned Development (PD) Districts

The Planned Development (PD) districts are established to allow development under unified control while utilizing more flexible standards and procedures than would otherwise result from a strict application of a general district and development. The PD districts are intended to encourage innovative land planning and site design concepts that will produce a high quality, unified project that will not negatively impact adjacent land.

All PD zoned developments are subject to Section 3.7.3 of the Development Ordinance (Standards Applied to All Planned Development Districts) and the specific standards of the respective PD district. Furthermore, all PD districts must comply with Chapter 5 (Development Standards), Chapter 6 (Environmental Standards) and Chapter 7 (Subdivision Standards) of the Development Ordinance.

B. Planned Development-Periphery (PD-P) District

The PD-P district was established to encourage the use of innovative and creative design to provide a mix of different residential, nonresidential, and institutional uses in close proximity to services, recreation uses, and open space resources on lands outside the Core City Area.

Details of Proposal

The applicant is proposing an expansion of the existing Pennybyrn retirement community that will include the construction of a new building and expansion of the land area of their campus. Prior expansions focused on establishing City zoning to the area being added to the campus. The applicant is also seeking to rezone the previously approved portions of the Pennybyrn development. This development was granted a Conditional Use Planned Development Residential (PDR) District under the former Development Ordinance, which was adopted in 1992. In January 2017, the City adopted a new Development Ordinance. The new Development Ordinance reorganized and streamlined the Planned Development process. As the former PDR District no longer exists, the requested PD-P District proposes to bring the existing and the proposed expansion area under the standards of the newly adopted Development Ordinance.

Relevant conditions of the former conditional use permit pertaining to building setback, access and perimeter landscaping will be carried forward in this new zoning request. This request does not change the established continuing retirement use, but it will update the master plan and development standards as follows:

Existing CU-PDM District	Proposed NEW PD-P District
<u>Use and land area of the site</u> Continuing Care Retirement Community (CCRC) and associated accessory uses.	No change in use. The land area is being expanded by approximately 2 acres. A 0.8-acre area is being added to the west along Manor Drive and approximately 1.2 acres is being added to the west next to the existing residential cottages.
<u>Dwelling units</u> There are currently 133 units, including independent living units and nursing/assisting living beds.	The proposed new building will increase their capacity to 175 units (independent living units and nursing/assisting living beds). However, density will be subject to the standards of the Institutional (I) district which permits up to 16 dwelling units per acre.

<u>Building Height</u> The current conditional use permit lists the maximum allowable height of each specific building. Current building heights range from 2 to 3 stories or 35 to 46 feet in height.	Rather than focusing on the height of each building the proposed updated conditional zoning ordinance focuses on establishing perimeter setback and landscaping standards to ensure compatibility. Thus, regardless of the height of a structure, development will be compatible with adjacent uses. Development shall be subject to building height standards of the I district. There is no maximum building height in the I district; however, additional building setbacks are required for structures over 50 feet in height. Also, the PD district standards prohibits structures over 50 feet in height, when within 50 feet of a residential zoning district.
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Staff Analysis

The advisability of establishing a planned development district is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a PD district, the City Council shall weigh the relevance of and consider the following:

- Standards Applied to all Planned Development Zoning Districts (Section 3.7.3).
- Standards for type of planned district requested (PD-P District Section 3.7.6).

Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed planned development district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The development is designated Institutional by the Land Use Plan, which is reflective of the existing continuing care retirement community.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed PD district would be reasonable and in the public interest.

Expansion of the retirement community is mitigated by the proposed development standards.

Compatibility with Surrounding Areas

- Whether the proposed PD district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the master plan map, statement of intent and the standards document shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.

- Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ This development falls under the Residential Use classification of the Development Ordinance as a Continuing Care Retirement Community (CCRC) use. A CCRC is a retirement community configured as a single unified campus that includes independent living dwellings, assisted living facilities, and skilled nursing facilities that are owned and operated by a private company that provides a continuum of care to residents of the community. It may include on-site dining, medical care, and recreation and social facilities. The expansion of this development will not introduce use types that are not already established on the site or surrounding area, and based on the statement of intent, development standards and PD master plan, development will be compatible with the surrounding development pattern.
- ❖ Except for were the Pennybyrn campus expands into the Town of Jamestown corporate limits, a minimum 50-foot building setback is to be provided along the Penny Road and Greensboro Road frontage of the site. A minimum 20-foot setback and a minimum 30-foot wide Type B perimeter planting yard will still be provided from all other perimeter boundaries of the site. Also, where the site abuts residential zoning (within 50 feet), a maximum building height of 50 feet is required

Consistency with PD District Standards

- Whether the proposed PD district meets the standards of Section 3.7.3, Standards Applied to All Planned Development Districts.
- Whether the proposed PD district meets the standards of Section 3.7.5, PD-CC District if in the Core City Area, or the standards of Section 3.7.6, PD-P district if outside the Core City Area
- ❖ The PD master plan, statement of intent and development standards sufficiently address the requirements, including allowable uses, mandatory use mix, density and building height.
- ❖ The request meets the requirements of the PD-P district. The property exceeds the minimum area requirement and is located outside the Core City Area.

Mitigation of Impacts: Whether the applicant's proposed PD district, including the proposed use(s), standards and PD master plan will satisfactorily:

- Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;
- Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
- Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;
- Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent lands.
- ❖ Previously adopted access conditions are being carried forward to limit access to Penny Road, Greensboro Road and Pennybyrn Circle. Furthermore, standards in the Development Ordinance pertaining to exterior lighting, screening of mechanical equipment/dumpsters and perimeter landscaping will also assist in mitigating impacts to nearby lands.
- ❖ The site is within the City Lake Watershed Critical Area, and as such, development is required to meet the watershed standards of the Development Ordinance which will mitigate any stormwater-related impacts.
- ❖ The stream running through the northwestern portion of the site is subject to stream buffer standards of the Development Ordinance.

- ❖ The site is within an area currently served by City of High Point utilities and municipal services. The proposed two acre expansion and allowance of building heights over three stories will have no adverse impacts on municipal services.
- ❖ No adverse impacts on adjacent lands have been identified as the zoning proposal provides for only a minor expansion of the campus land area and will maintain the previously established building setback and landscaping standards. Also, no new vehicular access points are proposed.

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed PD zoning district that support the application.

The Land Use Plan supports institutional uses at this location, where primary access is oriented toward Greensboro Road and Penny Road. A variety of land uses are supported in this area as this site is situated at the signalized intersection of two major thoroughfares and adjacent parcels along Greensboro Road are zoned for, and have developed with, commercial uses. Furthermore, a mixed-use development is currently under construction on the opposite side of Greensboro Road. This mixed use development includes commercial, multifamily, townhome, and single family land uses.

Promotes a Preferred Development Patterns

Whether and the extent to which the proposed PD zoning will result in development that promotes a logical, preferred, and orderly development pattern.

This area has developed with a variety of institutional, commercial and residential use types. The applicant's planned development request to expand the existing retirement community will be consistent with the development pattern that has been established in this area.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone approximately 72 acres to the PD-P District. As conditioned, the requested PD-P District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

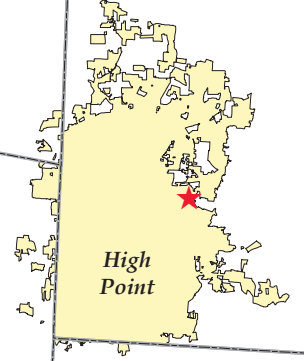
Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-17
Applicant: Maryfield, Inc.

Vicinity Map



High
Point

Jamestown

Guilford
County

City of High Point

Site

Davidson
County

JOHNSON ST

EASTCHESTER DR

N MAIN ST

N CENTENNIAL ST

S UNIVERSITY PWY

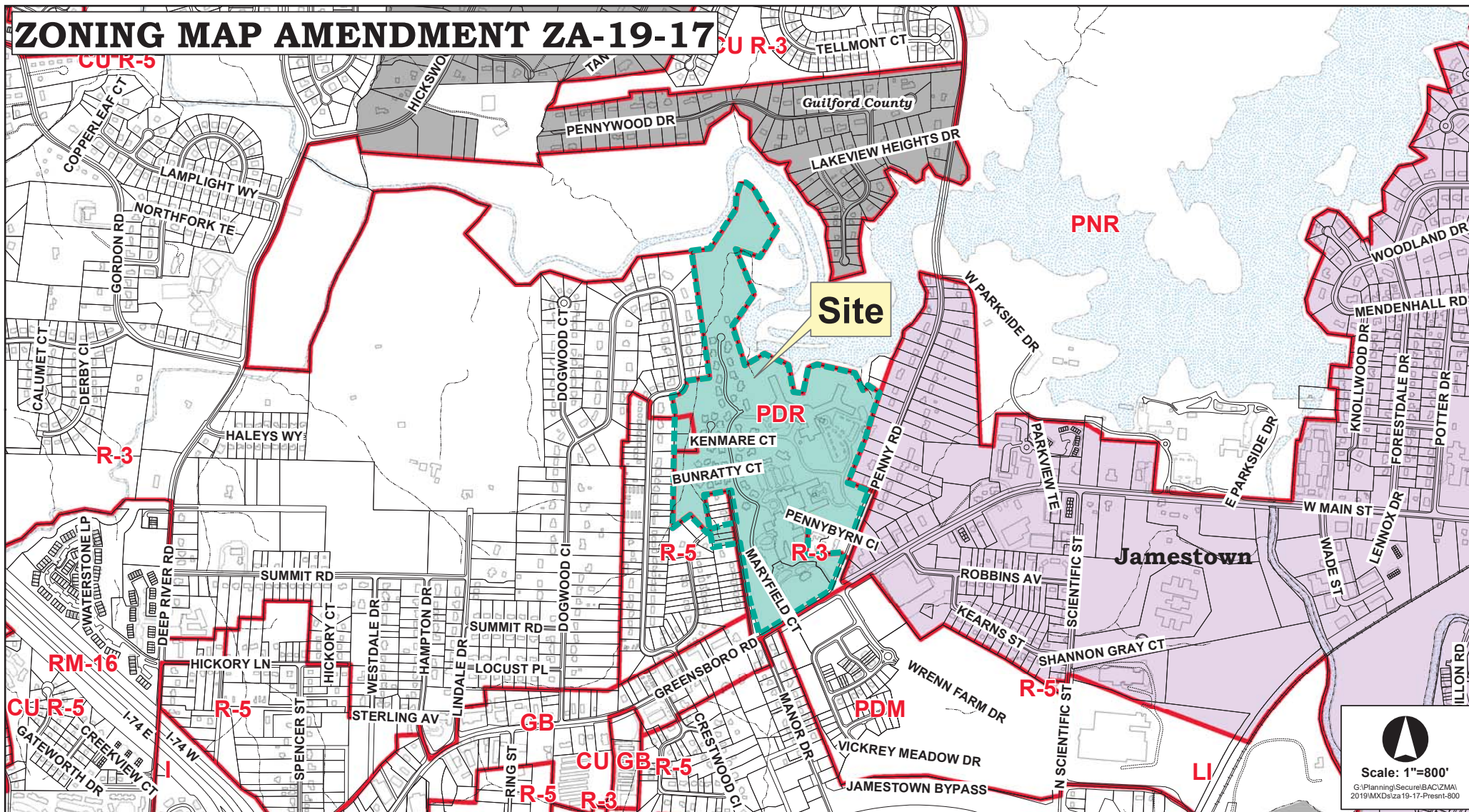
GREENSBORO RD



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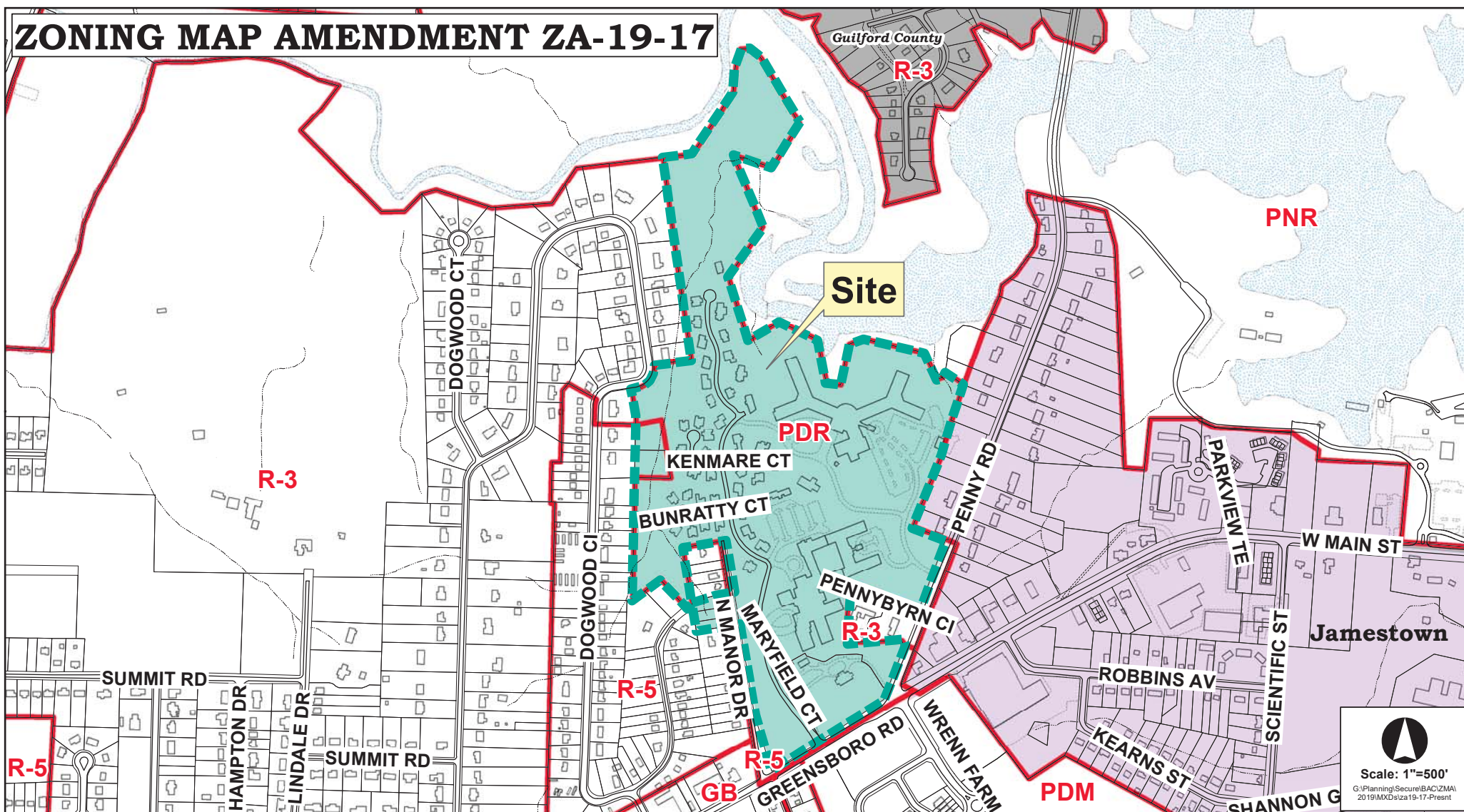
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ZONING MAP AMENDMENT ZA-19-17

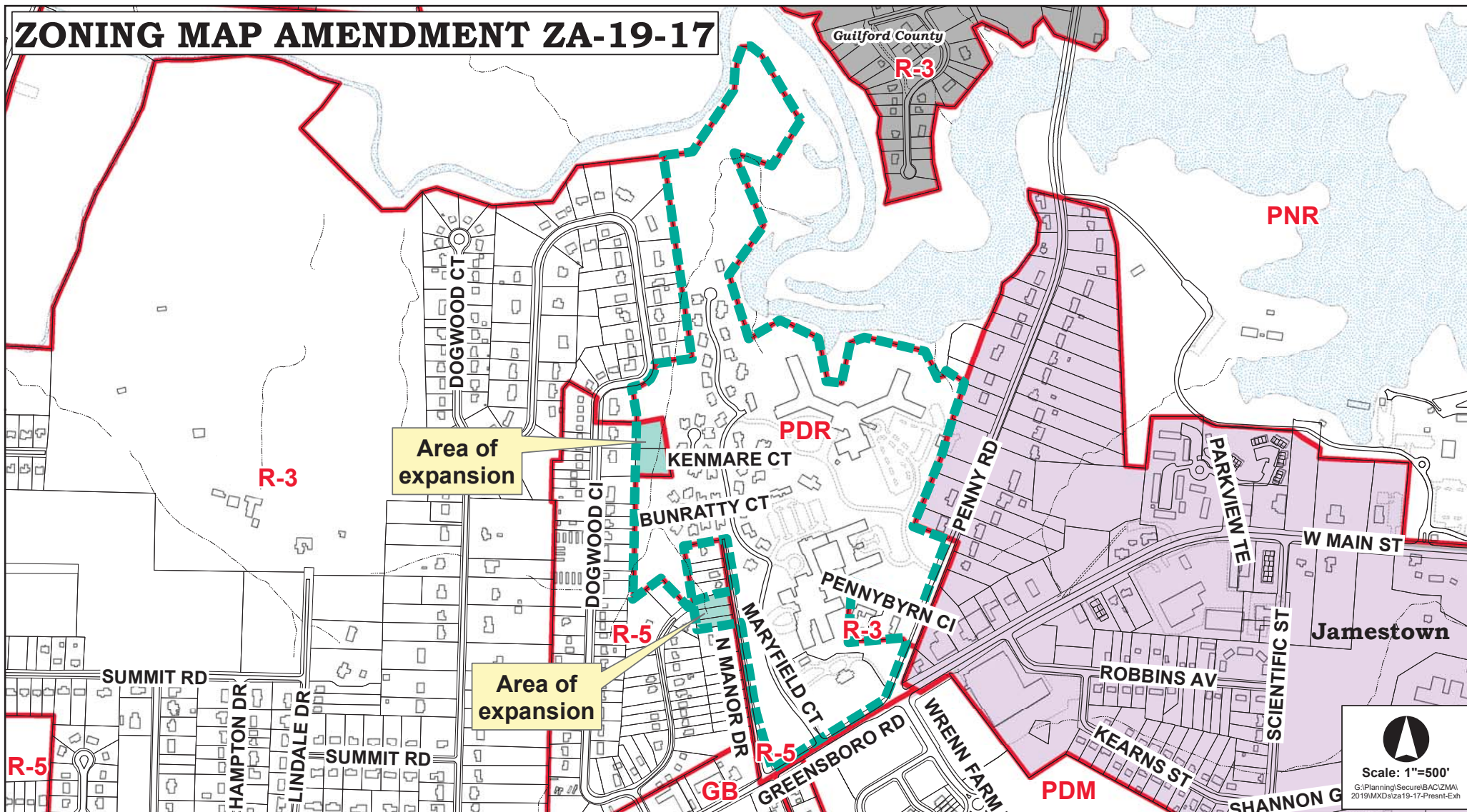


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ZONING MAP AMENDMENT ZA-19-17



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ZONING MAP AMENDMENT ZA-19-17

Low-Density Residential

Recreation/Open Space

Institutional

Local/Convenience Commercial

Community/Regional Commercial

Light Industrial

Jamestown

Site

Water

Guilford County

Streets: TELLMONT CT, PENNYWOOD DR, LAKEVIEW HEIGHTS DR, W PARKSIDE DR, E PARKSIDE DR, W MAIN ST, MADE ST, LENNOX DR, FORESTDALE DR, KNOLLWOOD DR, MENDENHALL RD, WOODLAND DR, POTTER DR, WRENN FARM DR, VICKREY MEADOW DR, JAMESTOWN BYPASS, MANOR DR, WESTWOOD CT, RING RD, LOCUST PL, SUMMIT RD, DOGWOOD CT, HICKORY CT, WESTDALE DR, HAMPTON DR, LINDALE DR, GREENSBORO RD, MARYFIELD CT, PENNYBYRN CT, ROBBINS AV, KEARNS ST, SHANNON GRAY CT, N SCIENTIFIC ST, W PARKSIDE DR, E PARKSIDE DR, W MAIN ST, MADE ST, LENNOX DR, FORESTDALE DR, KNOLLWOOD DR, MENDENHALL RD, WOODLAND DR, POTTER DR, WRENN FARM DR, VICKREY MEADOW DR, JAMESTOWN BYPASS, MANOR DR, WESTWOOD CT, RING RD, LOCUST PL, SUMMIT RD, DOGWOOD CT, HICKORY CT, WESTDALE DR, HAMPTON DR, LINDALE DR, GREENSBORO RD, MARYFIELD CT, PENNYBYRN CT, ROBBINS AV, KEARNS ST, SHANNON GRAY CT, N SCIENTIFIC ST.

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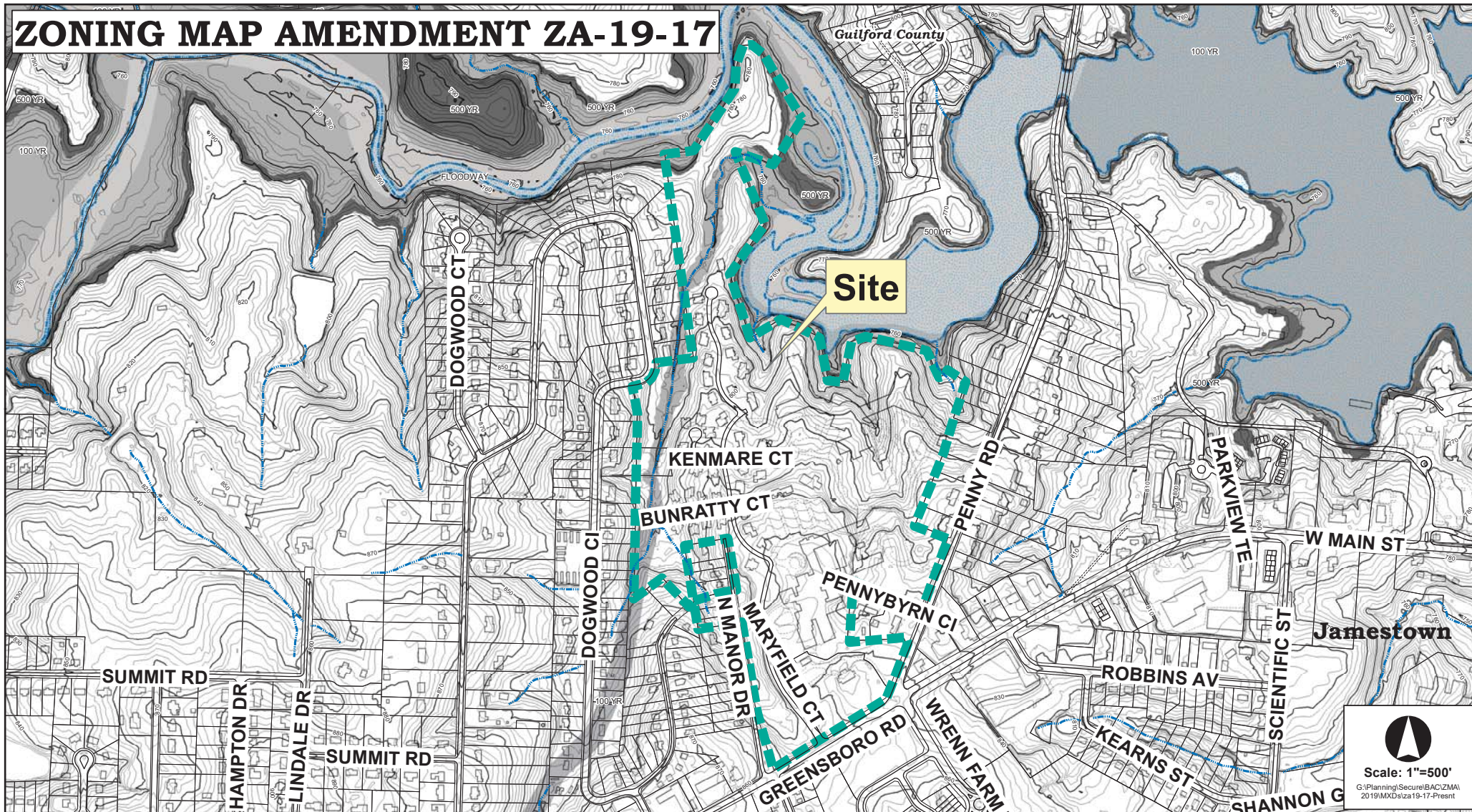
North Arrow

Legend:

- Low-Density Residential
- Recreation/Open Space
- Institutional
- Local/Convenience Commercial
- Community/Regional Commercial
- Light Industrial

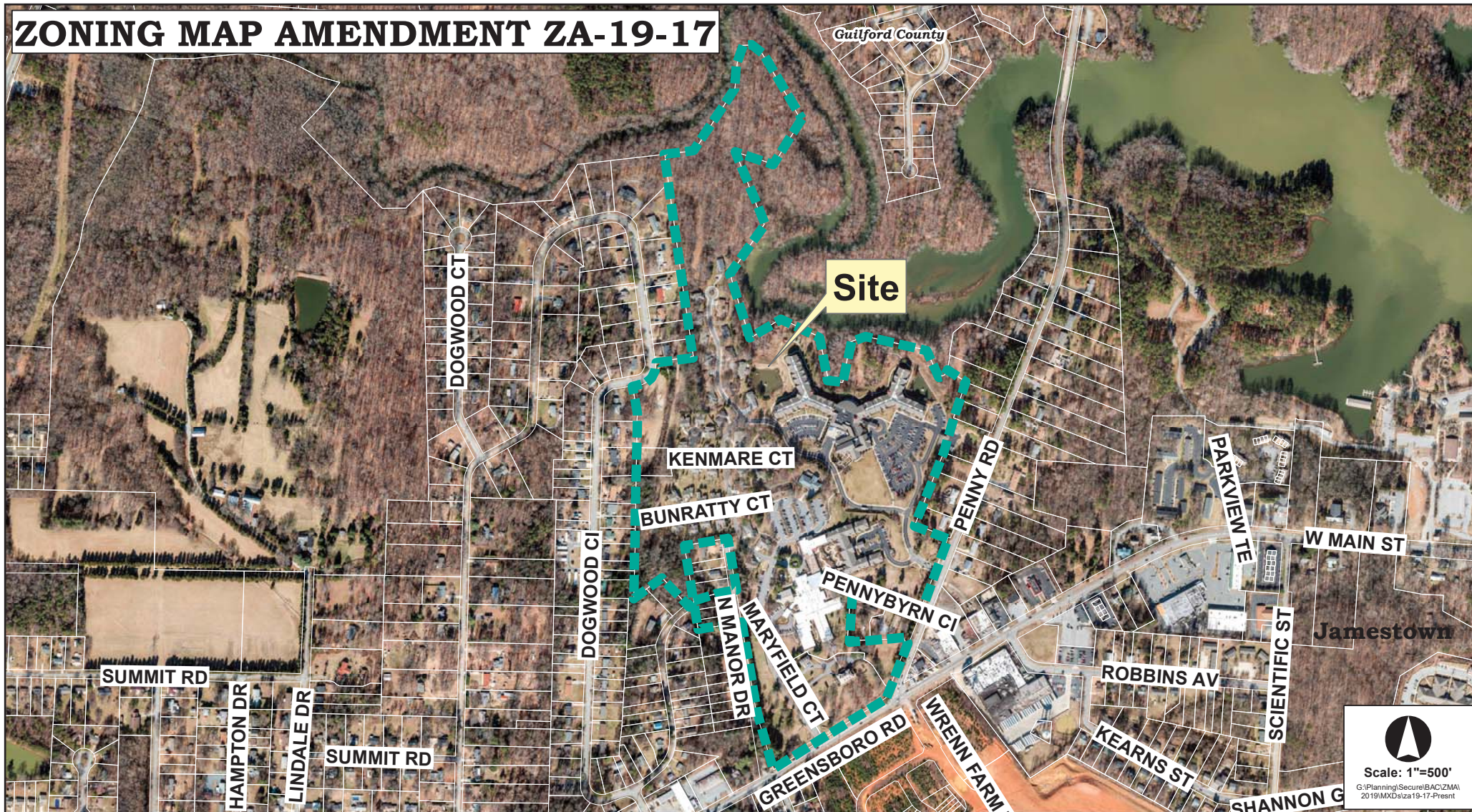
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ZONING MAP AMENDMENT ZA-19-17



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ZONING MAP AMENDMENT ZA-19-17




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Pennybyrn at Maryfield

Planned Development

Statement of Intent:

The intent of this project is to expand the existing CCRC campus independent living facility from 133 residential dwelling units currently, to 175 units (maximum density as permitted by the Institutional District), and to provide for reasonable future growth consistent with this Statement. The current Pennybyrn CCRC community is a single unified campus containing independent living dwellings (cottages), a multi-story independent living building, assisted living facility attached to the original skilled nursing facility. The current campus includes accessory uses for minor personal services (salon, massage, etc.); minor retail services (banking, etc.); minor eating establishments; sports and fitness center (Pool, spa, fitness gym, etc.); minor assembly; minor cultural and crafts facilities; adult day care; minor medical care facility; guest lodging; and convent. These services may change, modified, or expanded over time, consistent with the underlying zoning, as customary accessory uses change for typical CCRCs.

Development Standards:

Development on the planned development site will be consistent with the Master Plan Map and adhere to these development standards

Development Standards:**Part 1. USES:****A. Permitted uses**

- 1) Continuing Care Retirement Community (CCRC) and associated accessory uses.
- 2) Accessory uses shall be located within the CCRC facilities building(s) and shall consist of certain support and community based service uses incidental to the CCRC use. The primary purpose of an accessory uses shall be to serve the CCRC development's population and their visitors; however, service to the general public is not precluded. Stand-alone accessory uses, on separate lots, shall be prohibited.
- 3) Religious Institution
- 4) Major and Minor wireless telecommunication facility use type as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the Institutional (I) District, and the specific conditions listed in this ordinance.

Part 2. CONDITIONS:**A. Development, Dimensional & Density Standards:**

1. Maximum Density:
Maximum density shall subject to standards of the Institutional (I) District.
2. Minimum Perimeter Setbacks
 - a) There shall be a minimum fifty (50) foot setback along the Greensboro Road and Penny Road rights-of-way. All other external property setbacks shall be a minimum of twenty (20) feet, except as provided in 2.b. There shall be no internal setback within the zoning site except as required by the State building code.
 - b) No building setbacks shall be required where the zoning site abuts portions of the Maryfield CCRC Campus within the Town of Jamestown corporate limits.
3. Maximum Building Height: Building height shall subject to standards of the Institutional (I) District, except as noted below:
 - a) In no instance shall the maximum building height exceed 50 feet within 50 feet of an abutting single-family residential zoning district.

B. Landscaping, Setback and Buffers: Landscaping shall be provided in accordance with Section 5.5 of the Development Ordinance, except as provided below.

1. No landscaping shall be required where the zoning site abuts portions of the Maryfield CCRC campus within the Town of Jamestown corporate limits.
2. Except for where the zoning site abuts parcels along Pennybyrn Circle or abuts a public right-of-way, a minimum 30-foot wide Type B perimeter planting yard shall be provided. The perimeter planting yard shall be supplemented as necessary to achieve a Type B planting yard rate.

C. Transportation

1. Vehicular Access: The portion of the site that lies within the city limits of High Points shall be allowed three (3) points of access:
 - a. One (1) point of access shall be allowed to Penny Road.
 - b. One (1) point of access shall be allowed to Greensboro Road.
 - c. One (1) point of access shall be allowed to Pennybyrn Circle. When Pennybyrn Circle is improved to the City of High Point street standards. This access shall serve as access for maintenance and emergency response vehicles to the eastern side of the existing Health Care Building.
2. The Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

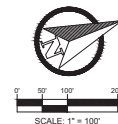
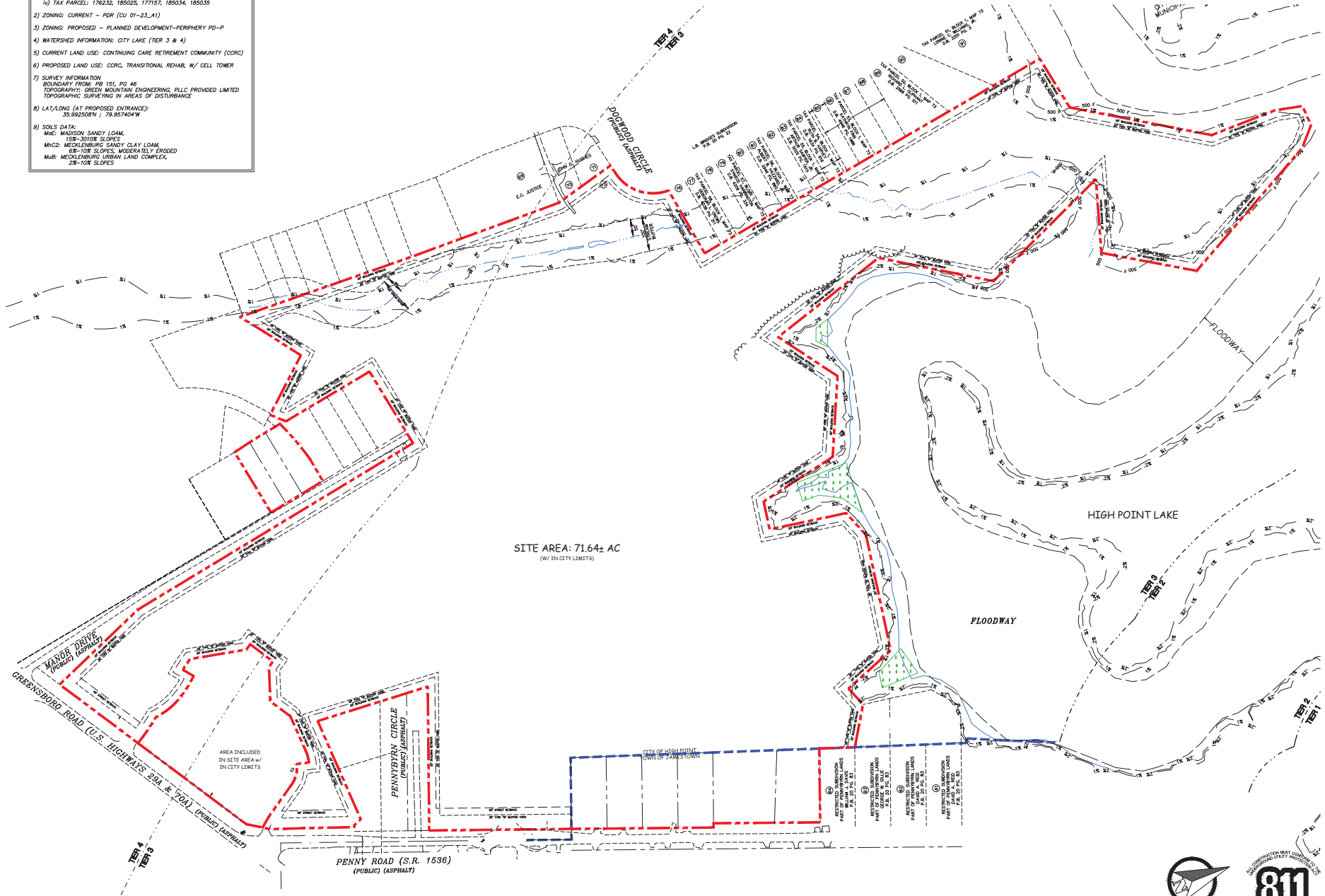
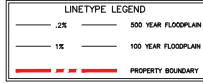
D. Lot Combination

Except for Guilford County Tax Parcel 176235 (1315 Greensboro Road), all parcels owned by Maryfield Inc. that abuts the zoning site, including those outside the High Point Corporate limits, shall be combined into one (1) lot prior to subdivision or development.

E. Signage/Common Signage Plan:

The location of signage on the rezoning site shall be in accordance with the approved Common Signage Plan for the zoning site. The previously approved Common Signage Plan shall be updated to show the location of additional proposed signage on the subject property. Sign drawings consistent with the Common Signage Plan criteria, for obtaining sign permits, shall be required prior to the issuance of building permits.

1) LAND INFORMATION: GULFPORT COUNTY REGISTRY:
I) DEED REFERENCE(S):
DB 8107-PG 3083, DB 6311-PG 2693,
DB 5637-PG0851,
II) PLAT:
PB151, PG 46 - PB2, PG 83
III) ACRES (0. NUMBER OF ACRES): 78119929283, 178167779,
178178923, 178168808, & 178169156
IV) TAX PARCEL: 176232, 185025, 177157, 185034, 185033
2) ZONING: CURRENT - PDR (CU D-23.1A)
3) ZONING: PROPOSED - PLANNED DEVELOPMENT-PERIPHERY PD-P
4) WATERSHED INFORMATION: CITY LAKE (TIER 3 & 4)
5) CURRENT LAND USE: CONTINUING CARE RETIREMENT COMMUNITY (CCRC)
6) PROPOSED LAND USE: CCRC, TRANSITIONAL REHAB, H/ C, CLAY TOWER
7) SURVEY INFORMATION
BOUNDARY FROM: PB 151, PG 46
CONDUCTED BY: GREEN MOUNTAIN ENGINEERING, PLLC PROVIDED LIMITED
TOPOGRAPHIC SURVEYING IN AREAS OF DISTURBANCE
8) LAT/LONG (AT PROPOSED ENTRANCE):
35.922508N / 79.4957404W
9) SOILS DATA:
AGE: WADSWORTH SANDY LOAM,
15%-101% SLOPES
MPC: MEADOWLAND SANDY CLAY LOAM,
10%-10% SLOPES, MODERATELY ERODED
MAR: MEADOWLAND URBAN LAND COMPLEX,
2%-10% SLOPES



423 WESTPORT ROAD
KANSAS CITY, MISSOURI
64111
816.359.3898





OVERALL SITE PLAN
Pennybyn at Maryfield
109 Penny Road
High Point, North Carolina 27260

OB NO: 19-175
DATE: 09.12.2019

ISSUE RECORD:
REZONING

REVISIONS:

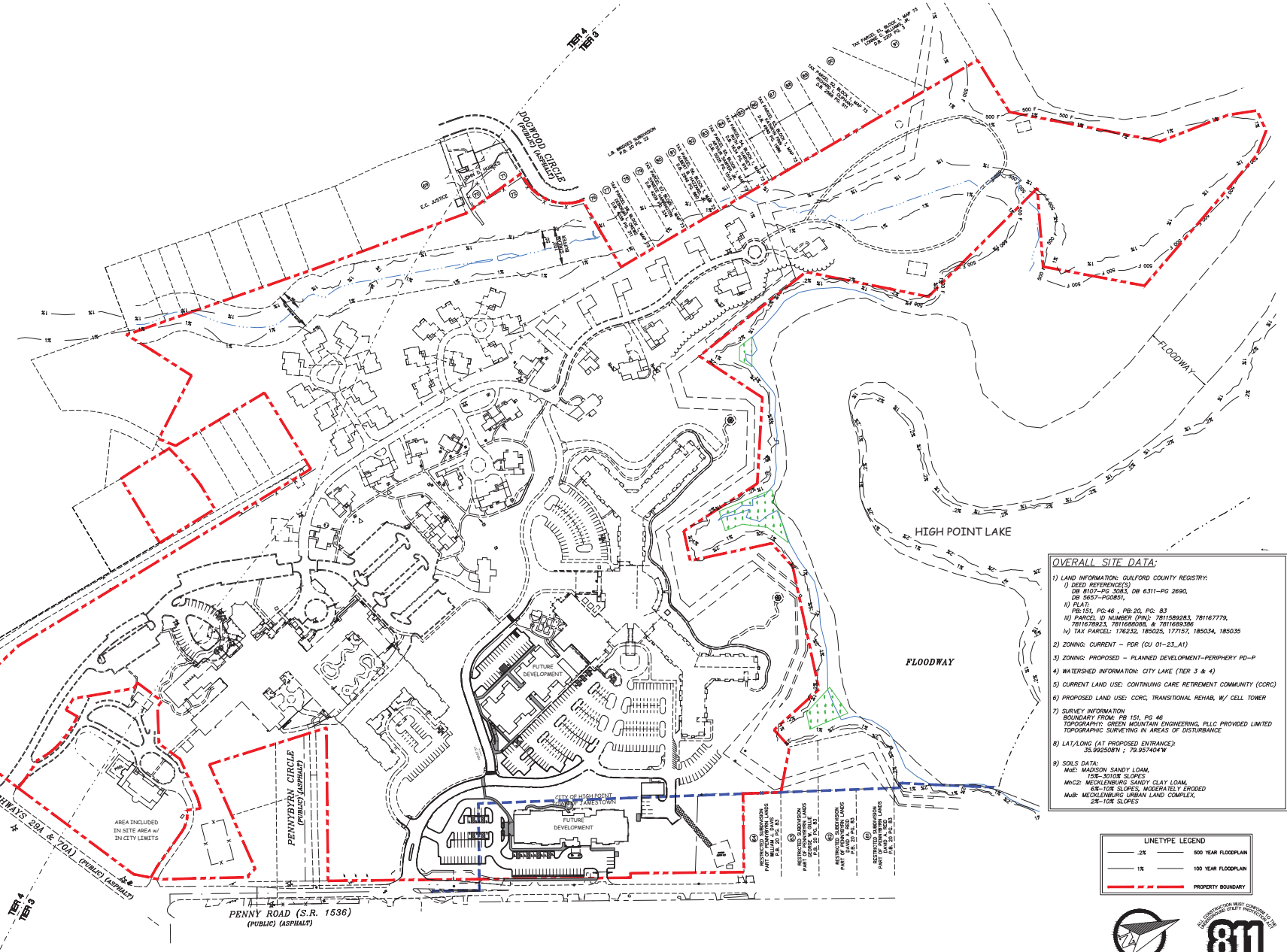
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OFFERS &
RETRAKS EXHIBITS

1000

EXHIBIT-A

EXHIBIT A



OVERALL SITE DATA:

- 1) LAND INFORMATION: GULFPORT COUNTY REGISTRY;
I) DEED REFERENCE(S):
DB 8107-PG 3083, DB 6311-PG 2690,
DB 5657-PG 0851
II) PLAT:
PB-151, PG-46, PB-20, PG-83
III) PARCEL ID NUMBER (PIN): 7811882283, 7811677779,
7811878823, 7811688808, & 7811689356
IV) TAX PARCEL: 178232, 185025, 177157, 185034, 185035
- 2) ZONING: CURRENT - PDR (CU 01-23_A1)
- 3) ZONING: PROPOSED - PLANNED DEVELOPMENT-PERIPHERY PD-P
- 4) WATERSHED INFORMATION: CITY LAKE (TIER 3 & 4)
- 5) CURRENT LAND USE: CONTINUING CARE RETIREMENT COMMUNITY (CCRC)
- 6) PROPOSED LAND USE: CCRC, TRANSITIONAL REHAB, W/ CELL TOWER
- 7) SURVEY INFORMATION
BOUNDARY FROM: PB 151, PG 46
TOPOGRAPHY: GREEN MOUNTAIN ENGINEERING, PLLC PROVIDED LIMITED
TOPOGRAPHIC SURVEYING IN AREAS OF DISTURBANCE
- 8) LAT/LONG (AT PROPOSED ENTRANCE):
35.992508N ; 79.957404W
- 9) SOILS DATA:
MGE: MAUSON SANDY LOAM,
15%-30% SLOPES
MHC2: MECKLENBURG SANDY CLAY LOAM,
6%-10% SLOPES, MODERATELY ERODED
MUB: MECKLENBURG URBAN LAND COMPLEX,
2%-10% SLOPES

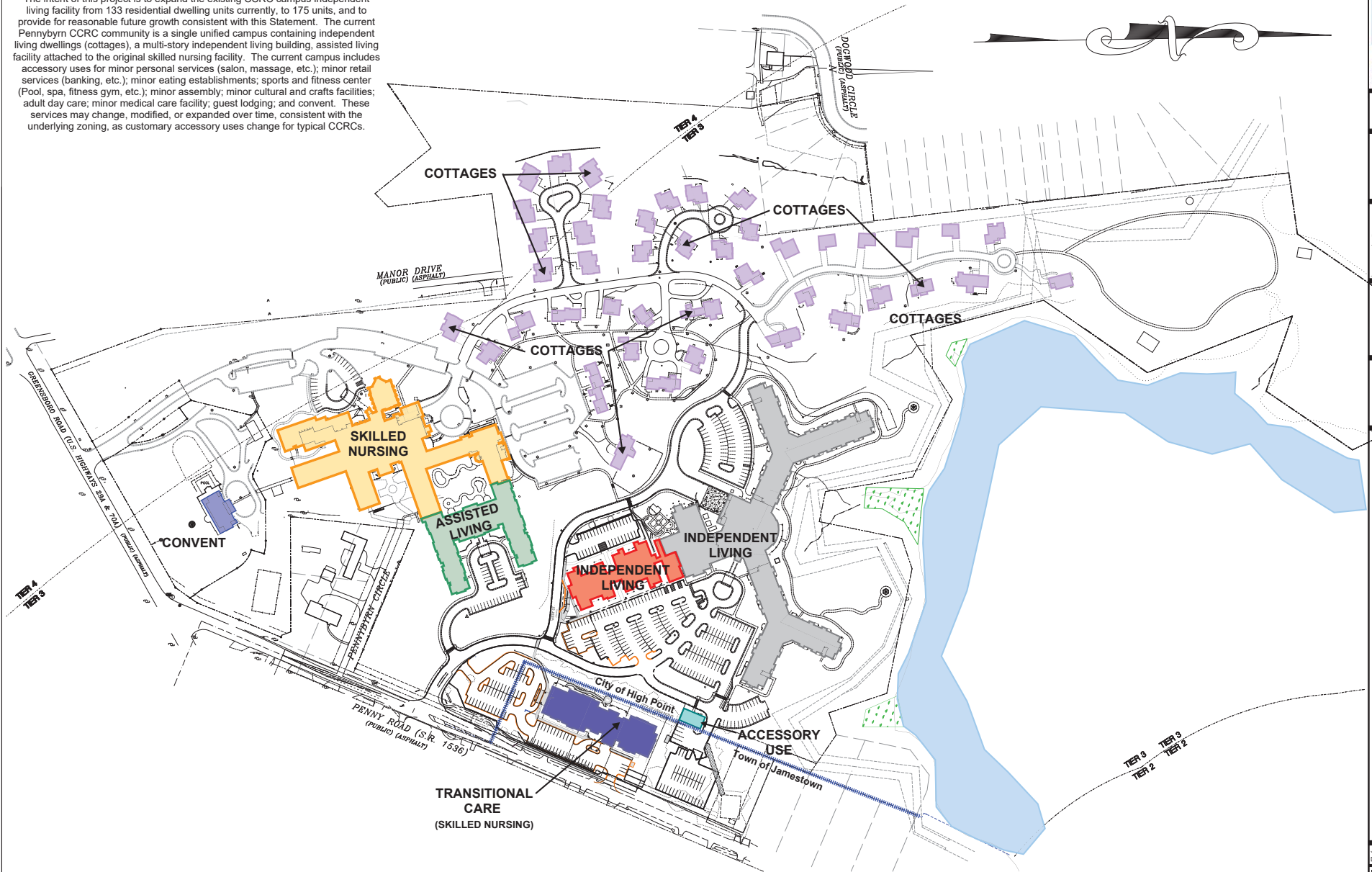
LINE TYPE LEGEND

2% 500 YEAR FLOODPLAIN
1% 100 YEAR FLOODPLAIN
PROPERTY BOUNDARY



Statement of Intent:

The intent of this project is to expand the existing CCRC campus independent living facility from 133 residential dwelling units currently, to 175 units, and to provide for reasonable future growth consistent with this Statement. The current Pennybryn CCRC community is a single unified campus containing independent living dwellings (cottages), a multi-story independent living building, assisted living facility attached to the original skilled nursing facility. The current campus includes accessory uses for minor personal services (salon, massage, etc.); minor retail services (banking, etc.); minor eating establishments; sports and fitness center (Pool, spa, fitness gym, etc.); minor assembly; minor cultural and crafts facilities; adult day care; minor medical care facility; guest lodging; and convent. These services may change, modified, or expanded over time, consistent with the underlying zoning, as customary accessory uses change for typical CCRCs.



Overall Campus Master Development Plan

No Scale

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 24, 2019 and before the City Council of the City of High Point on October 7, 2019 regarding **Zoning Map Amendment Case 19-17 (ZA-19-17)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 15, 2019, for the Planning and Zoning Commission public hearing and on September 25, 2019 and October 2, 2019, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **October 7, 2019**.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Planned Development-Periphery (PD-P) District**. The property is approximately 72 acres, and generally located north of Greensboro Road, west of Penny Road and east of Manor Drive. The property is also known as Guilford County Tax Parcels 176232, 176235, 177157, 185025, 185034 and 185035.

SECTION 2

That this Planned Development District shall be subject to the Master Plan and the Statement of Intent & Development Standards which are a part of this zoning district.

SECTION 3

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 4

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5.

This ordinance shall become effective upon the date of adoption.

7th day of October, 2019.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 19-17

Submitted by: Thomas E. Terrell, Jr on behalf of
Maryfield, Inc.

Neighborhood Communications Report

Maryfield, Inc.

Submitted by
Thomas E. Terrell, Jr.
August 27, 2019

1. Letter of Invitation

The letter attached as Exhibit A was sent to all neighbors owning property within 300 feet of the site. The letter included a copy of the official citizens' information statement.

The letter provided ample direct, personal contact information for neighbors with questions prior to the meeting. Phone numbers and emails were provided so that recipients could directly contact Tom Terrell (applicant's attorney).

2. Recipients

The list of recipients, prepared by the City of High Point Planning Department, is attached as Exhibit B.

3. Neighborhood Meeting

The Neighborhood Meeting was held from 5:30 to 7:00 In Ilderton Hall at Pennybyrn. Attending the meeting from Maryfield were Sister Lucy Hennessey, SMG, Richard Newman, Vonda Hollingsworth, Jamie Forbis, Rob Creel, and Melissa Miller; also Alex Toye (Development and Design Team), Shannon Barrett and Mark Ford (Construction), Joe O'Buch (Engineering), and Matthew Johnson, City of Jamestown.

Only 3 members of the community came. The sign in sheet is attached as Exhibit C.

Alex Toye described the master plan and showed the display boards to Matthew Johnson, Planning Director, City of Jamestown. Mr. Toye stated that there will be additional minor adjustments. The following comments were made during the discussion with Mr. Johnson:

- Matthew Johnson inquired about the storm water runoff plans. Joe O'Buch explained by showing on the boards what the storm runoff water treatment process will be.
- Jamestown officials prefer electronic documents be sent to them. Matthew will inform Alex of the dates pertaining to the application process.
- Matthew noted that sidewalks will be required in front of the entire property line. Pennybyrn can request a variance to the requirement. He does not anticipate the current sidewalk plan to be an issue.
- The parking and landscaping plans do not have to be included in the zoning documents, but will be part of the final submittal of the landscape plans.
- The September Planning Board date has been scheduled for September 16, 2019 at 6:30 p.m. in the Council Chambers.

- Alex inquired as to any requirements regarding trash enclosures. Matthew directed him to the City of Jamestown website under the Public Services tab. He stated that it contains a list of requirements.
- Jamestown has an 11:00 p.m. to 7:00 a.m. noise ordinance. Pennybyrn performs generator tests at 9:00 a.m. so this will not pose a problem. There are no screening requirements for generators.

4. Specific Questions/Concerns/Comments from Neighbors

Nicole and Jeffrey Hammond – The Hammonds live on Willowood Drive, High Point, NC. They wanted to know if Pennybyrn planned to purchase their property in the future. They also asked if there would be any road closures during the project. Joe O'Buch explained that there would not be any complete road closures, but the project may require some periodic lane closures on Penny Road. They also asked if there would be any disruption in their power or water services during construction. Mr. Toye explained that new services would be tapped into existing services and would not require a disruption in their power or water. The Hammonds were pleased with the plans shown.

Robin Hackley – Ms. Hackley lives on Dogwood Circle, High Point, NC. She dropped by just to see what the plans were. She had no questions or concerns and expressed that she was impressed with the project.

Exhibit A



Fox Rothschild LLP
ATTORNEYS AT LAW

300 N. Greene Street, Suite 1400
Greensboro, NC 27401
T: 336.378.5200 F: 336.378.5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

July 12, 2019

Dear Neighbor,

I represent Maryfield, Inc. (Pennybyrn) that will soon file rezoning applications with the City of High Point and the Town of Jamestown to make some modest changes to its campus. You are receiving this letter because you own property within 300 feet of the High Point campus or 500 feet of the adjoining properties that lie within Jamestown.

Maryfield has been a proud mainstay of this community since its founding by the Poor Servants of the Mother of God in 1947. Pennybyrn now supports a gorgeous 71-acre campus with carefully maintained landscaping and serves aging populations in a variety of ways.

The rezoning request to the Town of Jamestown will be for conditional zoning to enable development of a transitional rehab center providing short term recovery after surgery or hospital stay on lots just north of the main entrance on Penny Road. The High Point rezoning will amend the current district to allow construction of independent living units within the heart of the campus.

Enclosed is a map and statement prepared by the City of High Point about its rezoning process. If applications are timely filed, this matter will be heard by the High Point Planning and Zoning commission on September 24 at 6:00 p.m. and the City Council at 5:30 on November 4th. Both meetings will be in the City Council chambers at the High Point Municipal Building at 211 S. Hamilton St. The Jamestown Planning Board and Town Council both meet at 6:30 in the council chambers at 301 E. Main Street. Dates are to be determined.

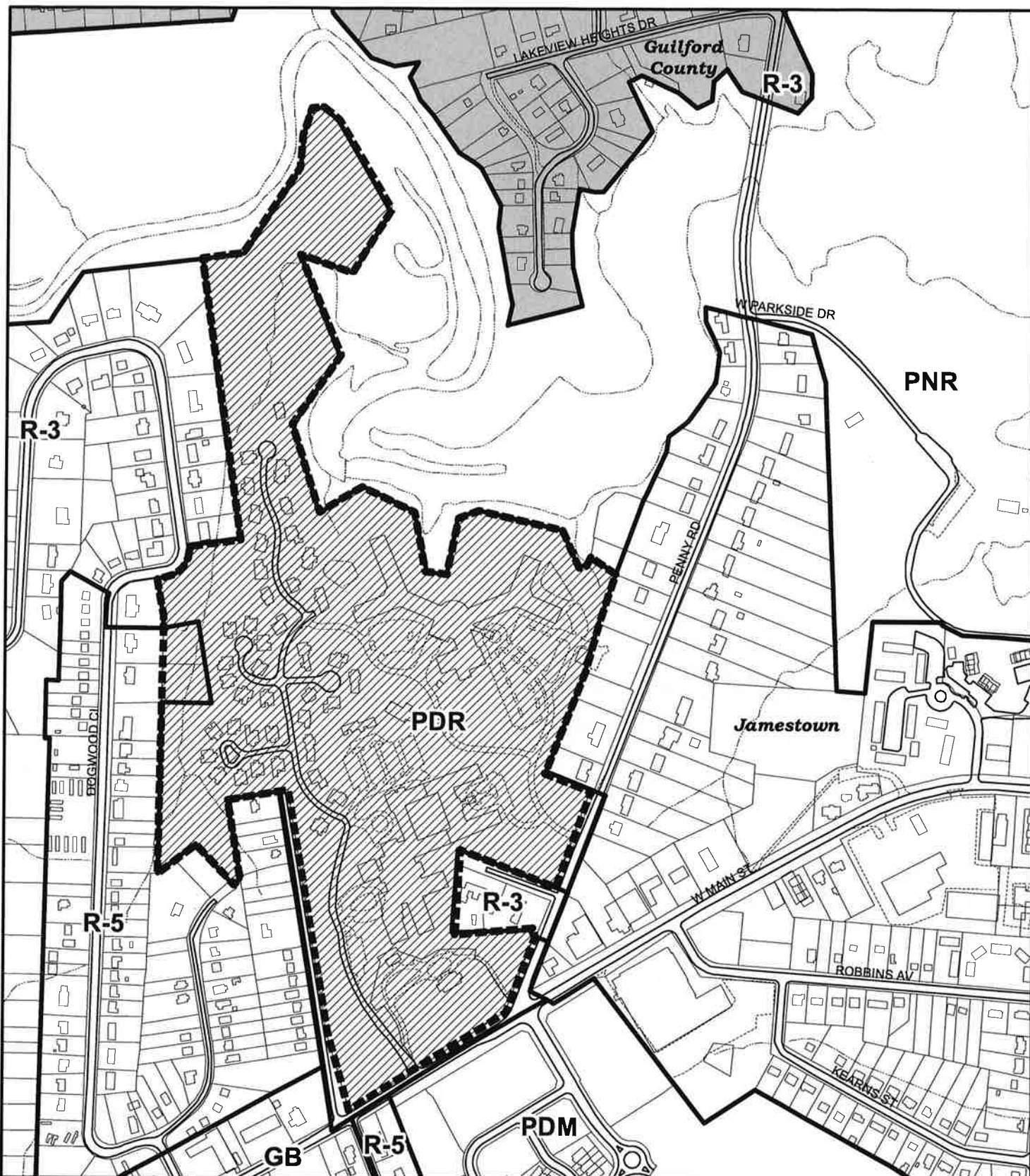
In the meantime, we invite you to a neighborhood meeting to be held at Pennybyrn between 5:30 and 7:00 on July 30th to learn more about these exciting projects. We will do this on a casual drop-in-when-you-can basis. Enter the gates on Penny Road and come to the main entrance at the end of the parking lot. You will be directed to Ilderton Hall. If you have a question before then, please call me at 336-378-5412 (direct number) or email me at tterrell@foxrothschild.com.

Very truly yours,

Thomas E. Terrell, Jr.

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota
Nevada New Jersey New York North Carolina Pennsylvania South Carolina Texas Washington



ZONING MAP AMENDMENT ZA-19-

From:
To:

Existing Zoning Boundary
Subject Property Boundary



Planning & Development
Department

City of High Point



Scale: 1"=500'
G:\Planning\Secure\BAC\ZMA\2019\MXDs\za19-

City of High Point
Citizen Information Meetings



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Exhibit B

AGUILERA- RODRIGUEZ, CESAR;AGUILERA,
KARINA
101 MANOR DR
HIGH POINT NC 27260

AIKENS, R KEITH;AIKENS, W ANDY
PO BOX 780
TRINITY NC 27370

ANDERSON III, JAMES T;ANDERSON, AMBER W
900 W RAY AVE
HIGH POINT NC 27262

ANDREWS, RICHARD
4030 WATERVIEW RD
HIGH POINT NC 27265

ATKINS, BRENDA R;ATKINS JR, LARRY W
PO BOX 304
JAMESTOWN NC 27282

AZAR, JOHN L
4205 W FRIENDLY AVE
GREENSBORO NC 27410

BARNES, MILTON FLOYD;BARNES, KAY M
737 DOGWOOD CIR
HIGH POINT NC 27260

BASS, HAROLD B;BASS, EDNA RUTH B
3912 KALLORAMO DRIVE
GREENSBORO NC 27407

BEACOM JR, ROBERT ALAN;BEACOM, JENNIFER M
PO BOX 5272
HIGH POINT NC 27262

BEAUCHAMP, THERESE A
634 DOGWOOD CIR
HIGH POINT NC 27260

BMRS PROPERTIES LLC
1713 W LEXINGTON AVE
HIGH POINT NC 27262

BMS INVESTMENT PROPERTIES RP LLC
PO BOX 1752
HIGH POINT NC 27261

BONDAT, PHILIPPE;BONDAT, SHOLEH
114 PENNY RD
HIGH POINT NC 27260

BROWNING, MARY A
8 CEDAR CREEK
JAMESTOWN NC 27282

BURDEN, RODGER JOHN;BURDEN, RUTH
ELIZABETH
129 PENNY RD
HIGH POINT NC 27260

BURTON, SUSAN M
220 WILLOWOOD DR
HIGH POINT NC 27260

BYRD JR, JAMES O;BYRD, MARY L
1202 PENNYWOOD DR
HIGH POINT NC 27265

CAMERON, MYRON C;CAMERON, MAVIS A
130 PENNY ROAD
HIGH POINT NC 27260

CARMICHAEL, TED AARON
605 DOGWOOD CIR
HIGH POINT NC 27260

CAVI CORP HOLDINGS LLC
1415 S ELM ST
HIGH POINT NC 27260

CHANDLER, MAURICE D;BOLEJACK, CYNTHIA M
609 DOGWOOD CIRCLE
HIGH POINT NC 27260

CHASE, SHANEEKA D
626 DOGWOOD CIR
HIGH POINT NC 27260

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

CLARK, HAROLD RAY;CLARK, FRED A
731 DOGWOOD CIR
HIGH POINT NC 27260

COLEMAN, LEO SR;COLEMAN, MARY J;COLEMAN,
ANGEL L
132 PENNY RD
JAMESTOWN NC 27282

COOK, BOYD E;COOK, SHERRY L A
226 WILLOWOOD DR
HIGH POINT NC 27262

CREWS, DEBORAH L
629 DOGWOOD CIR
HIGH POINT NC 27260

CULLOM, TABATHA J
522 DOGWOOD CIR
HIGH POINT NC 27260

DAH, CHA;PLO, MU
622 DOGWOOD CIR
HIGH POINT NC 27260

DAVIS, AMIE H
123 PENNY RD
HIGH POINT NC 27260

DIX, SARAH WOOD
3101 GROOMETOWN RD
GREENSBORO NC 27407

DURLAND, BONNIE M
1037 N MANOR DR
HIGH POINT NC 27260

EDWARDS, ROBERT THOMAS;EDWARDS, NICOLE
S
3102 WINNFELD DR
HIGH POINT NC 27265

ELLENBOGEN, DANIEL;ELLENBOGEN, MARY
128 PENNY RD
HIGH POINT NC 27260

FEDERAL NATIONAL MORTGAGE ASSOCIATION
PO BOX 650043
DALLAS TX 75265

FINN, DENNIS R;FINN, KATHRYN A
619 DOGWOOD CIR
HIGH POINT NC 27260

FLOWERS BAKING CO OF HIGH POINT INC
1919 FLOWERS CIRCLE
THOMASVILLE GA 31757

FORD, BRENDA T;FORD, RICKY W
230 WILLOWOOD DR
HIGH POINT NC 27260

FORTNEY, AUSTIN P - PIEDMONT RESTAURANT
GROUP
3302 OLDE SEDGEFIELD WAY
GREENSBORO NC 27407

GATE CITY MANAGEMENT LLC
P O BOX 28
SUMMERFIELD NC 27358

GIACOMO, LEONARD MILES
800 S 14TH STREET
WILMINGTON NC 28401

GILLESPIE, CLAYTON;GILLESPIE, ROSETTA M
1212 PENNYWOOD DR
HIGH POINT NC 27265

GILLILAND, CHRISTOPHER R
126 PENNY RD
JAMESTOWN NC 27282

GLOVER JR, HAROLD L;NESSLER, KATHY G
102 OLD INDIAN TRAIL
LEXINGTON NC 27292

HAMMOND, JEFFREY II;HAMMOND, NICOLE
224 WILLOWOOD DR
HIGH POINT NC 27260

HARRELL, STEVEN
1196 LEGACY FARE DR
PLEASANT GARDEN NC 27313

HARRELL, STEVEN;SLOAN, STUART
1196 LEGACY FARE DR
PLEASANT GARDEN NC 27313

HARRINGTON, SYNIECE E;HARRINGTON,
BARBARA ANN
627 DOGWOOD CIRCLE
HIGH POINT NC 27260

HENDERSON, CLARA ANN
1027 MANOR DR
HIGH POINT NC 27260

HINSHAW, MATTHEW GLEN;HINSHAW, DEBRA J
624 DOGWOOD CIR
HIGH POINT NC 27260

HOBE WAHAB, ABD AL
133 PENNY RD
HIGH POINT NC 27260

HOWARD, JAMES JR
618 DOGWOOD CIR
HIGH POINT NC 27260

JARRELL, MICHAEL L;JARRELL, CAROL A;ETAL,
JOEL BROWNIE
708 VINEBURY LN
HIGH POINT NC 27265

JEMSITE DEVELOPMENT LLC
PO BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
JEFFERSON NC 28640

JEMSITE DEVELOPMENT LLC
JEMSITE DEVELOPMENT LLC
PO BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
JEFFERSON NC 28640

JOHNSON, JEFFREY KEITH
621 DOGWOOD CIR
HIGH POINT NC 27260

KELLAM, DAVID LEE;KELLAM, FELECIA G
1208 PENNYWOOD DR
HIGH POINT NC 27265

KELUBIA, LAVERNE E;KULUBIA,
SMARTFEONUKWU I
687 DOGWOOD CIR
HIGH POINT NC 27260

KIANDOST, MARK
PO BOX 2316
JAMESTOWN NC 27282

KNIGHT, STEPHANIE
127 PENNY RD
HIGH POINT NC 27260

KROLL, MICHAEL DAVID
636 DOGWOOD CIR
HIGH POINT NC 27260

KRYSIK, ANDREZEJ;KRYSIK, IRENA
520 DOGWOOD CIR
HIGH POINT NC 27260

LAIN, ROBERT J
200 EDINBURG DR # F
CARY NC 27511

LAIN, ROBERT J;LAIN, JAMES RAY;NESBIT LAIN,
JUDITH JOYCE
200 EDINBURG DR #F
CARY NC 27511

LAZO, LUIS E
688 DOGWOOD CIR
HIGH POINT NC 27260

LLEWELLYN, ROBERT J
693 DOGWOOD CIR
HIGH POINT NC 27260

MACABUAG, ANGELITO;MACABUAG, ELSIE
125 PENNY ROAD
HIGH POINT NC 27260

MAGAR, BISHNU MAYA
692 DOGWOOD CIR
HIGH POINT NC 27260

MANGUM, NORA L;WITCHER, REBECCA M
1212 GREENSBORO RD
HIGH POINT NC 27260

MARYFIELD INC
1315 GREENSBORO RD
HIGH POINT NC 27260

MASON, SHERRILL J
1004 OAKHURST AVE
HIGH POINT NC 27262

MIKLES JR, PHIL S;MIKLES, LISA G
1451 MANOR DRIVE
HIGH POINT NC 27260

MIKLES, PHIL SCOTT;MIKLES, LETTY L
1039 N MANOR DR
HIGH POINT NC 27260

MILLER, GREGORY STEPHEN;MILLER, VICKIE W
118 PENNY RD
HIGH POINT NC 27260

MIRWANI, LUTRICIA
675 DOGWOOD CIR
HIGH POINT NC 27260

MOORE, MARK T;MOORE, JILL
4500 OAKMOOR DR
GREENSBORO NC 27406

MOSS SR, TIMOTHY EARL
PO BOX 2435
JAMESTOWN NC 27282

NESBIT, JUDITH JOYCE LAIN
1625 JOHN KNOX DR APT M102
COLFAX NC 27235

OLASIN, MICHAEL;OLASIN, BARBARA
715 SUMMIT RD
HIGH POINT NC 27265

OLIPHANT, RICHARD L;OLIPHANT, DOROTHY J
617 DOGWOOD CIR
HIGH POINT NC 27260

PIERCE, NORMA D
PO BOX 873
JAMESTOWN NC 27282

PLYLER, MICHAEL
5453 CRESCENTVIEW PKWY
RALEIGH NC 27606

POLLARD, KEVIN MICHAEL
694 DOGWOOD CIR
HIGH POINT NC 27260

POOR SERVANTS OF THE MOTHER OF GOD INC
1315 GREENSBORO RD
HIGH POINT NC 27260

PRICE, WILMER HEIRS
105 FORESTDALE DR
JAMESTOWN NC 27282

PUCKETT, JAMES MICHAEL;PUCKETT, TAFFY W
800 W MAIN ST
JAMESTOWN NC 27282

RATTANA, KEOKAHLAYA;RATTANA, OUN
1516 HOMEWOOD AVE
HIGH POINT NC 27262

RICHARDSON, SHARON T
305 ARBORFIELD RD
RANDLEMAN NC 27317

RISSLER, JAMES L;RISSLER, PATRICIA A
6004 NEW BAILEY TRL
GREENSBORO NC 27455

ROAN, THIEN THANH
2204 PLAINVIEW DRIVE
HIGH POINT NC 27265

ROBINSON, BILLY LEWIS
120 PENNY RD
HIGH POINT NC 27260

ROBINSON, DENISHA RENEE;ROBINSON, HAZEL
GALES;ROBINSON, JAMES
1017 MANOR DR
HIGH POINT NC 27260

SALGADO, SARA
4035 WINDSTREAM CT
JAMESTOWN NC 27282

SALSICH, BRADLEY E;SALSICH, NANCY J
233 WILLOWOOD DR
HIGH POINT NC 27260

SAWYER, ARTHUR JR
623 DOGWOOD CIR
HIGH POINT NC 27262

SECHREST, JULIA PINKERTON;SECHREST,
TIMOTHY DWIGHT
625 DOGWOOD CIR
HIGH POINT NC 27260

SERRANO, RYAN A;SERRANO, BRITTANY S
698 DOGWOOD CR
HIGH POINT NC 27260

SFR MT LLC
1209 ORANGE ST
WILMINGTON DE 19801

SHAWKAT, HILAL
5404 EMERALD SPRINGS CT
GREENSBORO NC 27407

SIMPSON, BETTY S
110 PENNY RD
HIGH POINT NC 27260

SMITH, RONALD W;SMITH, JANICE L
PO BOX 799
TRINITY NC 27370

SQUIRES, DOUGLAS H
122 PENNY RD
HIGH POINT NC 27260

STREBA, DANIEL
696 DOGWOOD CR
HIGH POINT NC 27260

TRIPLE C HOLDINGS LLC
506 OVERBROOK DR
HIGH POINT NC 27262

VALLADARES, DONATO RAFAEL
733 DOGWOOD CIR
HIGH POINT NC 27260

WARD, GRAYSON LEE;WARD, JOYCE E
837 DOGWOOD CIR
HIGH POINT NC 27260

WHITAKER JONES, ROBIN VICTORIA
638 DOGWOOD CIR
HIGH POINT NC 27260

WILLIAMS LAND DEVELOPMENT INC
2990 #604C BETHESDA PL
2990 #604C BETHESDA PL
WINSTON-SALEM NC 27103

WILLIARD INVESTMENT LLC
499 S WRENN ST
HIGH POINT NC 27260

ZAREMBA, PAUL D
628 DOGWOOD CIR
HIGH POINT NC 27260

Exhibit C

PLEASE SIGN IN

[illegible]

CITY OF HIGH POINT

AGENDA ITEM



Title: Complete Streets Policy

From: Mark McDonald
Transportation Director

Meeting Date: October 7, 2019

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: High Point Complete Streets Manual

PURPOSE:

The adoption of a new guidance policy for Complete Streets in High Point.

BACKGROUND:

Staff from the City's Transportation Department, assisted by staff from several other departments and community participants, have been working with a consulting firm to develop a guidance policy for the implementation of 'Complete Streets'. In summary, a complete street is one that appropriately fits into the context of surrounding conditions and environment, with the objective of meeting the needs of a diverse population of users and a variety of transportation modes.

The policy is not a directive, but rather a flexible and amendable document used for guidance in the design process for a comprehensive transportation network. It is intended to co-exist with other ordinances and policies (for example, the City's Development Ordinance, the Driveway Ordinance, and the Street Design Standards Manual), and allows for open interpretation and application of Complete Street principles and practices within the boundaries of these other governing documents.

BUDGET IMPACT: N/A

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council adopt the High Point Complete Streets Manual, effective immediately.

TEXT AMENDMENT 19-04

Ordinance # 7554 / 19-71

Applicant: Matthew Rogers

AN ORDINANCE AMENDING THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE REGARDING THE ESTABLISHMENT OF MAJOR AND MINOR BAR OR NIGHTCLUB USE TYPES.

WHEREAS, the City of High Point adopted the "City of High Point Development Ordinance" on May 16, 2016, with an effective date of January 1, 2017, and subsequently amended; and

WHEREAS, public hearings were held before the Planning and Zoning Commission on September 24, 2019 and before the City Council on October 7, 2019 regarding Text Amendment 19-04; and

WHEREAS, notice of the public hearings was published in the High Point Enterprise on September 15, 2019 for the Planning and Zoning Commission public hearing, and on September 25, 2019 and October 2, 2019 for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

CHAPTER 4: - USES

Section 1.

Section 4.1.9 *Principal Use Table*, Table 4.1.9. Principal Use Table, is hereby amended as shown in the row titled *Eating Establishments* in the section of the table reproduced below, establishing a major and minor classification for the Bar or nightclub use type.

Table 4.1.9 - Principal Use Table

USE CATEGORY	USE TYPE	R-3	R-5	R-7	RM-5	RM-16	RM-26	TO	OI	LB	GB	RC	CB	ECL	LI	AGRI	PNR	MS	MX	District Use Prohibition	Additional Standards		
Commercial Use Classification																							
Eating Establishments	Bar or nightclub, <u>major</u>										P	P	P		P	P				P	P		4.3.4 C.1
	<u>Bar or nightclub, minor</u>										<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>				<u>P</u>	<u>P</u>	

Section 2.

Section 4.2.6 – Commercial Use Classification, Table 4.2.6. - Commercial Use Classification is hereby amended as shown in the row titled *C. Eating Establishments* in the section of the table reproduced below, establishing a minor and major classification for the Bar or nightclub use type.

Table 4.2.6 - Commercial Use Classification

C. EATING ESTABLISHMENTS	2. USE TYPES:	
	(a) Bar or nightclub	An establishment primarily devoted to the sale of alcoholic beverages for on-site consumption, where the sale of food is incidental. Activities may include dancing or other forms of entertainment (including live performances that are not considered adult entertainment uses) such as billiard tables, darts, and karaoke.
		1) <u>Major – A bar or nightclub with more than 4,000 square feet of gross floor area</u>
		2) <u>Minor – A bar or nightclub with 4,000 square feet of gross floor area or less</u>

Section 3.

Section 4.3.4 – Commercial Uses, is hereby amended as follows:

C. Eating Establishments in Section 4.3.4 – Commercial Uses establishes use standards for both minor and major classifications of the Bar or nightclub use type. Existing use standards shall apply to both major and minor Bar or nightclub uses.

4.3.4 Use Standards – Commercial Uses

C. Eating Establishments

1. Bar or Nightclub **(Major and Minor)** A bar or nightclub shall comply with the following standards:

(a) *unchanged*

(b) *unchanged*

(c) *unchanged*

TEXT AMENDMENT 19-04

Ordinance # 7554 / 19-71

Applicant: Matthew Rogers

Section 4.

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5.

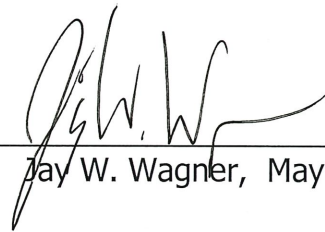
All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6.

This ordinance shall become effective upon adoption.

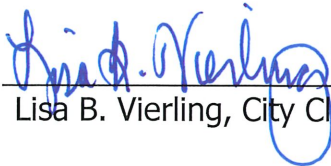
Adopted by the City Council
City of High Point, North Carolina
The 7th day of **October, 2019**
Lisa B. Vierling, City Clerk

By: _____

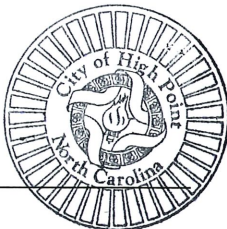


Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk



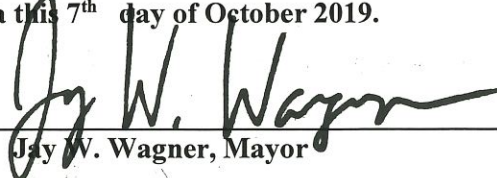
Office of the Mayor
City of High Point
North Carolina

PROCLAMATION...

- WHEREAS,** during National Domestic Violence Awareness Month, we reaffirm our dedication to fostering a culture of safety and hope in our community where no one suffers the hurt and hardship caused by domestic violence; and,
- WHEREAS,** domestic violence impacts women, men, and children of every age, background, and belief. And is rooted in a pattern of control in an intimate relationship where one person uses coercion and violence to gain power over his or her partner; and,
- WHEREAS,** physical marks and scars are often the most obvious signs of harm caused by domestic violence, however the extent of the pain may exist much deeper and can impact one's mental, physical, emotional, and financial health; and,
- WHEREAS,** the national average shows that more than three individuals are murdered every day by an intimate partner and in 2018, the North Carolina Coalition Against Domestic Violence reported that 52 women, men, and children were murdered in domestic violence-related homicides in our state; with Guilford County reporting 3 domestic violence related deaths; and
- WHEREAS,** Family Service of the Piedmont responded to approximately 3,100 crisis line calls in the last fiscal year; and collectively the Greensboro Police Department, High Point Police Department, and the Guilford County Sheriff's Office reported over 19,000 calls for service involving domestic and/or sexual violence; and,
- WHEREAS,** children who witness domestic violence are more likely to transmit violent behavior from one generation to the next and are more likely to exhibit behavioral and physical health problems, and,
- WHEREAS,** in a community partnership, the City of High Point and Guilford County along with many community partners, worked together to establish the Guilford County Family Justice Center in High Point last October, successfully bringing together a multitude of agencies in one place to provide child, adult, and elder abuse victims with easier access to comprehensive resources, while holding offenders accountable; and to date, over 3,000 citizens have received services from the High Point location; and,
- WHEREAS,** by working together and promoting awareness in this community we can restore hope, stop the violence, and make our community safer for everyone.

NOW, THEREFORE, BE IT RESOLVED by the High Point City Council that it does hereby proclaim October 2019, as **"DOMESTIC VIOLENCE AWARENESS MONTH"**, and urges citizens to increase their awareness and education of this destructive force which deeply affects many families in our State and local community each year, and to become part of the efforts to stop violence in families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of High Point, North Carolina this 7th day of October 2019.


Jay W. Wagner, Mayor



CITY OF HIGH POINT

AGENDA ITEM

**Title: Contract Award 2019-001 Paratransit Operations Facility Renovations (Bid 17-121918)****From:** Keith Pugh, Engineering Services**Meeting Date:** February 18, 2019**Public Hearing:** N/A**Advertising Date:** November 16, 2018**Attachments:** Floor Plan**Advertised By:** Purchasing Division

PURPOSE:

The High Point Department of Transportation and the Engineering Services Department ask City Council to award contract 2019-001 for Paratransit Operations Facility Renovation to Atlantic Contracting Company, Inc.

BACKGROUND:

On December 19, 2018 the City of High Point received bids for Contract ENG-2019-001. We received five responsive bids:

	<u>Base Bid</u>	<u>Add 1</u>	<u>Add 2</u>	<u>Total</u>
Atlantic Contracting Company	\$ 303,461.00	\$2,050	\$2,300	\$307,811.00
S and S Building and Development	\$ 348,398.00	\$1,500	\$3,300	\$353,198.00
Newton Construction	\$ 367,300.00	\$5,400	\$6,000	\$378,700.00
HM Kern Construction	\$ 387,000.00	\$3,000	\$5,600	\$395,600.00
Bar Construction Company	\$ 406,500.00	\$1,600	\$5,500	\$413,600.00

The availability date of this contract is immediately upon execution of the contract documents. The completion time for the contract work is 210 consecutive calendar days from contract execution.

The purpose of this contract is to renovate existing office and warehouse space adjacent to High Point Transit's offices on W. Martin Luther King Jr. Drive. These renovations will provide much needed office space, additional training/meeting space and a paratransit assessment area for new clients. This work is being done through funding from NCDOT Transit with matching funds from the city. There are two add alternates in addition to the base bid work: the first is for a low pressure wash on the exterior of the building upon completion of the contract work; the second is to install an exhaust fan in the remaining warehouse portion of the building. HP Transit would like to proceed with both alternates.

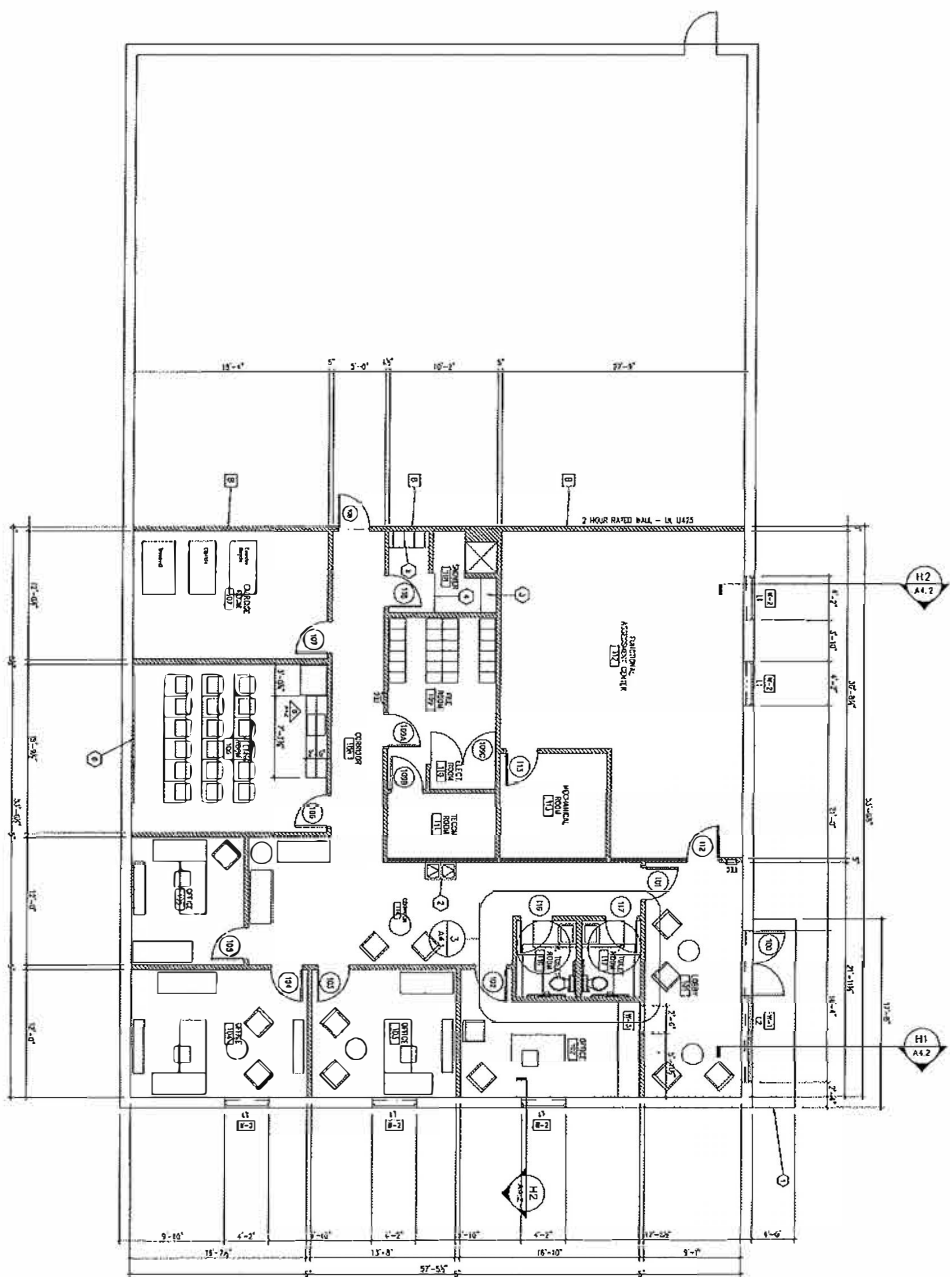
The architect's estimate for the base bid is \$275,000.

BUDGET IMPACT:

Funding is available in 2018-2019 Annual Budget.

RECOMMENDATION / ACTION REQUESTED:

Engineering Services and High Point Department of Transportation recommends and asks the Council to approve this contract award (base bid plus the two alternates) to Atlantic Contracting Company as the lowest responsive bidder at the bid amount of \$307,811.00.



THE FOLLOWING QUESTIONS ARE TO NEW CONSTRUCTION WORK AS INDICATED ON SHEET A-1.

1. ALUMINUM CROCKET AND ALUMINUM FRAME
2. DRINKING FOUNTAIN - SET PLUMBING FIXTURES.
3. WOOD BRUSH
4. CONCRETE AND CURTAIN
5. METAL SCOTCH
6. F LATE WOODWORKING WITH 4 LONG THROATERS



1

**WRIGHT
ARCHITECTURE.**
P.A.
ARCHITECTURE - PLUMBING

15 GARDEN ST. APT. 412
NEW YORK, NEW YORK 10014
550.467.1100 FAX 550.467.1100

Company Name	Date
WRIGHT ARCHITECTURE, P.A.	
ORDER FOR BIDDING	10/2/2006

- A.** NOW 3 5/8" 20 GA. METAL STUDS AT 10" O.C. WITH 5/8" TYPE 2 CTR EACH SIDE - PAINT, TYPICAL UNITS OTHERWISE NOTED.
- B.** NOW 3 5/8" 20 GA. METAL STUDS AT 10" O.C. WITH 2 LATHES 5/8" TYPE 2 CTR EACH SIDE - PAINT, 2 INCH RATED WALL - U.S. GCS.

- [illegible]

THE TRANSIT SYSTEM
PARATRAUSIT
OPERATIONS OFFICE
RENOVATION

 $\Delta_{1,1}$



**FORMAL BID RECOMMENDATION
REQUEST FOR COUNCIL APPROVAL**

DEPARTMENT: Engineering Services

COUNCIL AGENDA DATE: February 18, 2019

BID NO.: 17-121918 CONTRACT NO.: ENG2019-001 DATE OPENED: Dec 19, 2018

DESCRIPTION:

Renovations to High Point Transit's existing office and warehouse space at 718 MLK to house their Paratransit Operations.

PURPOSE:

Provide additional office space, training space and a paratransit assessment center for the High Point Transit operations.

COMMENTS:

The renovations will take place in existing space owned by the city using state transit funds with a city match.

RECOMMEND AWARD TO: Atlantic Contracting Construction AMOUNT: \$307,811.00

JUSTIFICATION:

We received 5 bids for the work ranging from the lowest responsive bidder at \$307,811.00 to the highest bidder at \$413,600.00

ACCOUNTING UNIT	ACCOUNT	ACTIVITY	CATEGORY	BUDGETED AMOUNT
441999	533601	441173300135	G589	\$307,811.00
TOTAL BUDGETED AMOUNT				\$307,811.00

DEPARTMENT HEAD: B. Keith Pugh, PE, PWLF Digitally signed by B. Keith Pugh, PE, PWLF
Date: 2019.02.07 17:23:38 -05'00' DATE: Feb 7, 2019

The Purchasing Division concurs with recommendation submitted by the Engineering Services and recommends award to the lowest responsible, responsive bidder Atlantic Contracting in the amount of \$ 307,811.00.

PURCHASING MANAGER: Erik Conti Digitally signed by Erik Conti
DN: cn=Erik C. Conti, email=erik.conti@highpointnc.gov, c=US
Date: 2019.02.08 07:46:35 -05'00' DATE: Feb 8, 2019

Approved for Submission to Council
FINANCIAL SERVICES DIRECTOR: Kelly Latham Digitally signed by Kelly Latham
DN: cn=Kelly Latham, o=ou, email=kelly.latham@highpointnc.gov, c=US
Date: 2019.02.08 09:33:57 -05'00' DATE:

CITY MANAGER: Greg Demko Digitally signed by Greg Demko
Date: 2019.02.08 10:57:58 -05'00' DATE: Feb 8, 2019

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 19-18
(Charis Companies, LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: October 7, 2019

Public Hearing: Yes

Advertising Date: September 25, 2019, and
October 2, 2019

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Zoning Ordinance

PURPOSE:

A request by Charis Companies, LLC to rezone approximately 8.14 acres from a Conditional Use General Business (CU-GB) District, Transitional Office (TO) District and the Residential Single Family - 5 (R-5) District to a Conditional Zoning General Business (CZ-GB) District. The site is located along the south side of Eastchester Drive, between Futrelle Drive and Cook Street.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended **approval** of this request as outlined in the attached staff report.
- B. On September 24, 2019, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 19-18. The Planning & Zoning Commission recommended **approval** of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Charis Companies, LLC

Zoning Map Amendment 19-18

At its September 24, 2019 public hearing, the Planning and Zoning Commission reviewed a request to rezone an approximate 8.14 acres to a Conditional Zoning General Business (CZ-GB) District. All members of the Commission were present except for Mr. Ray Wheatley and Mr. Mark Walsh. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Ms. Judy Stalder, 665 N. Main Street, High Point, representative, spoke in favor of the request. Ms. Stalder provided an overview of the proposal to expand the existing automotive dealership to add two abutting parcels. She also addressed how the zoning conditions offered by the applicant will continue to protect adjacent residential property owners.

Planning & Zoning Commission Action

Zoning Map Amendment

The Commission recommended **approval** of Zoning Map Amendment 19-18, as recommended by staff, by a vote of 6-0.

Consistency & Reasonableness Statements

The Commission voted 6-0 to approve the following statement: That the Zoning Map Amendment is consistent because the property is designated Community/Regional Commercial by the Land Use Plan, and as conditioned development will be consistent with the Eastchester Corridor Plan. Furthermore, the request will provide a uniform zoning and land use pattern along this segment of the Eastchester Gateway Corridor while maintaining zoning conditions that mitigates impacts to adjacent property owners.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING MAP AMENDMENT ZA-19-18
September 24, 2019**

Request	
Applicant: Charis Companies, LLC	Owners: LBG Properties, LLC; Oak Hollow Enrichment Center, Inc. and James Stewart Sr.
Zoning Proposal: To rezone approximately 8.14 acres	From: CU-GB Conditional Use General Business District TO Transitional Office District R-5 Residential Single Family - 5 District To: CZ GB Conditional Zoning General Business (CZ-GB) District

Site Information	
Location:	The site is located along the south side of Eastchester Drive, between Futrelle Drive and Cook Street.
Tax Parcel Numbers:	Guilford County Tax Parcels 179938, 179944 and 179950
Site Acreage:	Approximately 8.14 acres
Current Land Use:	The zoning site is currently developed with an automotive dealership, child daycare facility and a single family dwelling.
Physical Characteristics:	The site has no noteworthy physical features.
Water and Sewer Proximity:	A 6 and 8-inch City water line and an 8-inch City sewer line lies adjacent to the site along Eastchester Drive, Futrelle Drive and Cook Street.
General Drainage and Watershed:	The site drains in a general northerly direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	Oak Hollow Lake General Watershed Area (GWA) Gateway Corridor Overlay District

Adjacent Property Zoning and Current Land Use			
North:	OI	Office Institutional District	Personal service and office use
South:	R-5	Residential Single Family – 5 District	Single family detached dwellings
East:	TO R-5	Transitional Office District Residential Single Family – 5 District	Office and single family detached dwellings
West:	CU-GB	Conditional Use General Business District	Major vehicle establishment (automotive dealership)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Community/Regional Commercial land use designation. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & Policies:	The following goal and objectives of the Land Use Plan are relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods. Obj. #9. Where feasible and appropriate, provide a transition in land uses between more and less intensive land uses. Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.
Relevant Area Plan:	<u>Eastchester Corridor Plan Phase I</u> The Eastchester Plan calls for limited driveway cuts and frontage landscaping along Eastchester Drive and the intersecting public streets.
Zoning History:	<u>Zoning Map Amendment 05-28:</u> The current automotive facility on the zoning site (Toyota dealership) was granted its current CU-GB District zoning in 2005. <u>Zoning Map Amendment 08-07 and 11-13:</u> These amendments, from 2008 and 2011, added lands to the adjacent Honda dealership to the west and to the GMC dealership to the northwest.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	Eastchester Drive		Major Thoroughfare	690 ft.
	Cook Street		Local	580 ft.
	Futrell Drive		Local	475 ft.
Vehicular Access:	Via driveway access from Eastchester Drive, Cook Street and Futrell Drive			
Traffic Counts: (Average Daily Trips)	Eastchester Drive		23,000 ADT (NCDOT 2017 traffic counts)	
	Cook Street		Not Applicable	
	Futrell Drive		Not Applicable	
Estimated Trip Generation:	Not Applicable			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	Not Applicable	
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.			

School District Comment
Not applicable to this zoning case.

Details of Proposal

The applicant is requesting this zoning map amendment to expand the land area of an existing vehicle establishment use (automotive dealership). The current automotive dealership occupies most of this block and surrounds two parcels developed with a child daycare center and a single family dwelling. The applicant is proposing to expand the land area of the automotive dealership to include these two abutting parcels.

The automotive dealership obtained its current Conditional Use General Business (CU-GB) District zoning in 2005. Conditional Use (CU) zoning was replaced with Conditional Zoning (CZ) in 2011, and as of January 1, 2014, amendments to previous conditional use permits are no longer permitted. Previously adopted CU zonings are still valid; however, an amendment of a CU zoning requires the submittal of a new zoning application to establish a new CZ district. This zoning map amendment proposes to:

1. Update the current automotive dealerships CU zoning to a CZ zoning;
2. Add the daycare and single family parcels, along Cook Street, into the zoning site;
3. Remove previously adopted zoning conditions that have been met or will become invalid with the proposed land expansion;
4. Adjust the minimum fencing height from 8 feet to 6 feet to address maintenance problems; and
5. Update landscaping and access conditions to address the new land configuration of the site.

All other previously adopted zoning conditions will be carried forward in the conditional zoning ordinance.

Staff Analysis

Section 2.4.6.C of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below.

Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Policy Guidance

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

The property is designated Community/Regional Commercial by the Land Use Plan, and as conditioned development will be consistent with the Eastchester Corridor Plan.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

The request will provide a uniform zoning and land use pattern along this segment of the Eastchester Gateway Corridor while maintaining zoning conditions that mitigates impacts to adjacent property owners.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
 - Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
 - Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.
- ❖ As conditioned, this request will continue to restrict allowable GB district uses.
 - ❖ The applicant has offered to carry forward previously adopted zoning conditions pertaining to landscaping, outdoor storage and vehicular access to ensure continued compatibility with the surrounding area.

Mitigation of Impacts

Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:

Mitigation #1	Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.
	❖ The applicant has offered conditions to prohibit outdoor public address systems and speakers, and to restrict the number and location of access points to Futrelle Drive and Cook Street. ❖ The GB district has required standards pertaining to the location of outdoor storage areas and the Development Ordinance governs exterior lighting, perimeter landscaping and screening of solid waste facilities. Taken in total, these standards will effectively mitigate adverse impact on adjacent lands.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat.
	The site is within the Oak Hollow Lake General Watershed Area, and as such, development of the site is required to meet watershed standards of the Development Ordinance.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire.
	The site is developed and currently served by City municipal services. The requested expansion will not adversely impact the City's ability to continue to provide services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands.
	❖ A similar vehicle establishment use lies to the west of the site along Futrelle Drive. The applicant has offered to restrict large truck traffic to the Futrelle Drive access point and away from the residential neighborhood along Cook Street. ❖ The site abuts residential uses to the south and east. The applicant is maintaining the previously established development standards for a minimum 40-foot wide

	Type A perimeter planting yard and opaque fence along the southern boundary of the site. Also, where residential zoning lies along the opposite side of Cook Street a wider street planting yard, with a higher planting rate and opaque fence, is to be installed.
--	---

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

Previous zoning approvals gave support to automotive dealerships within this limited segment of the Eastchester Gateway Corridor.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will results in development that promotes a logical, preferred, and orderly development pattern.

Automotive dealerships were established to the west and northwest of this current zoning site. Previous zoning approvals allowed this use provided, it is oriented towards Eastchester Drive and consists of an entire block to avoid piecemeal intrusion into established residential neighborhoods. This Zoning Map Amendment is consistent with those prior approvals.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to rezone this 8.14 acre area to the CZ-GB District. As conditioned, the request is compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

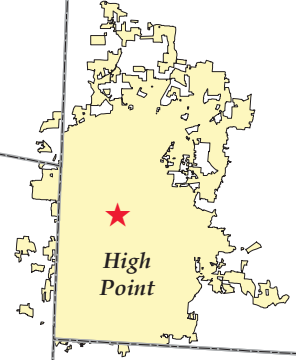
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-19-18

Applicant: Charis Companies, LLC

Vicinity Map



High Point

Jamestown

Guilford County

City of High Point

E HARTLEY DR

JOHNSON ST

EASTCHESTER DR

I-74

Site

N MAIN ST

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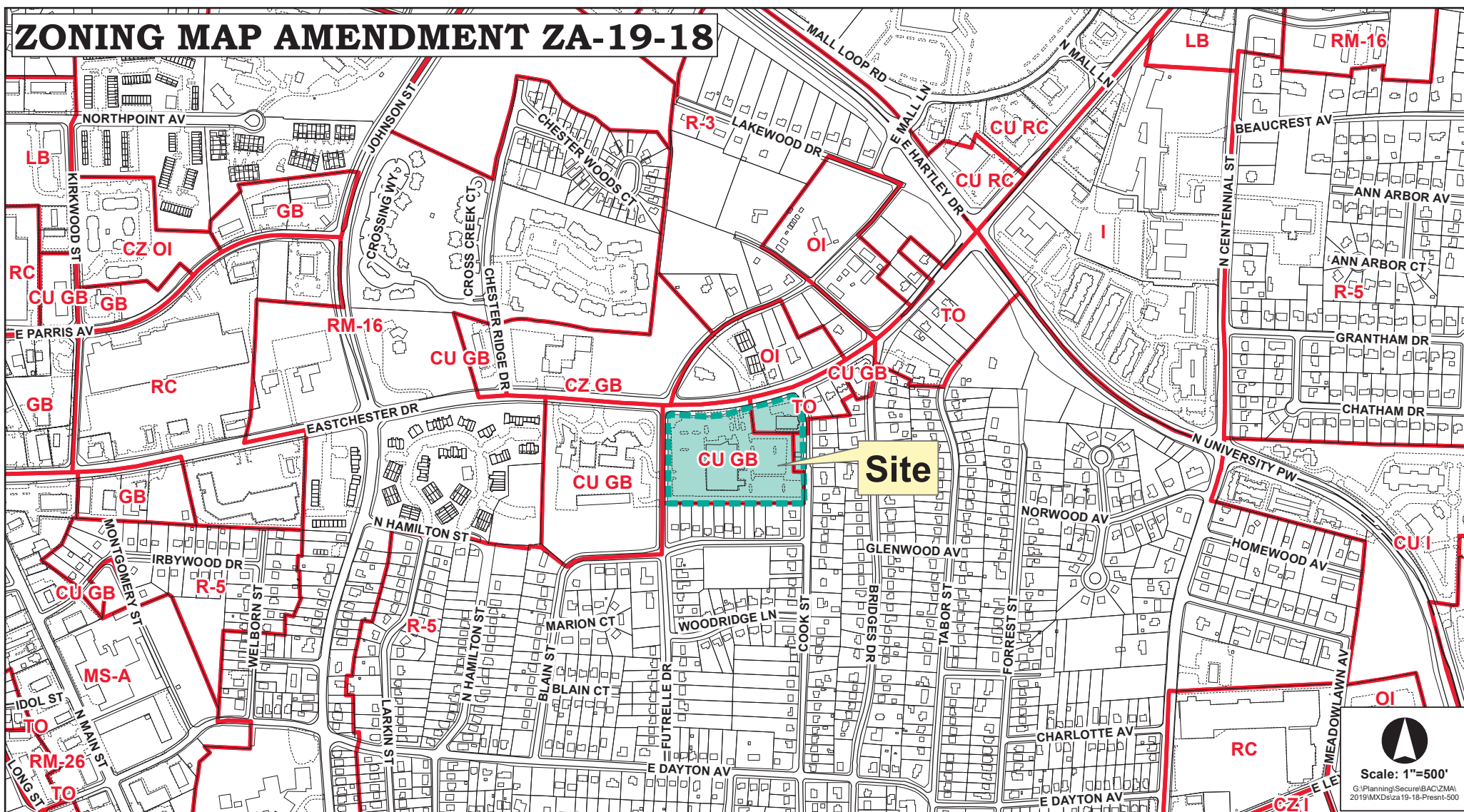
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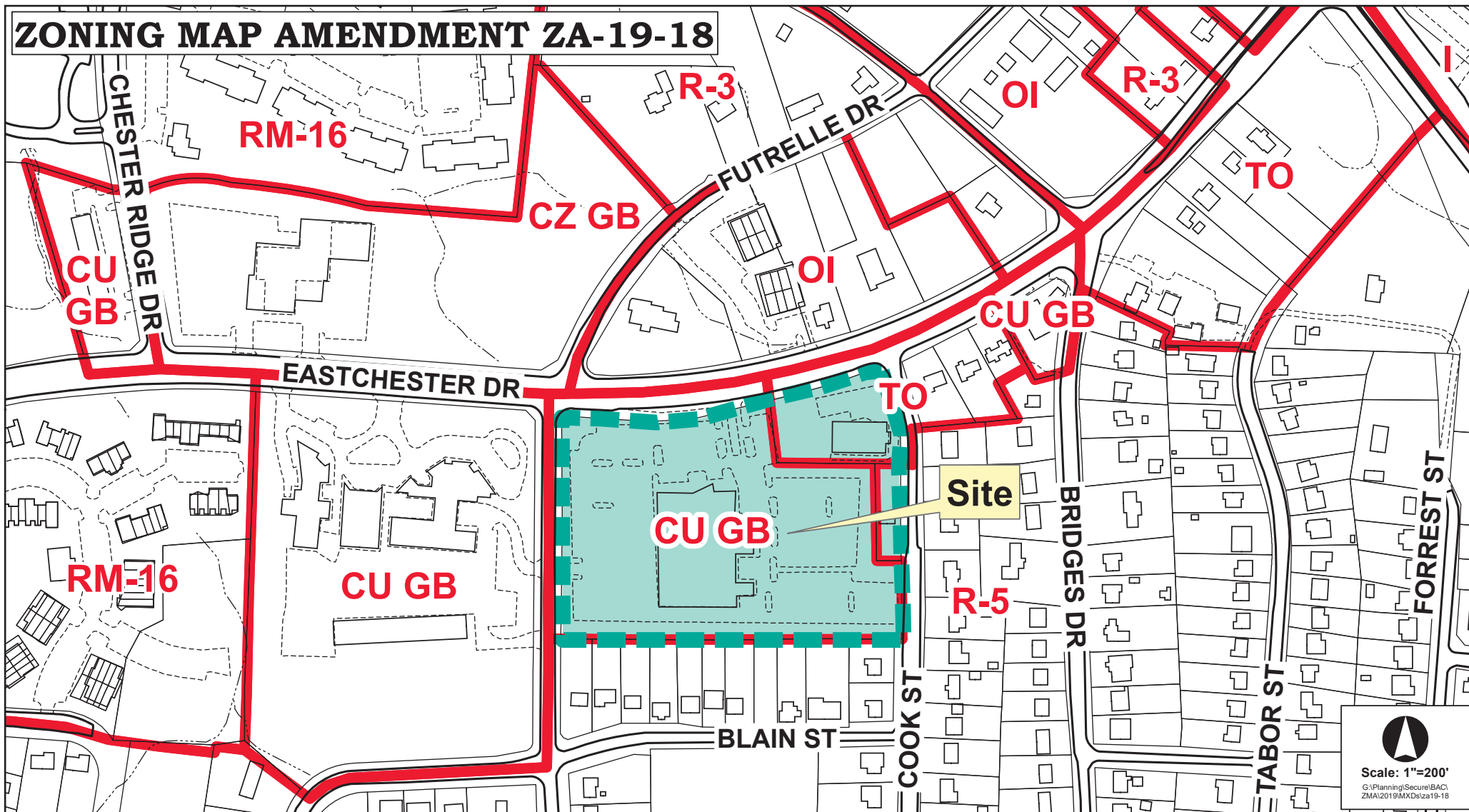
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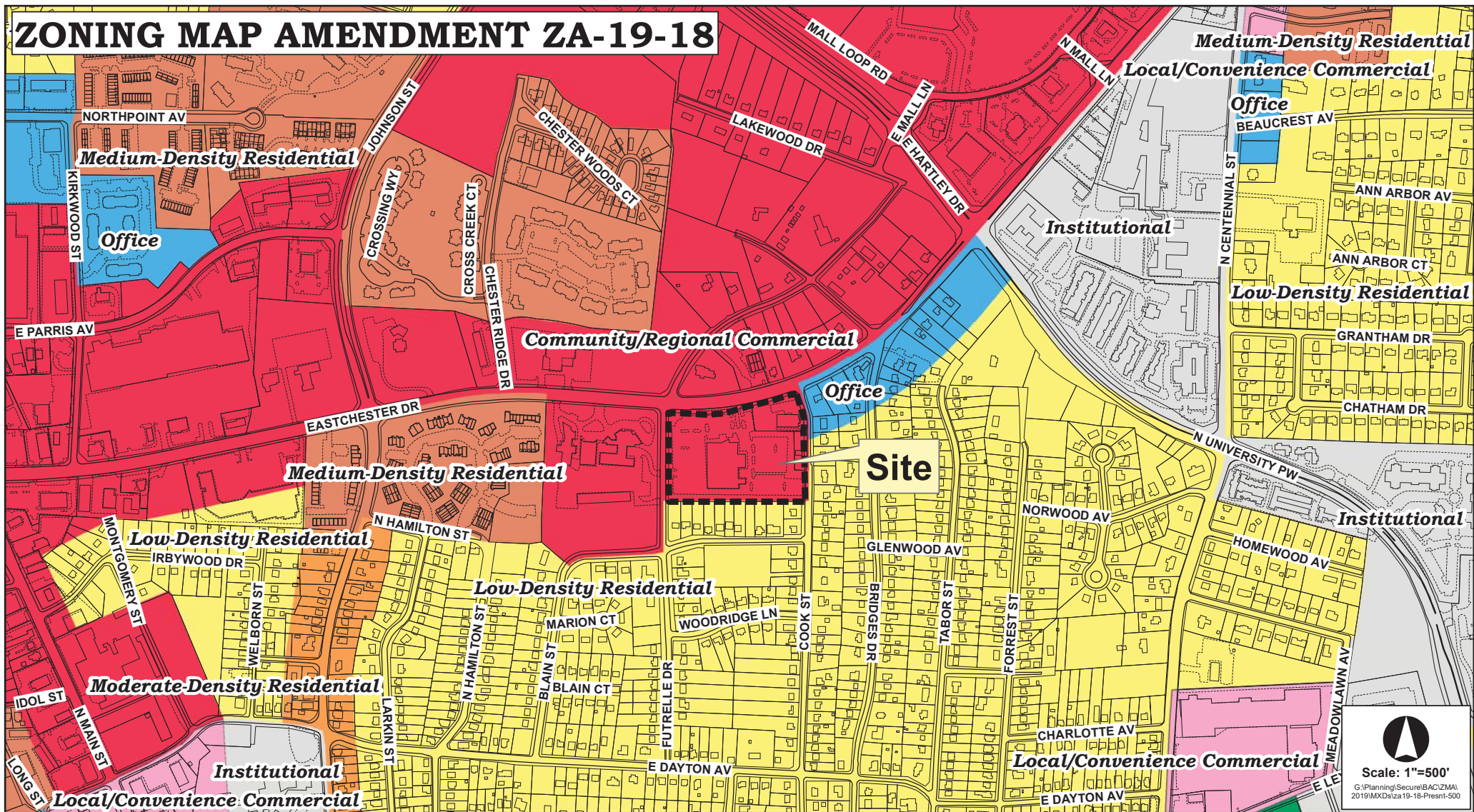
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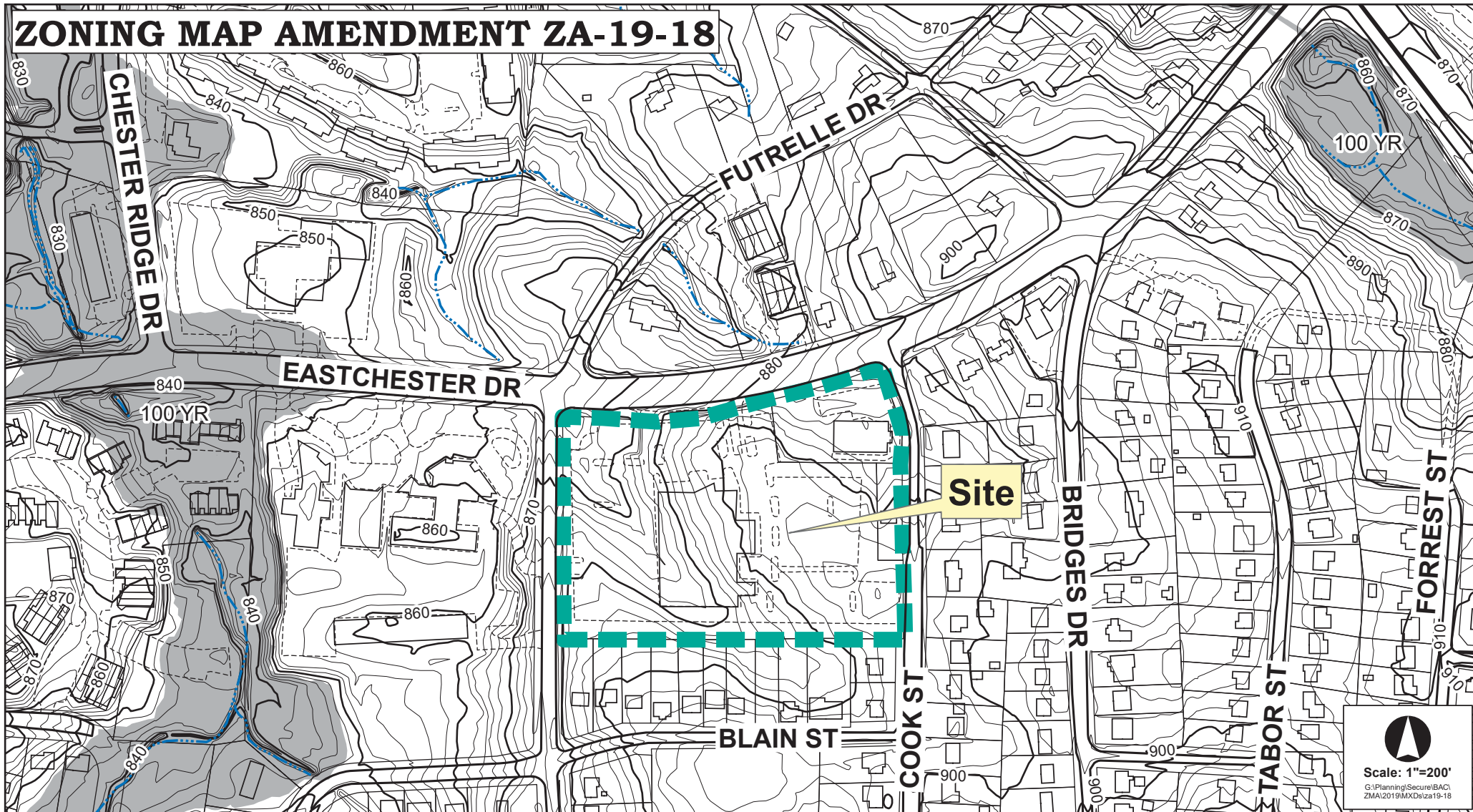
ZONING MAP AMENDMENT ZA-19-18



ZONING MAP AMENDMENT ZA-19-18

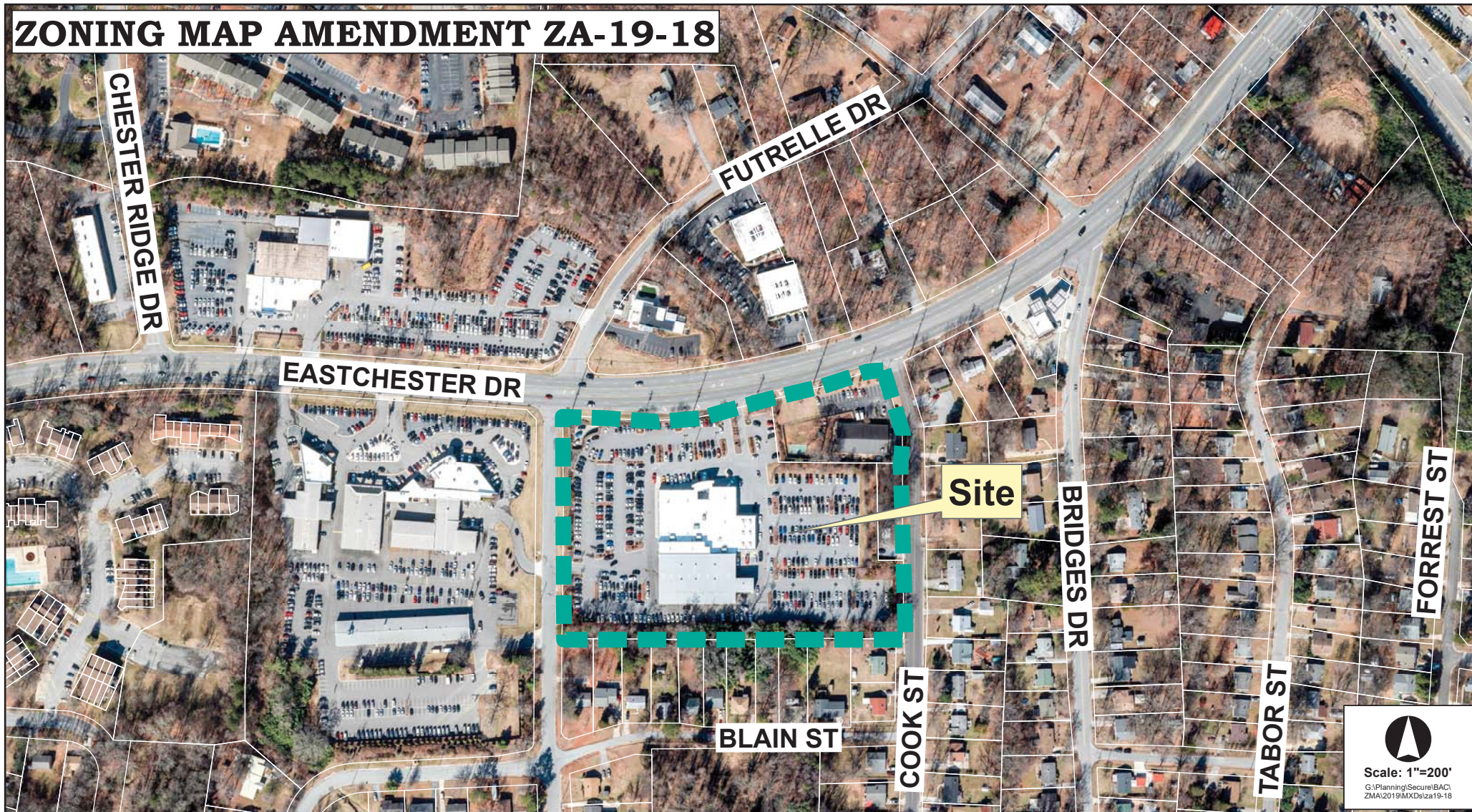


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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 24, 2019 and before the City Council of the City of High Point on October 7, 2019 regarding **Zoning Map Amendment Case 19-18 (ZA-19-18)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 15, 2019, for the Planning and Zoning Commission public hearing and on September 25, 2019 and October 2, 2019, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on October 7, 2019.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as at: **Conditional Zoning General Business (CZ-GB) District**. The property is approximately 8.14 acres, lying along the south side of Eastchester Drive, between Futrelle Drive and Cook Street (500 & 524 Eastchester Drive and 1703 Cook Street). The property is also known as Guilford County Tax Parcels Guilford County Tax Parcels 179938, 179944 and 179950.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. **USES:** Only a Major Vehicle Establishment Use Type (Vehicle Establishment Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the General Business (GB) District, and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements**

1. **Lot Combination:** All parcels within the rezoning site shall be combined into one lot prior to any new development.

2. Eastchester Gateway Corridor Overlay (GCO): The rezoning site shall be subject to the requirements of the Eastchester Gateway Corridor Overlay (GCO) of Section 3.8.7 the Development Ordinance.

B. Landscaping, Buffers and Screening

1. Landscaping: In addition to the landscaping requirements of Section 5.5 of the Development Ordinance, the following shall be provided:

- a. Southern Property Boundary:

- 1). A minimum 40-foot wide Type A Planting Yard, with a minimum six (6) foot high opaque fence shall be provided along the southern property boundary of the zoning site. Landscaping shall consist of a mixture of deciduous and evergreen plant species.
- 2). Within this planting yard, the existing bamboo grove, and existing canopy trees greater than 8 inches calipers dbh, and existing understory trees greater than 4 inches calipers dbh shall be preserved within with first 30 feet of the planting yard from the property boundary and may be used to meet the Type A planting requirements. Additional plantings shall be provided where necessary to meet the Type A planting standards. A protection plan, which includes the limits of disturbance, shall be required to be submitted for approval with the site grading plan that details the measure to be used to protect this area from disturbance during construction.

- b. Cook Street Streetyard: A minimum twenty (20) foot wide street yard, planted at a Type B Rate, with a minimum six (6) foot high opaque fence shall be provided along the Cook Street frontage of the site. The opaque fence shall be installed internally within this street yard, a minimum of 20 feet from the Cook Street right-of-way. Landscaping shall be installed between the street right-of-way and the opaque fence. Planting materials shall consist of a mixture of deciduous and evergreen plant species. Minimum size of trees installed shall be 2½ inches for canopy trees and 1½ inch for understory trees. This condition shall only apply where residential zoning lies along the opposite side of Cook Street.

- c. Eastchester Drive frontage: A minimum 20-foot wide street yard shall be established along Eastchester Drive frontage, except that it may be reduced to a minimum of fifteen (15) feet adjoining the deceleration and stacking area for the right turn lane.

- C. Noise from Public Address Systems and Outside Speakers: An outdoor public address system and outdoor speakers shall be prohibited upon the zoning site.

D. Transportation Conditions.

1. Access

- a) One point of driveway access shall be permitted to Eastchester Drive (NC Hwy. 68), located approximately midway between the intersections of Futrelle Drive and Cook Street.
- b) One point of driveway access shall be permitted to Futrelle Drive, located opposite the existing driveway access on the west side of Futrelle Drive.
- c) One point of driveway access shall be permitted to Cook Street. Additional driveways access points along Cook Street shall be removed prior to any new development, new construction, building expansion building demolition or the installation of vehicle display areas.
- d) All large truck traffic shall be directed to utilize the Futrelle Drive access.

2. Other Transportation Conditions: The Director of Transportation and the North Carolina Department of Transportation (NC DOT) shall approve all construction and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council

City of High Point, North Carolina

The xxxth day of xxxxxxxxxxxxx, 2019

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report Zoning Map Amendment 19-18

Submitted by: Ms. Judy Stalder on behalf of
Charis Companies LLC

Citizen Information Meeting Report

Zoning Case ZA-19-18

The Citizen Information meeting for Zoning Case ZA-19-18 was held at St Christopher's Episcopal Church, 303 Eastchester Drive, High Point NC 27262 on Monday, August 26 from 6:30 to 7:30 pm. A notification letter dated August 19 was sent by US Mail to addresses supplied by the City of High Point Planning and Development Department. This mailing included the *City of High Point Conditional Use District Zoning Citizen Information Meetings* statement. A copy of the notification letter and list of addressees is attached.

Two property owners, Larry and Carol Woods, of 100 Varner Drive, Kernersville NC 27284 attended. The Woods own rental property at 1137 Bridges Drive, High Point NC. Also, in attendance were A.B. Henley of Charis Companies, Greg York from Vann York Auto Group and representative, Judy Stalder.

At the meeting a 24" x 36" site map was presented showing the boundaries of the properties to be rezoned and other properties in the general area. Judy Stalder located the Wood's property and made the following observations:

- 1) The requested zoning designation is CZGB to allow the expansion of Vann York Toyota.
- 2) The conditions are essentially the same as those that currently apply to Vann York Toyota.

Questions and comments from the attendees:

- 1) Will our property be rezoned as part of this request? *No.*
- 2) We have received flyers about selling our house. Does HPU want to buy our property?
We do not know.

Submitted by Judy Stalder

The Stalder Group LLC
665 North Main Street
High Point North Carolina 27262
336.688.2204
jstalder@northstate.net

August 19, 2019

Dear Neighbor:

This letter is to notify you of a Citizen Information Meeting concerning a request for rezoning of The Oak Hollow Enrichment Center property at 524 Eastchester Drive and the residential property at 1703 Cook Street. The meeting will be held on Monday, August 26 from 6:30 until 7:30 at St. Christopher's Episcopal Church, 303 Eastchester Drive, High Point NC 27262.

Charis Companies LLC has applied to rezone the properties to a Conditional General Business zoning district. The properties may be part of a *future* expansion of the Vann York Auto dealership already established on the large majority of that city block. The application includes conditions that require visual protection for nearby residential uses, including an opaque fence and landscaping.

The zoning application will also convert the Vann York Toyota dealership at 500 Eastchester Drive from Conditional Use Zoning General Business to Conditional Zoning General Business. This part is a technical change requested by the city and conditions on that property will be the same.

At the citizen meeting you will be able to learn more about the plans and ask any questions you may have. A.B. Henley from Charis Companies, Greg York from Vann York and I will be available at this meeting.

Please refer to the enclosed statement from the High Point Planning and Development Department concerning Citizen Information Meetings.

If you are unable to attend or you have questions prior to the meeting, you may contact me at 336.688.2204 or jstalder@northstate.net. If you would prefer to meet at another time more convenient for you, just let me know.

Sincerely,

Judy Stalder
Development Consultant

2019 CASTLE LLC
333 WESTCHESTER AVE WEST BLDG STE W2100
WHITE PLAINS NY 10604

321 EASTCHESTER LLC
P O BOX 5668
HIGH POINT NC 27261

AIKENS, ANDY;AIKENS, KEITH
PO BOX 780
TRINITY NC 27370

ANDERSON, HELEN H
1505 CRESTLIN DR
HIGH POINT NC 27262

AUTO MALL PROPERTY LLC
P O BOX 5668
HIGH POINT NC 27262

BAKER, SUDIE MAY;BAKER, JACK THOMAS
1602 COOK ST
HIGH POINT NC 27262

BARKER, RICHARD ADAM
152 PAULS AIRPORT RD
THOMASVILLE NC 27360

BOSTON G, LEE NOLIA HEIRS
4315 SIENNA TER #1H
HIGH POINT NC 27265

BROWN, CALVIN;BROWN, RHONDA
1921 BLAIN ST
HIGH POINT NC 27262

BROWN, JANET E;WEIPERT, PAUL D
801 W RAY AVE
HIGH POINT NC 27262

C & G PROPERTIES EASTCHESTER LLC
1033 ROCKFORD RD
HIGH POINT NC 27262

CAMBRUZZI, MARY ANN
2111 FOGGY LANE
HIGH POINT NC 27265

CASH, PAULA JEAN
1127 BRIDGES DR
HIGH POINT NC 27262

DODGE, VENCENT RAY
524 HUGHES RD
HAMPSTEAD NC 28443

ELKES CARPET OUTLETS INC
1585 GABLE ST
HIGH POINT NC 27260

FAZAL, MUHAMMAD
1606 COOK ST
HIGH POINT NC 27262

FRENCH, CATHY L
1911 BLAIN ST
HIGH POINT NC 27262

FULTON JR, W GROOME;FULTON, ANN C
P O BOX 95021
HENDERSON NV 89009

GO HOKIES LLC
507 EASTCHESTER DR
HIGH POINT NC 27262

GUNTER, KATHY S
1600 COOK ST
HIGH POINT NC 27262

HILL, J NED
1510 FUTRELLE DR
HIGH POINT NC 27262

HOOKE, DAVID L
601 EASTCHESTER DR SUITE E
HIGH POINT NC 27262

HOWARD, AMY KOSTICK;HOWARD, JAMES
JEFFERY
1003 E LADY DIANA CT
APEX NC 27502

HUBBARD, ROBERT N;HUBBARD, CORNELIA
1508 COOK ST
HIGH POINT NC 27265

HUGHES FAMILY LLC
PO BOX 1468
HIGH POINT NC 27261

IRVIN, KENNETH THOMAS
300 NORTH SCIENTIFIC ST
HIGH POINT NC 27260

KELLEY, ROY
PO BOX 6212
HIGH POINT NC 27262

KLEMM INVESTMENTS LLC
2905 SWAN LAKE DR
HIGH POINT NC 27262

LBG PROPERTIES LLC
PO BOX 5668
HIGH POINT NC 27262

MCLEOD, CHARLES EDWARD
1603 COOK ST
HIGH POINT NC 27262

MUHAMMAD, NIAZ;SHAHEEN, REHANA
1608 COOK ST
HIGH POINT NC 27262

NADA INC
716 EASTCHESTER DR
HIGH POINT NC 27265

NAVARRO, MILAGRO
114 EASTWIND DR
ARCHDALE NC 27263

NEWTON, JENNIFER ANNE
1601 COOK ST
HIGH POINT NC 27262

NIX, KATHLEEN E
PO BOX 2632
HIGH POINT NC 27261

NORTH CAROLINA WEST DISTRICT OF THE
WESLEYAN CHURCH
PO BOX 5066
HIGH POINT NC 27262

OAK HOLLOW ENRICHMENT CENTER INC
524 EASTCHESTER DR
HIGH POINT NC 27265

OFFCO DEVELOPMENT CO
1017 CANTERING RD
HIGH POINT NC 27262

OTTO & MOORE INC
701 EASTCHESTER DR
HIGH POINT NC 27262

PENNYMAC LOAN SERVICES LLC
3043 TOWNSGATE RD #200
WESTLAKE VILLAGE CA 91361

RAYMOND W CHAMBERS JR REAL ESTATE
HOLDINGS LLC
1708 HEATHCLIFF RD
HIGH POINT NC 27262

RENASANT BANK
2189 MCCULLOUGH BLVD
TUPELO MS 38801

REYNOLDS, NANCY R;REYNOLDS, W CALVIN
603 EASTCHESTER DR #D
HIGH POINT NC 27262

REYNOLDS, PAULINE D
572 PAUL'S AIRPORT RD
THOMASVILLE NC 27360

REYNOLDS, W CALVIN;REYNOLDS, NANCY R
603 EASTCHESTER DR STE E
HIGH POINT NC 27262

RSK EASTCHESTER PROPERTIES LLC
603 EASTCHESTER DR UNIT F
HIGH POINT NC 27262

SAMS JR, CHARLES EDGAR
5608 FOXBURY DR
OAK RIDGE NC 27310

SHEAHAN, ROBERT E;SHEAHAN, PATI S
101 BELLWOOD CT
JAMESTOWN NC 27282

SHIPWASH, DONALD K;SHIPWASH, JULIE G
1981 BETHEL DR
HIGH POINT NC 27260

SMITH, STANFORD;HIGHTOWER, MIRIAM S
431 FLETCHER PL
WINTER PARK FL 32789

STEWART SR, JAMES C;STEWART, JEAN A
904 N SHORE CT
HIGH POINT NC 27265

TROUTMAN, ALAN;TROUTMAN, KIMBERLY
6164 BRINKLEY PARK DR
BELEWS CREEK NC 27009

WEEKS, JAMES THORNTON TR;THE JAMES T
WEEKS REVOCABLE TRUST
2427 HAMMOCK DR
HIGH POINT NC 27265

WENLER COMPANY LLC
1129 PENNYWOOD DR
HIGH POINT NC 27265

WEST, HAYWOOD LYNN;WEST, KATHERINE T
PO BOX 5024
HIGH POINT NC 27262

WILLIARD INVESTMENT LLC
449 S WRENN ST
HIGH POINT NC 27260

WOODS, LARRY L;WOODS, CAROL M
100 VARNER DR
KERNERSVILLE NC 27284

THE STATE OF NORTH CAROLINA

GUILFORD COUNTY

**INTERLOCAL AGREEMENT FOR INVOLUNTARY COMMITMENT AND
TRANSPORTATION**

**BETWEEN GUILFORD COUNTY, THE CITY OF GREENSBORO,
THE CITY OF HIGH POINT AND THE TOWN OF GIBSONVILLE
NORTH CAROLINA**

WITNESSETH:

This Agreement is made and entered into effective as of the 1st day of October 2019, by and between the COUNTY of GUILFORD, by and through its Board of Commissioners ("COUNTY"), the CITY OF GREENSBORO, by and through its City Council ("GREENSBORO"), the CITY OF HIGH POINT, by and through its City Council ("HIGH POINT") and the TOWN OF GIBSONVILLE, by and through its Board of Aldermen ("GIBSONVILLE").

WHEREAS, North Carolina General Statute §122C-251 (Session Law 2018-33) requires that a city or county shall adopt a plan for the transportation of respondents in involuntary commitment proceedings and that private agency personnel may be designated to provide all or parts of the transportation required by said proceedings. Law enforcement, other affected agencies, and the area authority shall participate in the planning, and the plan must assure adequate safety and protections for both the public and the respondent. Private agency personnel when designated to provide transportation shall be trained and follow the applicable procedures set forth in Chapter 122C of the North Carolina General Statutes;

WHEREAS, this Agreement is required and authorized by State law and is adopted for the purpose of improving behavioral health access, providing quicker transportation of persons to health care facilities, and to lower confusion and delays in the administration of these services to the citizens of Guilford County.

WHEREAS, this Agreement will be effectuated by adoption of the attached Agreement between the Guilford County Sheriff's Department, the Greensboro Police Department, the High Point Police Department and the Town of Gibsonville Police Department;

WHEREAS, Guilford County Board of Commissioners, Greensboro City Council, High Point City Council and the Town of Gibsonville Board of Aldermen have resolved that the following plan for the transportation and custody of respondents in involuntary commitment proceedings under Article 5 of Chapter 122C of the North Carolina General Statutes should be and therefore is hereby adopted:

NOW, THEREFORE, in accordance with the foregoing, which are incorporated hereby, the parties agree as follows:

1. **Agreement**: The attached Agreement for Involuntary Commitment Transportation is hereby adopted pursuant to N.C.G.S. §122C-251.
2. **Liability**: To the fullest extent permitted by law, each party to this Agreement will be responsible for its own acts and omissions under this Agreement and for any liability resulting therefrom. In the event that the alleged acts or omissions of one party, or of its employees or officials, under this Agreement lead to a claim of derivative liability against another party to this Agreement, or against its employees or officials, the former shall indemnify and hold harmless the latter with respect to all such claims, including but not limited to attorney's fees and other costs of defense.
3. **No Agency**: Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of principal-agent or master-servant between any party (and/or its officers and employees) and another party (and/or its officers and employees).
4. **Execution**: Separate copies of this Agreement may be executed by the parties and signature pages or copies thereof brought together to form the completed document. This Agreement shall become effective upon execution by all parties and ratification by resolutions of the Guilford County Board of Commissioners, the Greensboro City Council, the High Point City Council, and the Town of Gibsonville in accordance with N.C.G.S. §160A-461.

SIGNATURES ON FOLLOWING PAGES

GUILFORD COUNTY

Marty Lawing
County Manager

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CITY OF GREENSBORO

David Parrish
City Manager

Chuck Watts
City Attorney

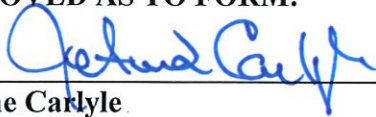
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CITY OF HIGH POINT



Greg Demko
City Manager

APPROVED AS TO FORM:



JoAnne Carlyle
City Attorney

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TOWN OF GIBSONVILLE

Ben Baxley
Town Manager

Douglas Hoy
Town Attorney

CITY OF HIGH POINT

AGENDA ITEM



Title: HRC – 2019 July-December Work Plan

From: Jelani Biggs, Human Relations Manager
Jeron Hollis, Communication & Public
Engagement Director

Meeting Date: October 7, 2019

Public Hearing: N/A

Advertising Date /
Advertised By: N/A

Attachments: Work Plan for July–December 2019

PURPOSE:

Approval of the July-December 2019 Work Plan for the Human Relations Commission

BACKGROUND:

The Ordinance for the High Point Human Relations Commission requires a semi-annual submission of the intended work plan to City Council in order to document and track the work and areas of focus of the Commission. A layout of the plan is to be submitted to clearly illustrate the intended work to be accomplished and provide a summation of work that is to follow. A brief report on past tasks of former work plans will be given to City Council at the presentation of the future work plan.

BUDGET IMPACT:

No funds requested

RECOMMENDATION / ACTION REQUESTED:

Council is requested to approve the July–December 2019 Work Plan for the Human Relations Commission.



City of High Point Human Relations Commission

Work Plan: July 2019 – December 2019

- I. Action Items: **July 2019 – December 2019**
- II. Individual Work Plans for Action Items **July 2019 – December 2019**

I. Action Items: July 2019 – December 2019

- Community Outreach
- Quarterly Community Garden Meeting
- International Day of Giving Thanks
- International Furniture Market Buyers Meet & Greet
- Youth Service Project
- Quarterly Article

○ **Recommended Human Relations Work Plan:** Community Outreach

1. Refine the identified highest priority initiatives into specific statements to be achieved.	<u>RECOMMENDED INITIATIVE:</u> Meet with diverse communities, churches and non-profits to 1) learn more about them and 2) educate them on City of High Point departments, resources & services, International Advisory Committee (IAC), Interfaith Advisory Committee and the Human Relations Commission (HRC).
2. Identify when progress toward or successful completion of the initiative will be measured.	<u>RECOMMENDED TIMELINE:</u> • Attend at least two meetings by the end of the year.
3. Identify the results or evidence to document successful completion of the initiative. ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.	<u>RECOMMENDED SUCCESS INDICATORS</u> • Gather contact information from meeting attendees in order to invite them to future City of High Point events. • Building new relationships and strengthening relationships with City of High Point communities.
4. Identify the resources needed for this initiative to be successful.	<u>RESOURCES:</u> Information Packet that contains information about City of High Point departments, resources & services, IAC, Interfaith Advisory Committee and the Human Relations Commission (HRC). Information packet to be translated in different languages.
5. What else does the Commission need to move forward successfully?	<u>OTHERS:</u>

○ **Recommended Human Relations Work Plan: Quarterly Community Garden Meeting**

1. Refine the identified highest priority initiatives into specific statements to be achieved.	<u>RECOMMENDED INITIATIVE:</u> The International Advisory Committee would like to partner with other organizations to expand the amount of community gardens to help with High Point Food Security issue and this is one of the first steps in the process. Initiate a Quarterly Community Garden Meeting with IAC, World Relief, NC Extension, Greater Food Alliance and Growing High Point. This meeting will allow each organization to share best practices and start/strengthen collaborations for the 2020 Community Garden Season.
2. Identify when progress toward or successful completion of the initiative will be measured.	<u>RECOMMENDED TIMELINE:</u> Meet at least once a quarter.
3. Identify the results or evidence to document successful completion of the initiative. ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.	<u>RECOMMENDED SUCCESS INDICATORS:</u> • Identify and start planning 2020 Community Gardening Activities and Initiatives.
4. Identify the resources needed for this initiative to be successful.	<u>RESOURCES:</u> Meeting Space
5. What else does the Commission need to move forward successfully?	<u>OTHERS:</u> Ideas for future work plans regarding this work plan item include 1) see if the City has additional plots of land that could be turned into community gardens, 2) discuss hindrances to successful community gardens (i.e. lack of lighting and water and limited public transportation hours to allow gardeners to access gardens after 5pm).

Recommended Human Relations Work Plan: International Day of Giving Thanks (IDGT)

1. Refine the identified highest priority initiatives into specific statements to be achieved.	<u>RECOMMENDED INITIATIVE:</u> Bring diverse communities together to share a meal. Partner with the YWCA to organize the annual event. Would like this year's event to include student essay writing contest.
2. Identify when progress toward or successful completion of the initiative will be measured.	<u>RECOMMENDED TIMELINE:</u> Once a year in November.
3. Identify the results or evidence to document successful completion of the initiative. ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.	<u>RECOMMENDED SUCCESS INDICATORS</u> At least 25 people attend. Diverse attendance. Proclamation recognizing annual Giving Thanks Dinner by Mayor at City Council Meeting.
4. Identify the resources needed for this initiative to be successful.	<u>RESOURCES:</u> Sub-committee will help plan and manage event. Flyers Space needed to hold event (i.e. City Recreation Center, High Point University Community Center) Prizes for Student Essay Contest
5. What else does the Commission need to move forward successfully?	<u>OTHERS:</u> Marketing event and reaching out to people. Establish committee to review and determine student essay winners Joint work with IAC to make this successful.

- **Recommended Human Relations Work Plan:** International Furniture Market Buyers Meet & Greet

1. Refine the identified highest priority initiatives into specific statements to be achieved.	<u>RECOMMENDED INITIATIVE:</u> Bi-annual International Furniture Market Buyers Meet and Greet during Fall Furniture Market. Greet and provide International Furniture Market Buyers with electronic and paper information packets that include places of worship, eateries and other places of interest information.
2. Identify when progress toward or successful completion of the initiative will be measured.	<u>RECOMMENDED TIMELINE:</u> October Furniture Market Week (October 17- October 23)
3. Identify the results or evidence to document successful completion of the initiative. <i>ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.</i>	<u>RECOMMENDED SUCCESS INDICATORS</u> Positive feedback from Market Authority and International Furniture Market Buyers
4. Identify the resources needed for this initiative to be successful.	<u>RESOURCES:</u> Flags, Electronic and Paper Information Packets
5. What else does the Commission need to move forward successfully?	<u>OTHERS:</u> Partner with Market Authority to coordinate Meet & Greet Times

○ **Recommended Human Relations Work Plan:** Youth Service Project

○

1. Refine the identified highest priority initiatives into specific statements to be achieved.	<u>RECOMMENDED INITIATIVE:</u> • Start planning Summer 2020 Interfaith youth service activity • Interfaith Committee would like High Point Mayor to identify service activity(ies) that will bring the most value to High Point
2. Identify when progress toward or successful completion of the initiative will be measured.	<u>RECOMMENDED TIMELINE:</u> • Estimated Event Date: Mid-end of June after school is out • This timing will provide time to advertise, plan, recruit and organize
3. Identify the results or evidence to document successful completion of the initiative. ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.	<u>RECOMMENDED SUCCESS INDICATORS</u> Youth of different faiths work alongside each other enabling them to broaden their network and become comfortable working with people of other faiths to achieve a greater cause. <u>Future Key Milestones</u> • Student HRC's help plan and promote event • Identification of service activity(ies) and organizations • Develop overall activity agenda format, i.e. meet at stadium, register, distribute t-shirts, divide into mixed groups, lunch with youth service providers, etc. • Craft invitation to be sent to religious leaders • Create liability forms • Identify transportation needs • Identify corporate sponsors (t-shirts, string bags, food, etc.) • Identify organizations that provide services geared to youth (i.e. college preparation organizations, mentoring programs, etc.) • Create registration website • Create communication/advertising campaign • Identify activity steering committee; ideally would consist of people from various faiths not currently on the HRC which might help generate additional interest in joining the Interfaith Committee
4. Identify the resources needed for this initiative to be successful.	<u>RESOURCES:</u> • Corporate sponsors to provide t-shirts, bags, giveaways, food/snacks and water • Registration website • Youth Service Day Participation Certificates
5. What else does the Commission need to move forward successfully?	<u>OTHERS:</u>

○ **Recommended Human Relations Work Plan:** Quarterly Articles

1. Refine the identified highest priority initiatives into specific statements to be achieved.	<u>RECOMMENDED INITIATIVE:</u> Interfaith Advisory Committee (IAC) write article introducing/presenting Interfaith Advisory Committee to High Point Community. Article to be submitted to the Spiritual Connection of the High Point Enterprise Newspaper.
2. Identify when progress toward or successful completion of the initiative will be measured.	<u>RECOMMENDED TIMELINE:</u> Initial article to be submitted by the end of 2019. Article to be submitted each quarter. Future articles could highlight the Interfaith Advisory Committee, International Advisory Committee, Human Relations Commission or/and the City of High Point.
3. Identify the results or evidence to document successful completion of the initiative. ID meaningful milestones to measure progress when initiative completion is beyond the Work Plan cycle.	<u>RECOMMENDED SUCCESS INDICATORS</u> • Positive article comments. • New members join the Interfaith or/and International Advisory Committees due to learning about these committees via the articles.
4. Identify the resources needed for this initiative to be successful.	<u>RESOURCES:</u> Chuck Hall, Interfaith Advisory Committee member who has had several articles published has volunteered to write the first article.
5. What else does the Commission need to move forward successfully?	<u>OTHERS:</u>

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Plan best viewed in Adobe Acrobat in two page view mode.
Navigate to View > Page Display > Two Page View



CITY OF HIGH POINT | NORTH CAROLINA

HIGH POINT CITY LAKE PARK MASTER PLAN

AUGUST 2019 > FINAL REPORT



ACKNOWLEDGMENTS

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Josh Tucker - *High Point City Lake Park Supervisor*

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Robert Davis, *Ward 3*
Gloria Halstead, *At-Large*
Gary Ollis, *Ward 5*
Brian Petty, *Ward 6*
Ed Price, *At-Large*
Don Scarborough, *City Council Representative*
Bryon Strickland, *Ward 1*

High Point City Council

Jay W. Wagner, *Mayor*
Jason Ewing, *Ward 6, Mayor Pro Tem*
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1

INTRODUCTION & SITE INVENTORY



CHAPTER 1 ► INTRODUCTION & SITE INVENTORY

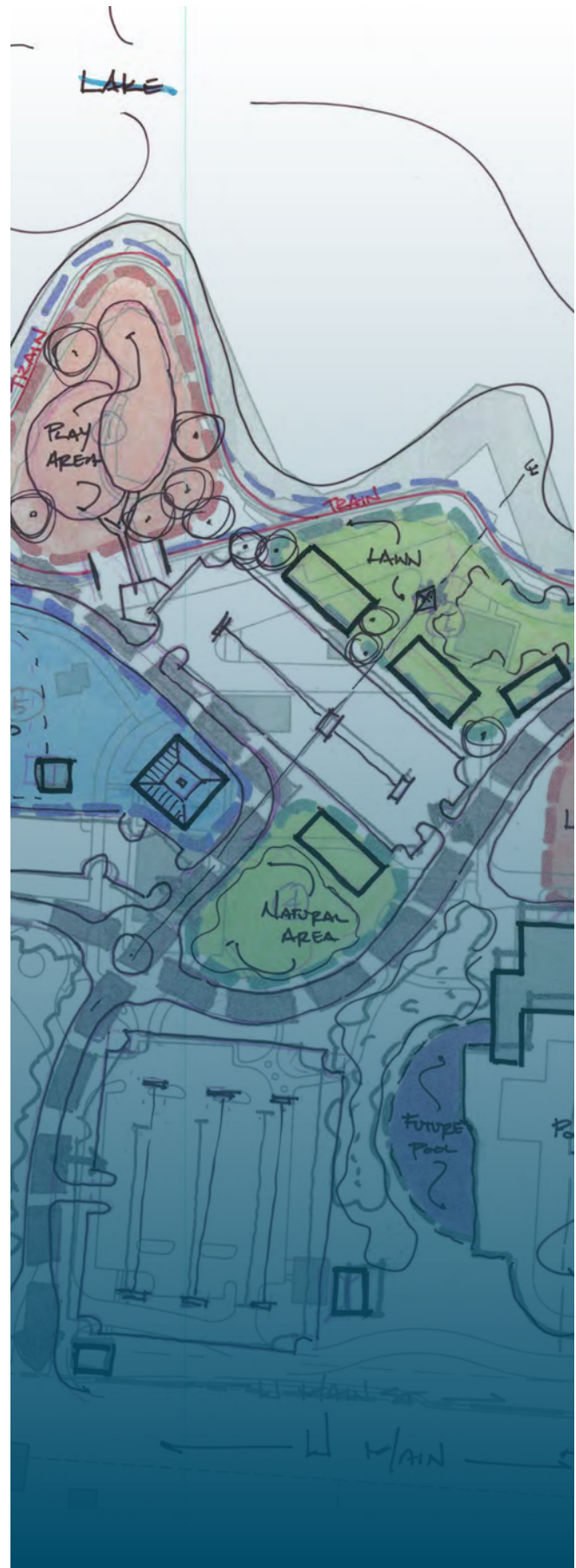
INTRODUCTION

High Point City Lake Park (the Park) is one of the most historic and iconic parks within the High Point Parks & Recreation system. Mature trees and rolling topography, along with diverse amenities such as the historic pool and gymnasium, and Arnold J. Koonce, Jr. City Lake access, have become vital components to the Park's heritage and character. This Master Plan intends to revitalize the Park to both serve the evolving recreation needs of the community and preserve the Park's meaningful history.

Furthermore, the development of a Master Plan for High Point City Lake Park is a short-term recommendation of the adopted 2019 Comprehensive Parks & Recreation Master Plan (the Comprehensive Plan). The High Point City Lake Park Master Plan will also meet a number of park, facility and programming goals of the Comprehensive Plan, including:

- › Provide additional trails
- › Expand all-inclusive amenities
- › Integrate history into parks to improve placemaking
- › Repair of damaged building systems
- › Renovate to improve compliance with the Americans with Disabilities Act (ADA)
- › Expand opportunities for programs in the areas of outdoor adventure, nature and education

Overall, renovations to High Point City Lake Park will improve safety, accessibility, user experience and ultimately increase overall use and revenue generation.



PARK LOCATION

Located on West Main Street approximately four miles northeast of downtown High Point and 0.75 miles from downtown Jamestown, the Park is largely surrounded by multi-family residential neighborhoods, commercial properties and nationally recognized historical sites. The Park itself falls within the City of High Point's jurisdiction, although directly adjacent the Town of Jamestown town limits.

According to the State Historic Preservation Office (SHPO), part of the Park property is also within the Jamestown Historic District (the District) on the National Register of Historic Places. The District consists of the remaining nineteenth century buildings from the Jamestown Quaker settlement that flank a roughly one-mile stretch of West Main Street, with the core of the Historic District comprised of a group of early nineteenth century brick buildings including the Richard Mendenhall Plantation Buildings, the Richard Mendenhall Store, and the Jamestown Friends Meeting House and cemetery. Both the Mendenhall Store and the Jamestown Friends Meeting House and cemetery are located within High Point City Lake Park.

High Point City Lake Park (Guilford Count PIN: 7822151707) is comprised of approximately 243.3 acres of land. For the purposes of this plan, the area of interest is situated along the southern-most extents of the Arnold J. Koonce City Lake (see below).

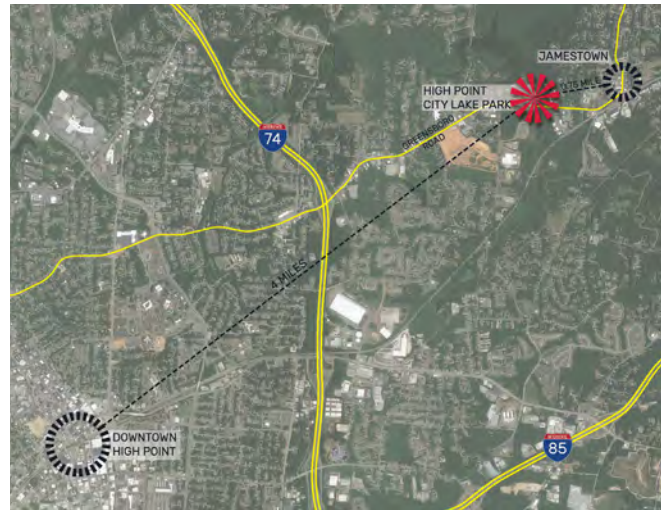


Figure 1 - Context Map

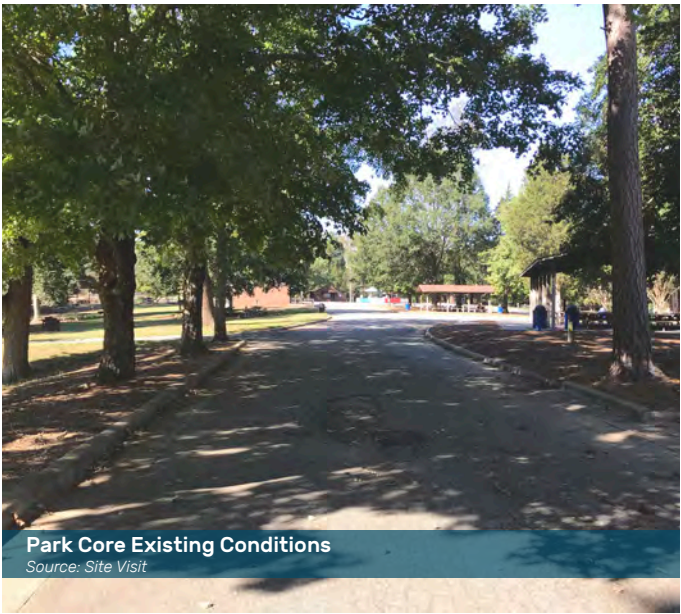


Figure 2 - Area of Interest Map



Camp Ann Peninsula Existing Conditions

Source: City of High Point



Park Core Existing Conditions

Source: Site Visit



Park Core Existing Conditions

Source: Site Visit



Kayak Launch Beach Existing Conditions

Source: Site Visit

SITE HISTORY

High Point City Lake Park has historical roots dating back to the late 18th century as a Revolutionary War military encampment and later became the site of a Quaker settlement, evidenced by the remaining early 1800s structures discussed above. In the early 1900s, the Park was built, and the High Point City Lake swimming pool was established as one of the largest pools east of the Mississippi River.

Until the mid-1700s, the Keyauwee Indians (once composed of 20 tribes) inhabited villages in the area of the Park. Inhabitants took advantage of the Deep River's fertile banks and bountiful hunting grounds. With the influx of Europeans moving inward to colonial North Carolina, the tribes moved south towards South Carolina where it is believed they merged with the Catawba Indian tribes.

In 1781, British General Charles Cornwallis' troops camped in the area of the Park prior to the Battle of Guilford Courthouse, a pivotal battle benefiting the Americans in the Revolutionary War. The late 1700s brought an influx of Quakers from Pennsylvania and Nantucket in search of fertile farmland. The Mendenhalls, one of the original families to move to the area, owned the land where the Park is currently located until the City of High Point purchased the property in the 1920s to build a recreational and amusement park.

The Park, originally referred to as Luna Park, inspired by Luna Park in Coney Island, NY, hosted fisherman and patrons in search of leisure space in the 1920s. Prior to this, leisure and recreation were limited to local swimming holes and casual play in open fields. Through President Franklin D. Roosevelt's Work's Progress Administration (WPA) enacted in response to the Great Depression, over 900 local men were employed to pour concrete and transplant trees in the Park. The most significant park renovations of this era emerged in the 1930s, when an amphitheater capable of hosting 2,000 people and one of the nation's largest pools were constructed. The Park was then officially renamed High Point Municipal Park.

Working within the original framework set in the 1930s, High Point's City Lake Park would continue to evolve to capture the recreational trends and amusements popular of the time. In 1953, a passenger train was added to provide scenic views of the lake while a sight-seeing water vessel allowed patrons to enjoy the tranquil, cooling waters.

Several renovations at the pool and outdoor aquatics area have yielded a more flexible and functional facility. In 1961 a 13,200 square foot gymnasium replaced the terrace which once overlooked the outdoor aquatics area. The most recent Master Plan, completed in 1994, resulted in renovations of the aquatics area and the complete reconstruction of the original 1935 pool to provide ADA access and a shallower depth.

In response to a park Master Plan enacted in 1994, several structures such as the fishing hut, picnic shelters and the concession stand have either been renovated, completely rebuilt or added. In 2013, the boat docks were completely renovated. After serving the area for nearly 100 years, the Park needs revitalization to serve the changing demographics and recreational trends of the community. The City of High Point is aware of the Park's historic context and the importance of historic preservation.

CONTEXTUAL SITE HISTORY

1700s

1750s The area was once inhabited by more than 20 tribes of Keyauwee Indians. Around the mid 1750's with the settlements of Europeans in the region pushed the Keyauwee south towards South Carolina where they likely merged with the Catawbas.

1800s

1781 General Cornwallis's troops camped in the area prior to the battle of Guilford Courthouse.

1860s The Jamestown Quakers used the land City Lake Park currently occupies as a settlement common area where the people of the community gathered, marking the original location of the Town of Jamestown.

1930

1920s The City of High Point purchases the land along both sides of the Deep River from Jamestown's Mendenhall family to accommodate City Lake as a water source.

1928 A 26 acre tract of land adjacent to the Deep River Dam is proposed for development as an amusement and recreation park called "Luna Park".

1930 The small park adjacent to City Lake draws in 500 people seeking shade and fishing along the lake shore.

1933 Fire destroys the park's main office building

- > The City purchases the old *Friends Meeting House*, currently located in the northwest area of the park, with the intention of opening a museum.
- > President FDR's Civil Works Administration employs 900 men in response to the Great Depression to create concrete paths and transplant trees in the park.

1935 Park is officially named High Point Municipal Park

- > City Lake Swimming Pool and Amusement Park opens to local residents on June 28th. At opening, the pool held 1,225,000 gallons of water and was 270 feet long.

1950

1937 Spillman Engineering Company installs multiple amusement rides in the park, including a swing ride, loop-the-loop, a kiddie automobile ride, and pony rides.

1960

1953 The Rotary Club purchases the park's first miniature train, carrying passengers around a 951 foot track with scenic views of the lake.

1954 "The Exchange Liner", a sight-seeing boat, is docked at the park.

1961 In place of the wooden open-air pavilion overlooking the pool, the Parks and Recreation Department's first gymnasium is opened.

1962 City Lake Pool is integrated, allowing use by both Caucasian and African American citizens.

1970

1969 Through federal assistance, the park undergoes several improvements, including new lighting, picnic shelters, a softball field, road and restroom improvements .

1990

1976 The 1953 miniature train is replaced with a new train after the Parks and Recreation Department request \$40,000 from City Council.

1979 Considering City Lake serves as a drinking water source, the City Council approves the first formal Lake Management Plan in conjunction with the Division of Health Services, and Department of Natural Resources and Community Development of the state of North Carolina.

2000

1994 A master plan by Hayes, Seay, Mattern & Mattern is created to guide renovations and future development of City Lake Park.

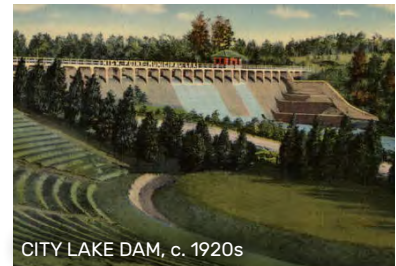
PRESENT

2001 The playgrounds in the park are updated to replace the original equipment to improve safety.

2017 High Point University commissions a new locomotive after the previous one became too costly to maintain and repair.



FRIENDS MEETING HOUSE, c. 1819



CITY LAKE DAM, c. 1920s



CITY LAKE POOL, c. 1935



PAVILION GYMNASIUM, c. 1961



NEW TRAIN, 1976



PLAYGROUND, c. 2000s

TEXT SOURCES:

CITY OF HIGH POINT DIGITAL ARCHIVES
TOWN OF JAMESTOWN: [HTTP://WWW.JAMESTOWN-NC.COM](http://www.jamestown-nc.com)

IMAGE SOURCE:

DAM, POOL, GYMNASIUM, TRAIN: CITY OF HIGH POINT
MEETING HOUSE, PLAYGROUND: TEAM SITE VISIT

SITE INVENTORY

The Park currently offers a dynamic range of leisure and recreation opportunities through the lake, amusements, amenities and historic and cultural elements present at High Point City Lake Park. Outdoor aquatics, passenger train, picnic shelters and a marina building with lake access are available for park users.

CULTURAL & NATURAL RESOURCES

HISTORIC RESOURCES

Nine historic properties and structures have been identified within or near the Park. Remaining in the park today are the Mendenhall Store and the Jamestown Friends Meeting House (including the cemetery). A complete list of structures within or near the park is shown in the table below. The Jamestown Friends Meeting House, circa 1819, was purchased by the City in 1933 with hopes of converting the structure into a museum. The Mendenhall Store, located at the main entrance to the Park, dates to the original Jamestown settlement. The cemetery is believed to be the burial location of Quakers, Revolutionary War Era Soldiers among others. High Point does not list the Park or attributing historic structures as local historic landmarks or being within a local historic district. However, The Jamestown Friends Meeting House and the Mendenhall Store are within the Jamestown Historic District and listed on the National Register of Historic Places. Preliminary conversations with the State Historic Preservation Office (SHPO) indicated that any future redevelopment which does not adversely impact the existing historical structures or require federal permits will be allowed without additional archaeological investigation.



Historic Image of High Point City Lake Park Pool

Source: City of High Point

ID Key	Site Name	Location	Historic Register Yes / No
1	Shubal Coffin House I (Coffin-Robins-Tilden House)	0.05 mi. SW	No
2	Isaac Potter Log House	0.20 mi. E	No; No longer present
3	George T. Penny House (Maryfield)	0.20 mi. SW	No
4	Jamestown High School	0.25 mi. E	Yes
5	Richard Mendenhall Plantation Buildings	Within Project Area*	Yes
6	Jamestown Historic District	Spans Project Area of Interest	Yes
7	Mendenhall Store	Within Project Area*	No
8	Madison Lindsay Medical School	Within Project Area*	No
9	Jamestown Friends Meeting House (includes cemetery)	Within Project Area*	No

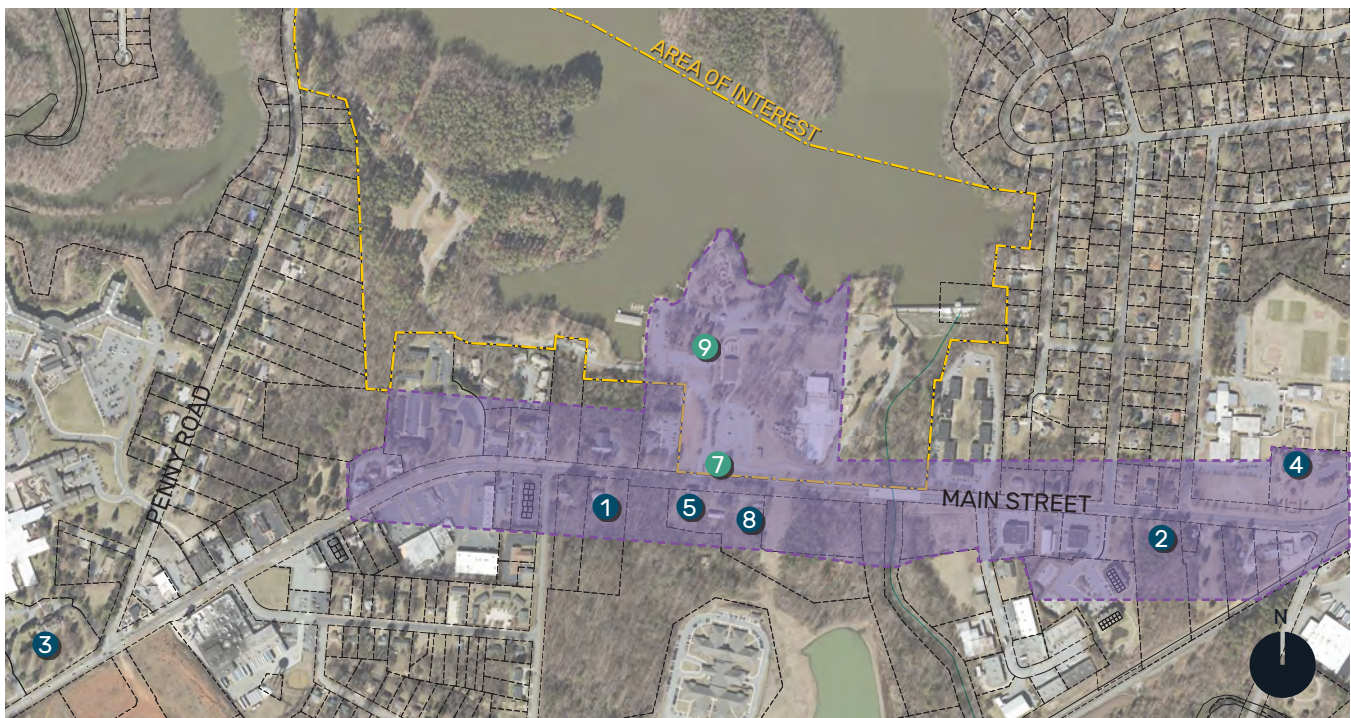


Figure 3 - Historic properties locations

A Natural Resources Review was conducted to identify sensitive environmental features such as threatened and endangered species, soils and hydrology.

The full Natural and Cultural Resources Review can be found in the Appendix.

THREATENED & ENDANGERED SPECIES

A desktop review using the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) online tool revealed two federally protected species that may be found within the project area. The first, Schweinitz's Sunflower, a perennial that produces yellow flowers and the second, the Small Whorled Pogonia, a short plant identifiable by the whorled leaf pattern. A field investigation prior to development of construction drawings will be required to rule out the possibility that these species are present within the project area.

The full Natural and Cultural Resources Review can be found in the Appendix.



SOILS & HYDROLOGY

Ten soil types occur on the site. Most of the site is well-drained with a moderately low to high infiltration rate. The site exhibits subtle to rolling topography. Constructed features such as pedestrian paths, open spaces and building foundations have altered the topography to access and accommodate structures. Most steep slopes (slopes 25% or greater) occur at the lake shore and near drainage features such as swales.

The site is located within the High Point City Lake-Deep River and Bull Run-Deep River sub watersheds of the Cape Fear River Basin, with all water draining to High Point City Lake and the Deep River. This results in a 50-foot buffer requirement for purifying and preserving the hydrologic function as a water source, while also protecting the sensitive habitat at the peripheries of the lake and river.

According to the North Carolina Flood Risk Information System (FRIS), a Federal Emergency Management Agency (FEMA) floodplain and a floodway are located on site (see site map located on pages 26-27). Should the proposed development encroach into the floodplain, a Floodplain Development Permit will be required. Should the proposed development impact the floodway, a FEMA No-rise Analysis or (CLOMR) will be required. Arnold J. Koonce, Jr. City Lake is a designated water supply source. This designation requires the provision of a 500' tier 1 restrictive buffer. Development within this buffer must not exceed the pre-existing impervious square footages.



STORMWATER

Improvements to High Point City Lake Park will require disturbance such that improvements will be classified as a “redevelopment” as stated in the City of High Point’s Development Ordinance (Chapter 6.2.3). When a project is considered a redevelopment, stormwater management becomes an integral component of the planning and design process and must adhere to all local, state and federal standards. A summary of items to be considered are listed below.

- › Pre-development impervious versus post-development impervious and associated requirements
- › The Park’s location within two water supply watersheds: High Point City Lake and Oakdale Reservoir Watersheds
- › Any improvements (or redevelopment) will be required to follow the City of High Point Best Management Practices Manual for development

A detailed Stormwater report can be found within the Appendix.

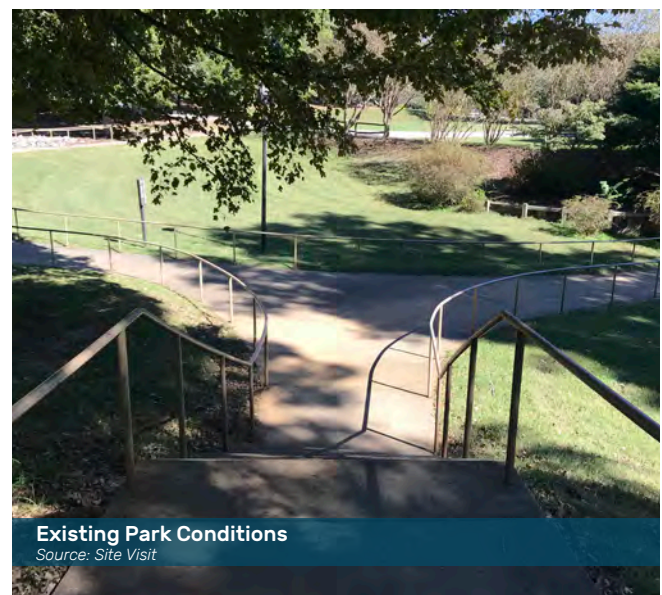
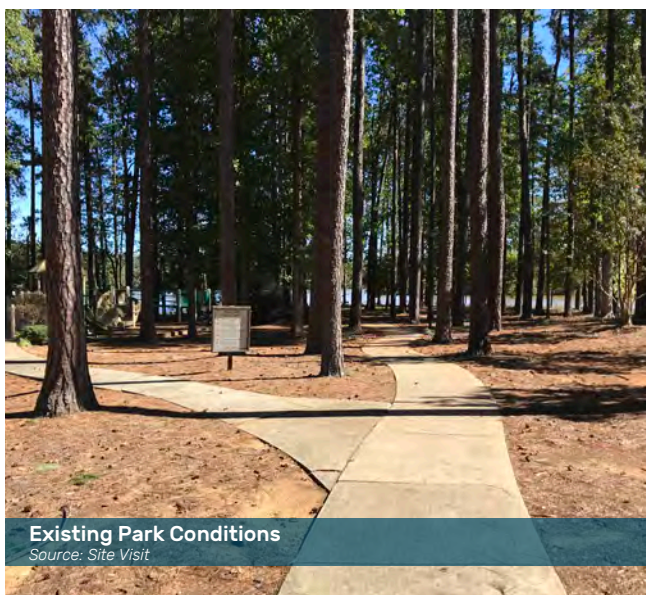
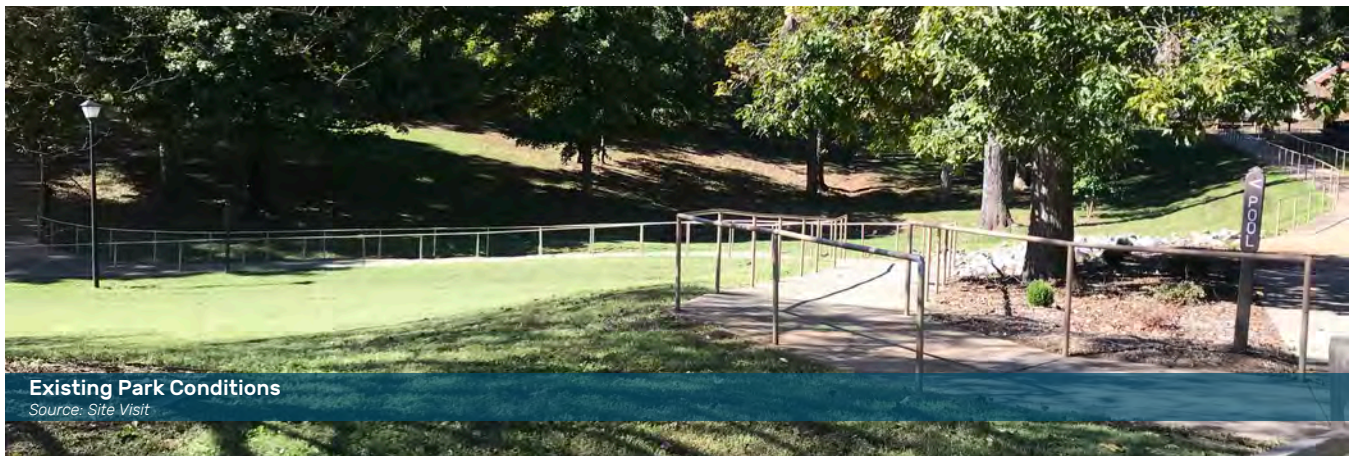


ACCESS & ACCESSIBILITY

The Park currently has three vehicular access drives, with the main entrance (West Parkside Drive) on West Main Street being the only access currently open to the public. A second vehicular access point, East Parkside Drive, is located just east of the main entrance and off West Main Street. A third access point, Park Drive, is in the northeastern corner of the site off Penny Road. The latter two are currently closed to public access. With one existing vehicular entrance/exit point to the Park, congestion and safety concerns exist, especially during times of peak use.

With the closure of the East Parkside Drive entrance, vehicular access to the existing gymnasium, pool and northern extents of the Park can become difficult to navigate. Additionally, the parking that serves these amenities is isolated, inadequate and has limited accessible parking. These isolated parking areas force park users to walk at least 300 feet to utilize amenities. Similarly, picnic shelters with limited adjacent parking force vehicles to use pedestrian paths to directly access the shelters.

Finally, the topography changes across the site make adherence to the requirements of the Americans with Disabilities Act (ADA) challenging. Many of the pedestrian routes require long stretches of walks and ramps to access various activities within the Park. While many of the walkways appear to be ADA compliant, providing additional upgrades and easily accessible routes to primary park amenities should be a priority when planning renovations.



FACILITIES & STRUCTURES ASSESSMENT

During a site visit to High Point City Lake Park, the project team gained a general understanding of the existing facility conditions through visual observation and photo documentation. The observations have been used to develop recommendations contained within this Master Plan. Through this assessment phase the project team noted several issues that will need to be addressed for the facilities to meet the current and future needs of the community.

Some preliminary findings included:

- › The gymnasium is showing signs of age (rusting canopies, leaking ceilings, no HVAC, ADA deficiencies, etc.)
- › The locker rooms are also showing signs of age (finishes are deteriorating, distressed mechanical system, ADA deficiencies, etc.)
- › Many picnic shelters appear to be in good condition
- › Restroom buildings need to be studied for ADA compliance (except those on the Camp Ann side which appear to meet accessibility requirements)
- › The exterior of the marina building appears to be in good condition
- › The Mendenhall store would require significant improvements to be used daily;
- › The Jamestown Friends Meeting House needs repairs to ensure preservation of its historical value; and
- › Improvements to buildings listed on the National Register of Historic Places may be cost prohibitive to renovate due to additional regulatory requirements (ADA requirements, structural improvements, etc)



Existing Park Conditions

Source: Site Visit



Existing Park Conditions

Source: Site Visit



Existing Park Conditions

Source: Site Visit



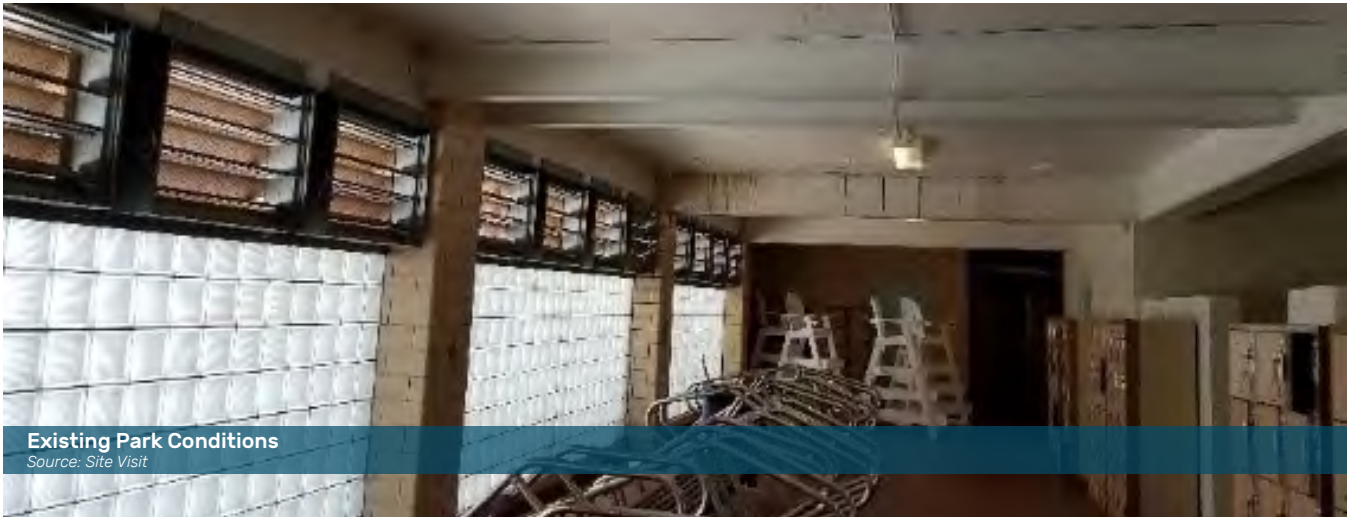
Existing Park Conditions

Source: Site Visit



Existing Park Conditions

Source: Site Visit



Existing Park Conditions

Source: Site Visit

POOL ASSESSMENT

Water Technology Inc. (WTI) and the design team visited the existing pool on November 7, 2018 to meet with High Point Parks & Recreation staff and complete an assessment of the pool. The intent of the visit was to assess the existing condition of the facility. We heard staff's operational experience of the pool mechanisms, observed the existing aquatic components and documented the current conditions of the pool and mechanical equipment. Water Technology Inc. (WTI), a world class aquatics planning, design and engineering firm, performed a preliminary visual inspection of the aquatic components. At the time of the site visit, the 50-meter pool and water slide holding basin were drained, the pool systems found non-operable and the pools were closed for community use. While discussing pool operations with staff, the design team noticed staff appear very focused on providing a safe and healthy experience for all community users. Some additional findings of the pool assessment included:

- › Facility entry is very understated, difficult to locate and navigate for first time visitors
- › Changing rooms are large, but do not offer family changing room options
- › Swimming pool has been very well maintained
- › Pool liner is in poor condition and has been replaced several times
- › Mechanical system is old and in need of replacement
- › Pool is under programmed for a pool of it's size
- › Need for more clearly marked accessibility routes
- › Poor vehicular circulation to and from pool
- › Lack of shade on the pool deck
- › Plenty of room for future recreation opportunities





Existing Park Conditions
Source: Site Visit



Existing Park Conditions
Source: Site Visit



Existing Park Conditions
Source: Site Visit



Existing Park Conditions
Source: City of High Point

DEVELOPMENT STANDARDS

Development standards govern the regulatory policy that guide both new development and renovations. The Park renovations must comply with all development standards to secure permits required for construction. The following outlines the development standards that govern the Park's redevelopment.

ZONING

High Point City Lake Park is part of a larger parcel surrounding Arnold J. Koonce, Jr. City Lake. According to the High Point Development Ordinance the Park is within a Special Zoning District designated as Parks & Natural Resources District (PNR). Lands with this zoning are established to preserve and protect identifiable natural resources. The designation of land as PNR protects waterways and waterbodies from erosion and sedimentation, retains the environmental character of native flora and fauna and protects against flooding resulting from heavy rain events and storms. Public recreation facilities are subject to additional use standards as described in Chapter 4.3.3.A.4 of the City of High Point Unified Development Ordinance (UDO). The UDO requires that "Outdoor courts, swimming pools and athletic fields be located at least 50 feet from any lot line abutting a residential district."

Below is a synopsis of the development standards from the City of High Point Development Ordinance:

Minimum Lot Area:	N/A
Minimum Lot Width:	N/A
Minimum Street Setback:	30' from back of curb for all buildings
Minimum Perimeter Setback:	30' from the property line
Maximum Building Height:	50/80 feet

According to the Jamestown Development Ordinance, the adjacent properties are zoned as commercial Main Street (C/MST), conditionally zoned Multi-Family Residential (CZ-MFR) and Single-Family Residential (SFR). These adjacencies do not require the need for any adjustments to setbacks located on the High Point City Lake Park property. This is important for redevelopment in the park near property lines.

LANDSCAPING AND BUFFERING:

The land use of the Park is categorized as Civic Institutional according to High Point's Unified Development Ordinance (UDO). Landscaped yards are not required where instances of the Park abut commercial properties. Based on the Park's zoning designation compared with that of adjacent parcels, a "Type B" landscaped yard is required. As defined by the UDO, this landscaped yard functions as a partially opaque screen from the ground to a height of six feet. This type of buffer prevents visual contact between uses and creates a sense of spatial separation. Refer to the table below for the yard requirements. When developing this Master Plan, the conceptual design should reflect adherence to the above standards.

Average width (feet)	25
Minimum width (feet) [2]	20
Maximum width (feet)	45
Canopy trees per every 100 linear feet	4
Understory trees per every 100 linear feet	6
Shrubs per every 100 linear feet [3]	25
5-foot opaque fence	Reduces average and minimum widths by 5 feet

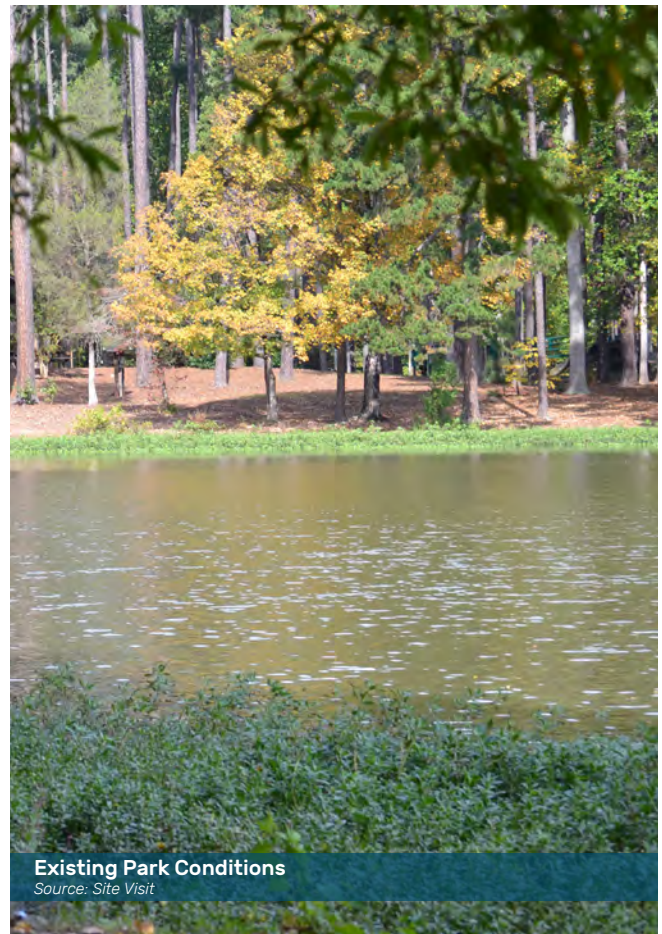
SITE OPPORTUNITIES & SITE CONSTRAINTS

The Site Opportunities and Constraints Analysis identifies the potential for retaining existing program elements and the development of future improvements. An opportunity and constraints map was developed to provide a summary of findings from the site inventory and analysis phase of the Master Plan process, resulting in an understanding of the existing site character and its capacity for future enhancement and preservation.

SITE OPPORTUNITIES

High Point City Lake Park has long been a regional destination for both High Point residents and surrounding communities. Integral park amenities/features that contribute to the overall park success are:

- › Historic pool & waterslides
- › Picnic shelters with scenic views
- › Passenger train
- › Fishing (bank, pier, watercraft)
- › Boat, kayak, canoe, standup paddleboard rentals
- › Playground equipment
- › Mature vegetation
- › Views of the lake
- › Historic buildings
- › Marina

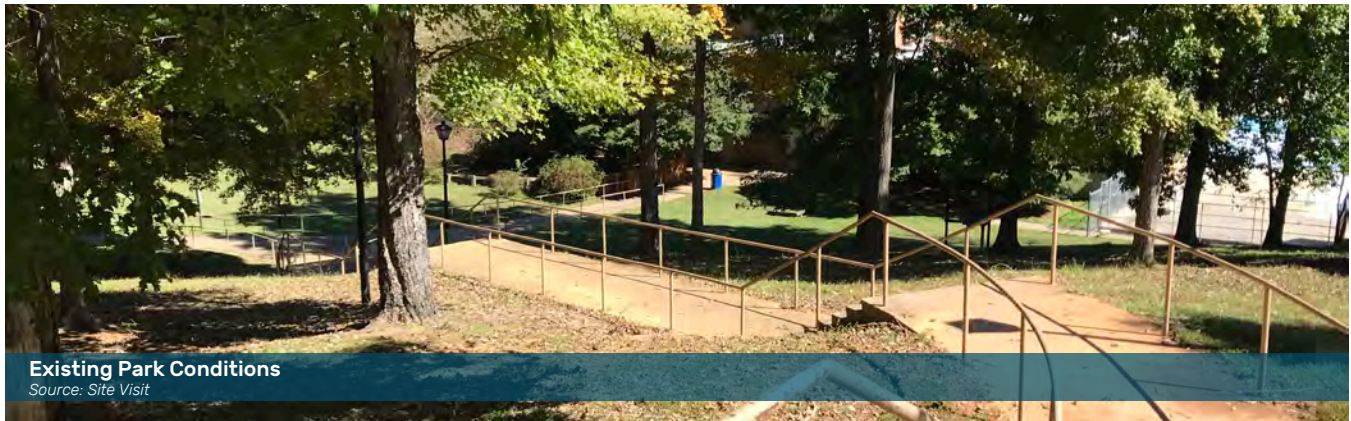


SITE CONSTRAINTS

Construction of High Point City Lake Park began in the early 1900s. Since the Park's inception, minor renovations have occurred in various areas of the Park. As a result of these modifications, traffic patterns, connectivity and pedestrian circulation have been altered resulting in safety and accessibility concerns. A master plan was completed in 1994 and proposed improvements to the overall Park experience but very little of the plan has been implemented. After review of the existing site conditions, a few site constraints this master plan considers are:

- › Steep slopes (ADA, cut/fill, drainage)
- › Tier 1 development restrictions
- › 50' stream buffer
- › Limited pedestrian connectivity
- › Contributing historic buildings/structures/cemetery
- › Limited right of way along West Main and Penny Road preventing road improvements
- › Existing structures need renovation
- › Roadway traversing neighboring properties

These constraints require careful consideration within the Master Plan design strategy as they present limitations to additional impervious, disturbance and intensity of future development upon the site.



- +/- 400 LF OF CROSSING
- FLOODPLAIN & FLOODWAY IMPACTS
- POSSIBLE NCDOT FUNDED PROJECT

**GATED OFF ENTRY; POSSIBLE
SECONDARY ENTRY LOCATION**

- › STEEP GRADES
- › LIMITED WIDTH
- › CLOSE PROXIMITY TO
ADJACENT PROPERTY OWNER

OUTDOOR ADVENTURE PARK

- › MATURE CANOPY VEGETATION
- › ROLLING TOPOGRAPHY
- › WATERFRONT ACCESS
- › CONCERN FOR ADA ACCESS

POSSIBLE PARKING LOT LOCATION

- NO EXISTING MATURE VEGETATION
- MINIMAL GRADE CHANGE
- EXISTING ROADWAY CONNECTIONS
- CONCERN FOR ADA ACCESS

EXISTING SHELTER/PICNIC AREA

- MATURE CANOPY VEGETATION
- MINIMAL GRADE CHANGE
- WATERFRONT ACCESS
- OPTIMAL VIEWSHEDS
- VEHICULAR ACCESS IS LACKING
- FLOODPLAIN IMPACTS

EXISTING PLAYGROUND

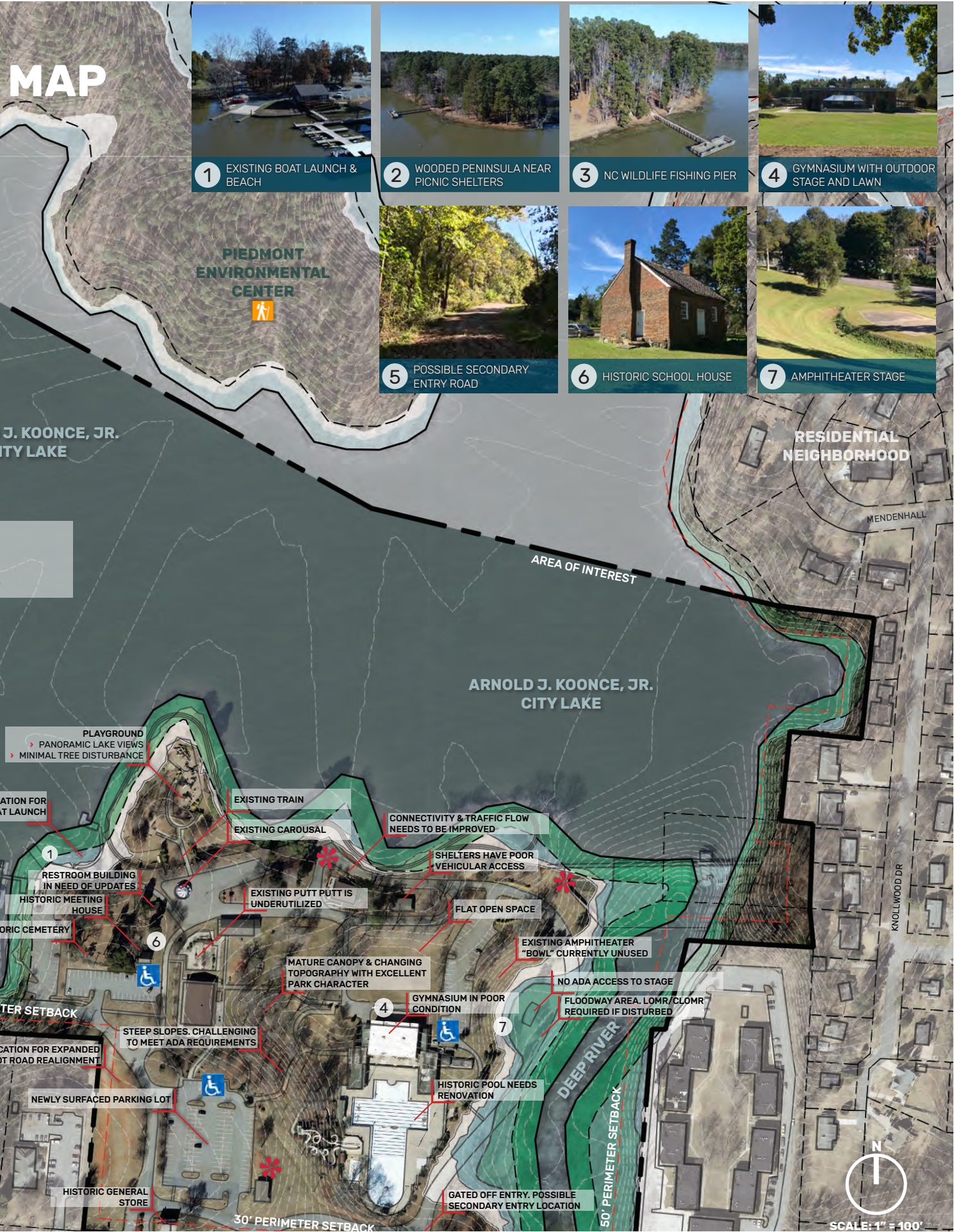
POTENTIAL LOC
EXPANDED BOA

Project Area
 30' & 50' Perimeter Setbacks
 Possible Bridge Crossing
 Existing Trail network (Greenway & Natural Surface)
 Potential Area of Interest / Viewshed
 Existing Handicap Parking Area
 100-Year Floodplain Area
 500-Year Floodplain Area
 Floodway Area
 50' Stream/Lake Buffer

**SINGLE FAMILY
RESIDENTIAL**

RESIDENTIAL APARTMENTS

COMMERCIAL OFFICE SPACE





Park location

PIEDMONT ENVIRONMENT CENTER

CITY LAKE

Walking Trails

2

COMMUNITY ENGAGEMENT

2-5 Playground Equipment

New Dock

New Carousel

Train Station

New Park

RESIDENTIAL APARTMENTS

More lighting

COMMERCIAL OFFICE SPACE

30' PERIMETER SETBACK

W MAIN ST

Winter Wonderland

Too much traffic!

Multi-Purpose rooms

CHAPTER 2 > COMMUNITY ENGAGEMENT

High Point City Lake Park's improvements have been informed not only by a physical site assessment and staff comments, but through a public input process that engaged the community and park users. This engagement process included a public open house and an on-line public opinion survey questionnaire distributed by City staff. Additionally, the recently adopted Parks & Recreation Comprehensive Master Plan was reviewed and informed recommendations relating to the need for more trails, greenways, all-inclusive play, aquatics and additional family and community events.



STAFF COLLABORATION

High Point Parks & Recreation Staff Meeting

Members of the design team met with City staff on December 12, 2018 to gather information regarding operations and maintenance. These staff members have a deep knowledge of the Park's past, day-to-day operations and on-going programs while being invested in the Park's future success. In this meeting, the design team reviewed site and architectural opportunities and constraints, presented community engagement findings and held a focused discussion. The focused discussion guided the group through an intentional brainstorming and theming discussion seeking to cultivate a vision and inspiration for the Park Master Plan. Upon completion of the brainstorming session, the design team presented the preliminary desired park programs for staff approval. Consensus building at the meeting was critical in the overall direction of the master planning process.

Based on these discussions, the following seemed to be priorities for staff:

- › Pool renovations that are innovative, one-of-a kind and attract regional visitors to increase overall park use and revenue generation;
- › Improve park access for all ages and ability levels;
- › Improve parking and vehicular / pedestrian circulation and safety; and
- › Honor the Park's history and the community's memories by intentionally balancing preservation of various park elements with renovations to others.

COMMUNITY COLLABORATION

Methods for obtaining public input focused on understanding favorite existing amenities, inspirational park memories, desires for the Park's future and personal discussions of existing park opportunities and challenges. Understanding how High Point City Lake Park has been successful in the past informs the Master Plan's vision for the future.

For documentation of sign-in sheets, survey questionnaire, input results, agendas and meeting materials, see the Appendix.

Public Open House:

A public open house was held on November 15, 2018 in the conference room of the Parks & Recreation Department administrative office. The design team and City staff gathered input from individuals representing the Park's service area. Using sticky notes on response boards and putting poker chips into voting jars, participants were able to select their preferred pool renovation concept and vote for desired park amenities respectively. They also had the opportunity to share park memories and experiences documented by way of video recording. Participation was self-directed and as a result, not all participants responded to all prompts. City staff, the design team and the Parks & Recreation Commissioners were available at each station and floating throughout the event to provide input as needed and to answer questions. Casual conversations with the project team and City staff proved to be informative.

Public Opinion Survey

A survey was developed by City staff to collect input regarding the recreational preferences for future park renovations. The survey was designed for web-based feedback and was posted from November 15, 2018 until November 28, 2018. The weblink was posted on the Department's website, shared on social media and was also offered on tablets at the public input meeting. During the two weeks that the survey was online, the City received 424 total responses. The survey asked questions related to demographics (age, gender, race and education); frequency of park visits; preferred existing qualities; perceived pool needs and wants for improvements; as well as future programming for High Point City Lake Park. Notable survey results include:

- › The existing playgrounds and train are very important to existing site users
- › A high interest in paved trails for walking, running or hiking
- › There is a very strong desire for event space and picnic shelters

HIGH POINT PARKS & RECREATION COMMISSIONER COLLABORATION

First Meeting held on January 14, 2019

The design team presented a project update to the Parks & Recreation Commissioners. The master planning process was explained. Site inventory and analysis observations were discussed, along with their implications for the Park renovations. The design team also presented preliminary schematic designs for both the gymnasium building and the pool renovation. Following the presentation of the pool and building renovation concepts, community engagement results were presented. Preliminary primary and secondary program elements for both the pool and the Park were presented. At the end of the presentation the design team detailed the next steps of the design process and outlined the process for the next deliverable.

Second Meeting held on April 8, 2019

The second meeting was held after the completion of Concept Alternatives for site, pool and building improvements were completed and the master plan developed. The goal of this presentation was to engage the Commission of the project plan and approach for the final design. The design team presented the process and following introductions, the design team recapped the master plan process, vision and the results from the inventory and analysis phase. The final master plan was presented along with accompanying precedent imagery depicting the overall design intent. The site design, pool renovation and building rehab were each discussed in detail. Each one of these elements are integral components of the final plan and each were followed with a professional opinion of probable cost. Following the presentation of the master plan, the design team discussed feasibility strategies, and phasing opportunities, concluding with a informal open discussion.

PARK PROGRAMMING

The feedback received from the public opinion survey, public open house and staff meetings was used to identify which amenities are popular and should remain, and which desired amenities will make up primary and secondary park programs for the Park renovations. When referring to site design, the primary park programs describe amenities that are unique to High Point City Lake Park, which serve as anchors or attractors, intending to draw visitors. The secondary park program elements describe support amenities frequently found in public parks that contribute to feelings of comfort and safety, and speak to the overall aesthetics of the park character. Each of the program elements supports the community's input and have been included with an understanding of the Park's past, present and future successes.

PROPOSED PRIMARY PARK PROGRAMMING

- › Pool renovations
- › Gymnasium renovations
- › Mountain bike trails
- › Tree top trails
- › Ziplines
- › Ropes course
- › All-inclusive playground
- › Natural playground
- › Canoes, kayaks and standup paddle board rentals
- › Event lawns
- › Wildlife viewing area
- › Picnic shelters
- › Natural and paved trails for walking and running
- › Community space with lawn
- › Covered vendor or food truck rodeo area



PROPOSED SECONDARY PARK PROGRAMMING

- › Shaded seating
- › Landscape improvements
- › Accessible parking
- › Lighting
- › Wayfinding signage
- › Improved pedestrian and vehicular circulation



POOL PROGRAMMING

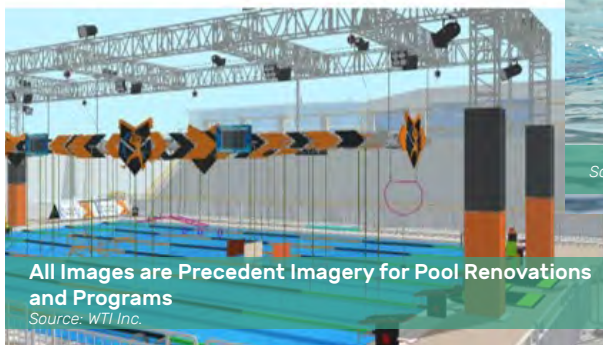
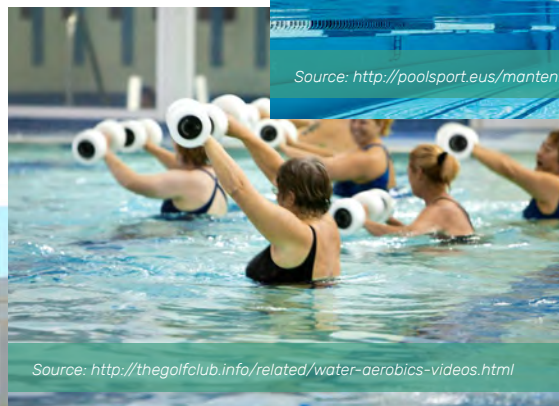
As a part of the community engagement process, the design team sought feedback for a preferred concept for addressing pool renovations. Three concepts with different provisions were provided by Water Technology Inc (WTI). City staff and public attendees voted on a preferred concept. Pool programming was also included as a part of the public opinion survey and respondents were asked to choose from a list of aquatics amenities they would desire in a renovated pool environment. The results from both the survey and public input meetings have been compiled below to illustrate the public's perceived needs and wants related to pool improvements.

POOL IMPROVEMENTS

- › Shaded seating
- › Lazy river
- › Splash pad
- › Water play structures
- › Interactive water sprays
- › Traditional water slides

POOL PROGRAMS

- › Swimming lessons
- › Open swim area
- › Water aerobics
- › Lap swimming





CHAPTER 3 ► DESIGN ALTERNATIVES

After collecting input from the public and City staff, the design team composed two concepts which incorporated primary and secondary park programs, amenities and facilities. Multiple design alternatives were provided by all three design professionals (site, pool and architectural).

Full design alternatives can be found within the Appendix.

PARK CONCEPT THEMES

The early phases of the design process revealed narratives dating back to the conception of High Point City Lake Park. The Park's history, context, ecological function and recreational contributions each inform how the Park is seen today. Using these characteristics helps lead to an overall design concept statement. Before developing two different design alternatives, two concept themes were provided to help inform the concept design.

CONCEPT THEME 'A'

"High Point City Lake Park, the Pride of High Point"

High Point City Lake Park was originally named "Luna Park" after the famous Luna Park at Coney Island in New York. Long known as the "Heart of Coney Island" Luna Park grew to be one of the main attractions for residents of New York City. With its original ties to Luna Park and the historic tradition that High Point City Lake Park has within the High Point Parks & Recreation Department, High Point City Lake Park has the potential to honor the past while looking toward a vision for the future.

CONCEPT THEME 'B'

"High Point City Lake Park - Building on our History"

High Point Parks & Recreation boasts a diverse parks system. High Point City Lake Park is one of the many parks within the overall system that offers unique and diverse amenities and has a history of attracting regional visitors. Expanding and developing existing park facilities to provide one-of-a-kind amenities and compelling elements would continue to capture the hearts of regional visitors and revitalize the Park's reputation as a recreational amusement provider.



Existing High Point City Lake Park Train
Source: City of High Point

PARK CONCEPT ALTERNATIVES

PARK CONCEPT ALTERNATIVE 'A' – THE PRIDE OF HIGH POINT

This concept responds to the need for better connectivity to all park features within High Point City Lake Park. The disconnected and inaccessible features of the Park as it stands today are resolved and each element is accessible by adjacent parking areas. A primary spine road allows vehicular access to each area of the Park and three access points improve overall circulation. Picnic shelters with adjacent, dedicated parking areas are provided while also preserving views of the lake. This concept formalizes the lawn space at the existing gymnasium stage, capitalizing on the north-south axis. This axis allows for the lake to be the backdrop seen from the stage. While this concept preserves the north-south axis of the lawn, construction of the spine road requires significant grading and earthwork which disturbs the existing stand of mature trees.

Vehicular and pedestrian connections are made between the Park's Core area and Camp Ann. A multi-use trail connecting the two park areas, connects the user to the natural setting of the lake edge, and provides access to bank fishing. The Camp Ann portion of the Park property preserves the mature existing canopy and includes adventure amenities such as ropes courses and mountain biking trails. Existing picnic shelters remain and walking trails are expanded. This naturalistic setting is an appropriate transition between the Park Core and the Piedmont Environmental Center north of the Park.



PRECEDENT IMAGERY & EXISTING PARK ELEMENTS





PARK CONCEPT ALTERNATIVE 'A'

DESIGN
ALTERNATIVES



PARK CONCEPT ALTERNATIVE 'B' – BUILDING ON OUR HISTORY

Concept B offers similar amenities while slightly adjusting the spine road configuration and the orientation of the Great Lawn to minimize earthwork and disturbance to the mature canopy. By removing the existing road parallel to West Main Street, the southwest parking lot is expanded southward improving vehicular circulation. The provision of two open vehicular entrances along West Main Street allows users to easily access a desired amenity without traversing the entire park. The primary entrance (nearest the Historic General Store) is realigned to allow for an east or west directional decision closer to the Park's center core. Expanded parking is also provided at the historical school house, cemetery and gymnasium. Additionally, parking is added near the Depot and picnic shelters along the lake front to increase user safety and accessibility.

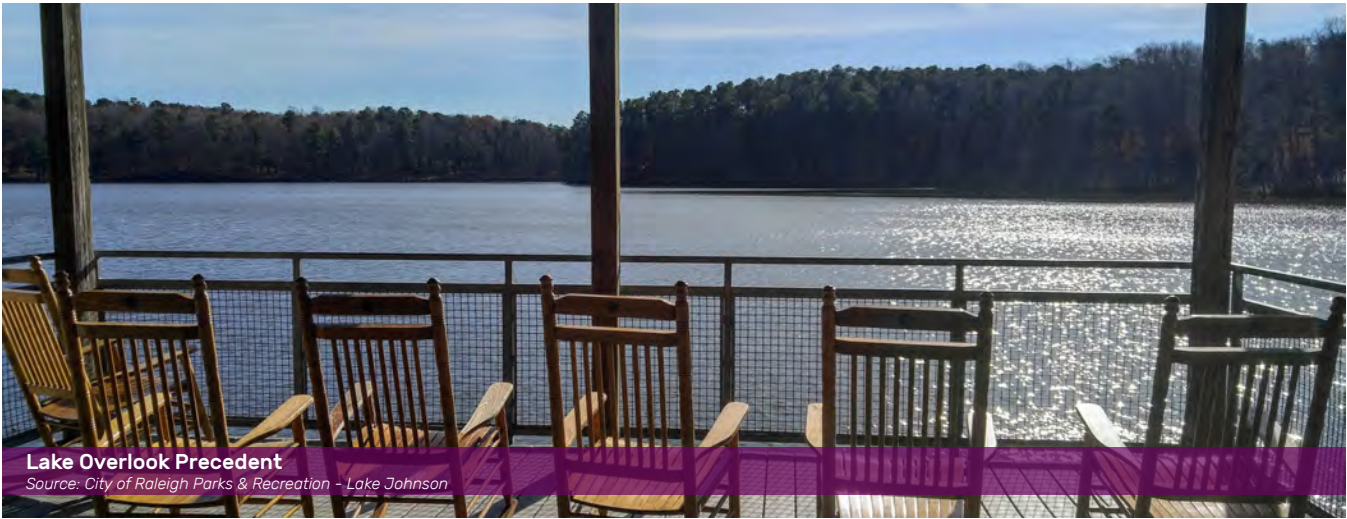
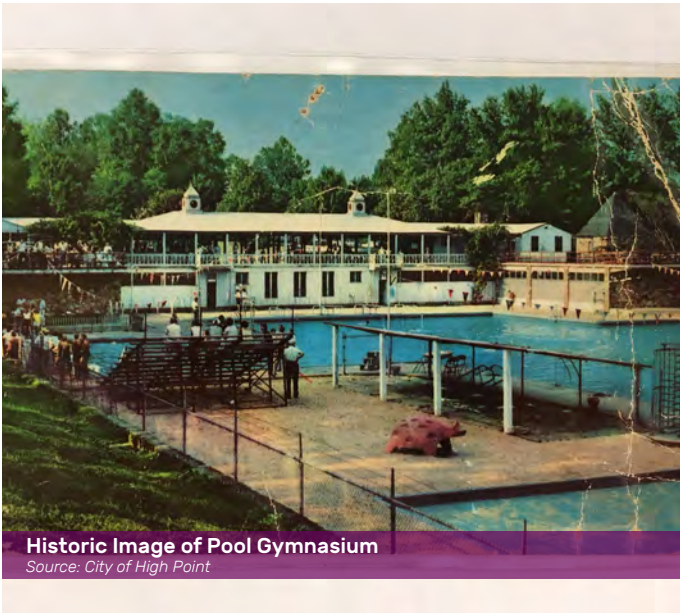
Capitalizing on the history of the railroad within High Point, this concept provides structures such as picnic shelters, restrooms and concessions with an architectural character reminiscent of the railroad era. With gables and arches that mimic the historic High Point Train Station, the proposed concessions and restroom facility on the northern side of the Park near the lake's edge also serves as a ticket office for the existing train and carousel. Proposed shelters are clustered along the lake front with adjacent accessible parking. The axis of the event lawn is shifted to accommodate the spine road and oriented for optimal solar performance while providing a plaza for gathering and outdoor events such as family festivals, food trucks and concerts.

Vehicular and pedestrian connections are made between the Park's Core area and Camp Ann. A multi-use trail connects the two park areas, connecting the user to the natural setting of the lake edge and provides access to bank fishing. The Camp Ann portion of the Park property preserves the mature existing canopy and includes adventure amenities such as ropes courses and mountain biking trails. Existing picnic shelters remain and walking trails are expanded. This naturalistic setting is an appropriate transition between the Park Core and the Piedmont Environmental Center north of the Park.



PRECEDENT IMAGERY & EXISTING PARK ELEMENTS

DESIGN
ALTERNATIVES





PARK CONCEPT ALTERNATIVE 'B'

DESIGN
ALTERNATIVES



POOL CONCEPT ALTERNATIVES

WTI provided three pool rejuvenation options for the pool, preserving the historic pool footprint. Each concept looked at providing shade, accessibility, renovated filtration and sanitation systems, as well as upgraded and diverse pool amenities. Although all three options provided similar pool improvements and amenities, each option provided a different layout allowing users to interact with others differently.

PRECEDENT IMAGERY

DESIGN
ALTERNATIVES



Pool Slides and Lazy River Precedent

Source: <https://www.skyscanner.dk/hoteller/danmark/billund-hoteller/lalandia-billund/ht-46997764>



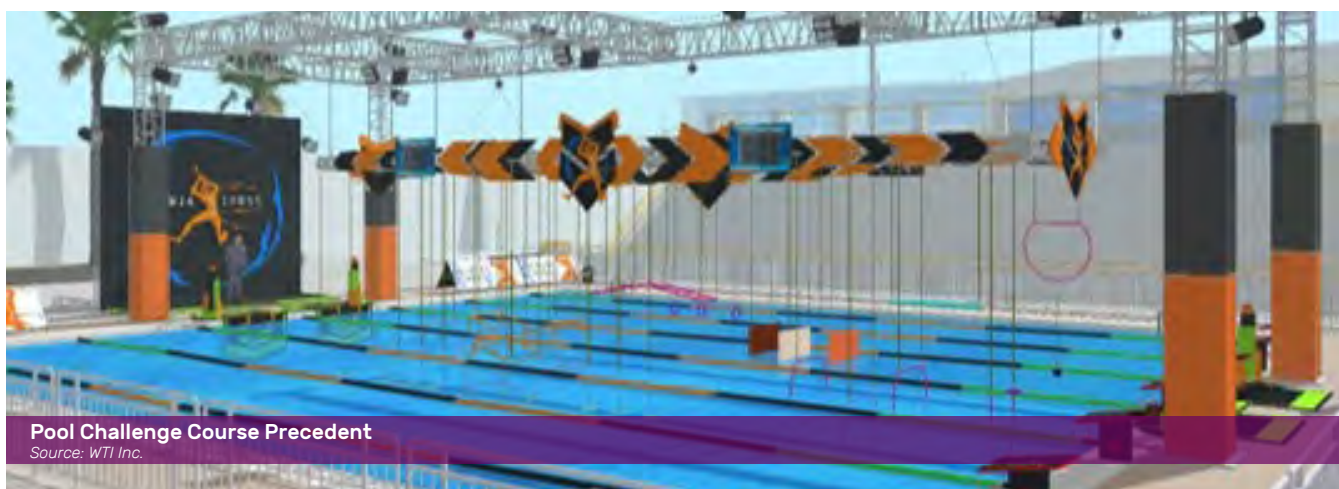
Slide Fun Precedent

Source: WTI Inc.



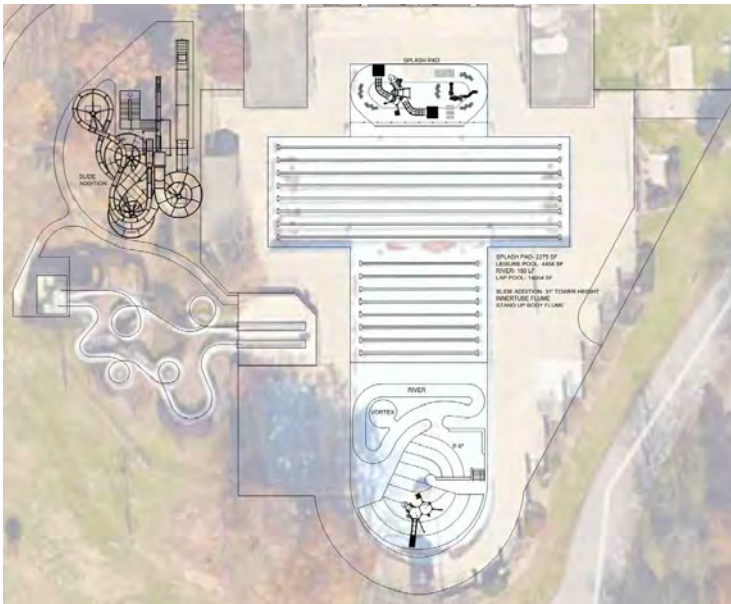
Splash Pad and Water Play Precedent

Source: <https://www.chatterblock.com/articles/321667533/top-splash-pads-wading-pools-for-kids-in-toronto/>



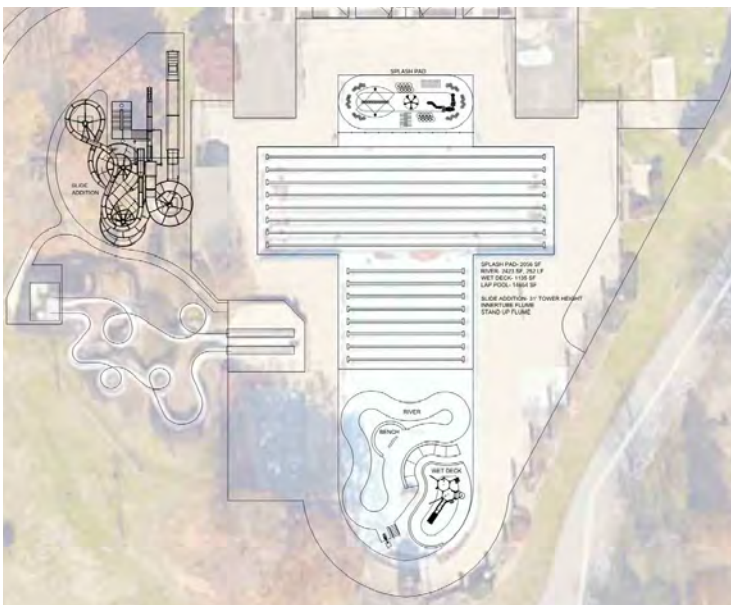
Pool Challenge Course Precedent

Source: WTI Inc.



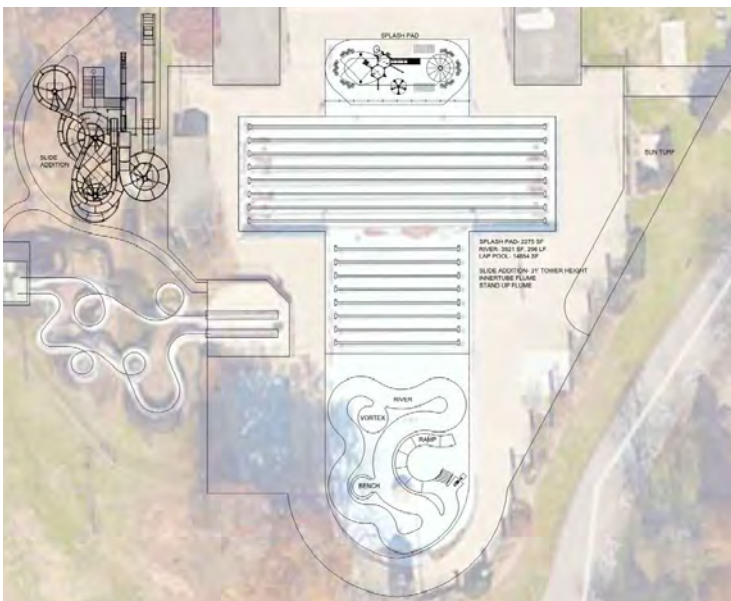
Potential Rejuvenation Concept 1

- › New Large Splash Pad
- › Lifestyle Pool with Lazy River
- › New Water Slide Complex
- › Shaded Concessions Area
- › More Shade on Pool Deck
- › Updated Family Changing Rooms
- › New Pool Filtration and Sanitation



Potential Rejuvenation Concept 2

- › New Large Splash Pad
- › Play Structure
- › Medium Lazy River
- › New Water Slide Complex
- › Shaded Concessions Area
- › More Shade on Pool Deck
- › Updated Family Changing Rooms
- › New Pool Filtration and Sanitation



Potential Rejuvenation Concept 3

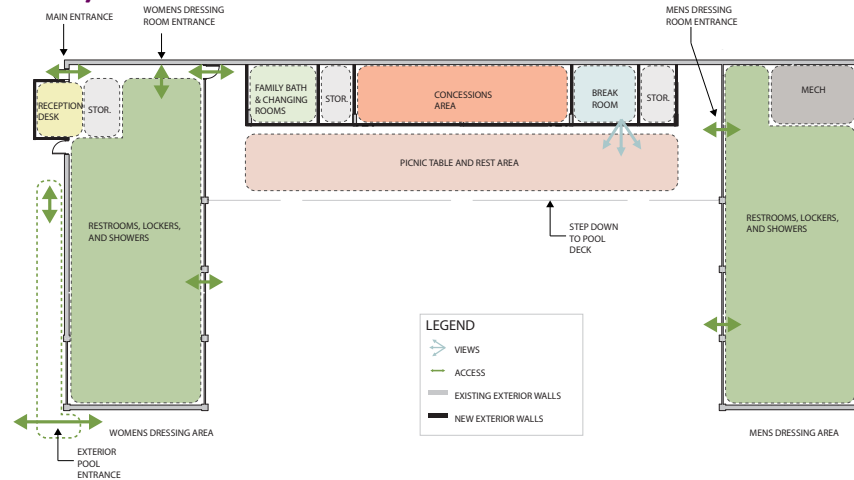
- › New Large Splash Pad & Play Structure
- › Large Lazy River
- › New Water Slide Complex
- › Shaded Concessions Area
- › More Shade on Pool Deck
- › Updated Family Changing Rooms
- › New Pool Filtration and Sanitation

ARCHITECTURAL ADJACENCY PLAN ALTERNATIVES

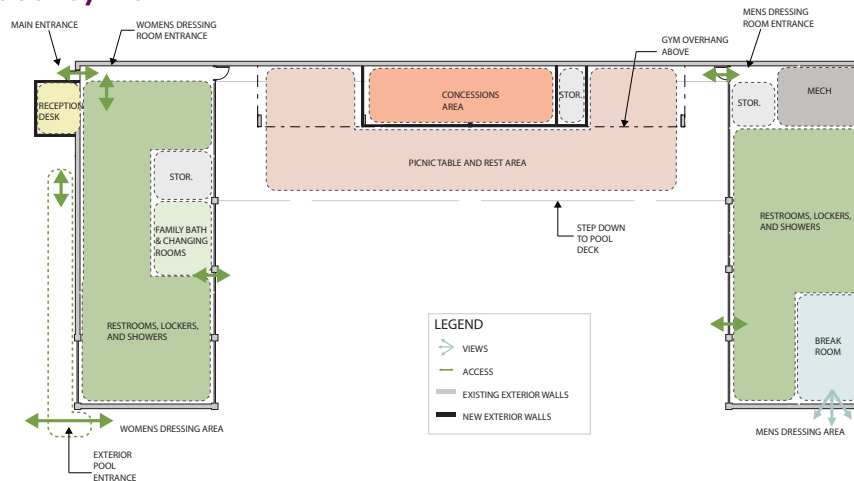
HH Architecture presented three schematic adjacency plans for renovating the existing gymnasium and locker rooms. Each plan prioritizes views to the pool and egress points to and from the building. Combining the need for community event space, office space and views of the pool, each scheme pursues achieving the building's maximum potential.

LOCKER ROOM ADJACENCY PLANS

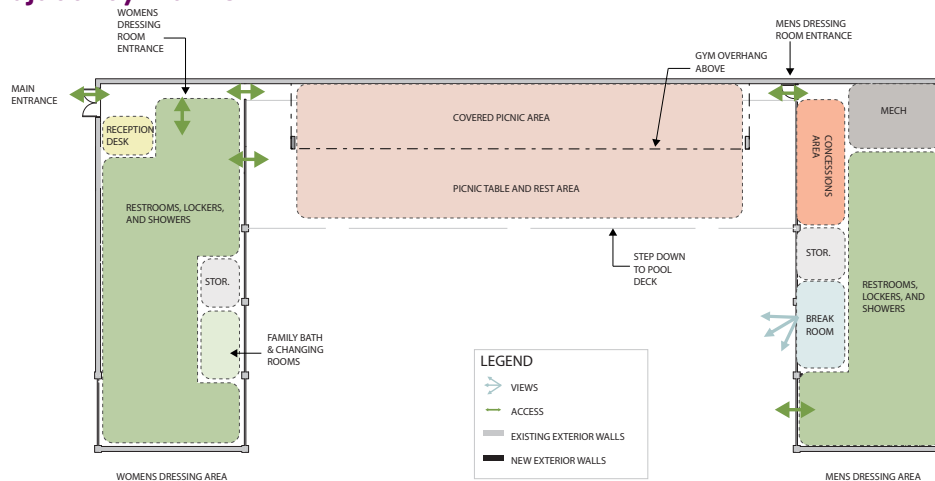
Floor Plan Adjacency Plan: 1



Floor Plan Adjacency Plan: 2

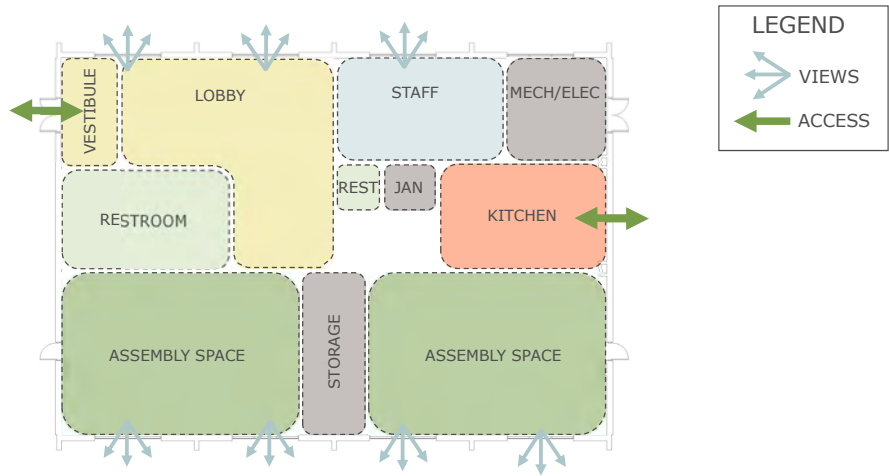


Floor Plan Adjacency Plan: 3

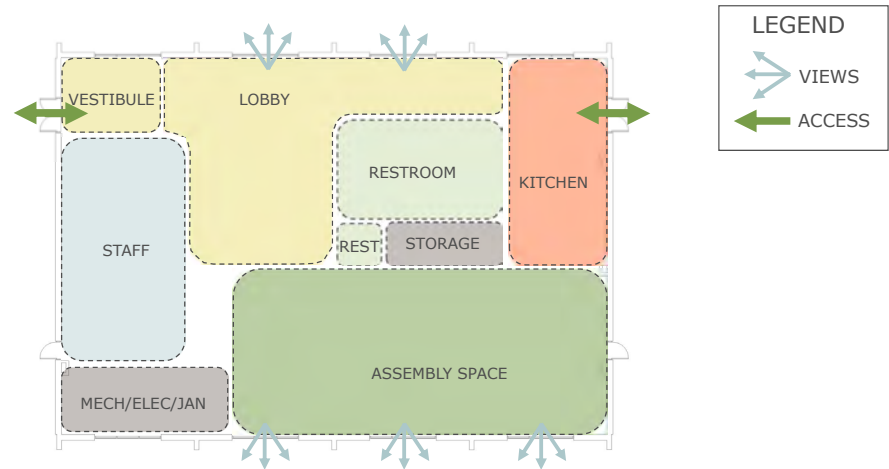


GYMNASIUM ADJACENCY PLANS

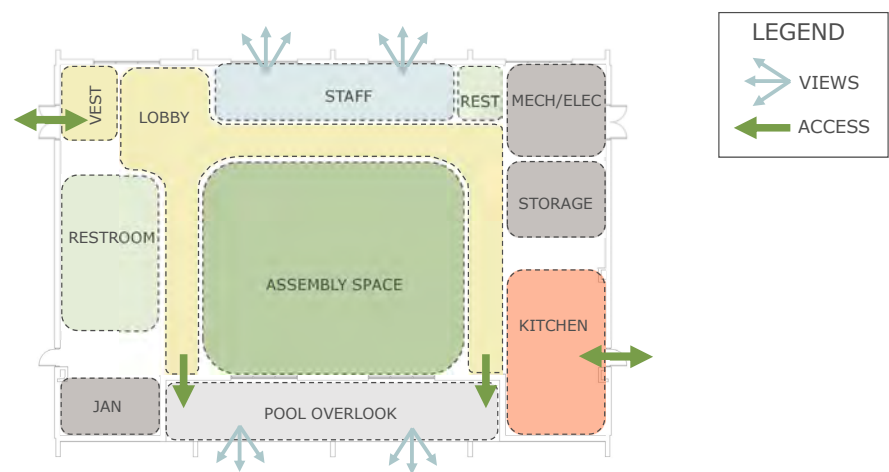
Floor Plan Adjacency Plan: 1



Floor Plan Adjacency Plan: 2



Floor Plan Adjacency Plan: 3



TRAIN STATION CONCEPT

In addition to the locker room and gymnasium renovations, the concept plans suggest the addition of a picnic shelter, concessions stand and ticket center combined under one structure. This structure will mimic architecture seen in train stations. The exposed steel and open air structure could become a focal point of High Point City Lake Park and provide park users with a place to congregate and enjoy the vistas offered by Arnold J. Koonce, Jr. City Lake.

PRECEDENT IMAGERY & CONCEPT SKETCH



The Depot Precedent and Concept Sketch
Source: HH Architecture

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4

FINAL MASTER PLAN

CHAPTER 4 ► FINAL MASTER PLAN

Based on community input, the final design was chosen from one of the two concept alternatives. When the design alternatives were presented and all information was gathered, the preferred site concept was alternative 'B'. An amalgamation of the two provided architectural adjacency schematics, which informed the final preferred design scheme. Of the aquatic plans provided, concept 2 was the preferred concept. The combination of these preferred concepts became the basis of design for the final Master Plan.

For purposes of providing a detailed description of the Master Plan, the Park has been broken into two primary areas:

The Park Core: Area of the Park on the east nearest the marina, pool, gymnasium, West Main Street and the dam

Camp Ann: The Park's western territory bordered by Penny Road to the west and the lake to the north and east

NARRATIVE

Following the concept theme, "Building On Our History," the Master Plan seeks to honor the Park's past by including elements of architecture reminiscent of the rail era, retaining the footprint of the pool and repurposing the gymnasium. As seen throughout the community engagement process, High Point City Lake Park holds special meaning for many of the City's residents. It has long been a location for community connection and fond family memories. This Master Plan seeks to provide recreation opportunities that build upon this strong historic community foundation.



FUTURE BIRD'S EYE VIEW





FINAL MASTER PLAN

Park Core and Camp Ann Enlargements
can be found on the following pages

FINAL MASTER
PLAN

ARNOLD J. KOONCE, JR.
CITY LAKE

PARK
CORE

WEST MAIN STREET





ARNOLD J. KOONCE, JR.
CITY LAKE

CAMP
ANN

10' MULTI-USE PATH

VEHICULAR & PEDESTRIAN
CONNECTION TO CAMP ANN

EXISTING TRAIN TRACK

PARKING LOT
(67 SPACES)

PARKING LOT
(64 SPACES)

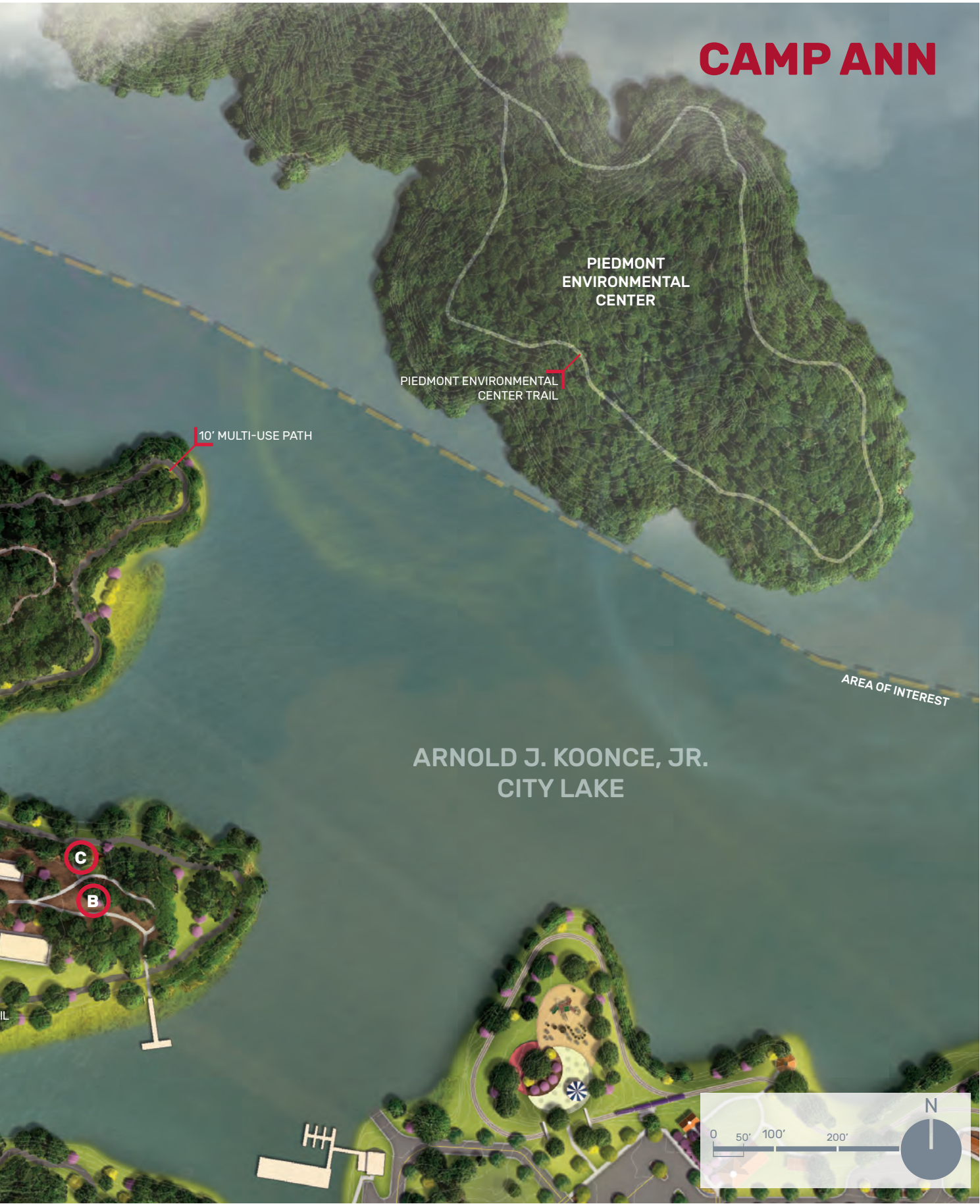
PARKING LOT
(150 SPACES)

WEST MAIN STREET

FINAL MASTER
PLAN



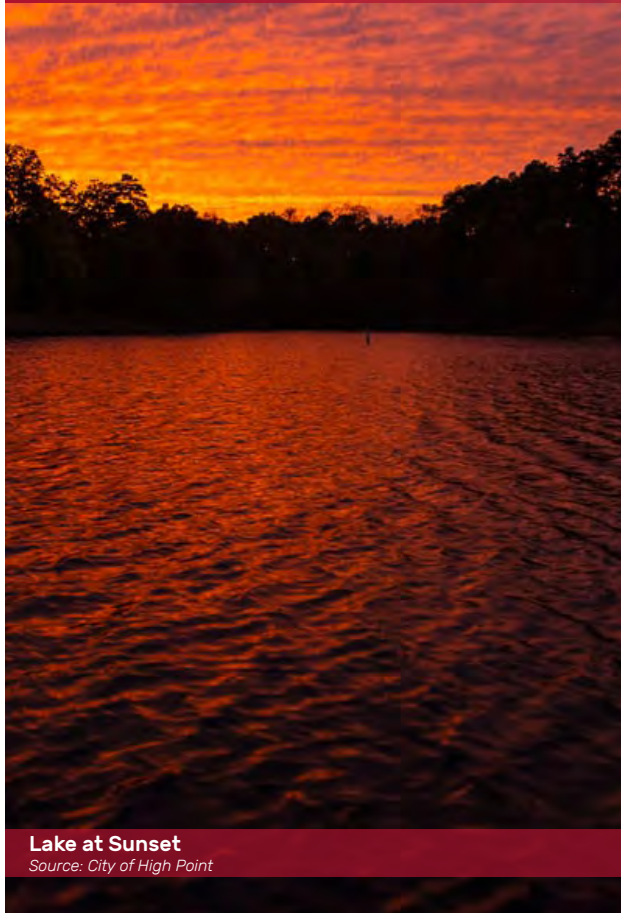




PARK ELEMENTS

The below park elements address the needs and wants of staff and the community as discovered through the community engagement process. Whether experiential or required by a local, state or federal requirement such as the Americans with Disabilities Act (ADA), the below park elements were intentionally developed to address the goals of this Master Plan.

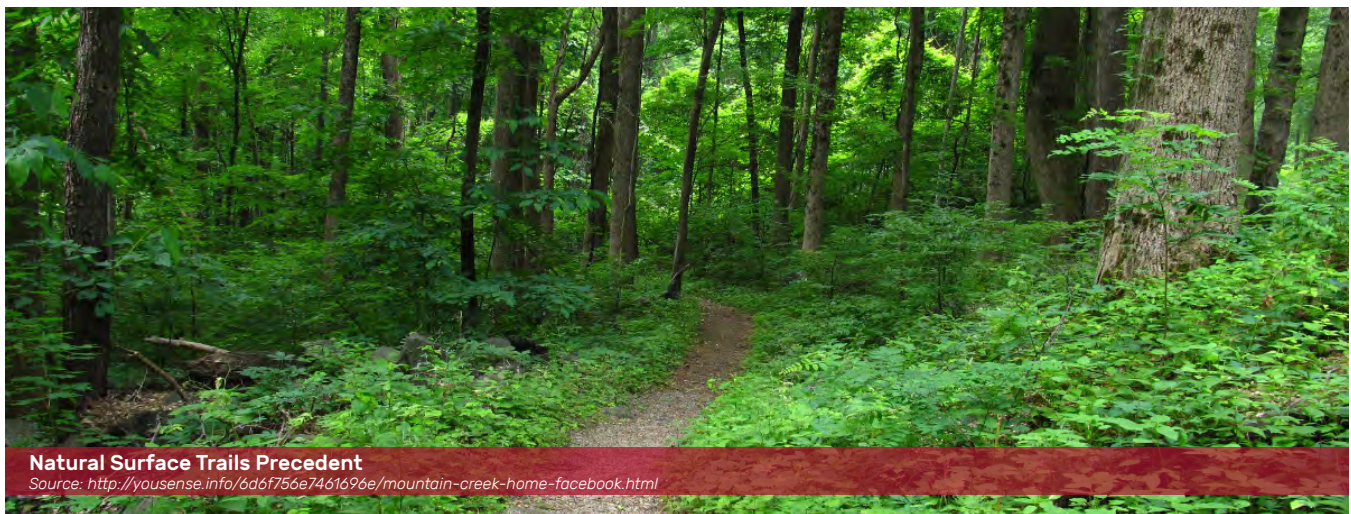
PRECEDENT IMAGERY & EXISTING CONDITIONS



Connection to Nature – One of the greatest charms of High Point City Lake Park is its natural beauty. From the mature vegetation, rolling topography and the lake, each proposed program element directs the user's attention to lake views, lakeside walking and fishing, treetop adventures and forest walks. Picnic shelters are also provided and preserved, allowing shaded seating with views across the lake to the mature vegetation along the lake edge.

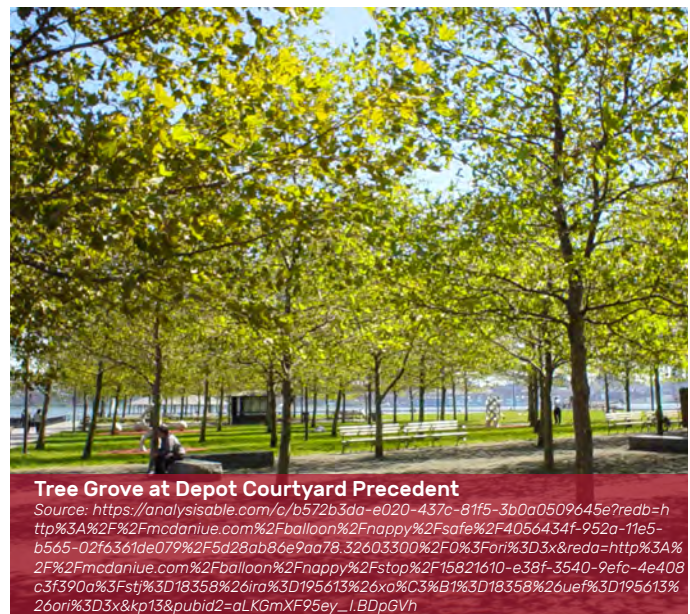


PRECEDENT IMAGERY & EXISTING CONDITIONS



The Depot - The Depot mimics historic railroad architecture and houses concessions, public restrooms and the ticket office. Inspired by the architecture of the High Point Train Station, the building has been positioned to provide views of the lake and landscape beyond. Two-thirds of this building is an open-air shelter opening to a formal courtyard and lawn to provide opportunities for outdoor events such as parties, corporate events, and weddings to name a few. A second structure will serve as a picnic shelter for reservation and events. The existing playground on the peninsula will remain with the addition of a new and relocated carousel.

PRECEDENT IMAGERY & CONCEPT SKETCH

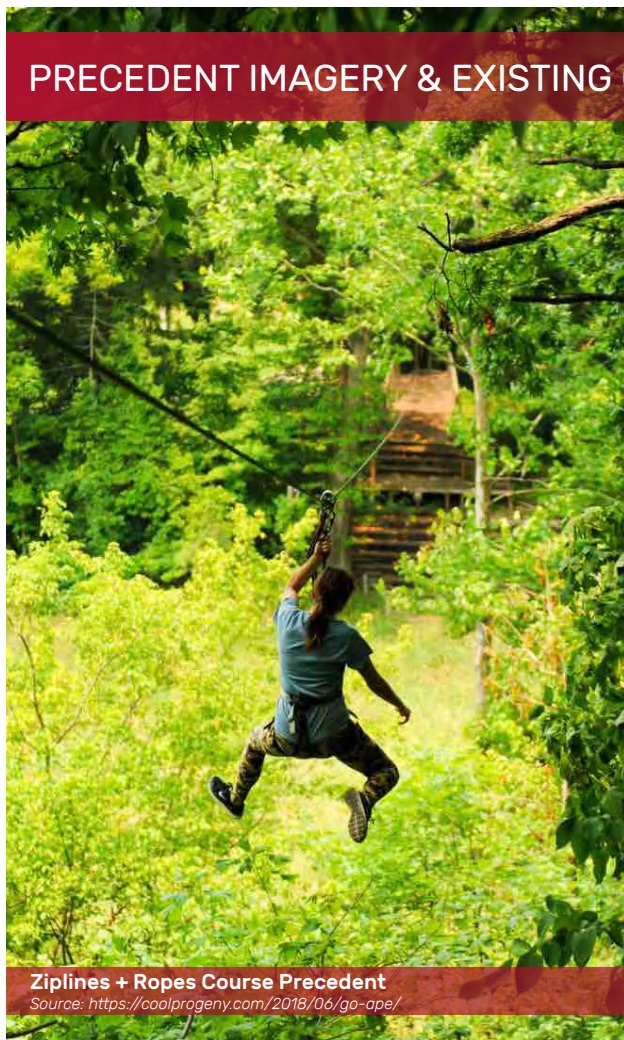


The Historic Shoreline - The historic Jamestown Friends Meeting House, marina and cemetery have been preserved. An additional shelter, restroom building, and plaza better serve visitors who want to experience and learn about the regional history of High Point through the stories of this historically designated feature. Parking and vehicular access for the marina has been improved to better serve guests with small horsepower watercraft while also providing safe working areas for park staff, park patrons and fishermen.



Camp Ann - Proposed park amenities are integrated within the existing mature hardwoods and pines and offer views of the lake. Environmental education programming opportunities are plentiful while picnic shelters, fishing banks, trails and tree top adventures provide users with access to nature. Various trail typologies including walking loops, greenway trails, tree top trails and natural surface trails meander through the mature forest. Due to the limited acreage in this area, a terrain park has been provided in lieu of mountain bike trails. The terrain park provides a half mile mountain bike skills course and pump track.

PRECEDENT IMAGERY & EXISTING CONDITIONS



Ziplines + Ropes Course Precedent

Source: <https://coolprogeny.com/2018/06/go-ape/>



Terrain Park Precedent

Source: <https://www.singletracks.com/blog/mtb-trails/come-for-a-job-stay-for-the-trails-how-mtb-lures-employees-to-relocate/>



Existing Picnic Shelters at Camp Ann

Source: City of High Point



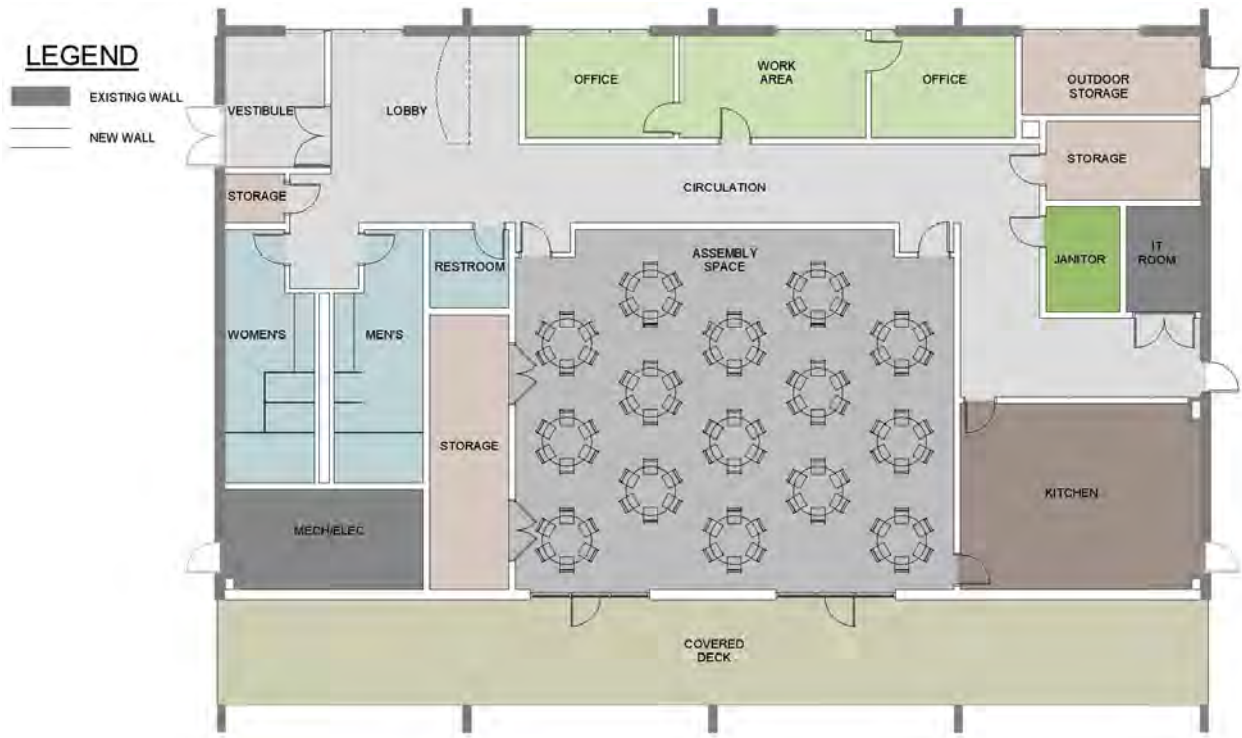
Precedent of Boardwalk Bridge Crossing

Source: <http://www.city-data.com/picofiles/pico62395.php>

The Gymnasium & Locker Rooms - Built in the early 1930s, the pool was accompanied by a wooden open-air pavilion that overlooked the pool. In the 1960s, the pavilion was replaced with a gymnasium. By renovating the gymnasium with assembly space, offices, a kitchen and a covered outdoor deck, the proposed renovations recall the original design where the patio served the communities need for social gathering space.

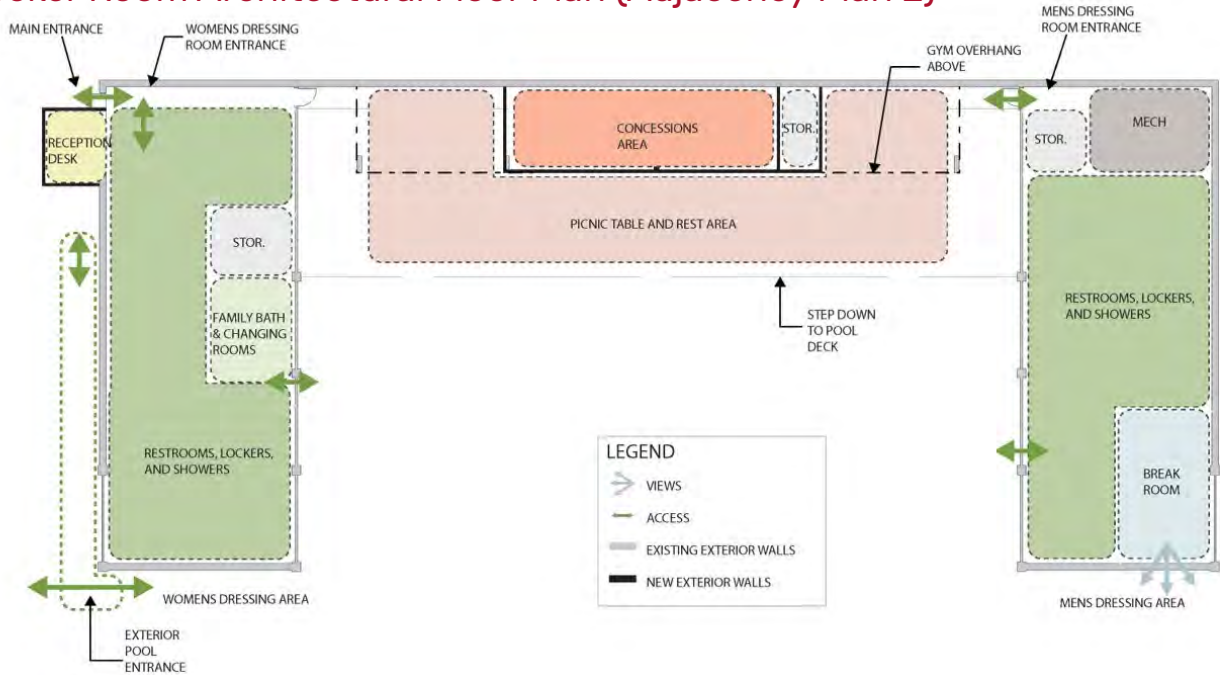
The full architectural report can be found in the Appendix.

Gymnasium Architectural Floor Plan (Adjacency Plan 3)



FINAL MASTER
PLAN

Locker Room Architectural Floor Plan (Adjacency Plan 2)



The Pool - Providing improved accessibility, new mechanical/pump systems and expanding amenities at the pool for all ages and abilities is a priority. By configuring the pool into multiple areas of play and relaxation, the concept provides an opportunity to create a user experience where Park visitors are entertained for prolonged periods of time. Considering the survey and community input received, and the desire to retain as much of the original pool layout as possible while improving overall usability and expanding offerings, various elements have been introduced while preserving the existing pool footprint and north-south axis. The concept offers a splash pad for young children, a lazy river for passive enjoyment, lap lanes for adults and an additional water slide for those seeking more adventure. The diversity of amenities is intended to serve aquatics enthusiasts of all ages. Finally, from individual cabanas to group reservable areas and shade sails, various shaded seating options have been provided to serve individuals, families or small groups.

Pool Renovation Design



Maintenance and Operations - The master plan proposes replacing the existing maintenance building with a new, larger facility and adjoining shop yard to serve the expanded park operations. The new maintenance building will be 5,000 square feet of temperature-controlled workspace. This workspace will be equipped with office space, a break room, storage closets, equipment maintenance drive-thru bays and general workspace. Exterior to the new building will be a gravel shop yard with gas / diesel fuel pump and ample storage bays for maintenance materials and vehicle storage.



Landscape Systems - Landscape systems serve as guiding principles for organizing the Park's vegetative communities and proposed landscape design. Plant selection prioritizes native and locally adapted plant species typically found in Piedmont ecosystems. The Park has been broken into three planting zones.

Zone 1 – Basic Oak-Hickory Forest

- › Upper Story Species Include: Oaks, Pines, Tulips, Black Walnut
- › Understory Species Include: Dogwood, Cherry, Maple
- › Shrubs & Herbs Include: Viburnum, Carolina Allspice, Buckeye, Carex, Solomon's Seal, Galium Circaezans

This natural community is known for its slopes, ridges and upland flats. This typology is located away from the lake front shore and throughout most of the Park property.

Zone 2 – Piedmont/Mountain Semi-Permanent Impoundment

- › Generally, no tree canopy is present
- › Shrubs: Buttonbush, Smooth Alder, swamp rose
- › Herbs: Juncus, Carex, Hibiscus, Lizard's Tail, Woolgrass
- › Deeper Water: Green Arrow Arum, Yellow Water-lily

This community is typically characterized by its man made features and is typically located in floodplains and valleys with low gradient. Soils existing prior to the impoundment of water become modified by gradual inundation and home to wetland plant species.

Zone 3 – Formal Plantings at Areas of Interest & Building Foundations

- › Generally formal in nature with distinct repeating characteristics
- › Tree species selections are minimal with a palette which can be seen throughout the park property
- › Shrubs are planted in such a manner that hierarchy and variations of textures and colors can be seen
- › Flowering annuals, ornamental grasses and clean bed lines help to define the building or space

This landscape typology reflects that of traditional landscape design, accenting the built environment, softening seemingly harsh building facades and enhancing the Park's sense of place. This landscape can also help bring attention to park elements such as signage, entryways / doorways and places of interest. Often unspectacular and routine, foundation plantings and enhanced landscapes can enhance user experience.

See map of landscape zones in the Appendix.



CONNECTIVITY + PARKING

By connecting and realigning the two entry roads, vehicular circulation and pedestrian safety is improved. Along this road, parking, sidewalks and street trees help promote pedestrian safety, accessibility and establish an enhanced entry sequence and park-like setting. The proposed parking facilities have been purposefully located to increase the overall parking capacity from 367 spaces to 526 spaces.

PARKING		
Park Areas	Existing Parking	Proposed Parking
Park Core	308	376
Camp Ann	59	150
Totals	367	526

Decentralizing the parking not only reduces the potential for traffic backups, it also allows for larger or multiple park events to occur at the same time. Removing the road parallel to West Main St simplifies wayfinding and redundancies, ushering users further into the Park property prior to making a directional decision. A few hundred feet into the Park this directional decision is presented to drivers where they decide whether to stay within the Park Core or turn towards Camp Ann.

Connecting Camp Ann to the Park Core is achieved through a vehicular roadway (the existing Park Drive with minor realignment) and a multi-use pedestrian path along the lake front. It is recommended that the existing entrance along Penny Road be used as a permanent ingress/egress point to improve circulation and minimize congestion during times of peak use. This entry road will likely need improvements such as asphalt milling and overlay and widening to accommodate permanent vehicular access. The pedestrian experience from the Park Core to Camp Ann follows the shoreline. This pathway eventually bridges the lake with a pedestrian bridge and creates a connection to the Bicentennial Greenway, High Point Greenway and the Piedmont Environmental Center.

Accessibility throughout the Park remains a priority. The provision of parking adjacent to park amenities and attractions allows visitors to park near their desired destination. This improves pedestrian safety and provides equitable accessibility. Specifically, the parking lot adjacent the gymnasium is expanded and includes Americans with Disabilities Act (ADA) compliant parking with associated walkway and ramp to access the gymnasium and pool.

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5

IMPLEMENTATION

CHAPTER 5 > IMPLEMENTATION

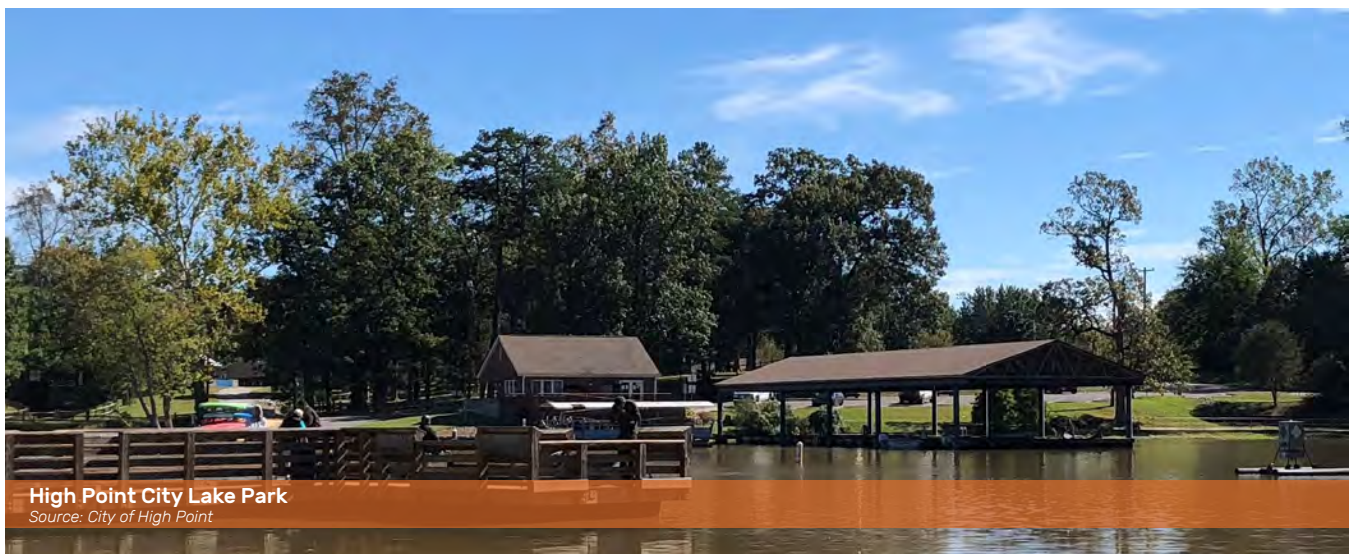
INFRASTRUCTURE

STORMWATER MANAGEMENT

This Master Plan includes preliminary impervious calculations to determine preliminary stormwater management facilities required for the proposed improvements. However, because the site is located in the City Lake watershed which imposes stricter Tier I regulations for pre and post impervious surface calculations, any future design phases should continue to confirm stormwater requirements and impervious surface calculations at each deliverable (30%, 60% and 90% construction drawings).

UTILITY INVESTIGATION

Development of the Master Plan excludes a detailed or subsurface utility investigation. Prior to developing construction drawings, the City should undertake a detailed utility investigation to identify subsurface utilities and storm drainage structures. Given the age of the Park and existing infrastructure, this will allow proposed utility improvements that maximize the use of existing infrastructure and minimize change orders due to unforeseen subsurface conditions. Two methodologies to identify subsurface utilities or other conditions include Subsurface Utility Exploration and Closed-Circuit Television (CCTV inspections).



PERMITTING & REVIEW

As a first step in developing construction drawings, the design team is encouraged to schedule a meeting with the City's Technical Review Committee to confirm local permitting requirements and that the selected Master Plan alternative complies with the conditions of local ordinances. The design team is also encouraged to review the alternative with agencies such as the North Carolina Department of Transportation (NCDOT), State Historic Preservation Office (SHPO) and the Department of Natural Resources to ensure compliance with all local, state and federal regulations.

Elements within the project site are on the National Register of Historic Places. Preliminary conversations with the SHPO indicate that redevelopment of the Park that avoids impacts to any of the historic elements or avoids requiring federal permits will likely be allowed without additional archaeological investigation. This should be confirmed as the City begins to develop more detailed construction drawings.

Preliminary discussions with NCDOT suggest that off-site road improvements to West Main Street or Penny Road will not be required. This should be confirmed as the City begins to develop more detailed construction drawings.

The City should also consider potential implications of Park Drives location on private property. Given the cost and permitting implications associated with realigning the road on to City property or securing right-of-way or an easement for the existing road location, the City of High Point Planning Department should review the proposed park improvements and confirm they will not require realignment or right-of-way / easement acquisition.

CONSTRUCTION & COST ESTIMATE

PROJECT PHASING

Given the significant capital investment of this project, the City may consider a phased approach to implementation. This Master Plan recommends implementing project elements as funding becomes available. Priority should be given to the pool and gymnasium renovations and associated parking and improved accessibility. This Master Plan anticipates that prioritizing these improvements will result in improved pool use, expanded program offerings at the gymnasium, improved accessibility and parking and ultimately, enhanced revenue generating opportunities.

See graphic on following spread for phase 1 project area and elements.

COST ESTIMATE SUMMARY

The project team has developed an estimate of probable construction cost. The cost estimate is preliminary and for budgetary purposes only. Further detailed site investigation, subsurface utility investigation and detailed design are required for a more accurate construction cost estimate.

The cost estimate has been broken down into a first phase and a second phase as follows.

Phase 1 Costs
Pool Renovation
Renovated Locker Rooms & Gymnasium
Demolition Work (Sidewalk, Parking Lot, Asphalt Service Road, Haul and Dispose)
Earthwork (Earth Moving, Sediment and Erosion Control)
Storm Sewer (BMP, Drainage Pipe, Inlet Structures)
Bridge & Paths (Bridge Connection to PEC and Paths from Bridge to Park Core)
Service Road and Parking Lot at Gymnasium (Service Road, Bollards, Parking Lot)
Playground (Unique All-Inclusive Play Area with Rubberized Playing Surface)
Pedestrian Paving and ADA Walks (Pool Entry Pavers, Stairs from Pool to Plaza, Sidewalk from Service Path to Parking Lot, Event Plaza)
Landscaping and Infrastructure (Great Lawn, Retaining Walls, Foundation Landscaping, Trees and Raised Planters at Plaza and Parking)
Phase 1 total Construction Cost = \$ 12,240,607
<i>Design contingency (15%), construction contingency (10%), design fees (12%) and escalation (5% per year) not included within this estimate. See estimate in Appendix for further breakdown.</i>

Phase 2 Costs
Demolition Work (Sidewalks, Parking Lots, Roads, Structures, Haul and Dispose)
Earthwork (Earth Moving, Sediment and Erosion Control)
Terrain Park (Singletrack and Pump Track Mountain Bike Trails)
Adventure Course & Tree Top Trails
Picnic Shelters and Restrooms
The Depot (Concessions, Restrooms, Ticket Office and Picnic Shelter)
Pedestrian Paving (Sidewalks, 10-ft Multi-Use Asphalt Trails, Accessible Connections)
Shop Yard & Maintenance Building
Roadway and Infrastructure (Road Alignments, Parking Lots, Drainage and Stormwater)
Playground Equipment
Enhanced and Foundation Landscaping & Rehabilitated Landscape Areas
Phase 2 total Construction Cost = \$9,520,064
<i>Design contingency (15%), construction contingency (10%), design fees (12%) and escalation (5% per year) not included within this estimate. See estimate in Appendix for further breakdown.</i>

Although a detailed report of quantities and unit prices can be found in the Appendix, this report does not reflect accurate phasing and should be used for the purposes of unit costs only.







6

APPENDIX



CHAPTER 6 > PROJECT APPENDIX

APPENDIX CONTENTS

I. CULTURAL & NATURAL RESOURCES REPORT

- Threatened and Endangered Species
- Historical Resources Research
- Soils
- Hydrology
- Permitting
- Plant Communities and Plant Zones
- Guidelines for Riparian Buffer Restoration

II. STORMWATER SUMMARY

III. SITE INVENTORY

- Facilities and Architectural Assessment
- Existing Conditions Evaluation and Analysis

IV. COMMUNITY ENGAGEMENT

- Summary of Community Engagement
- Survey and Survey Results

V. DESIGN REPORTS

- Master Planning and Aquatic Concept Development
- Architectural Design Report

VI. COST ESTIMATES

- Architectural Cost Estimate
- Overall Project Cost Estimate - Phases 1 & 2 (for reference only)

Cultural and Natural Resources Report

Threatened and Endangered Species

Historical Resources Research

Soils

Hydrology

Permitting

On behalf of the City of High Point, McAdams staff conducted a natural resources desktop review for the City Lake Park Master Plan in High Point, North Carolina. The project area consists of a portion of the City Lake Park parcel (Guilford County PIN: 7822151707) owned by the City of High Point and adjoining parcels and portions of parcels totaling 133 acres. It is located mostly north of W. Main Street and the east side of Penny Road and includes High Point City Lake Park and dam for the lake. One component of the Master Plan is to connect Bicentennial Greenway from the north side of the lake at Penny Road across the lake to City Lake Park. **Figure 1** depicts the location of the project area on the US Geological Survey (USGS) High Point E, NC 7.5-minute quadrangle topographic map. The purpose of the desktop review is to use readily available information to identify potential habitats for threatened and endangered species, recorded historic properties, potential wetlands, streams and Randleman watershed buffers, FEMA mapped floodplains and stream classifications. The following is a summary of findings, applicable permitting processes and recommendations.

Threatened and Endangered Species

Plants and animals with Endangered or Threatened status are protected under the Endangered Species Act (ESA) of 1973 (16 US 1531 et seq.). This assessment included a review of the US Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) online tool and the NC Natural Heritage Program (NHP) online database. IPaC was used to generate an official list of federally protected species that may be found within the project area. Federally protected species that are known to occur near the project area are listed in **Table 1** and described below. NHP reported that no element occurrences or natural areas are documented within a one-mile radius of the project area. NHP identified the presence of Guilford County Open Space (including City Park property) within and within a one-mile radius of the project area and two Piedmont Land Conservancy Easements within a one-mile radius of the project area. The USFWS and NHP letters are provided in **Appendix A**.

Table 1: Federally Protected Species in Project Area

Scientific Name	Common Name	Federal Status
Vascular Plant		
<i>Helianthus schweinitzii</i>	Schweinitz's sunflower	E
<i>Isotria medeoloides</i>	Small whorled pogonia	T

Notes: E - denotes a species in danger of extinction throughout all or a significant portion of its range
 T – denotes a species likely to become endangered within the foreseeable future

Schweinitz's Sunflower (*Helianthus schweinitzii*) – Endangered

"Description: Schweinitz's sunflower is a perennial that regularly grows approximately 6.5 feet tall (though it can be shorter if young or injured) and can occasionally reach heights of 16 feet. It has thickened roots that are used by the plant to store starch. The stem is purplish in color, and the upper third bears secondary branches at 45-degree angles. The leaves are arranged in pairs on the lower part of the stem but usually occur singly (or alternate) on the upper parts. Leaves are attached to the stem at right angles, and the tips of the leaves tend to droop. The leaves are thick and stiff, with a rough upper surface. The upper leaf surfaces have broad spiny hairs that are directed toward the tip and soft white hairs cover the underside. The plant produces small yellow flowers from late August until

frost. This species is able to colonize through the dispersal of seeds that readily germinate without a dormant period.

“Habitat: Schweinitz’s sunflower occurs in full to partial sun and is found in areas with poor soils, such as thin clays that vary from wet to dry. It is believed that this species once occurred in natural forest openings or grasslands. Many of the remaining populations occur along roadsides.” (USFWS 2011(a))

Small whorled pogonia (*Isotria medeoloides*) - Threatened

“Description: Small-whorled pogonia has a greenish-white stem that grows between three and thirteen inches tall. It gets its common name from the five or six grayish-green leaves that are displayed in a single whorl around the stem. When the leaves are well developed, a single flower or sometimes a flower pair rises from the center of the circle of leaves. The flowers are yellowish-green with a greenish-white lip. Each flower has three sepals of equal length that spread outward. An over-wintering vegetative bud may form in late August or September.

“Habitat: Small whorled pogonia can be limited by shade. The species seems to require small light gaps, or canopy breaks, and generally grows in areas with sparse to moderate ground cover. Too many other plants in an area can be harmful to this plant. This orchid typically grows under canopies that are relatively open or near features that create long-persisting breaks in the forest canopy such as a road or a stream. It grows in mixed-deciduous or mixed-deciduous/coniferous forests that are generally in second- or third-growth successional stages. The soils in which it lives are usually acidic, moist, and have very few nutrients.” (USFWS 2011(b))

Preliminary Findings

Most unforested areas within the project area consist of maintained lawns associated with the park, residences and other development that would not be suitable habitat for Schweinitz’s sunflower or small whorled pogonia. However, the unmaintained lake edge and other small forest openings may contain suitable habitat for these species.

Cultural Resources

The term “cultural resources” refers to prehistoric or historic archaeological sites, architectural structures, or artifact deposits which are over 50 years old. “Significant” cultural resources are those sites that are eligible or potentially eligible for inclusion in the National Register of Historic Places (NRHP). Evaluations of site significance are made with reference to the eligibility criteria of the National Register (33 CFR 60) and in consultation with the North Carolina State Historic Preservation Office (SHPO).

McAdams staff conducted a preliminary desktop cultural resource investigation, which involved a review of the SHPO’s online records for the subject property. Based on the research conducted, there are several historical sites that have been surveyed on and within a 0.25-mile radius of the subject property (**Table 2** and **Figure 2**).

Table 2: SHPO Listed Historic Properties

ID	Site Name	Location	Listing
GF0026	Shubal Coffin House I (Coffin-Robins-Tilden House)	0.05 mi. SW	Surveyed Only
GF0033	Isaac Potter Log House (Gone)	0.20 mi. E	Surveyed in NRHD, Gone
GF1232	George T. Penny House (Maryfield)	0.20 mi. SW	Study List; Determined Eligible
GF1128	Jamestown High School	0.25 mi. E	National Register
GF0014	Richard Mendenhall Plantation Buildings	Within Project Area	National Register
GF0010	Jamestown Historic District	Within Project Area	National Register Historic District
GF0032	Mendenhall Store	Within Project Area	Surveyed Only
GF0030	Madison Lindsay Medical School	Within Project Area	Surveyed Only
GF0027	Jamestown Friends Meeting House	Within Project Area	Surveyed Only

Preliminary Findings

Because there are National Register properties within the project area, consultation with the SHPO will be required to determine if the project will affect any of these properties.

Soils

There are ten soil types within the project area, as described by the Natural Resource Conservation Service Web Soil Survey (USDA 2018; **Figure 3**). Most of the site is well-drained, and infiltration is moderately low to high across the entire site. Runoff is medium to high across much of the site. The area of Chewacla loam along the Deep River below the High Point Lake dam is the only area of somewhat poorly drained soils subject to frequent flooding. Erosion due to runoff is a concern for soil management across most of the site. The floodplain of Deep River may include Wehadkee soils that have a high probability of containing jurisdictional wetlands. A custom soil resource report that depicts the soil types and their descriptions found within the project area is provided in **Appendix B**.

Hydrology

Streams, Stream Buffers and Wetlands

The subject property is located within the High Point Lake-Deep River (030300030102) and Bull Run-Deep River (030300030104) subwatersheds of the Cape Fear River Basin and drains to High Point Lake and the Deep River. According to the DWQ Basinwide Information Management System (BIMS), High Point Lake has a Stream Index #17-(1) and is classified as WS-IV (Water Supply IV) and CA (Critical Area) and the Deep River has a Stream Index #17-(3.3) and is classified as WS-IV (Water Supply IV). Both High Point Lake and the Deep River are within a designated Critical Supply Watershed and are subject to the Randleman riparian buffer management strategy specified in 15A NCAC 2B .0248.

Randleman Lake Watershed Riparian Buffer Rule

The North Carolina Department of Environment and Natural Resources – Division of Water Resources (DWR) has adopted buffer rules for the Randleman Lake Water Supply Watershed. This rule applies 50-foot wide riparian

buffers in the Randleman Lake Watershed, directly adjacent to surface waters (intermittent and perennial streams, lakes, reservoirs and ponds) excluding wetlands. Surface waters are subject to the rule if they are approximately shown on the most recent USGS topographic quadrangle map or the USDA County soil survey map, or if other site-specific evidence indicates the presence of waters not shown on either of these maps (**Figures 1 and 3**).

Within the protected 50-foot wide stream buffer, DWR's Randleman Lake Buffer Rule establishes a restricted "Zone 1" buffer of 30-feet from the edge of water, and a less restrictive "Zone 2" buffer that extends 20-feet from the outer edge of "Zone 1". Allowable development activities within the two zones of the 50-foot wide stream buffer are dependent upon the type of use within the zones and whether the activity is designated as exempt, potentially allowable or potentially allowable with mitigation. All uses not designated as exempt, potentially allowable or potentially allowable with mitigation in the Randleman Lake Watershed Riparian Buffer Rule Table of Uses are considered prohibited and may not proceed unless a variance is granted. Perpendicular utility and roadway crossings are generally exempt or allowable uses, while new impervious structures, buildings, parking lots, etc. are prohibited uses within the stream buffer.

The following are examples of the limited uses allowed within Zone 1 (inner 30-feet):

- Stream bank stabilization,
- Road or driveway crossings that disturb less than 150 linear feet or one-third of an acre of riparian buffer,
- Perpendicular overhead and underground utility crossings that disturb less than 150 linear feet of riparian buffer,
- Greenways/hiking trails that do not impact diffuse flow conditions,
- Playground equipment and
- Fences provided that disturbance is minimized.

The following uses are allowed in the less restrictive Zone 2 (outer 20-feet):

- All uses allowed in the stream side zone,
- Utility lines other than perpendicular crossings and
- Some stormwater control measures if diffuse flow of discharge is provided into Zone 1.

If there are structures or surface parking proposed within the 50-ft buffer, the project will require a major variance from the Environmental Management Commission (EMC). Major variance requests are reviewed by the Water Quality Committee (WQC) of the EMC. Unlike the minor variance requests for allowable uses within the buffer, major variance requests can take up to nine months to process dependent upon additional information required by DWR staff and the next available hearing date before the WQC meeting. The major variance process relies heavily on demonstration of need with the burden of proof on the applicant to prove that a hardship exists and may be denied by the EMC at the end of the review process.

Permitting

Section 404 of the Clean Water Act (33 U.S.C. § 1344) requires regulation of discharges into "waters of the United States." Although the principal administrative agency of the CWA is the Environmental Protection Agency (EPA), the U.S. Army Corps of Engineers (USACE) has major responsibility for implementation, permitting, and enforcement of

provisions of the Act. The USACE regulatory program is defined in 33 CFR 320-330. Water resources such as rivers, streams, lakes, ponds and wetlands are considered “waters of the United States” and are subject to jurisdictional consideration under the Section 404 program.

A Nationwide Permit (NWP) can be utilized if the project is designed to impact less than 0.5 acres of jurisdictional wetlands/waters of the U.S. and/or a maximum of 300 linear feet of jurisdictional stream. Pre-construction notification and approval will be required for jurisdictional wetland, waters of the U.S. and stream impacts. The processing time is 45 days for a NWP from the USACE and 60 days for a State Water Quality Certification, which accompanies the USACE Nationwide Permit, from DWR.

Cumulative impacts for Recreational Facility projects over the NWP thresholds will require an Individual Permit (IP). Individual Permits require an analysis to determine that the proposed impact to waters of the U.S. is the least environmentally damaging practical alternative, typically require compensatory mitigation, notification to adjacent property owners, a public notice and may require a public hearing. Buffer impact authorizations can be applied for through the NC Division of Water Resources in conjunction with the USACE and DWR permitting processes.

Stream, Wetland, and Riparian Buffer Mitigation

The USACE can require mitigation for any stream or wetland impacts. In most cases, stream mitigation is not triggered until stream impacts approach 150 linear feet; wetland mitigation is usually triggered when impacts exceed 0.1 acre. **Table 3** lists the current fee schedule from the NC Division of Mitigation Services (DMS), allowing for payment to offset wetland and stream impacts. In addition to mitigation, demonstration of avoidance and minimization of impacts to waters of the U.S. will be required during the permitting process as justification for requested impacts.

Table 3: 2018-19 DMS Stream, Wetland & Riparian Buffer Mitigation Rates

Fee Category (Units)	Fee
Stream per linear foot	\$507
Riparian wetland per acre	\$60,187
Randleman Riparian Buffer per square foot	\$4.38

Preliminary Findings

High Point Lake, Deep River and an unnamed tributary located in the southwest corner of the project area that is shown as a perennial stream on the USGS topographic map are jurisdictional streams that are subject to the Randleman Lake Watershed Riparian Buffer Rule. The most recently published Guilford County Soil Survey map (1977; **Figure 3**) does not depict any more streams than are shown on the USGS topographic map (**Figure 1**). Because these rules also require a buffer based on site-specific evidence that indicates the presence of waters, there may be relatively short sections of jurisdictional, intermittent streams in drainageways leading to the lake that are also subject to the buffer rule. The USFWS National Wetlands Inventory Wetlands Mapper did not identify wetlands

within the project area (USFWS 2018). However, small pockets of jurisdictional wetlands may be present on the floodplain of the Deep River based on soil inclusions reported for this area.

Connecting Bicentennial Greenway to City Park via a bridge would not require a Clean Water Act Section 404/401 permit provided bridge supports are designed to be placed outside of the lake edge. As a potentially allowable activity, a greenway bridge would require a Buffer Authorization from the DWR. Combining the greenway bridge with the existing Penny Road bridge across the lake would minimize the impact to the riparian buffer and demonstrate that no practical alternative to the proposed buffer impact is available.

FEMA Floodplain

The North Carolina Flood Insurance Rate Maps 3710781100J and 3710782100J (effective 6/18/2007) show a FEMA floodway, one percent annual chance flood hazard zone (100-year floodplain) and 0.2 percent annual chance flood hazard zone (500-year floodplain) adjacent to High Point Lake and the Deep River within the project area (**Figure 4**). The City of High Point's Development Ordinance allows for limited development within the 100-year floodplain. However, to limit permitting costs, long term maintenance costs, and environmental impact, the most prudent approach is to limit development of significant park elements within the 100-year floodplain.

Recommendations

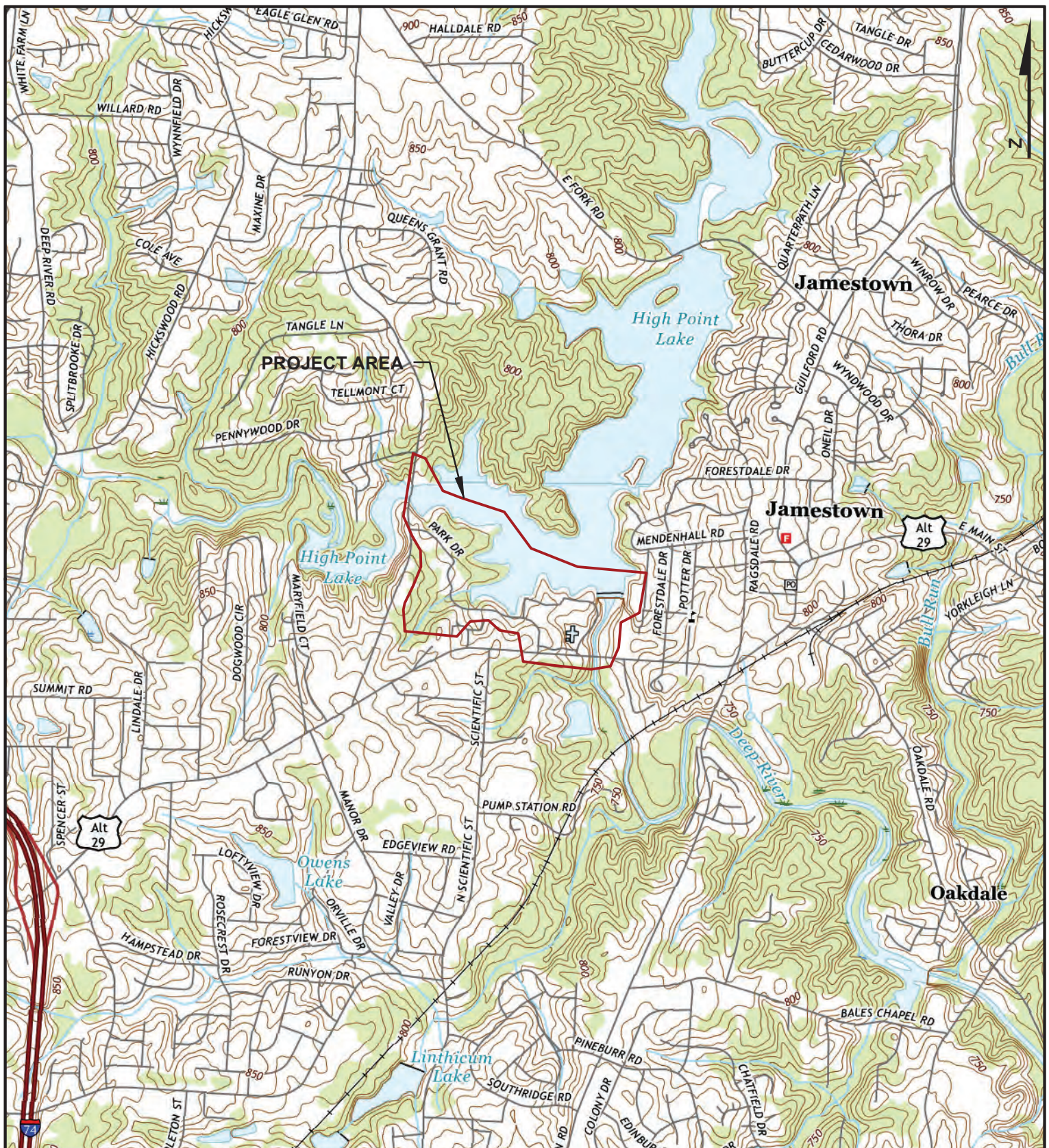
Surveys for small whorled pogonia and Schweinitz's sunflower are recommended during their optimal survey windows to determine if these protected species are present within the project area. The optimal survey window for small whorled pogonia is from mid-May through early July and Schweinitz's sunflower is from late August through October.

Due to the presence of several historic structures within and near the project area, an environmental review from SHPO should be requested when preliminary plans are developed. This review will also provide recommendations regarding the necessity for archaeological surveys to determine the project's effects on those resources.

It is recommended that detailed flagging and survey be performed prior to detailed site planning within and/or adjacent to jurisdictional streams and wetlands. A preliminary jurisdictional determination should then be confirmed by the US Army Corps of Engineers. A stream buffer determination should be obtained from NC DWR to verify the starting points of streams and associated stream buffers.

Literature Cited

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- U.S. Fish and Wildlife Service - Asheville Ecological Services Field Office. 2011(b). Small-whorled pogonia | Species Information, www.fws.gov/asheville/htmls/listed_species/Small_whorled_pogonia.html
- U.S. Fish and Wildlife Service – Ecological Services, National Standards and Support Team. 2018. National Wetlands Inventory, Wetlands Mapper.



NOTES:
 1. USGS; 7.5 MINUTE, QUAD, "HIGH POINT E", NORTH CAROLINA; 2016
 2. LAT: 35.995982, LONG: -79.949450



FIGURE 1. USGS TOPOGRAPHIC VICINITY MAP
 CITY LAKE PARK MASTER PLAN
 HIGH POINT, GUILFORD COUNTY, NC

0 1,000 2,000
 Feet
 1 inch = 2,000 feet
 VERSION: 1
 DATE: 11/6/2018
 JOB NO: HTP-18010
 DRAWN BY: roth



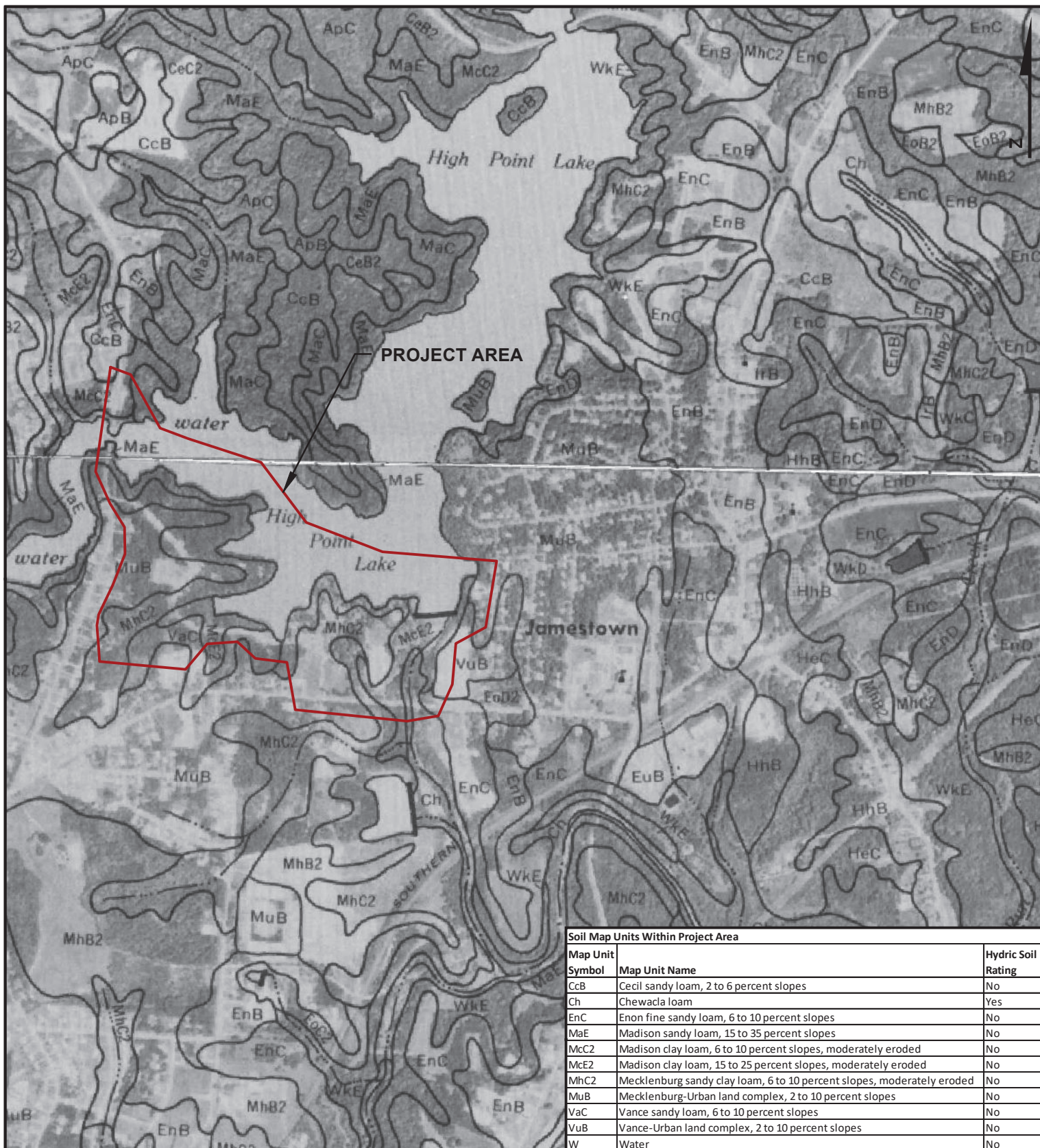
NC Center for Geographic Information & Analysis

0 350 700 Feet
1 inch = 700 feet

VERSION: 1
DATE: 11/6/2018
JOB NO: HPT-18010
DRAWN BY: roth

FIGURE 2. LISTED HISTORIC PROPERTIES
CITY LAKE PARK MASTER PLAN
HIGH POINT, GUILFORD COUNTY, NC





NOTES:

1. USGS; SOIL SURVEY SHEET 38, GUILFORD COUNTY, NC
2. LAT: 35.995982, LONG: -79.949450



**FIGURE 3. NRCS SOIL SURVEY
CITY LAKE PARK MASTER PLAN
HIGH POINT, GUILFORD COUNTY, NC**

0 750 1,500
Feet
1 inch = 1,500 feet
VERSION: 1
DATE: 11/6/2018
JOB NO: HPT-18010
DRAWN BY: roth



NC Center for Geographic Information & Analysis

0 300 600 Feet
1 inch = 600 feet

VERSION: 1
DATE: 11/6/2018
JOB NO: HPT-18010
DRAWN BY: roth

FIGURE 4. EXISTING CONDITIONS
CITY LAKE PARK MASTER PLAN
HIGH POINT, GUILFORD COUNTY, NC

LEGEND

- Project area
- 2-ft contours

FEMA Flood Zone

- Floodway
- 1% chance flood hazard
- 0.2% chance flood hazard



Appendix A
Threatened and Endangered Species Correspondence



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Raleigh Ecological Services Field Office
Post Office Box 33726
Raleigh, NC 27636-3726
Phone: (919) 856-4520 Fax: (919) 856-4556



In Reply Refer To:
Consultation Code: 04EN2000-2019-SLI-0075
Event Code: 04EN2000-2019-E-00161
Project Name: City Lake Park Master Plan

October 23, 2018

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The species list generated pursuant to the information you provided identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

Section 7 of the Act requires that all federal agencies (or their designated non-federal representative), in consultation with the Service, insure that any action federally authorized, funded, or carried out by such agencies is not likely to jeopardize the continued existence of any federally-listed endangered or threatened species. A biological assessment or evaluation may be prepared to fulfill that requirement and in determining whether additional consultation with the Service is necessary. In addition to the federally-protected species list, information on the species' life histories and habitats and information on completing a biological assessment or

evaluation and can be found on our web page at <http://www.fws.gov/raleigh>. Please check the web site often for updated information or changes

If your project contains suitable habitat for any of the federally-listed species known to be present within the county where your project occurs, the proposed action has the potential to adversely affect those species. As such, we recommend that surveys be conducted to determine the species' presence or absence within the project area. The use of North Carolina Natural Heritage program data should not be substituted for actual field surveys.

If you determine that the proposed action may affect (i.e., likely to adversely affect or not likely to adversely affect) a federally-protected species, you should notify this office with your determination, the results of your surveys, survey methodologies, and an analysis of the effects of the action on listed species, including consideration of direct, indirect, and cumulative effects, before conducting any activities that might affect the species. If you determine that the proposed action will have no effect (i.e., no beneficial or adverse, direct or indirect effect) on federally listed species, then you are not required to contact our office for concurrence (unless an Environmental Impact Statement is prepared). However, you should maintain a complete record of the assessment, including steps leading to your determination of effect, the qualified personnel conducting the assessment, habitat conditions, site photographs, and any other related articles.

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

Not all Threatened and Endangered Species that occur in North Carolina are subject to section 7 consultation with the U.S Fish and Wildlife Service. Atlantic and shortnose sturgeon, sea turtles, when in the water, and certain marine mammals are under purview of the National Marine Fisheries Service. If your project occurs in marine, estuarine, or coastal river systems you should also contact the National Marine Fisheries Service, <http://www.nmfs.noaa.gov/>

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office. If you have any questions or comments, please contact John Ellis of this office at john_ellis@fws.gov.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Raleigh Ecological Services Field Office
Post Office Box 33726
Raleigh, NC 27636-3726
(919) 856-4520

Project Summary

Consultation Code: 04EN2000-2019-SLI-0075

Event Code: 04EN2000-2019-E-00161

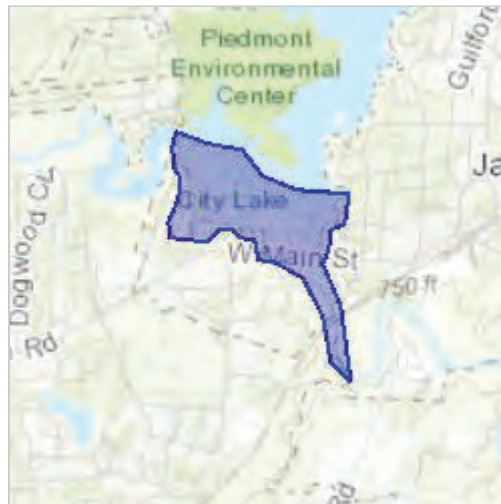
Project Name: City Lake Park Master Plan

Project Type: RECREATION CONSTRUCTION / MAINTENANCE

Project Description: Park master plan in High Point, Guilford County, NC.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/35.99274045588213N79.94700159708222W>



Counties: Guilford, NC

Endangered Species Act Species

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Flowering Plants

NAME	STATUS
Schweinitz's Sunflower <i>Helianthus schweinitzii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3849	Endangered
Small Whorled Pogonia <i>Isotria medeoloides</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1890	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.



Roy Cooper, Governor
Susi Hamilton, Secretary
Walter Clark, Director, Land and Water Stewardship

NCNHDE-7387

October 26, 2018

Kelly Roth
McAdams
2905 Meridian Parkway
Durham, NC 27713
RE: City Lake Park Master Plan; HPT-18010

Dear Kelly Roth:

The North Carolina Natural Heritage Program (NCNHP) appreciates the opportunity to provide information about natural heritage resources for the project referenced above.

A query of the NCNHP database indicates that there are records for rare species, important natural communities, natural areas, and/or conservation/managed areas within the proposed project boundary. These results are presented in the attached 'Documented Occurrences' tables and map.

The attached 'Potential Occurrences' table summarizes rare species and natural communities that have been documented within a one-mile radius of the property boundary. The proximity of these records suggests that these natural heritage elements may potentially be present in the project area if suitable habitat exists. Tables of natural areas and conservation/managed areas within a one-mile radius of the project area, if any, are also included in this report.

If a Federally-listed species is documented within the project area or indicated within a one-mile radius of the project area, the NCNHP recommends contacting the US Fish and Wildlife Service (USFWS) for guidance. Contact information for USFWS offices in North Carolina is found here: <https://www.fws.gov/offices/Directory/ListOffices.cfm?statecode=37>.

Please note that natural heritage element data are maintained for the purposes of conservation planning, project review, and scientific research, and are not intended for use as the primary criteria for regulatory decisions. Information provided by the NCNHP database may not be published without prior written notification to the NCNHP, and the NCNHP must be credited as an information source in these publications. Maps of NCNHP data may not be redistributed without permission.

Also please note that the NC Natural Heritage Program may follow this letter with additional correspondence if a Dedicated Nature Preserve, Registered Heritage Area, Clean Water Management Trust Fund easement, or an occurrence of a Federally-listed species is documented near the project area.

If you have questions regarding the information provided in this letter or need additional assistance, please contact Rodney A. Butler at rodney.butler@ncdcr.gov or 919-707-8603.

Sincerely,
NC Natural Heritage Program

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Intersecting the Project Area
City Lake Park Master Plan
Project No. HPT-18010
October 26, 2018
NCNHDE-7387

No Element Occurrences are Documented within the Project Area

There are no documented element occurrences (of medium to very high accuracy) that intersect with the project area. Please note, however, that although the NCNHP database does not show records for rare species within the project area, it does not necessarily mean that they are not present; it may simply mean that the area has not been surveyed. The use of Natural Heritage Program data should not be substituted for actual field surveys if needed, particularly if the project area contains suitable habitat for rare species. If rare species are found, the NCNHP would appreciate receiving this information so that we may update our database.

No Natural Areas are Documented within the Project Area

Managed Areas Documented Within Project Area *

Managed Area Name	Owner	Owner Type
Guilford County Open Space	Guilford County	multiple local government

*NOTE: If the proposed project intersects with a conservation/managed area, please contact the landowner directly for additional information. If the project intersects with a Dedicated Nature Preserve (DNP), Registered Natural Heritage Area (RHA), or Federally-listed species, NCNHP staff may provide additional correspondence regarding the project.

Definitions and an explanation of status designations and codes can be found at <https://ncnhde.natureserve.org/content/help>. Data query generated on October 26, 2018; source: NCNHP, Q4 Oct 2018. Please resubmit your information request if more than one year elapses before project initiation as new information is continually added to the NCNHP database.

Natural Heritage Element Occurrences, Natural Areas, and Managed Areas Within a One-mile Radius of the Project Area
City Lake Park Master Plan
Project No. HPT-18010
October 26, 2018
NCNHDE-7387

No Element Occurrences are Documented Within a One-mile Radius of the Project Area

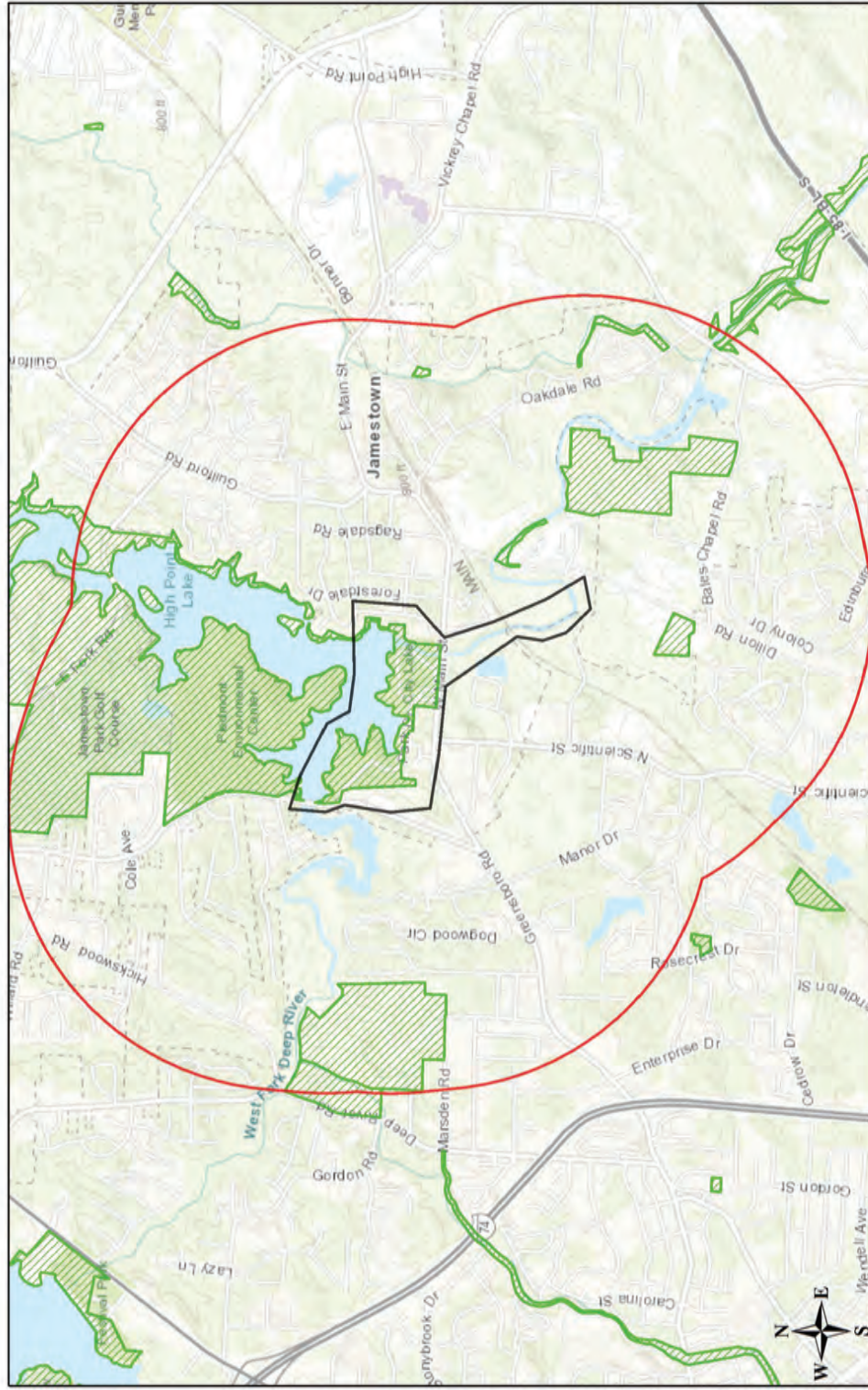
No Natural Areas are Documented Within a One-mile Radius of the Project Area

Managed Areas Documented Within a One-mile Radius of the Project Area

Managed Area Name	Owner	Owner Type
Guilford County Open Space	Guilford County; multiple local government	Local Government
Piedmont Land Conservancy Easement	Piedmont Land Conservancy	Private

Definitions and an explanation of status designations and codes can be found at <https://ncnhde.natureserve.org/content/help>. Data query generated on October 26, 2018; source: NCNHP, Q4 Oct 2018. Please resubmit your information request if more than one year elapses before project initiation as new information is continually added to the NCNHP database.

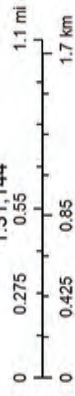
NCNHDE-7387: City Lake Park Master Plan



October 26, 2018

- Project Boundary
- Buffered Project Boundary
- Managed Area (MAREA)

1:31,144



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Appendix B
Custom Soil Resources Report



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Guilford County, North Carolina**

High Point City Lake Park Master Plan



November 6, 2018

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Guilford County, North Carolina
Survey Area Data: Version 16, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 19, 2015—Oct 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CcB	Cecil sandy loam, 2 to 6 percent slopes	0.1	0.1%
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	2.9	2.1%
EnC	Enon fine sandy loam, 6 to 10 percent slopes	1.2	0.8%
MaE	Madison sandy loam, 15 to 35 percent slopes	6.0	4.3%
McC2	Madison clay loam, 6 to 10 percent slopes, moderately eroded	1.7	1.2%
McE2	Madison clay loam, 15 to 25 percent slopes, moderately eroded	13.9	9.9%
MhC2	Mecklenburg sandy clay loam, 6 to 10 percent slopes, moderately eroded	27.0	19.3%
MuB	Mecklenburg-Urban land complex, 2 to 10 percent slopes	33.6	24.0%
VaC	Vance sandy loam, 6 to 10 percent slopes	7.0	5.0%
VuB	Vance-Urban land complex, 2 to 10 percent slopes	3.5	2.5%
W	Water	43.2	30.9%
Totals for Area of Interest		140.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion

Custom Soil Resource Report

of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Guilford County, North Carolina

CcB—Cecil sandy loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2sbnw
Elevation: 70 to 1,400 feet
Mean annual precipitation: 39 to 47 inches
Mean annual air temperature: 55 to 63 degrees F
Frost-free period: 200 to 250 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Cecil and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cecil

Setting

Landform: Interfluves
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Saprolite derived from granite and gneiss and/or saprolite derived from schist

Typical profile

Ap - 0 to 8 inches: sandy loam
Bt - 8 to 42 inches: clay
BC - 42 to 50 inches: clay loam
C - 50 to 80 inches: loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Pacolet, moderately eroded

Percent of map unit: 5 percent
Landform: Interfluves

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Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

ChA—Chewacla loam, 0 to 2 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: 2vy6r
Elevation: 330 to 660 feet
Mean annual precipitation: 39 to 47 inches
Mean annual air temperature: 55 to 63 degrees F
Frost-free period: 200 to 250 days
Farmland classification: Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Chewacla, frequently flooded, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chewacla, Frequently Flooded

Setting

Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium derived from igneous and metamorphic rock

Typical profile

Ap - 0 to 6 inches: loam
Bw - 6 to 52 inches: sandy clay loam
Cg - 52 to 80 inches: stratified sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: About 6 to 24 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water storage in profile: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w

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Hydrologic Soil Group: B/D

Hydric soil rating: No

Minor Components

Riverview, frequently flooded

Percent of map unit: 5 percent

Landform: Flood plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread, tal

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Wehadkee, frequently flooded

Percent of map unit: 5 percent

Landform: Flood plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread, tal

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

EnC—Enon fine sandy loam, 6 to 10 percent slopes

Map Unit Setting

National map unit symbol: 2mnv2

Elevation: 200 to 1,400 feet

Mean annual precipitation: 37 to 60 inches

Mean annual air temperature: 59 to 66 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Enon and similar soils: 85 percent

Minor components: 8 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Enon

Setting

Landform: Hillslopes on ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Saprolite derived from diorite and/or gabbro and/or diabase
and/or gneiss

Typical profile

A - 0 to 3 inches: fine sandy loam

Custom Soil Resource Report

E - 3 to 8 inches: fine sandy loam
BE - 8 to 11 inches: sandy clay loam
Bt - 11 to 33 inches: clay
C - 33 to 80 inches: loam

Properties and qualities

Slope: 6 to 10 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Wynott

Percent of map unit: 4 percent
Landform: Hillslopes on ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Wedowee

Percent of map unit: 3 percent
Landform: Hillslopes on ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Cecil

Percent of map unit: 1 percent
Landform: Interfluves
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

MaE—Madison sandy loam, 15 to 35 percent slopes

Map Unit Setting

National map unit symbol: 2mnn
Elevation: 200 to 1,400 feet
Mean annual precipitation: 37 to 60 inches
Mean annual air temperature: 59 to 66 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Madison and similar soils: 80 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Madison

Setting

Landform: Hillslopes on ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Residuum weathered from mica schist and/or other micaceous metamorphic rock

Typical profile

Ap - 0 to 3 inches: sandy loam
E - 3 to 8 inches: sandy loam
Bt1 - 8 to 25 inches: clay
Bt2 - 25 to 31 inches: clay loam
C - 31 to 80 inches: sandy loam

Properties and qualities

Slope: 15 to 35 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Hydric soil rating: No

McC2—Madison clay loam, 6 to 10 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 2mnrk

Elevation: 200 to 1,400 feet

Mean annual precipitation: 37 to 60 inches

Mean annual air temperature: 59 to 66 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Madison, moderately eroded, and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Madison, Moderately Eroded

Setting

Landform: Hillslopes on ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Residuum weathered from mica schist and/or other micaceous metamorphic rock

Typical profile

A - 0 to 5 inches: clay loam

B - 5 to 29 inches: clay

BC - 29 to 34 inches: clay loam

C - 34 to 80 inches: sandy loam

Properties and qualities

Slope: 6 to 10 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Hydric soil rating: No

McE2—Madison clay loam, 15 to 25 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: 2mnm

Elevation: 200 to 1,400 feet

Mean annual precipitation: 37 to 60 inches

Mean annual air temperature: 59 to 66 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Madison, moderately eroded, and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Madison, Moderately Eroded

Setting

Landform: Hillslopes on ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Residuum weathered from mica schist and/or other micaceous metamorphic rock

Typical profile

Ap - 0 to 6 inches: sandy clay loam

Bt - 6 to 26 inches: clay

BC - 26 to 37 inches: clay loam

C - 37 to 80 inches: loam

Properties and qualities

Slope: 15 to 25 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: B

Hydric soil rating: No

**MhC2—Mecklenburg sandy clay loam, 6 to 10 percent slopes,
moderately eroded**

Map Unit Setting

National map unit symbol: 2mnrx

Elevation: 200 to 1,400 feet

Mean annual precipitation: 37 to 60 inches

Mean annual air temperature: 59 to 66 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Mecklenburg, moderately eroded, and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mecklenburg, Moderately Eroded

Setting

Landform: Hillslopes on ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Saprolite derived from diorite and/or gabbro and/or diabase
and/or gneiss

Typical profile

Ap - 0 to 6 inches: sandy clay loam

Bt - 6 to 34 inches: clay

BC - 34 to 40 inches: clay loam

C - 40 to 80 inches: loam

Properties and qualities

Slope: 6 to 10 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to
moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Hydric soil rating: No

MuB—Mecklenburg-Urban land complex, 2 to 10 percent slopes

Map Unit Setting

National map unit symbol: 3sfk
Elevation: 200 to 1,400 feet
Mean annual precipitation: 37 to 60 inches
Mean annual air temperature: 59 to 66 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Mecklenburg and similar soils: 50 percent
Urban land: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mecklenburg

Setting

Landform: Hillslopes on ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Saprolite derived from diorite and/or gabbro and/or diabase and/or gneiss

Typical profile

Ap - 0 to 8 inches: loam
Bt - 8 to 25 inches: clay
BC - 25 to 36 inches: clay loam
C - 36 to 80 inches: sandy clay loam

Properties and qualities

Slope: 2 to 10 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Hillslopes on ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Impervious layers over human transported material

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

VaC—Vance sandy loam, 6 to 10 percent slopes

Map Unit Setting

National map unit symbol: 2mp5w
Elevation: 200 to 1,400 feet
Mean annual precipitation: 37 to 60 inches
Mean annual air temperature: 59 to 66 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Vance and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vance

Setting

Landform: Hillslopes on ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Saprolite derived from granite and gneiss and/or schist

Typical profile

Ap - 0 to 6 inches: sandy loam
Bt - 6 to 36 inches: clay
C1 - 36 to 50 inches: sandy loam
C2 - 50 to 80 inches: clay loam

Properties and qualities

Slope: 6 to 10 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained

Custom Soil Resource Report

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Helena

Percent of map unit: 10 percent

Landform: Hillslopes on ridges

Landform position (two-dimensional): Shoulder, backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Concave

Across-slope shape: Concave, convex

Hydric soil rating: No

Wedowee

Percent of map unit: 5 percent

Landform: Hillslopes on ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Hydric soil rating: No

VuB—Vance-Urban land complex, 2 to 10 percent slopes

Map Unit Setting

National map unit symbol: 3sfr

Elevation: 200 to 1,400 feet

Mean annual precipitation: 37 to 60 inches

Mean annual air temperature: 59 to 66 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Vance and similar soils: 50 percent

Urban land: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vance

Setting

Landform: Hillslopes on ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Saprolite derived from granite and gneiss and/or schist

Typical profile

Ap - 0 to 6 inches: sandy loam

Bt - 6 to 40 inches: clay

C - 40 to 80 inches: clay loam

Properties and qualities

Slope: 2 to 10 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Hydric soil rating: No

Description of Urban Land

Setting

Landform: Hillslopes on ridges

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Impervious layers over human transported material

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: No

W—Water

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Interpretive groups

Land capability classification (irrigated): None specified

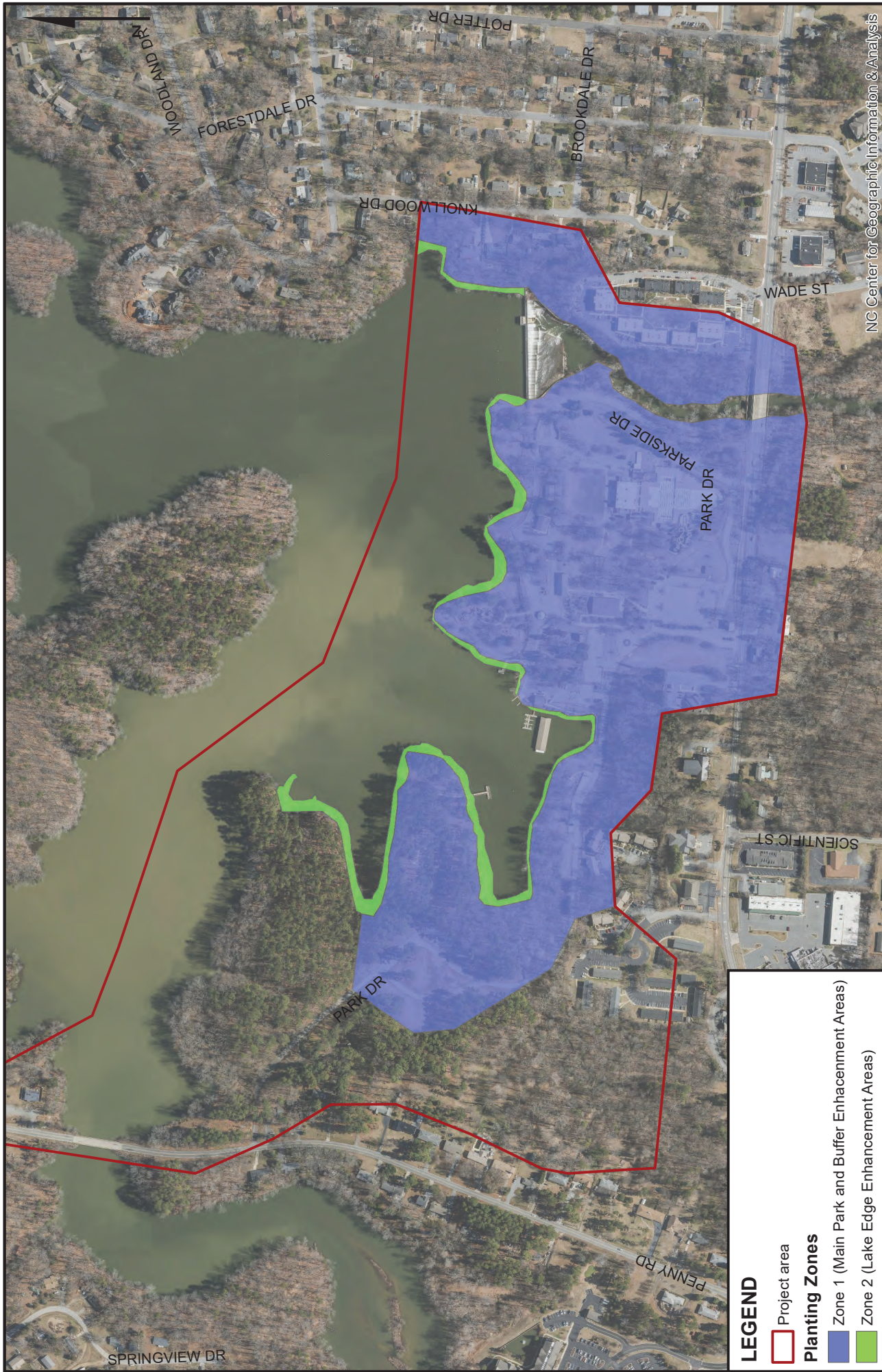
Land capability classification (nonirrigated): 8w

Hydric soil rating: No

Cultural & Natural Resources Report

Plant Communities and Plant Zones Map

Guidelines for Riparian Buffer Restoration



NC Center for Geographic Information & Analysis

0 250 500 Feet
1 inch = 500 feet

VERSION: 1
DATE: 2/15/2019
JOB NO: HPT-18010
DRAWN BY: roth

FIGURE 1. PLANTING ZONE MAP
CITY LAKE PARK MASTER PLAN
HIGH POINT, GUILFORD COUNTY, NC

LEGEND

Project area

Planting Zones

Zone 1 (Main Park and Buffer Enhancement Areas)

Zone 2 (Lake Edge Enhancement Areas)



MCADAMS



Guidelines for Riparian Buffer Restoration



N.C. Department of Environment and Natural Resources
Ecosystem Enhancement Program
October 2004

Purpose of these Guidelines



Riparian buffers have been identified as a valuable tool for protection of water quality when properly designed and established in the appropriate landscape setting. For this reason, the goal of the Ecosystem Enhancement Program (EEP) is to implement projects to restore riparian buffers that have the greatest value for reducing pollutants in our surface waters as well as provide important aquatic and wildlife habitat. The purpose of these guidelines is to provide the technical information necessary for the successful planning and establishment of riparian buffers. The guidelines are intended for use by private consultants in developing restoration plans for the EEP but should also have utility for private landowners as well as local governments involved in the restoration of riparian buffers.

Criteria for Priority Riparian Buffer Restoration Projects



A number of factors determine the success of particular riparian buffer restoration projects. In addition to the physical characteristics of the site, issues such as land costs, land ownership, and logistical constraints must be taken into consideration. The following physical characteristics are intended to provide general guidance when identifying sites and are not intended to exclude sites that may have merit based on other criteria.

- Woody vegetation absent or sparse (less than 100 stems per acre that are ≥ 5 inches diameter at breast height) measured within 50 feet of intermittent and perennial streams, lakes, ponds, and shorelines.
- Adjacent to headwater streams or those streams defined as first, second, or third order.
- Project length greater than 1,000 feet (for projects implemented by the EEP).
- Ditches, gullies, or evidence of concentrated flow within 50 feet of intermittent and perennial streams, lakes, ponds, and estuaries.
- Adjacent source of nitrogen including cropland, pasture, golf course, residential development, ball fields, etc.
- Water table depth within three to four feet of surface as determined by characteristics of soil cores.

Components of a Riparian Buffer Restoration/Enhancement Plan

Site Assessment

The riparian area to be restored should be evaluated with respect to these factors that control the viability of riparian plants:

- Soil moisture
- Soil pH

- Soil texture
- Seasonal high water table depth
- Flooding potential
- Aspect, topography, and microtopographic relief

Site Preparation

The restoration/enhancement plan should address these items regarding preparation of the site for planting:

- Plow or rip site to improve compacted soil and/or eliminate areas where channelized flow has developed.
- Control of sod-forming grasses such as fescue and Kentucky bluegrass that will compete with plantings for nutrients.
- Control of invasive, exotic plants that would hinder the re-establishment of woody vegetation. Proposals for pesticide use should always be reviewed by the North Carolina Division of Water Quality staff to insure compliance with the Neuse and Tar-Pamlico Riparian Buffer Rules.

Common Invasive Exotic Plants in North Carolina

Ailanthus altissima (Tree-of-Heaven)

Albizia julibrissin (Mimosa)

Elaeagnus umbellata (Autumn Olive)

Hedera helix (English Ivy)

Lespedeza cuneata (Korean or Sericea Lespedeza)

Ligustrum sinense (Chinese Privet)

Lonicera japonica (Japanese Honeysuckle)

Microstegium vimineum (Japanese Grass)

Paulownia tomentosa (Princess Tree)

Pueraria lobata (Kudzu)

Rosa multiflora (Multiflora Rose)

Wisteria sinensis (Chinese Wisteria)

- Stabilize areas of bare soil. Refer to the following list for species of grasses/sedge appropriate for soil stabilization. The majority of these species are by necessity not native to North Carolina. At present, there are only a few species of native grasses useful for erosion control that are commercially available. Please note that fescue grasses should not be used for soil stabilization. Fescue grasses, particularly tall fescue, are competitive and will inhibit the eventual re-establishment of native species.

Agrostis alba (Redtop)

Found in fields, pastures, roadsides, and other disturbed places throughout North Carolina, this native warm season grass should be used sparingly for erosion control and soil stabilization.

Carex stricta (Sedge)

This sedge occurs naturally in marshes and low meadows throughout the mountains and northern piedmont and coastal plain of North Carolina. This species has utility in a mix for soil stabilization in moist areas.

Dactylis glomerata (Orchardgrass)

This perennial, cool season bunchgrass is a good alternative to fescue because it is less competitive and allows native herbs to colonize the site.

Hordeum spp. (Barley)

A number of species of barley can be used for soil stabilization. Barley is a cool season, annual grass that when moisture is available will germinate in the fall, stay green during the winter, and then die in the spring as competition for warm season plants increases.

Panicum clandestinum (Deer Tongue)

This native, perennial, warm season bunchgrass can be used in moist low woods primarily in the piedmont and mountains.

Panicum spp. (Panic Grasses)

A number of species of panic grasses can be used for soil stabilization depending on the moisture regime and soils of the site.

Panicum virgatum (Switchgrass)

This native, perennial, warm season bunchgrass can tolerate a wide range of moisture regimes. It can be used along streams, in wet or dry woods, brackish and freshwater marshes, sloughs, swales, and low pinelands primarily in the eastern piedmont and coastal plain.

Pennisetum glaucum (Brown Top or Pearl Millet)

This fast-growing, robust, annual grass exhibits good drought tolerance which makes this species an important warm season option for soil stabilization.

Phalaris arundinacea (Reed Canarygrass)

A native to North Carolina, this perennial cool season grass is used for the stabilization of pond shorelines, drainage ditches, and streambanks in the mountains and western piedmont. It is established by planting freshly cut stem slips or rhizome fragments. Please note that this species is aggressive and forms large monotypic stands that displace other species. It should only be used if no other species are available.

Secale cereale (Winter Rye or Rye Grain)

Winter rye is a cold-hardy annual grass that will germinate and grow at low temperatures. By maturing early, it offers less competition during the late spring, a critical time in the establishment of perennial species. Winter rye germinates quickly and is tolerant of poor soils.

Sorghum bicolor (Sudangrass)

Only the small-stemmed varieties of this annual warm season grass should be used. Sudangrass is useful for temporary seeding, and it is adapted to soils relatively high in clay content. Seed for common Sudangrass is not always available, but other small-stemmed types may be used, such as the hybrid Trudan. The coarse-stemmed Sorghum-Sudangrass hybrids are not appropriate for erosion control.

Riparian Buffer Design

Species Diversity and Composition



The most effective riparian buffers have trees and shrubs to provide perennial root systems and long-term nutrient storage. The design of a riparian buffer can be modified to fit the landscape and the landowner's needs, for example, by replacing shrubs with more trees, substituting some of the trees with shrubs, or incorporating a grass zone. In any scenario, the width of the woody vegetation should be at least 30 feet directly adjacent to the streambank/shoreline.

Choose 10-12 species of native trees and/or shrubs appropriate for site based on site assessment and reference conditions. In addition, please note that this list is alphabetical and does not take into account the assemblages of plants found in nature. The inventory of plants found on the reference site can help determine an appropriate assemblage for the restoration site. In addition, the North Carolina Natural Heritage Program's *Classification of the Natural Communities of North Carolina: Third Approximation* is a valuable reference on natural assemblages of plants (Shafele, Michael P. and Alan S. Weakley, 1990).

Typically, there should be at least three or four understory trees for every canopy tree to provide structural diversity similar to mature forests. Where shrub species are incorporated into the planting plan, they should be distributed more densely at outer edge of riparian buffer to reduce light penetration and recolonization by invasive exotic species. The following table provides a list of native tree and shrub species appropriate for use in riparian buffers.

Master List of Native Plants

Native Regions	Light Requirements	Moisture Requirements
M= Mountains	S= Shade	L= Low Moisture
P= Piedmont	P= Partial Sun	M= Moderate Moisture
C= Coastal Plain	F= Full Sun	H= High Moisture
		A= Aquatic

Scientific Name	Common Name	Region			Light			Moisture				
		M	P	C	S	P	F	L	M	H	A	
Medium to Large Trees												
<i>Acer barbatum</i>	Southern sugar maple		X	X	X	X			X			
<i>Acer saccharinum</i>	silver maple		X		X	X	X		X			
<i>Acer saccharum</i>	sugar maple	X				X	X		X			
<i>Betula alleghaniensis</i>	yellow birch	X			X	X			X			
<i>Betula lenta</i>	cherry birch, sweet birch	X			X	X			X			
<i>Betula nigra</i>	river birch	X	X	X		X	X		X	X		
<i>Carya aquatica</i>	water hickory			X		X	X			X		
<i>Carya cordiformis</i>	bitternut hickory	X	X	X	X	X	X		X	X		
<i>Carya glabra</i>	pignut hickory	X	X	X	X	X	X	X	X			
<i>Carya ovata</i>	shagbark hickory	X	X	X	X	X	X		X			
<i>Carya tomentosa</i>	mockernut hickory	X	X	X	X	X	X	X	X			
<i>Celtis laevigata</i>	sugarberry, hackberry		X	X	X	X			X			
<i>Chamaecyparis thyoides</i>	Atlantic white cedar			X		X	X		X	X		
<i>Cladrastis kentuckea</i>	yellowwood	X			X	X			X			
<i>Diospyros virginiana</i>	persimmon	X	X	X	X	X	X	X	X			
<i>Fagus grandifolia</i>	American beech	X	X	X	X	X			X			
<i>Fraxinus americana</i>	white ash	X	X	X	X	X			X			
<i>Fraxinus pennsylvanica</i>	green ash	X	X	X	X	X			X	X		
<i>Fraxinus profunda</i>	pumpkin ash, red ash		X	X		X				X		
<i>Juglans nigra</i>	black walnut	X	X	X	X	X			X			
<i>Liriodendron tulipifera</i>	tulip poplar, yellow poplar	X	X	X	X	X	X		X			
<i>Magnolia acuminata</i>	cucumber magnolia	X	X		X	X			X			
<i>Magnolia fraseri</i>	Fraser magnolia	X				X			X			
<i>Nyssa aquatica</i>	water tupelo			X	X	X	X			X	X	
<i>Nyssa sylvatica</i>	black gum	X	X	X	X	X	X	X	X			
<i>Nyssa sylvatica</i> var. <i>biflora</i>	swamp black gum			X	X	X	X			X		
<i>Oxydendrum arboreum</i>	sourwood	X	X	X		X	X	X	X			
<i>Picea rubens</i>	red spruce	X			X	X	X		X			
<i>Pinus echinata</i>	shortleaf pine	X	X	X		X	X	X				
<i>Pinus palustris</i>	longleaf pine		X	X			X	X	X			
<i>Pinus rigida</i>	pitch pine	X					X	X				

Scientific Name	Common Name	Region			Light			Moisture				
		M	P	C	S	P	F	L	M	H	A	
<i>Pinus serotina</i>	pond pine			X			X		X	X		
<i>Pinus strobus</i>	white pine	X	X			X	X		X			
<i>Platanus occidentalis</i>	sycamore	X	X	X		X	X		X	X		
<i>Populus deltoides</i>	eastern cottonwood		X	X			X			X		
<i>Populus heterophylla</i>	swamp cottonwood			X		X	X			X		
<i>Prunus serotina</i>	black cherry	X	X	X	X	X	X	X	X			
<i>Quercus alba</i>	white oak	X	X	X		X	X	X	X			
<i>Quercus bicolor</i>	swamp white oak		X		X	X				X		
<i>Quercus coccinea</i>	scarlet oak	X	X		X	X		X				
<i>Quercus falcata</i>	Southern red oak	X	X	X	X	X		X	X			
<i>Quercus pagoda</i>	cherrybark oak		X	X	X	X			X	X		
<i>Quercus laurifolia</i>	laurel oak			X	X	X	X		X	X		
<i>Quercus lyrata</i>	overcup oak		X	X	X	X				X		
<i>Quercus margaretta</i>	sand post oak			X		X	X	X				
<i>Quercus marilandica</i>	black jack oak	X	X	X	X	X		X				
<i>Quercus michauxii</i>	swamp chestnut oak		X	X	X	X	X		X	X		
<i>Quercus nigra</i>	water oak		X	X	X	X	X	X	X			
<i>Quercus phellos</i>	willow oak		X	X	X	X	X		X	X		
<i>Quercus prinus</i>	chestnut oak	X	X		X	X		X				
<i>Quercus rubra</i>	Northern red oak	X	X		X	X		X	X			
<i>Quercus shumardii</i>	shumard oak		X	X	X	X			X	X		
<i>Quercus stellata</i>	post oak	X	X	X	X	X		X				
<i>Quercus velutina</i>	black oak	X	X	X	X	X		X				
<i>Quercus virginiana</i>	live oak			X		X	X	X				
<i>Robinia pseudoacacia</i>	black locust	X	X	X		X	X		X			
<i>Taxodium ascendens</i>	pond-cypress			X		X	X				X	
<i>Taxodium distichum</i>	bald-cypress			X		X	X				X	
<i>Tilia americana</i> var. <i>heterophylla</i>	basswood	X	X		X	X			X			
<i>Tsuga canadensis</i>	Eastern hemlock	X	X		X	X	X		X			
<i>Tsuga caroliniana</i>	Carolina hemlock	X	X			X	X	X				
<i>Ulmus alata</i>	winged elm		X	X	X	X	X	X	X			
<i>Ulmus americana</i>	American elm	X	X	X	X	X			X			
Small Trees												
<i>Amelanchier arborea</i>	downy serviceberry, shadbush	X	X	X	X	X			X			
<i>Amelanchier canadensis</i>	Canada serviceberry			X			X		X	X		
<i>Amelanchier laevis</i>	smooth serviceberry	X				X	X	X	X			
<i>Asimina triloba</i>	pawpaw	X	X	X	X	X			X			
<i>Carpinus caroliniana</i>	ironwood, American hornbeam	X	X	X	X	X			X	X		
<i>Cercis canadensis</i>	eastern redbud	X	X	X	X	X			X			
<i>Chionanthus virginicus</i>	white fringetree, old man's beard	X	X	X		X	X		X			
<i>Cornus alternifolia</i>	alternate-leaf dogwood	X			X	X			X			
<i>Cornus florida</i>	flowering dogwood	X	X	X	X	X		X	X			
<i>Crateagus crus-galli</i>	cockspur hawthorn	X	X	X		X	X	X	X			
<i>Crateagus flabellata</i>	fanleaf hawthorn	X	X			X			X			
<i>Crateagus flava</i>	October haw	X	X	X		X	X		X			
<i>Cyrilla racemiflora</i>	titi			X		X	X		X	X		
<i>Fraxinus caroliniana</i>	water ash			X	X	X				X		
<i>Gordonia lasianthus</i>	loblolly bay			X	X	X	X		X	X		

Scientific Name	Common Name	Region			Light			Moisture				
		M	P	C	S	P	F	L	M	H	A	
<i>Halesia tetraptera</i> (<i>H. carolina</i>)	common silverbell	X	X		X	X			X			
<i>Ilex opaca</i>	American holly	X	X	X	X	X		X	X	X		
<i>Juniperus virginiana</i>	Eastern red cedar	X	X	X		X	X	X	X			
<i>Magnolia tripetala</i>	umbrella tree	X	X		X				X			
<i>Magnolia virginiana</i>	sweetbay magnolia		X	X	X	X	X		X	X		
<i>Morus rubra</i>	red mulberry	X	X	X	X	X			X			
<i>Osmanthus americana</i>	wild olive, devilwood			X	X	X			X			
<i>Ostrya virginiana</i>	Eastern hop-hornbeam	X	X		X	X			X			
<i>Persea borbonia</i>	red bay			X	X	X	X	X	X			
<i>Persea palustris</i>	swamp bay			X	X	X	X		X	X		
<i>Pinus pungens</i>	table mountain pine	X					X	X				
<i>Prunus americana</i>	American wild plum	X	X			X			X			
<i>Prunus caroliniana</i>	Carolina laurel-cherry			X		X	X	X	X			
<i>Quercus incana</i>	bluejack oak			X		X	X	X				
<i>Quercus laevis</i>	turkey oak			X		X	X	X				
<i>Rhus glabra</i>	smooth sumac	X	X				X	X	X			
<i>Rhus hirta</i> (<i>Rhus typhina</i>)	staghorn sumac	X					X	X				
<i>Salix caroliniana</i>	swamp willow	X	X	X		X	X		X	X		
<i>Salix nigra</i>	black willow	X	X	X		X	X		X	X		
<i>Sassafras albidum</i>	sassafras	X	X	X		X	X	X	X			
<i>Staphylea trifolia</i>	bladdernut		X		X				X	X		
<i>Symplocos tinctoria</i>	horse-sugar, sweetleaf	X	X	X	X	X		X	X			
<i>Ulmus rubra</i>	slippery elm	X	X		X	X			X			
Shrubs												
<i>Aesculus sylvatica</i>	painted buckeye	X	X		X	X			X			
<i>Alnus serrulata</i> *	common alder	X	X	X	X	X	X			X	X	
<i>Aronia arbutifolia</i>	red chokeberry	X	X	X	X	X			X	X		
<i>Baccharis halimifolia</i>	silverling		X	X			X	X	X	X		
<i>Callicarpa americana</i>	American beautyberry		X	X	X	X	X		X			
<i>Calycanthus floridus</i>	sweet-shrub	X	X		X	X			X			
<i>Castanea pumila</i>	Allegheny chinkapin	X	X	X	X	X	X	X				
<i>Ceanothus americanus</i>	New Jersey tea	X	X	X		X	X	X				
<i>Cephalanthus occidentalis</i>	buttonbush	X	X	X		X	X				X	
<i>Clethra acuminata</i>	mountain sweet pepperbush	X			X	X			X			
<i>Clethra alnifolia</i>	sweet pepperbush			X	X	X			X	X		
<i>Comptonia peregrina</i>	sweet fern	X	X			X	X					
<i>Cornus amomum</i>	silky dogwood	X	X	X	X	X				X	X	
<i>Cornus stricta</i>	swamp dogwood			X	X	X				X		
<i>Corylus americana</i>	American hazel, hazelnut	X	X		X	X			X			
<i>Euonymus americanus</i>	hearts-a-bustin', strawberry bush	X	X	X	X	X		X	X			
<i>Fothergilla gardenii</i>	witch-alder			X		X			X	X		
<i>Gaylussacia frondosa</i>	dangleberry			X	X	X	X		X	X		
<i>Hamamelis virginiana</i>	witch hazel	X	X	X	X	X		X	X			
<i>Hydrangea arborescens</i>	wild hydrangea	X	X		X	X			X			
<i>Ilex coriacea</i>	gallberry			X	X	X			X	X		
<i>Ilex decidua</i>	deciduous holly, possumhaw		X	X	X	X			X			
<i>Ilex glabra</i>	inkberry			X	X	X	X		X	X		
<i>Ilex verticillata</i>	winterberry	X	X	X	X	X	X		X	X		

Scientific Name	Common Name	Region			Light			Moisture				
		M	P	C	S	P	F	L	M	H	A	
<i>Ilex vomitoria</i>	yaupon holly			X	X	X	X	X				
<i>Itea virginica</i>	Virginia willow		X	X	X	X				X		
<i>Kalmia angustifolia</i> var. <i>caroliniana</i>	lamb-kill, sheep-kill			X		X	X		X	X		
<i>Kalmia latifolia</i>	mountain laurel	X	X		X	X		X	X			
<i>Leucothoe axillaris</i>	coastal dog-hobble			X	X	X			X			
<i>Leucothoe fontanesiana</i>	dog-hobble	X	X		X				X			
<i>Leucothoe racemosa</i>	fetterbush		X	X	X	X			X	X		
<i>Lindera benzoin</i>	spicebush	X	X		X				X			
<i>Lyonia ligustrina</i>	northern maleberry	X	X	X		X			X	X		
<i>Lyonia lucida</i>	shining fetterbush			X	X	X			X			
<i>Myrica cerifera</i> *	Southern wax-myrtle		X	X	X	X	X	X	X	X		
<i>Myrica cerifera</i> var. <i>pumila</i> *	dwarf Southern wax-myrtle			X		X	X	X	X			
<i>Myrica heterophylla</i> *	bayberry, evergreen bayberry			X	X	X			X			
<i>Pieris floribunda</i>	evergreen mountain fetterbush	X					X	X	X			
<i>Rhododendron atlanticum</i>	dwarf azalea			X		X			X			
<i>Rhododendron calendulaceum</i>	flame azalea	X			X	X			X			
<i>Rhododendron catawbiense</i>	Catawba rhododendron	X	X		X	X	X	X	X			
<i>Rhododendron maximum</i>	rosebay rhododendron	X	X		X	X			X	X		
<i>Rhododendron periclymenoides</i>	pinxter flower, wild azalea	X	X	X	X	X			X			
<i>Rhododendron viscosum</i>	swamp azalea	X		X		X	X		X	X		
<i>Rhus copallina</i>	winged sumac	X	X	X		X	X	X	X			
<i>Rosa carolina</i>	pasture rose, Carolina rose	X	X	X		X	X	X	X			
<i>Rosa palustris</i>	swamp rose	X	X	X		X	X				X	
<i>Rubus allegheniensis</i>	Alleghany blackberry	X	X				X	X				
<i>Rubus cuneifolius</i>	blackberry		X	X		X	X	X	X			
<i>Rubus odoratus</i>	purple flowering raspberry	X				X			X			
<i>Salix humilis</i>	prairie willow	X	X				X	X				
<i>Salix sericea</i>	silky willow	X	X	X		X	X				X	
<i>Sambucus canadensis</i>	common elderberry	X	X	X			X		X	X		
<i>Spiraea alba</i>	narrow-leaved meadowsweet	X					X		X			
<i>Spiraea latifolia</i>	broad-leaved meadowsweet	X					X		X			
<i>Spiraea tomentosa</i>	meadowsweet	X	X	X		X	X			X		
<i>Stewartia malacodendron</i>	silky camellia			X	X	X			X			
<i>Stewartia ovata</i>	mountain camellia	X	X		X	X			X			
<i>Styrax grandifolia</i>	bigleaf snowbell		X	X	X	X			X			
<i>Vaccinium arboreum</i>	sparkleberry		X	X	X	X		X	X			
<i>Vaccinium corymbosum</i>	highbush blueberry	X	X	X	X	X	X	X	X	X		
<i>Vaccinium crassifolium</i>	creeping blueberry			X		X			X			
<i>Vaccinium elliotii</i>	mayberry			X	X				X			
<i>Vaccinium stamineum</i>	deerberry, gooseberry	X	X	X	X	X		X				
<i>Vaccinium pallidum</i>	lowbush blueberry	X	X		X	X		X				
<i>Viburnum acerifolium</i>	maple-leaf viburnum	X	X		X	X		X	X			
<i>Viburnum dentatum</i>	Southern arrowwood viburnum	X	X	X	X	X	X		X			
<i>Viburnum nudum</i>	possumhaw viburnum	X	X	X	X	X				X		
<i>Viburnum prunifolium</i>	blackhaw viburnum	X	X	X	X	X			X			
<i>Viburnum rafinesquianum</i>	downy arrowwood		X		X	X			X			
<i>Viburnum rufidulum</i>	rusty blackhaw		X	X	X	X		X				
<i>Xanthorrhiza simplicissima</i>	yellowroot	X	X	X	X			X	X			

* These fix nitrogen and should not be used for riparian restoration adjacent to Nutrient Sensitive Waters.

Where grasses are incorporated into the planting plan on the outside of the buffer strip, only native grasses should be used. Native grasses produce a much more extensive and deep root system than commonly used non-native grasses such as fescue.

Common Native Grasses

Andropogon gerardii (Big Bluestem)
Andropogon virginicus (Broomsedge)
Arundinaria gigantea (Giant Cane)
Eragrostis spectabilis (Purple Love Grass)
Panicum anceps (Beaked Panicum)
Panicum clandestinum (Deertongue)
Panicum hemitomon (Maidencane)
Panicum virgatum (Switchgrass)
Schizachyrium scoparium (Little Bluestem)
Sorghastrum nutans (Indiangrass)
Tridens flavus (Purple-Top)
Tripsacum dactyloides (Gama Grass)

Planting Density

Trees should be planted at a density sufficient to provide 320 trees per acre at maturity. To achieve this density, approximately 436 (10x10 feet spacing) to 681 (8x8 feet spacing) trees per acre should be planted initially. Shrubs should be planted at a density sufficient to provide 1,200 shrubs per acre.



Plant Size

In many cases, the most cost effective and successful size plant material is bare root seedlings. Some species such as the hickories do poorly as bare root seedlings and will be much more successful as containerized seedlings. In either case, tree shelters should be used to accelerate growth and increase survivability of seedlings. In addition, management of competing vegetation after planting is easier, mowing and weed wacker strikes are prevented, herbicides are isolated from trunk contact, and grazing by deer are restricted. The use of tree shelters may only be practical from an economic standpoint for more expensive seedlings of species difficult to establish, such as red oak. Reductions in maintenance costs and increased seedling vigor associated with tree shelters suggest that tree shelter plantings may be a more cost-effective approach than planting unprotected larger material. In urban or other high visibility areas, some specimen trees and shrubs should be incorporated into the planting plan for projects implemented by the EEP.

When live stakes or dormant cuttings are incorporated in a planting plan, choose only the previous season's growth. Live stakes should typically be approximately $\frac{3}{4}$ inch in diameter and three feet long, and dormant cuttings should be approximately $\frac{1}{2}$ inch in diameter and two feet long.

Suppliers of Native Plant Material

Local nurseries are the best option in acquiring plants that will be successful. Plants grown from seeds or cuttings collected close to the restoration area will be the most likely to survive and reproduce.

Planting Layout

The planting plan should indicate that trees and shrubs will be planted in a random pattern. For inexperienced planting crews, pre-labeled flagged wires can be used to mark the random location of plantings. These flags can also be color coded for each particular species. Various colors of spray paint can also be used to differentiate species.

Planting Practices

When planting seedlings, it is helpful to mark the plants with colored flagging to make them easier to locate during maintenance tasks. The flagging can also be color-coded to mark plants that have died for replacement at a later date.

Tree protectors are also helpful for locating plants. Tree seedlings should be kept moist and should not be exposed for extended periods of time. A correctly planted tree should have the following general characteristics:

- Planted so that the root collar is slightly below the soil surface.
- Have the main roots nearly straight or spread out.

- Have soil firm around the roots.
- Have the tree in an upright position and have it nearly even with the general ground level, not sunk in a hole or raised on a mound.

Please note that the Neuse and Tar-Pamlico Riparian Buffer Rules allow for a one time fertilizer application to establish newly planted vegetation. Ongoing fertilizer application is prohibited by these rules.

Riparian Buffer Maintenance

Control of Grasses and Forbs



In the early stages of riparian buffer establishment, competition for nutrients by adjacent grasses and forbs will substantially inhibit seedling growth. Release from herbaceous competition has been demonstrated as the most cost-effective method to accelerate the growth of seedlings. The plan for buffer establishment must incorporate control of the herbaceous layer. Options for weed control include four to six inches of well-aged hardwood mulch, weed control fabrics, or pre-emergent herbicide. Typically, mowing to control weeds will be impractical based on the random distribution of plantings. Weed control should be continued for three years from the time of planting.

Areas of Concentrated Flow

During the required five year monitoring period, the riparian buffer should be inspected for evidence of concentrated flow. If concentrated flow has begun to form, a level spreader or other best management practice should be installed to diffuse the flow before it enters the restored riparian buffer.

Illustrations by Karen M. Lynch

HIGH POINT CITY LAKE PARK MASTER PLAN

HPT-18010

Stormwater Impact Analysis

Proposed improvements will be considered a redevelopment and as such, the following requirements will apply. As stated in the City of High Point's development ordinance (Chapter 6.2.3), the proposed development could be exempt from stormwater regulations if the project results in a reduction of impervious. A Stormwater Control Measure (SCM) will be required at the point when built-upon area (BUA) for the project exceeds the amount of BUA in the existing condition of the project area. Due to the location of the site within the City Lake and Oakdale Reservoir Watersheds (WS-IV), development will be required to meet the regulations set forth in the City of High Point Stormwater BMP Design Manual for development within a Water Supply Watershed.

Should the proposed facility improvements for City Lake Park exceed the threshold for a low-density development, an SCM will be required to treat the 1" water quality event and provide 85% TSS removal to remain in compliance with the treatment requirements of high-density development. Additionally, the facility will be required to attenuate peak flows from the 10-year, 24-hour storm to below pre-development flow rates. As the primary portion of the City Lake Park property is located within the General Watershed Area of the Oakdale Reservoir, the BUA onsite must not exceed 70% density.

FEMA floodplain and floodway is located onsite. Should the proposed development encroach into the floodplain, a Floodplain Development Permit will be required. Should the proposed development impact the floodway, a FEMA no-rise analysis or CLOMR will be required.

It is anticipated that an above ground SCM will be most appropriate for the proposed development. To achieve 85% TSS removal, a primary SCM will be required as defined in the NC DEQ Minimum Design Criteria. Appropriate primary SCMs for the project could be an infiltration basin, a stormwater wetland, a wet pond, sand filter, or bioretention area. Once a layout has been developed for the proposed improvements, the type of SCM will be determined. Typically, above ground SCMs require approximately 12% of the project area for the site. Optimal placement of the SCM will be determined once a proposed layout is completed.

Site Inventory

Facilities and Architectural Assessment

ARCHITECTURAL ASSESSMENT

FACILITIES AND STRUCTURES

Introduction

During the tour of the High Point City Lake Park, the project team gained a general understanding of the existing facility conditions through visual observation. The following observations are summarized below and will be used in developing the High Point City Lake Park Master Plan.

The City Lake is the oldest park in the Department; it is also the most visited park in the City. The park includes historic buildings, picnic shelters, restroom buildings, gymnasium, and locker rooms for the City Lake Park Pool. Visitors frequent this park to use the variety of amenities that are offered including the swimming pool, boat rentals, and fishing piers. Through this assessment phase the project team noted several issues that will need to be addressed in order for the facilities to meet the current and future needs of the community.

When touring the facilities and structures, special attention was given to identifying deficiencies in the following areas:

- > Exterior elements such as wall and window conditions, roofing systems, and water and moisture infiltration concerns.
- > Interior elements such as the conditions of the walls, flooring, and ceilings. Heating, ventilation and air conditioning (HVAC) and electrical systems were visually reviewed, but these systems will require further assessment to review to current condition and remaining lifespan.
- > Americans with Disabilities Act (ADA) elements and accessibility.

Facility Assessments

Gymnasium

The 8,600 square foot gymnasium was constructed in 1961. It is a concrete masonry unit (CMU) structure with masonry brick and cast stone veneer that features full-height windows which overlook the outdoor public swimming pool to the south and the park to the north. Along with the sports floor area there are also restrooms, janitorial, and electrical spaces provided in this building. There is a need for an indoor multipurpose activity space at High Point City Lake Park. The current condition of this gymnasium does not meet the needs of the department or public and is not being utilized to its fullest potential.

During the tour the project team and City of High Point Parks and Recreation staff discussed two options for this building. It could be renovated in order to meet the public needs and current building codes. Or it could be demolished, and a new facility could be built elsewhere in this park. Through this Master Plan process the recommendation for this facility will be made. This assessment will note the several building deficiencies that the project team documented to give a greater understanding of the improvements that will need to be made if it is to be renovated.

The exterior canopies on the east and west sides of the Gymnasium will need to be assessed by a structural engineer and potentially removed as there is visual evidence of deflection and rusting on the structural framing components. The brick at the canopy connection is also in disrepair and there is evidence of improper flashing that will need to be assessed to ensure that there is proper draining through the wall cavity. This brick will need to be repaired after the canopies are repaired or replaced. On the ceiling there is some evidence of water damage which may indicate a roof leak. Inspection on the roof system will need to be performed to determine the remaining lifespan.

The interior finishes consist of painted CMU walls, vinyl composition tile (VCT) flooring, and exposed steel roof joists. Many of these finishes have reached the end of their lifespan and will likely be replaced if the space is remodeled.

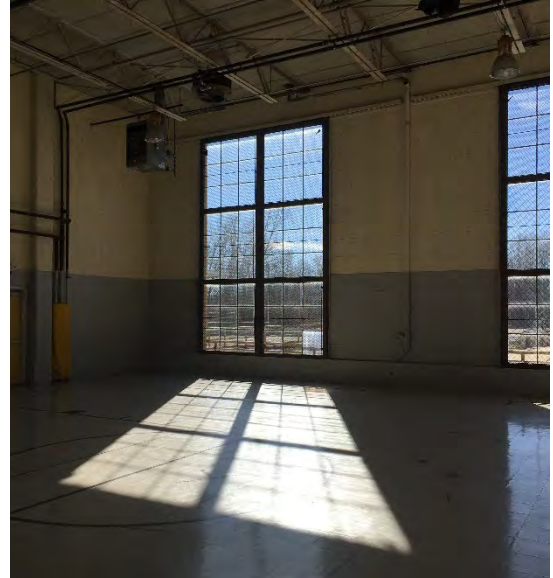
The facility currently has several ceiling-mounted heaters in the open gym space but does not have a year-round heating, ventilation, and air conditioning (HVAC) system. By not having an HVAC system, the frequency that this space is being rented or has programmed community activities is greatly reduced.

The current restroom layout has several ADA deficiencies including grab bars, sink height, exposed sink pipes, five-foot wheel chair turning circle, and the push and pull clearances at the doors leading into the restrooms. In order to meet current building codes for an assembly (A-3) occupancy additional restroom stalls will need to be provided and the current stalls will need to be reconfigured to meet circulation requirements. The current drinking fountain does not appear to be working and is not ADA compliant, this fixture will need to be replaced if the space is renovated. The water spout of an ADA accessible drinking fountain is to be no more than 36 inches above the floor. There also needs to be a clearance of 27 inches between the floor and the bottom of the unit and 30 inches in width.

A future programming exercise will determine how this space will be used and what additional spaces are required. This will help to visualize what activities will take place in this building, their space requirements, and the area that will be required for restrooms and support spaces. Further exploration will determine if this space would benefit and support operable partitions in order to provide improved flexibility for small groups and programs.

A further review of the structural, electrical, HVAC, and plumbing systems will need to be performed to determine the entire project scope for this remodel. In addition, a life safety assessment will need to be performed to determine the occupancy load and address additional exiting and fire sprinkler requirements.

Many of these assessments will need to be addressed for the facility to be used on a year-round basis. This building has a rich park history and is a prominent backdrop to the City Lake Park Pool and Gym Field. Throughout this Master Plan process, it will be determined if this building can suite the needs of the park and community or if the space should be used for another function.

*HIGH POINT CITY LAKE PARK GYMNASIUM*

City Laker Park Pool Bathhouse

The City Lake Park Pool and Waterslide is a very popular attraction for the residents of High Point. Below the gymnasium there are two wings that project towards the pool, housing the men's and women's bathhouse and locker rooms. The City Lake Park Bathhouse is approximately 8,960 square feet and was constructed in 1961. Several deficiencies and observations were noted in these locker rooms that will need to be addressed to ensure safety for the staff and public.

Over time exterior building materials start to break down, peel, or show signs of failure, this is evident on the underside of the canopies leading into the locker rooms where the paint is peeling and flaking. The exterior walls consist of stone face veneer and glass block, which allows diffused natural light into the bathhouse, appear to be in good condition. There is water staining on some of the walls and ceilings, visible rust, and peeling ceiling paint within the Bathhouse which is evidence of a roof leak. This is a potentially very serious issue as it appears that water is leaking into the electrical panels. Further studies of this roof system will determine the cause of the leak and moisture.

The interior finishes of the Bathhouse consist of quarry tile floors, painted CMU walls, porcelain wall tile, and painted concrete roof deck. The door leading to the electrical room is very difficult to open and close. There is a gap between the hollow metal door frame and the wall. This condition should be reviewed by a structural engineer as it may indicate some shifting or movement in the wall.

A mechanical engineer will need to assess the condition of the mechanical equipment in the bathhouse as it is an older system. The electrical system will also need to be assessed to determine what improvements will need to be made to comply with current codes.

Given the age and function of this facility many of the observed ADA deficiencies were found in the toilet and shower areas. This bathhouse was built before many of these ADA guidelines were mandated and has not been upgraded since. The exposed sink pipes are not insulated. According to the current ADA guidelines, hot water and drain pipes are to be insulated to prevent direct contact with the piping. Current handicap stall design requires a five-foot wheel chair turning circle and three grab bars to assist in the transfer from a wheel chair to the toilet, the ADA stalls in this building do not comply with that standard. A spatial reconfiguration is required in order to provide the required clearances. Another accessible element that will require modifications is in the showers. Grab bars, benches, hand held shower heads, adequate approach/transfer areas, and low floor thresholds/transitions are elements that make for an accessible shower.



CITY LAKE PARK BATHHOUSE



Picnic Shelters

There are currently ten picnic shelters throughout the High Point City Lake Park. The shelters range in size to accommodate various group sizes. Often times these shelters are rented for birthday parties, corporate events, and family reunions.

Through visual assessment many of the picnic shelters appear to be in good condition. Some of the finish on the wood columns is starting to fail and will need to be addressed in order to protect the structural members from

further weathering and damage. A structural engineer will need to perform a structural assessment of each structure to better determine their remaining lifespan.

During the following stages of this Master Plan the layout of the park will be reviewed. The overall flow and parking layout of the park will be studied. This may result in some shelters needing to be demolished or relocated to align with the Master Plan. Depending on the remaining lifespan of each picnic shelter it may be cost effective to carefully deconstruct a shelter and have it relocated to another part of the park.



PICNIC SHELTER #9

Restroom and Concessions Building

One of the two restroom buildings is located near the mini golf course and merry go round. This building is approximately 2,300 square feet and includes public restrooms, a concession stand, and ticket sales for the various park activities. There is also a 500 square foot roof overhang which provides a shaded picnic area.

The exterior materials consist of brick veneer, asphalt shingles; painted wood columns, guardrails, and fascia. The painted surfaces are starting to show their age and will need to be prepped and repainted in the coming years. There are several guardrail posts that are missing and will need to be replaced to ensure that a 4" sphere can not fit between the posts.

During busy times in the park this centrally located restroom building is often not large enough and may need to be expanded to better accommodate the public. At the time of this expansion additional studies can be performed to ensure ADA compliance in the restroom and adequate space in the concession area.



Restroom and Concession Building

Restroom Building

This restroom building is located on the north west edge of the park. It is near three picnic shelters and an ADA playground. This area of the park was previously reserved for Camp Ann activities, which is a summer camp for kids and adults with developmental disabilities.

This brick veneer restroom facility is approximately 700 square feet and appears to be in good condition. The gutter and downspout system are working properly by shedding water away from the building and large louvered panels in the four hollow metal doors improve indoor air circulation inside the restroom building.



CAMP ANN RESTROOM

Marina

Fishing and boating are some of the most popular visitor activities at High Point City Lake Park. The Marina is used for guests to rent boats and sign up for activities like the 'Teach a Kid to Fish' program and Bass Fishing Tournaments.

The exterior of the building appears to be in good condition. Exterior materials consist of brick veneer, asphalt shingles, painted wood fascia, and metal guardrail. Issues with the layout of the docks have become apparent given the popularity of the boating activities. There is congestion with the powered boats and pedal boats leaving and returning to the docks. The boat dock to the north of the marina needs to be reviewed by a structural engineer to determine the structural integrity of the dock. A usable dock in this location could greatly reduce the current congestion and flow issues that the marina is currently experiencing.



CITY LAKE DOCK

Other Site Buildings

Mendenhall Shop

One of the historic structures at High Point City Lake Park is the Richard Mendenhall Store that was built in 1824. This two-story brick building is located at the main park entrance. It is part of the Mendenhall Homeplace which is a Quaker Historic Site and Museum.

It was considered that this building could be used as a Welcome Center for the park. However, this not only would require a collaboration with the Mendenhall Homeplace, but it would also require a lot of improvements in order to be open to the public on a daily basis. A building for this occupancy type would require an ADA compliant entrance, circulation, and restrooms. Additional improvements would need to be made to the electrical, mechanical, and

plumbing systems to meet current code requirements. This building is on the National Historic Registry and any modifications would need to be reviewed by the State Historic Preservation Office (SHPO).

Given the amount of improvements that would need to be made to this structure the project team does not recommend pursuing this as the park's Welcome Center.



MENDENHALL SHOP

The Friends Meeting House

Another structure of great historical importance within the park boundaries is the Friends Meeting House. This small, one room brick building is positioned in the core of the High Point City Lake Park, directly north of the main park entrance and between the marina and mini golf area. This building was built in 1819 and is part of the National Historic Registry.

This building and the adjacent cemetery help to tell a story of the history of this area. Currently this building is not often opened for the public, and some improvements would have to be made to the building for that to be an option including an ADA accessible entrance ramp.

There are some interior and exterior repairs that will need to be made to this structure to ensure it is safe and to preserve its historical value. A structural engineer should review the columns and framing system to ensure that it is structurally sound. The roof will need to be replaced in the coming years to prevent any water damage to the interior space. Currently, there is not electrical, HVAC, or plumbing systems within this building. The SHPO will need to review any proposed improvements prior to construction.



THE FRIENDS MEETING HOUSE



Community Engagement

Summary of Community Engagement
Survey and Survey Results

INTRODUCTION

A public input process informed the recreational needs and desires for High Point City Lake Park. The engagement process entailed two public meetings and design staff attending two (2) park advisory committee meetings in addition to an online survey questionnaire. Methods were equitable, engaging and gathered input from a wide range of potential and current park users. See the appendix for documentation of sign-in sheets, the survey questionnaire, agendas and all meeting materials.

PUBLIC INPUT MEETING 1

The City of High Point held a drop-in public open house on November 15, 2018 in the meeting room of the Parks and Recreation Department building at 136 Northpoint Ave. The meeting ran from 5:30 p.m. to 7:30 p.m. and 11 attendees signed in to the meeting. Additional attendees included City staff, and project team members.

Attendees participated by visiting each of four stations and using sticky notes and “poker chips” to provide feedback on response boards and voting jars that asked for them to design their own park, vote for desired park amenities respectively. They also had the opportunity to share park memories and experiences in front of a camera, vote for pool concepts and offer any additional comments they had. Attendees’ participation was self-directed and as a result, not all participants responded to all prompts. City staff, project, staff and advisory committee members were available at each station and floating throughout the event to provide input as needed and to answer questions. Although not all participated in the structured exercises, casual conversations with the project team and city staff proved to be informative.

DESIGN YOUR OWN PARK...

At this station attendees were able to interact with an image of existing site conditions. Attendees were given small sticky notes which allowed them to write desired improvements, desired amenities, concerns, favorite aspects of City Lake Park and share whatever thoughts they had for the master plan of High Point City Lake Park. This board received 24 responses/comments.

A few notable responses that were presented by the attendees are as follows....

1. Love the pool
2. Love fishing
3. More lighting for safety and ease of access
4. More park access points
5. More shade needs to be provided at the pool
6. Location of winter activities
7. Trails – Mountain Biking and Natural Surface

The results of the comments received shows an interest in improving City Lake Park into a destination where people want to visit and stay for longer than 30 min. They want it to be a weekend destination.

WHAT WOULD YOU LIKE TO SEE IN YOUR PARK?

At this station attendees were presented with 11 park amenities and a teeth wild card (any desired amenity not represented at the station). They were given ten (10) chips, each worth \$100,000 for a total of \$1M. They were instructed to place at least one chip in the jar of an amenity they would like to see their “money” go to. They were able to put all their “money” in one jar or split it up evenly across all amenities. Results from this exercise were as follows:

1. Mountain Biking > 17 chips
2. Tree Top Trails > 14 chips
3. Ropes Course > 13 chips
4. Boat Rentals > 13 chips

5. Pavilion > 11 chips
6. Ziplines > 11 chips
7. Concerts > 11 chips
8. Lakefront Dock > 9 chips
9. Education Trail > 8 chips
10. Ferris Wheel > 7 chips
11. Food Trucks > 7 chips
12. Wild Card Amenity > 9 chips
 - a. Chair lift / Gondola
 - b. More Sidewalks + Walking Paths

These results inform the design team that there is a strong desire to take advantage of the natural beauty of the existing park conditions. Providing an experience that allows users to stay outdoors and participate in passive and active recreation typologies is of utmost importance.

THE DIRECTOR'S CHAIR

Attendees were invited to tell their favorite story of past experiences and memories of High Point City Lake Park while sitting in a director's chair and answering a few general prompts. These "interviews" will provide the design team with the greater story of the City Lake's history, its importance and the impact it has left upon the City of High Point's community and Parks and Recreation Department as a whole. This information will also help to inform the design team of some of the historical park features which have helped make this park one of the most popular and successful destinations within the High Point Parks and Recreation Department.

WHICH POOL CONCEPT WOULD YOU LIKE TO SEE IMPLEMENTED AT THE CITY LAKE POOL?

A very large component to High Point City Lake Park is the City Lake pool. This station sought community input on a preferred pool design concept. Water Technology Inc (WTI) provided three pool layout alternatives which were placed on a board in order to solicit feedback from the community regarding a preferred alternative. Everyone was given a dot in order to review the options and cast a vote. Of the three concepts, attendee's preference was "Potential Rejuvenation Concept 2. This concept prioritized the addition of more shaded seating, a new splash pad, a play structure, a medium-size lazy river, a new water slide complex, shaded concessions area and an updated changing rooms.

SURVEY QUESTIONNAIRE

A survey was developed to collect demographic data and solicit perceived input regarding the recreational needs of residents. The survey was designed for web-based feedback and was posted from November 15, 2018 until November 28, 2018. The weblink was posted on various city websites and was also offered on tablets at the public input meeting. During the two weeks that the survey was online, the City received 424 total responses. The survey asked questions related to demographics (age, gender, race and education); funding preferences; frequency of park visits; preferred existing qualities; perceived pool needs and wants for improvements; as well as perceived recreational needs and wants for the parks future programming elements specifically for High Point's City Lake Park (complete survey results can be found in the appendix).

Some notable results from this exercise included the following:

Most Important Existing Park Amenities (percentage of total votes):

- > Playgrounds – 57.8%
- > Train – 50.6%
- > Canoe, Kayak, stand-up paddle rentals – 39%

- > Picnic Shelter Rentals – 35%

Trails:

- > Paved trails for leisure walking – 191 total votes
- > Paved trails for fitness walking or running – 173 total votes
- > Paved trails for cycling – 109 total votes

Outdoor Event Space:

- > Amphitheater or performance stage – 116
- > Covered vendor or food truck area – 107
- > Event Lawn – 99 total votes

Outdoor Adventure:

- > Natural playscape playground – 152 total votes
- > Wildlife viewing or photography areas – 145 total votes
- > Zipline – 99 total votes
- > Ropes course – 96 total votes

Reservable Community Space:

- > Picnic shelters – 137 total votes
- > Community room with kitchen – 86 total votes
- > Community room with patio or lawn – 80 total votes

Pool Programming Improvements (top five chosen programs):

- > Swimming lessons
- > Open swim area
- > Water aerobics
- > Wellness
- > Lap swimming

Pool Type Improvements (top three chosen improvements):

- > Lazy river
- > Leisure/lifestyle
- > Splash Pad

Pool Feature improvements (top five chosen improvements):

- > Lazy river
- > Zero depth entry
- > Water play structures
- > Traditional water slides
- > Interactive water sprays

These results inform City staff and the design team that there is a strong desire and hunger for more natural education and immersion. It is also understood from the survey that the community would love to expand the recreational

opportunities of City Lake Park beyond the traditional park offerings by means of outdoor adventure, community events and destination park facilities. From these survey results, a primary and secondary park program will be developed.

Sincerely,

MCADAMS

Rachel Cotter, RLA

Principal Landscape Architect, Planning + Design



High Point City Lake Park Master Plan - Public Input Survey

1. How important is High Point City Lake Park to you?

Mark only one oval.

	1	2	3	4	5	
very unimportant	☐	☐	☐	☐	☐	very important

2. On average, how far are you willing to drive to High Point City Lake Park?

Mark only one oval.

- ☐ Less than 10 minutes
- ☐ 10-15 minutes
- ☐ 15-30 minutes
- ☐ More than 30 minutes

3. On average, how long do you spend per visit to High Point City Lake Park

Mark only one oval.

- ☐ less than 30 minutes
- ☐ 30 minutes to 1 hour
- ☐ 2 - 4 hours
- ☐ 4 - 6 hours
- ☐ 6 hours or more

4. Which of the following characteristics would most influence your decision to visit High Point City Lake Park? Choose up to 3.

Check all that apply.

- ☐ Park is safe and inviting
- ☐ The park is accessible and easy to navigate for users of all ability levels
- ☐ The park has a variety of activities to pursue in one visit
- ☐ The park has a variety of activities so each visit is different
- ☐ The park has great spaces for community gatherings
- ☐ The park is attractive and visually appealing
- ☐ The park has opportunities to pursue health and fitness activities
- ☐ The park is clean and well maintained
- ☐ The park has opportunities to connect with nature
- ☐ The park has opportunities to learn about the City and region's history

5. How likely are you to participate in or attend any program or event held at High Point City Lake Park?

Mark only one oval.

	1	2	3	4	5	
very unlikely	☐	☐	☐	☐	☐	very likely

A statistically valid survey conducted as part of the City's Parks & Recreation Comprehensive Plan identified the following items as high priority for investment. Please provide additional information about your needs and wants for each amenity.

6. What amenities would you like to see at the pool at High Point City Lake Park?

Mark only one oval per row.

	Very uninterested	Somewhat uninterested	Neither uninterested nor interested	Somewhat interested	Very interested
Splash pad / Water playground	☐	☐	☐	☐	☐
Water slide	☐	☐	☐	☐	☐
Lap pool	☐	☐	☐	☐	☐
Leisure swimming pool	☐	☐	☐	☐	☐
Kiddie pool	☐	☐	☐	☐	☐
Lazy river	☐	☐	☐	☐	☐
Spa pools	☐	☐	☐	☐	☐
Diving pool	☐	☐	☐	☐	☐

7. Pool - Other

8. Trails*Mark only one oval per row.*

	Very uninterested	Somewhat uninterested	Neither uninterested nor interested	Somewhat interested	Very interested
Paved trails for cycling	☐	☐	☐	☐	☐
Paved trails for walking or running	☐	☐	☐	☐	☐
Paved trail for fitness walking	☐	☐	☐	☐	☐
Paved trail for teaching children to bike	☐	☐	☐	☐	☐
Natural surface trails for mountain biking	☐	☐	☐	☐	☐
Natural surface trails for hiking or running	☐	☐	☐	☐	☐
Natural surface trail for meditation	☐	☐	☐	☐	☐
Paved or natural surface trail for environmental education	☐	☐	☐	☐	☐

9. Trails - Other

10. Outdoor Event Space*Mark only one oval per row.*

	Very uninterested	somewhat uninterested	Neither uninterested nor interested	Somewhat interested	Very interested
Amphitheater + performance stage	☐	☐	☐	☐	☐
Event lawn	☐	☐	☐	☐	☐
Covered vendor or food truck area	☐	☐	☐	☐	☐
Outdoor classroom	☐	☐	☐	☐	☐
Plaza	☐	☐	☐	☐	☐
Sculpture garden	☐	☐	☐	☐	☐
Formal garden	☐	☐	☐	☐	☐

11. Outdoor Event Space - Other

12. Outdoor Adventure*Mark only one oval per row.*

	Very uninterested	somewhat uninterested	Neither uninterested nor interested	Somewhat interested	Very interested
Zipline	☐	☐	☐	☐	☐
High ropes course	☐	☐	☐	☐	☐
Low ropes course	☐	☐	☐	☐	☐
Skateboard or BMX park	☐	☐	☐	☐	☐
Climbing wall	☐	☐	☐	☐	☐
Canoe, kayak or paddle board rentals	☐	☐	☐	☐	☐
Natural playscape playground	☐	☐	☐	☐	☐
Mud run or adventure race course	☐	☐	☐	☐	☐
Wildlife viewing or photography areas	☐	☐	☐	☐	☐
Guided walks and tours	☐	☐	☐	☐	☐

13. Outdoor Adventure - Other

14. Reservable Community Space*Mark only one oval per row.*

	Very uninterested	Somewhat uninterested	Neither uninterested nor interested	Somewhat interested	Very interested
Kitchen	☐	☐	☐	☐	☐
Community room	☐	☐	☐	☐	☐
Community room with patio or lawn	☐	☐	☐	☐	☐
Picnic shelters	☐	☐	☐	☐	☐

15. Reservable Community Space - Other

16. How would you rate your willingness to fund improvements and maintenance for High Point City Lake Park using each of the following funding methods*Mark only one oval per row.*

	Very unwilling	Somewhat unwilling	Neither unwilling nor willing	Somewhat willing	Very willing
public funds	☐	☐	☐	☐	☐
public or private grant funds	☐	☐	☐	☐	☐
private donations or fundraising	☐	☐	☐	☐	☐
corporate sponsorships	☐	☐	☐	☐	☐

17. How would you rate your willingness to volunteer to construct improvements and complete maintenance for parks and recreation facilities?*Mark only one oval.*

	1	2	3	4	5	
Very unwilling	☐	☐	☐	☐	☐	Very willing

18. Do you have any additional comments about your desires for the future for High Point City Lake Park.

Demographic Information**19. What is your gender?***Mark only one oval.*

☐ Female

☐ Male

☐ Prefer not to say

☐ Other: _____

20. What is your age?*Mark only one oval.*

- ☐ Under 13
- ☐ 13 - 17
- ☐ 18 - 24
- ☐ 25 - 29
- ☐ 30 - 39
- ☐ 40 - 49
- ☐ 50 - 59
- ☐ 60 - 69
- ☐ 70 - 79
- ☐ 80 - 89
- ☐ 90 +

21. What is your race?*Mark only one oval.*

- ☐ white alone
- ☐ black alone
- ☐ American Indian and Alaska Native
- ☐ Asian
- ☐ Native Hawaiian and other Pacific Islander
- ☐ two or more races
- ☐ Other: _____

22. What is your ethnicity?*Mark only one oval.*

- ☐ Hispanic or Latino
- ☐ Not His panic or Latino
- ☐ Other: _____

23. What is the highest level of education you have attained?*Mark only one oval.*

- ☐ less than 9th grade
- ☐ some high school with no diploma
- ☐ high school graduate or equivalent
- ☐ some college with no degree
- ☐ Associate's degree
- ☐ Vocational degree or certificate
- ☐ Bachelor's degree
- ☐ Graduate or professional degree
- ☐ Other: _____

24. How many children under the age of 18 currently live in your household?*Mark only one oval.*

- ☐ 0
- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ 6+

25. How far is the drive from your residence to High Point City Lake Park?*Mark only one oval.*

- ☐ less than 5 minutes
- ☐ 5-9 minutes
- ☐ 10 - 15 minutes
- ☐ 16 - 19 minutes
- ☐ 20 - 29 minutes
- ☐ 30 - 39 minutes
- ☐ 40 - 49 minutes
- ☐ 50 - 59 minutes
- ☐ 1 hour or more

26. How often do you or your household visit High Point City Lake park*Mark only one oval.*

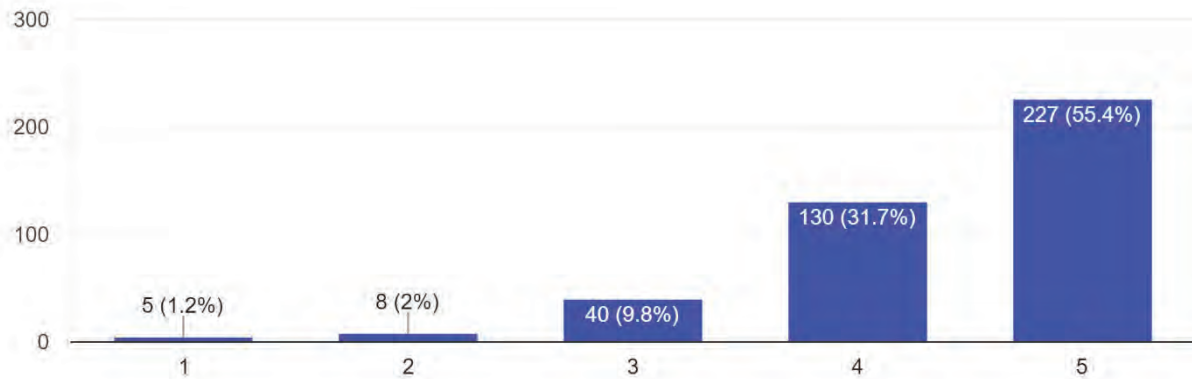
- ☐ more than once per week
 - ☐ once per week
 - ☐ twice per month
 - ☐ once per month
 - ☐ once every few months
 - ☐ 2 - 4 times per year
 - ☐ once per year
 - ☐ once every other year.
-

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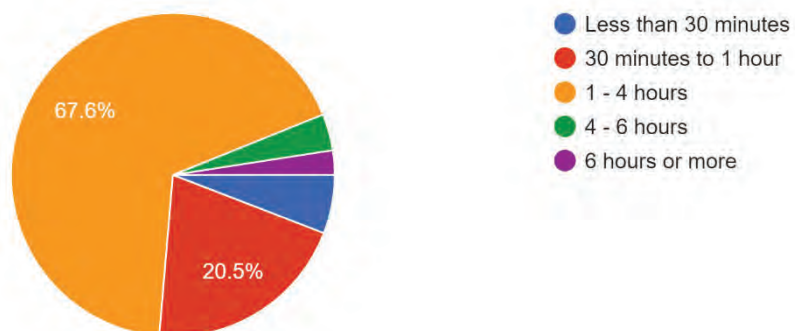
How important is High Point City Lake Park to you?

410 responses



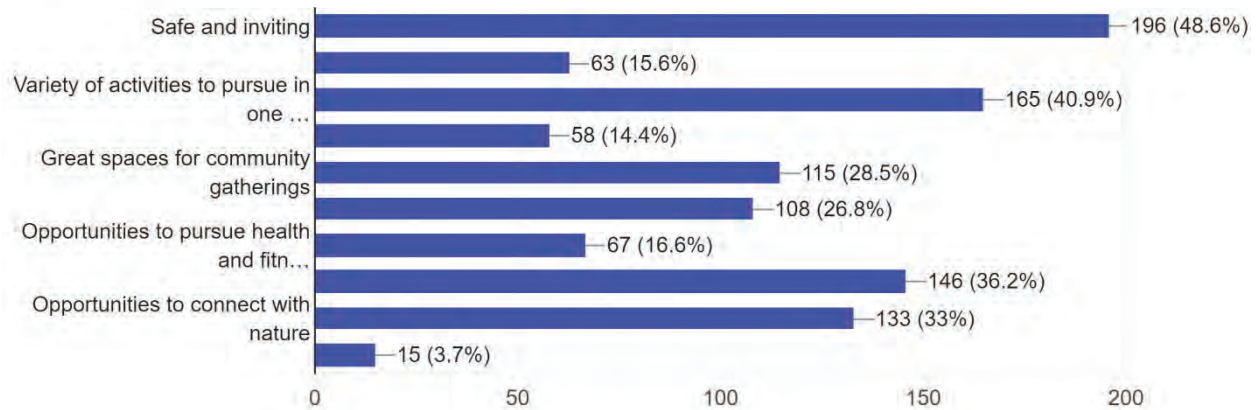
On average, how much time do you spend per visit to High Point City Lake Park?

410 responses



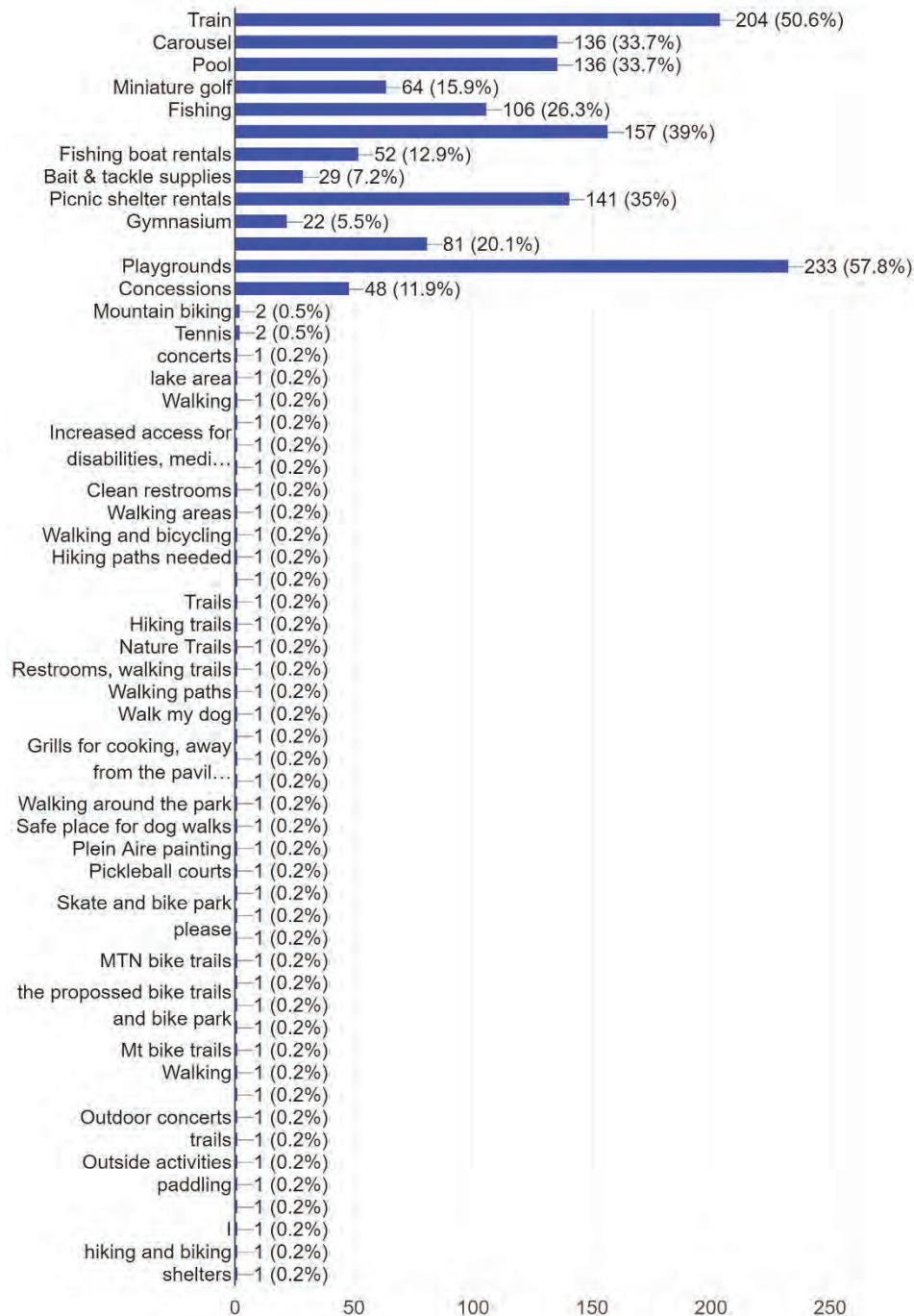
Which of the following most influences your decision to visit High Point City Lake Park? Choose up to 3.

403 responses



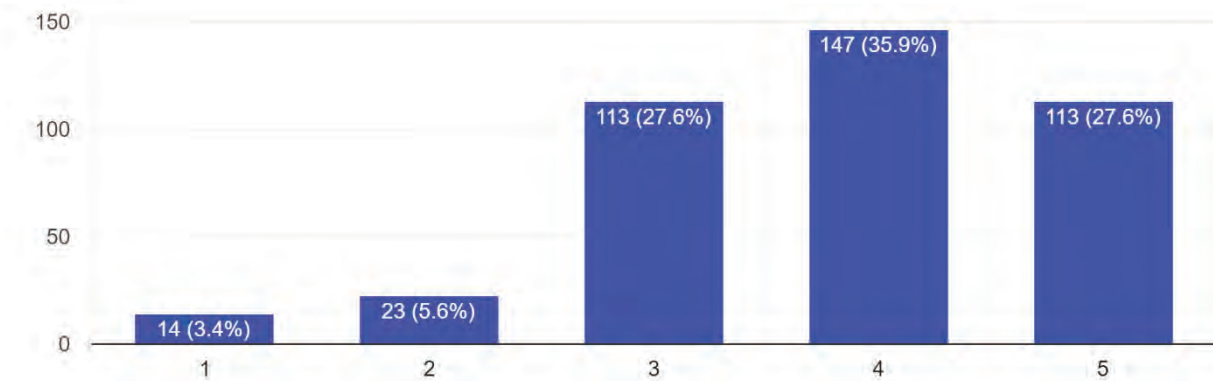
Which existing amenities are most important to you and/or your family?

403 responses

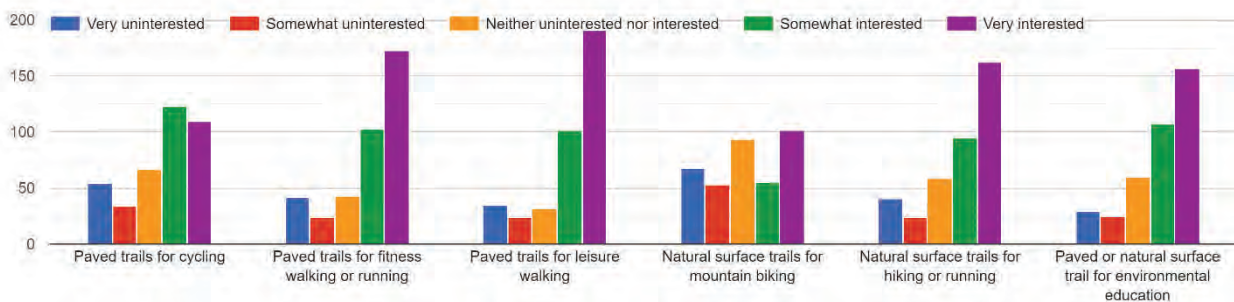


How likely are you to participate in or attend any program or event held at High Point City Lake Park?

410 responses



Trails



Advanced trails for mountain bikers

Dog park

Trails and walkways to get around park. Also for running or exercising.

A trail that connects to PEC trails would be nice.

paved trails for increased disability/medical conditions/seniors/stroller access

Would love to see the greenway expanded here

Any and all trails would be awesome! Scouts hike all the time and get bored with the same places.

Trails wide enough and without steps so parents can use a bike trailer for small children

Safe trails. Safe from predators.

Some accessible trails are important. Also, a natural trail that goes around the entire lake would be amazing.

Certain areas of hiking trails grow up with poison ivy and tall brush. Would be nice to keep a better handle on these areas.

Trails along the lake edge for fishing.

It would be nice to have a trail that is kid friendly maybe near the lake?

I am not interested in navigating a park with cyclists. They dont share the road. City Lake means a lot to me and my family. However. I DONT visit cycling parks for my children's safety.

None

Space for a dog park would be so fabulous

Keep them natural

It would be nice to have trails with interactive equipment for seniors and children located throughout the walk.

Accessible for ppl w/ varying disabilities, walkers, wheelchairs, strollers, etc.

Would love for City Lake Park to connect to the Bicentennial Greenway

Dedicated Mountain biking trails would definitely enhance City Lake Park and actually help the local economy the bike jump park

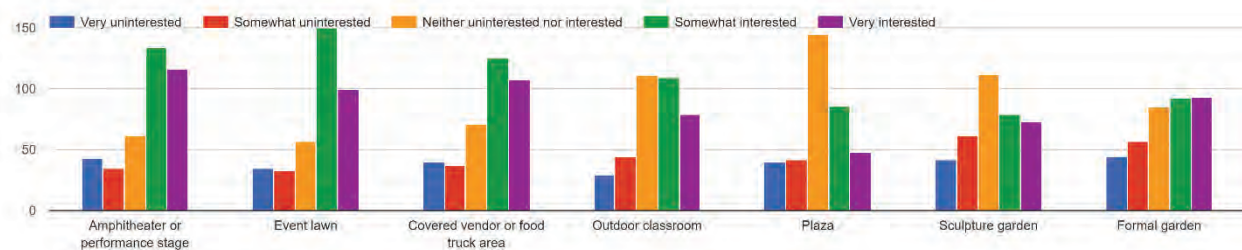
Mountain biking

More clearly marked for new walkers/hikers; guided walking program on trails

Information plaques identifying flora or the area

The Trails being paved or natural is a treat as long as their clean.

Outdoor Event Space



Hold movie nights in summer or campfire night under the stars with movie exercising on the lawn (ie... zumba, drum circle, belly dancing, etc

Make park more accessible for special rentals or events during afternoon and evening hours. (Lighting, designations for bouncy house, food trucks, parking, etc).

Koi pond

Free concerts in the park would be amazing!

Holidays events

Dog park/fenced area

None

amphitheater

I am in sculpture industry. I can help with sculpture garden! Love that idea!

Your planting a native plant garden would encourage more birds, bees and butterflies and could be a great example for visitors to copy! See Audubon.com for lists of these for this region.

Nice comfortable meeting space with audiovisual equipment and a nice view of the lake.

Shelters are great for large group gatherings

You may already have this, but a spot to have a campfire with my Girl Scout Troop... either an outdoor (covered shelter) fireplace or a fire pit.

Accessible for ppl w/ disabilities, wheelchairs, walkers, canes, strollers, etc.

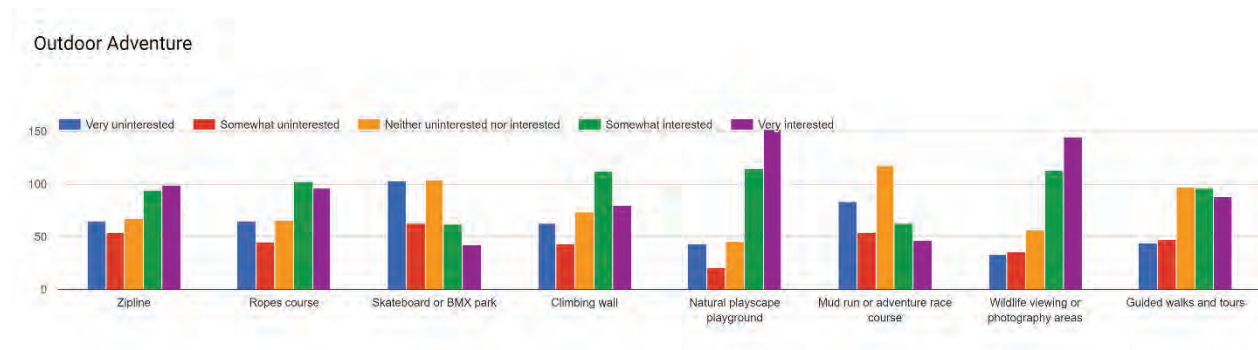
Need Pickleball courts

None at this time

Something similar to Triad Park in Colfax/K'ville would be nice

Some nicely landscaped garden areas would be nice. Not necessarily formal, but attractive areas to walk in, sit on a bench or in a gazebo. More like Greensboro parks.

Perhaps some interactive art sculptures for kids. Gate City Park example



Have a good balance of a little bit of everything, but not to much do.

Swimming in lake!

Dog friendly areas - maybe include play structures or agility courses

My daughters would love a climbing wall or skateboard park. Also more bike accessible areas that are flat for young riders.

More animal conservation efforts

Guided Golf cart wild life viewing for our aging population.

Please keep it natural and simple

Love the natural playground idea!

None

Connect the bicentennial greenway to the park, make a bridge.

Disc golf

The above ALL sound great and I know we would use them if the cost factor was reasonable for our troop.

Especially any little classes that your staff might be able to conduct for the girls regarding outdoor life... animal, safety, trail blazing, etc.

Adaptive equipment, trained staff & physical access for ppl w/ varying disabilities

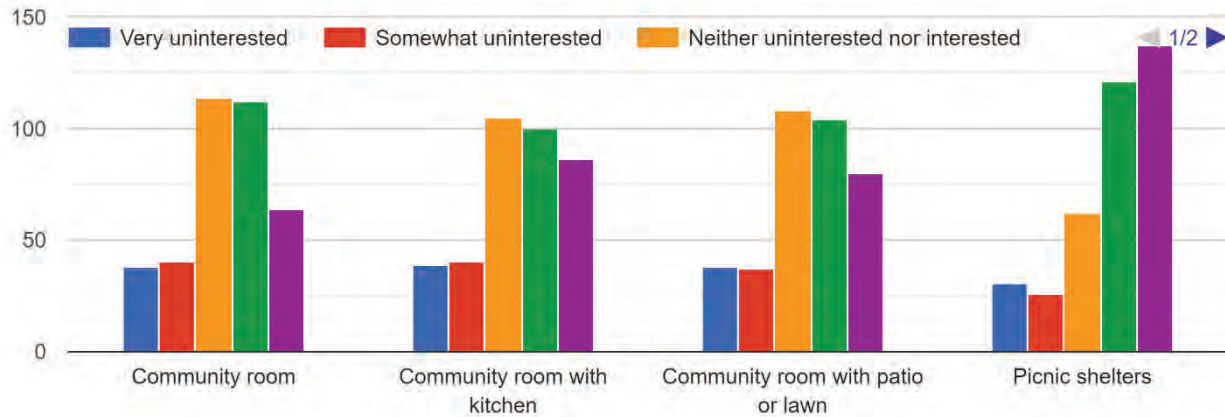
Pickleball courts

NA

Guided walks/walking club might get more people interested and active in using the trails currently available.

Mud Run and Adventure Race Course would be excellent for High Point to have. Those races bring in alot of money when you charge for parking, bag checks, concessions and the race. Would be great for the city, but it tears up the terrain. So the area more than likely would have to only be designated to for the race.

Reservable Community Space



Update and renovate the gym building

None

N/a - more rental space is never a bad idea

Save your money Private companies need the business.

A community room with kitchen that can be rented for birthday parties and other activities.

a rental building for weddings or events

I am interested in additional space that could be used for trainings and workshops that offer both indoor and outdoor experiences.

I am wondering the cost of doing the above. We do not have a ton of money in the troop. Our current meeting space is small and it would be great to get a larger spot to meet... and a spot that accommodates the troop all year long. Right now we do not pay for our space... is anything available at no charge for scout troops?

Fix the gym up with new basketball goals and court and shot clock

Access for ppl w/ disabilities, wheelchairs, etc.

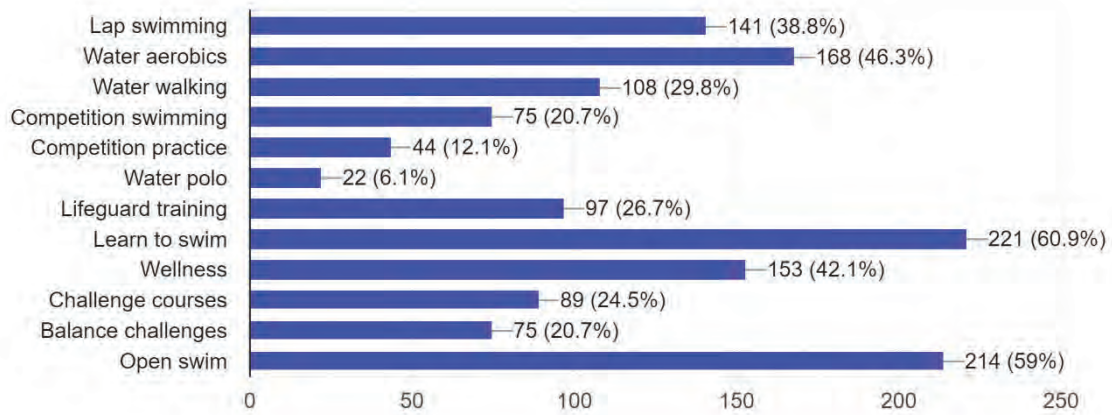
Community room with A/V for powerpoints

NA

I live nearby and feel that sound system is too loud at times during weekend events.

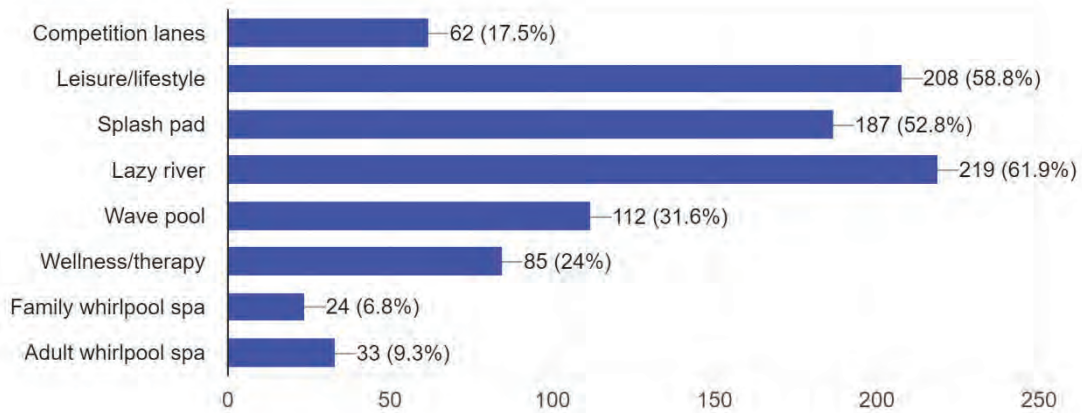
Programs - Choose 5

363 responses



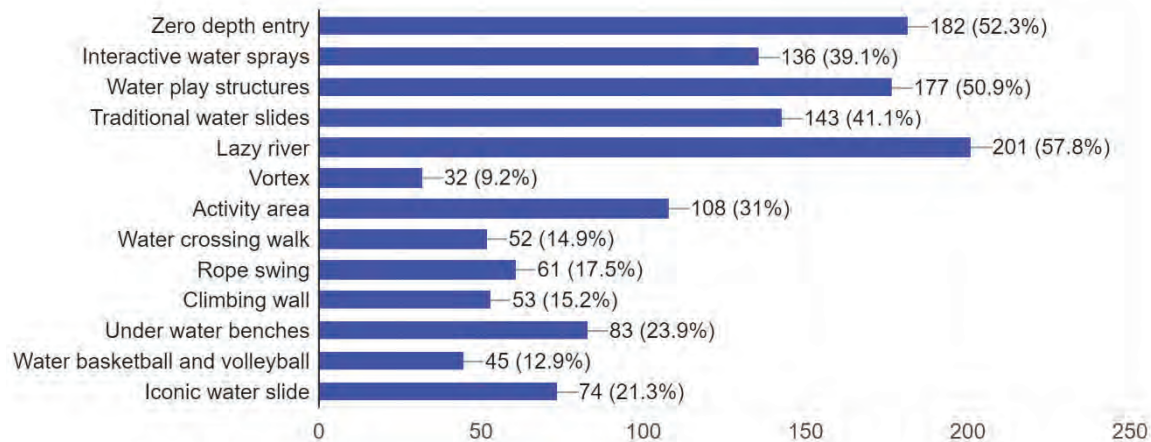
Pool Type - Choose 3

354 responses

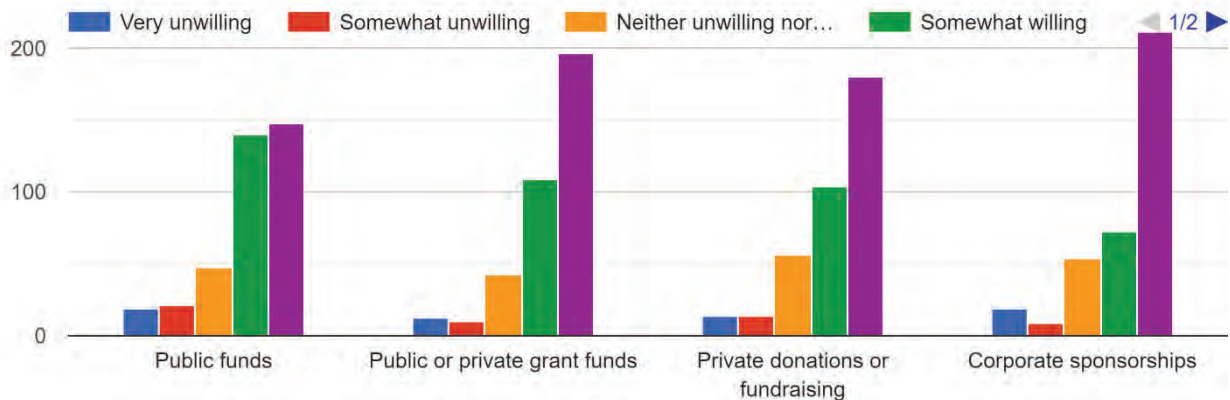


Features - Choose 5

348 responses



How would you rate your willingness to fund improvements and maintenance for High Point City Lake ...each of the following funding methods



Hope that there is coexistence with ALL types of MTB as well as walker -runners- walkers

Dog park

Better entrance that can display park closures or special events with a better flow of traffic when there are special events or rentals with good lighting for evening events.

public garden

The current gym needs to be updated or replaced with something else if not utilized.

Very excited to see improvements!

Keep it natural! Let's use what's already there to provide a fun and educational experience for residents.

I wouldn't support any more improvements that require High Point University branding (color, logo, mentions other than on a standard donor acknowledgement board, etc.)

Allow pets!!!

PLEASE use inclusive recreation experts throughout this project

Excited to see what you come up with

Having spend many summers running the Akela District Cub Scout Day Camp, I am all for additional natural areas and environmental education programs for the scouts!

I understand that updates are being made to the area; however, I think the history of the pool and the park is extremely important to preserve as it has been an iconic structure of the city since the 1920s. I do not want the whole structure to simply be torn down to make way for the bigger/better structure like the way in which many of the old beautiful Victorian homes of High Point that are now gone.

A place to rollerblade

We are new grandparents an look forward to bringing our granddaughter to City Lake when she visits

Atv/Dirtbike trail

I would prefer this to be a more natural area with trails and access to wildlife viewing and playgrounds rather than an amusement park.

Dog park would be great!

The lake needs to be free of trash!!! There needs to be a big movement in park cleanliness. Bank fishing should be restricted to one area. Upfit the shelters with water and power. Upfit the boat ramps and have a dedicated kayak only ramp.

More parking for events. I don't attend many events there because it's so hard to find a parking space

We use to go a lot when my child was smaller but he has out grown it now..... it would be nice to have trails for the older kids to ride their bikes

The city lake park needs an overhaul. The activities there are great but they are outdated and tend to cater to small children. We need a more active park in the high point area, one that incorporates fitness and has design features for all ages. This will be more appealing to the public and make them want to return on a regular basis, versus only a few times a year. If running and cycling enthusiasts have trails or opportunities to see new amenities from trails on the outskirts of the park, word of mouth will spread like wildfire.

DiscGolf?

Hiking paths

Ref to pool....too expensive...no place to sit .. not enough shade ...rest rooms are a mess..

additional fun ride, and lengthen the train ride

Campgrounds would be amazing

The pool can be very expensive, an affordable summer pass or income stipulated pass would be helpful as a single mom who lives on a teachers salary.

The time the park closes is WAAAAAYYYY too early!

Please do not take away from the natural areas. What a treasure to have both the paved and natural surface walking trails.

Need to maintain the rustic theme with signage and maintenance. Don't turn it into the midway at the fair.

Longer hours especially in the summer.

Event spaces

Please keep it as nature-focused as possible. I know a lot of wild life call the lake "home."

A connection to the Bicentennial Greenway, it's so close!

None

Focus on passive recreation

maintain the family friendly atmosphere, increase a safe way to walk from the backside of the park to the front, increase food options, increase parking areas. add additional restrooms. provide more tables in center of park and

additional tables and seating in playground area. need swings and playground equipment for younger children/infants and handicap accessible play equipment. in general make park more handicap accessible.

Don't turn it into a noisy, crowded environment. NO power boats or jet skis.

Replace the old signage. The purplish blue is garish and tacky and looks so dated (bad 1980s). Do a survey before you change the signage again. It is not in keeping with the tasteful look of Jamestown.

Current water slides smell like pee

Needs to have tennis

No

It is a great complex, and these ideas are super. I cannot wait to see how it all progresses. Perhaps our scout troop can help in some way.

A better gym

Universal design & accessibility for all functional abilities is critical! Considering how spaces and features can be used for multiple populations and beyond traditional use is important. For instance, zero entry is an additional avenue (vs. lift) for someone with disability to safely (& maybe independently) enter a pool. Spaces that can be multi-use for classes, training, events, sports, leisure is a benefit for all. Spaces & features not available elsewhere would increase opportunities, revenue, etc. Example: covered/indoor pool with area for temperature to be increased or decreased may allow for a variety of wellness programs to suit various populations (i.e., MS, arthritis, fragile medical conditions, disabled veterans, seniors, etc.). Indoor pool space would allow for year round aquatic opportunities, including safety and learn to swim classes - especially for individuals with disabilities.

I would hope that in the future the entire Park won't be closed for corporate events

looking forward to a lot of new activities here

Mountain bike course and trails for every level

Need outside Pickleball courts or even inside courts. This is the fastest growing sport

Please don't build an skate park here. I love city lake park for the kayaking and nature opportunities. Anything urban would ruin it. It would also be nice to open it up to make it feel safer for people who exercise alone.

Mountain bike trails and bike and skate park please

hope to see this happen. it would be great for everyone

keep it clean and safe!!

I can give something

right now there is only one track (Aderholt) for either walkers or joggers... we need a paved rubber track just for walkers and joggers. City Lake would be a good location for that. Aderholt track is really nice but it is housed within a football-soccer field and it doesn't offer residents the opportunity at all times due to football and other sporting events. We need a mile long paved track just for walkers and jogger. If it was lighted, that would be an extra plus and give opportunity to those that could only come at night or after work.

Make sure there is adequate parking and bathroom facilities; keep it clean; keep it safe. It is well used and a beautiful area. Please don't overdevelop it!

It simply needs to be more attractive, more aesthetically pleasing. It looks old and a little forgotten.

I have concerns about lake sanitation. Who is responsible for litter collection in the lake? Lots of floating trash on Jamestown side.

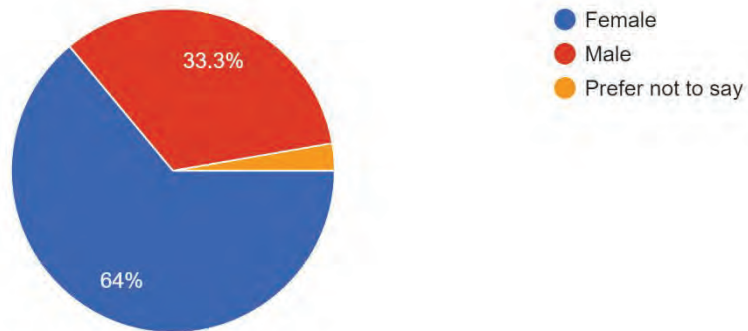
I would love to see pickle ball courts installed

Very important to me because as a kid my family always took me there.

N/A

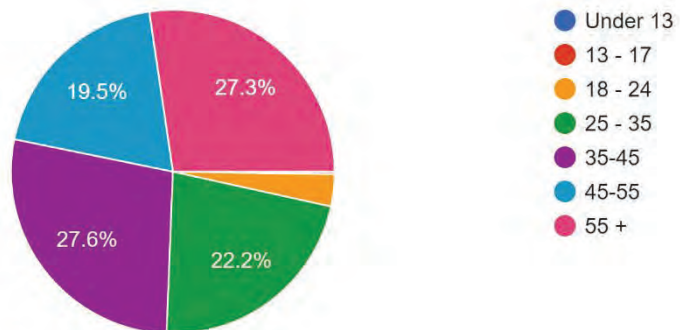
What is your gender?

405 responses



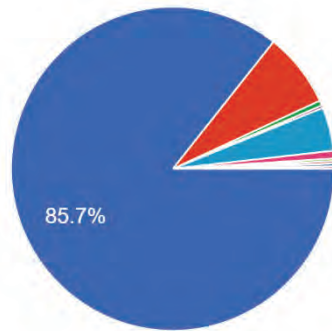
What is your age?

406 responses



What is your race?

391 responses

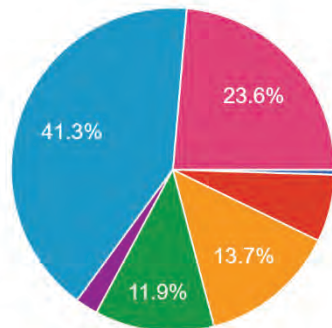


- White alone
- Black alone
- American Indian and Alaska Native
- Asian
- Native Hawaiian and other Pacific I...
- Two or more races
- Hispanic
- Spanish

1/2

What is the highest level of education you have attained?

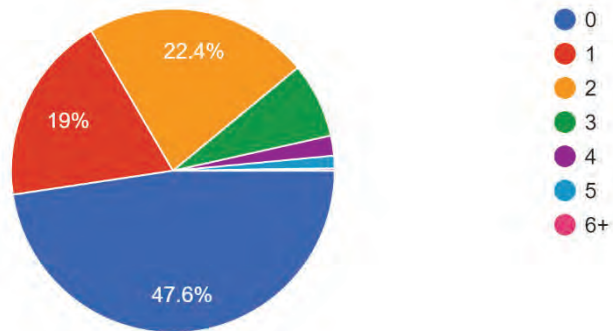
402 responses



- Some high school with no diploma
- High school graduate or equivalent
- Some college with no degree
- Associate's degree
- Vocational degree or certificate
- Bachelor's degree
- Graduate or professional degree

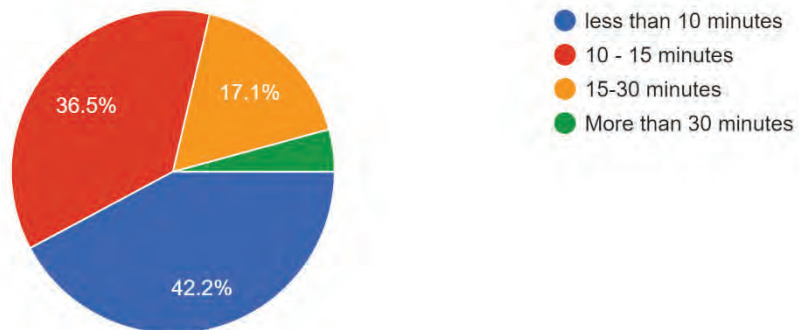
How many children under the age of 18 currently live in your household?

401 responses



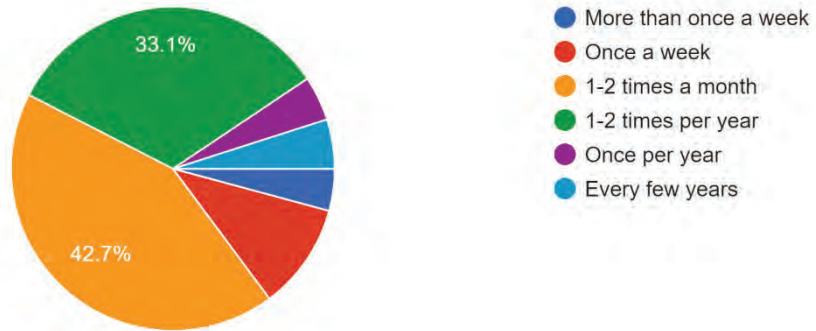
How far is the drive from your residence to High Point City Lake Park?

403 responses



How often do you or your household visit High Point City Lake Park?

405 responses



**Existing Conditions Evaluation and Analysis with
Master Planning and Aquatic Concept Development
High Point City Lake Park | Outdoor Swimming Pool
High Point, NC
March 20, 2019**

Prepared for:
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FINAL

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Introduction

The purpose of this evaluation is to review the present condition of the High Point City Lake Park Outdoor Swimming Pool and mechanical systems for the City of High Point Parks & Recreation department to help outline the existing conditions and in unison master plan for future programmatic and recreation uses to provide concepts to illustrate potential options as selected by community input. The existing pools evaluation consisted of empirical examination of the pools and associated mechanical equipment.

The report summarizes the present condition of the equipment and addresses immediate and future concerns. Recommendations are provided; and each recommendation is given a level of priority and an estimated cost range.

Methodology

Water Technology Inc. (WTI) visited the site of the pool on November 7, 2018 to meet with; Parks and Recreation operational staff and Parks and Recreation Senior Staff to review the facility, hear and understand their operational experience of the pool mechanisms, observe and photograph the existing aquatic components, and document the current conditions of the pool and related mechanical equipment. WTI performed a visual inspection of the aquatic components, without destruction of any structures or disassembly of any equipment. At the time of the site visit, the 50-meter pool and water slide holding basin were drained. The pool systems were non-operable, and the pools were closed for community use. One of the early observations is that staff is very focused on providing a safe and healthy experience for all community users. The following report provides observations and professional opinions and does not validate the structural integrity or system performance of the components involved.

After the site review WTI met with Senior Level Parks and Recreation Staff to discuss the information gathered at the site, review a WTI presentation on potential pool options and alternatives. At this meeting we reviewed this information and developed some ideas for community input presentation materials for the meeting groups and public meeting to be held in the near future.

Pool Description

The existing pool is a concrete outdoor seasonal use pool designed and constructed in 1933 through 1934 with funding provided by the federal government with the Work Progress Administration New Deal Program. The pool when it was being constructed was one of the most modern facilities of its era and was one of the largest facilities in the United States. The High Point City Lake Park Pool has been a historical and cultural component of the entire park and has served the region and community for generations of park users. The pool has had several renovations in the 1960's, 1980's, 1990's with the most recent update in 2011 with the installation of a new PVC interior lining system. The community has taken very good care of this facility and provided maintenance and updates when the facility was not in alignment with community expectations. The pool has a surface area of 24,500 sf and a perimeter of 805 lf that provides; 50 meter by 25-yard pool has eight lanes in the 50-meter long course (LCM) and 8 lanes in the 25-yard short course (SCY) with a multipurpose shallow end of the pool. This pool with has a perimeter concrete gutter with a Swimout overflow grate system. The pool water depths over the years have been modified from the original pool construction and are currently ranging from 1'-6" in the shallow alcove to 5'-0" at the deepest point in the 50-meter portions of the pool. The deep-water diving pool area has been eliminated in the pool. The kid's wading pool was modified to become the covered source water for the water slides.

Over the decades the pool has been in service, there have been multiple renovations and upgrades to these important community assets. The pools appear to have a blue PVC finish. The mechanical equipment and chemical storage for all pools are currently housed in a multi-level mechanical room on the east side of the main building. There is also an open-air lifeguard station that is on the west side on the pathway to the water slide. There is an entrance that is difficult to locate on initially parking the car. In the entrance area there are an entry window, staff offices and the concessions area

that faces the large raised outdoor patio that leads to the pool. Deck equipment includes; lifeguard chairs/stations, pool recessed steps with grab rails, Hand rails on stairs, accessible access equipment and assorted recreational features. The 50-meter and 25-yard pool courses are currently not used for swimming meets, but rather lap swimming and competition swim training so there are wave quelling lane lines and backstroke pennants.

On the west side of the pool there is a mostly ground mounted waterslide complex with dual flumes that winds down the adjacent hillside. There is a circuitous path that leads to the same level as the parking area and is raised above this plain with a short tower. The flumes terminate in two runouts. The source water for the water slide is the repurposed shallow kids pool and there is a separate circulation system for this component. The water slide runouts are adjacent to the rentable shaded area.

The pool is filtered using pressure vertical multi-cell sand filters and is presently not heated. Disinfection is completed using automated monitoring and adjustment to feed tablet calcium hypochlorite, and pH is balanced using muriatic acid. There are other pool products utilized based on requirements to keep the water disinfected and safe for use.

The swimming pool has been very well maintained and have been a community quality of life asset for many generations. It is important to note that the great maintenance the pool has received over the years is the reason that most of the renovations in the past have been to repair expendable equipment or to update to align with community expectations. The swimming pools are approaching 93 years of service. The industry considers the anticipated service life of most aquatic facilities to be around 50 years, but additionally most aquatic asset owners consider market attraction life to be in the 30 to 40-year range. Any renovation must keep this reality in focus so as not to make a large investment that might be compromised by some other limiting factor. The swimming pool is well located adjacent to the community park and adjacent to the recreational building

Facility Entry, Concessions and Changing Room Description

The existing pool is located in the south east corner of High Point City Lake Park. The actual entrance to the pool is unfortunately very understated and difficult to locate the first time. Entrance for persons with disabilities would also present some challenges with distances from parking and site slopes. Once you arrive the entrance experience is not very appealing as a user must circulate through a maze to get access to a large raised pool deck. To get to the pool deck users can go through the changing rooms and exit on the opposite end to use a set of stair to transition to the lower pool deck or come to the center of the raised entrance deck and use the stairs or a dual ramp system. Once you arrive at this elevated deck there are male and female locker rooms that are very spacious but do not align with current user expectations. The changing rooms are extremely large and but yet do not offer the family changing room option. The finish level in these rooms is very minimal but would provide for an easy to maintain approach.

In review of the existing conditions of the pool components the High Point Parks & Recreation has several options to rejuvenate the seasonally operated community pools. Due to the excellent level of care that has been afforded to the facility over the years the options include renovation to enhance the appeal of these venues to the community and updating some of the operational equipment to make operations more efficient and sustainable.

Rejuvenate the Existing Pool and Pool Entrance Building

Renovate pool to include: TBD

Cost Range: TBD

Removal of existing pool and replace with similar shaped pool due to historical significance of shape and install new gutter pool and new equipment as outlined above

Cost Range: TBD

New Family Lifestyle Pool with Zero Depth Entry, Lazy River, Water Slides and Entry Pavilion

Cost Range: TBD

The above list figures are detailed in later sections of the report. These opinions of probable construction project costs include a low and high amount since it is difficult to predict exact market conditions at the time of bidding and hidden conditions that must be resolved but are not apparent with this evaluation. These figures are the sum of the cost of the subject work and integrated into different scope of work from that contains a variety of contractors to provide a complete and operable system. These figures are derived from a WTI data base various renovation expenses together with discussions with local pool sub-contractors to verify current conditions.

Existing Conditions

Each of the major pool system components and pool elements and their existing conditions (based on WTI's professional opinion) are documented below. The High Point City Lake Park Pool is very well maintained and operated to the highest level of safety and community service. The following table outlines the existing equipment performance.

Main Swimming Pool

Area:	24,500 SF Competition/Lap Pool (75'-1" by 164'-1") 8 lanes LCM and 8 lane SCY
Perimeter:	805 feet Lap Pool
Depths:	2'-6" in shallow alcove to 5'-6" (at drains) and 5'-0" on each end
Volume:	780,000 gallons
GPM:	2,500 GPM
Turnover Time:	5.2 Hours
Line Sizes:	2-10" Gutter, 16" Main Drain, 16" Suction from Collection Tank and 10" Return
Balance Tank:	Closed Tank
Pumps:	2 Deming 40 HP listed at 1,300 GPM @--' TDH Total Capacity 2,600 GPM
Filter:	1- Neptune 132" Diameter 2 Cell Vertical Sand filters 95.1 SF each = 190.20 SF total, 13.14 GPM/SF filtration rate
Heater:	None
Temperature:	82° F
Water Analyzer:	Becs System 5
Chlorination:	Pulsar Model PS 8000 Feeder
pH Control:	Muriatic Acid with Stenner Pump
Ultra Violet:	None
Auto Fill:	None

Water Slide Tank (Previous Open Plunge Pool)

Area:	NA
Perimeter:	NA
Depths:	NA
Volume:	10,000 gallons
GPM:	80 GPM
Turnover Time:	2 Hours
Line Sizes:	2" Suction from Collection Tank and 2" Return

Collection Tank:	Covered with Slide Runouts
Pump:	Pac Fab Challenger 2 HP listed at 80 GPM @65' TDH
Filter:	TR 140 36" Diameter Sand filters 7.01 SF, 7.59 GPM/SF filtration rate
Water Slide Pump:	Aurora 25 HP pump 1,250 GPM @ 55 TDH /Neptune Benson Guardian Strainer
Heater:	None
Temperature:	82° F
Water Analyzer:	Becs System 2
Chlorination:	Pulsar System 3 with booster pump and venturi
pH Control:	Muriatic Acid
Ultra Violet:	None
Auto Fill:	None

Existing Facility Evaluation- Site

1. The main parking area on the west side of the pool is a considerable distance to the pool and the pathway is long and circuitous. There is a smaller parking area on the north east side of the facility that would be considerably closer and has several Handicap designated parking stalls
2. The pathway to the pool is not clear where the facility entrance is located
3. There needs to be a clearly marked accessible route from both parking areas.
4. There needs to be a convenient vehicular drop off for users
5. Provide a better user entrance experience, signage and transition
6. There is a large patio and a set of double doors

Entrance, Pool Office and Changing Rooms

1. The entrance is confusing and is a maze of hallways
2. The entrance is dark and narrow
3. There needs to be family changing rooms
4. The upper deck after entering the facility is expansive. It is unclear where the changing rooms are located.
5. The upper entrance deck has a large stair way to the lower pool deck in the center of the deck. Located closer to the upper level entrances to the gender specific changing rooms are two ramps for persons with disabilities.
6. The upper deck could be updated with shade and concessions for a better user experience
7. The concessions area needs to be expanded and provide a better user experience.
8. The female and male changing rooms are extremely large and spacious. These changing rooms are currently configured so that users would enter from the upper entrance deck transition through the changing room and exit at the other end and use a set of stairs to access the lower pool deck. The female and male locker rooms have the following components:

	Changing Booths	Toilets	Urinals	Handicap Toilets	Lavatories	Showers	Handicap Showers
Female	3	5	-	2	3	7	2
Male	4	2	3	1	2	5	1
Total		7	3	3	5	12	3

9. Adjacent to the male changing rooms there is a large storage room and an old mechanical room that has a boiler that is in rough condition.

10. Consider relocation of the family/universal changing rooms to the side now occupied by the female locker rooms. The male and female locker rooms could be on this side as well.
11. Repurpose the male locker rooms into pool managers and lifeguard office. A more robust concessions area could be located here as well.
12. There is a raised life guard pavilion that contains both an enclosed room and an open-air area where lifeguards can sit and overview the main pool. It is reported that the facility on busy days utilizes 12 guards with a rotation of 6 up and 6 down.
13. The existing lifeguard room should be repurposed for either a reservable shelter or future amenity.
14. There is a shade pavilion area, but this is mostly for rental users.
15. There is a general lack of shade for pool users.
16. The shallow area of the pool for very young users is on the opposite side away from the change rooms on the south side of the facility.

Pool and Amenities

1. The pool is extremely large with shallow water area located at opposite side from the entrance area. On the south side is where a ramped entry is located which is approximately 400 feet from the upper entrance deck.
2. During the renovations of 1994 the deep end diving area adjacent to the raised entry deck was filled in and a shallow water area was created that now has water depths of 3'-0" at the stairs to 4'-6" where this alcove attaches to the 50 M portion of the pool. During this renovation both ends of the 50 M pool were shallowed to achieve 5'-0" of water depth and a new perimeter gutter was installed. Directly south of the 8 lane 50-meter course resides an 8 lane 25-yard course. Each of these courses provide opportunities for swim practice and lap swimming but are too shallow for the use of starting platform required for swimming competitions.
3. Directly south of the yard course is the shallow water program and recreational area of the pool. This area the water depths range from 4'-0" to 1'-0" at the far southern extent of the pool. There is a ramp that transitions from the deck into the water for accessibility.
4. In the 2-foot water depth area of this shallow zone there is a 12-foot diameter island that is purposed as a seat island for user social gathering. It is reported to be a challenge for lifeguards to keep users from climbing on this structure.
5. At the south end of the pool there is an iconic stone structure that appears to have at one time been the entrance to the facility from main street. This structure now has a shower head and is not often used.
6. The pool has a replacement PVC liner system that was reportedly installed in 2011.
7. The pool has 8- 50-meter LCM lanes and 8- 25-yard SCY lanes. Competition swimming events have not been a priority for this pool's program offering. There is a swim team that practices at the facility.
8. There is a dual slide complex on the west side of the facility that closely follows the topography of the hillside. These slides terminate in runouts that were positioned over a past plunge pool. There is one open flume and one enclosed flume. These new slides appear to be installed in 1980. There are several loops in the slides as they are reported to be popular with pool users.
9. There was a children's wading pool, however during one of the renovations, this was topped, and the area is now used as a reservable area with shade pavilions.
10. The pool had appropriate deck equipment for traditional access to the pool. The pool should have one additional accessible entry.
11. The pool deck was supplied with the appropriate depth markings and no diving warnings.
12. The largest part of the pool deck is on the east side of the pool and this area could be reconfigured to include more shade and a more appealing pool deck interface.
13. The pool has been a summer time destination for the community for over 85 years. Over this history the pool has been enjoyed by the community the shape of the pool has remained intact. We believe that the size of the pool could be repurposed with several options consider that the shape is historic and iconic to the community.

Mechanical

1. The main pool mechanical room is in the north eastern corner of the property. The plunge pool filter room is adjacent to the runout flumes.
2. Directly to the east side of where the main pool old deep-water diving section of the pool was outside of the pool deck is where the enclosed surge tank is located. The appropriately large surge tank is raised above pool deck level by approximately 16 inches and has two access hatches. It appears that there is a traditional piping pattern in the surge tank with a line from the main drain that runs directly from the pool, through the tank where a modulation valve allows water entering from the gutters to be displaced into this tank and recirculated when the modulation valve is activated. The main drain line runs to the mechanical room. The plumbing sizes were not measured but appear to be 14 to 16-inch Schedule 80 PVC from the pool main drains to the suction side of the dual pumps in the mechanical room. There are two 8 to 10-inch Schedule 80 PVC drop outs from the gutter into the surge tank. There is an additional valve and line in the tank that might be a sewer drain connection. It is reported that each spring it is a challenge to balance the water level in this surge tank.
3. The entrance to the mechanical room is at grade on the exterior of the building and the floor of the mechanical room is approximately 48 inches below the entrance. There is an entrance platform and stairway to access this room.
4. The suction line from the surge tank rises into this room and is split with a Y fitting to two 40 HP split flange Deming Pumps.
5. The filtration is provided a Neptune Benson Dual cell sand filter
6. The water has a Bacs System 5 water controller for sanitation and pH control.
7. The pool sanitation is provided by a single Pulsar calcium hypochlorite feeder with the use of a booster pump and a venturi.
8. The pH is controlled by a Stenner pump and muriatic acid.
9. There is a manual water fill system in the room that supplies water to the surge tank.
10. The ceiling pan appears that it was painted recently, and the paint is peeling off.
11. There is a chemical storage room adjacent to the pool mechanical room that stored, Pulsar chlorine pellets, Chlorine Stabilizer, bags of sodium bicarbonate, calcium chloride flakes and some miscellaneous other chemicals. All of the chemicals were separated and on pallets for safe operations. The room was ventilated.
12. The water slides mechanical room contained all of the equipment to operate the water slides filtration, sanitation and supply water to the slide flumes.
13. The water slide is operated with a single pump that is located in the water slide equipment room. The discharge is separated and with two lines with valves to control flow in this room.

Current Trends in Family Aquatic Centers

Intergenerational Aquatic Use

Play is a dynamic process that develops and changes as humans grow and evolve. The simple act of play actually becomes increasingly more varied and complex. It is an essential and integral part of a child's development and physical growth. The demands on today's children are much different from previous generations and consequently there is less play time in their lives. It is our responsibility as "professionals of fun" to understand this important lifelong skill and how to integrate play into our designs, facilities, and programming.

Youth at Risk

Watch the news. "Studies show early signs of heart disease found in US children. One in seven school aged children have three or more risk factors predisposing them to deadly cardiovascular conditions. 65% of all children 10 to 18 years cannot pass a minimum standard of fitness. One out of every four teenagers are dangerously overweight!" Additionally, drowning remains the second-leading cause of unintentional injury-related death for children ages 1 to 14 years, according to the U.S. Centers for Disease Control and Prevention. This is largely due to a lack of access to recreational water activities.

We continuously preach exercise, but how do we "force" children to exercise? Perhaps we simply make it more fun. Humans have a natural affinity to water, and it is associated with fun in many instances; bubble baths, open fire hydrants on a hot day, running through the sprinkler, and spending time at the lake or the ocean. This may account for census results that have proven swimming is only second to walking over all other recreation activities.

In order to understand what aquatic trends will become popular and how to design for multi-generational programming we must first look at the fundamentals and benefits of play, what motivates an individual to participate, and how each age group plays in the water.

Physical development

Swimming can improve strength, balance and improve flexibility. It provides an aerobic benefit that is relatively injury free in comparison to other sports. "The water's unique properties allow the pool to provide an environment for people of all abilities" states the Aquatic Exercise Association. "Buoyancy creates a reduced impact exercise alternative that is easy on the joints, while the water's resistance challenges all the muscles. Water lends itself to a well-balanced workout that improves all major components of physical fitness- aerobic training, muscular strength and endurance, flexibility and body composition." It is also a sport that can be a lifetime activity; participants may be 1 or 101 years old.

Social development

Through social play children, and adults, learn to cooperate and appreciate the importance of taking others' needs and feelings into account. Playing together fosters awareness and understanding of a variety of values and attitudes. These great strides in development all happen while the person is laughing and establishing

friendships; while they are having fun. Water is a safe sport for children of all ages and proficiency levels. Learn to swim and aqua classes can be socially enjoyable while at the same time provide fitness benefits.

Psychological and emotional development

A water sport promotes fitness and cultivates a positive attitude. An accomplishment of finally mastering the back float or competing in a swim meet can help to increase self-esteem. Spend some time at a pool and count the times you hear “*Watch me mom!*” Playing in the water promotes increased energy levels and promotes children to strive for physical achievement.

Water is iconic to stress relief; soothing waterfalls, gentle rains, calm waters. Swimming forces you to regulate breathing and allows more oxygen to flow into muscles. The warm water of a wellness pool or whirlpool can help to calm nerves, stimulate cardiovascular circulation, soothe the mind and body.

Age Groups – How They Play

Each age group plays and responds differently to areas of the pool and its amenities. An accomplished aquatic designer understands the “play needs” of each generation and translates this into their pool designs. This ensures that there are multiple options for everyone to engage users at the pool.

Understanding the needs for multiple programming spaces is another design consideration often overlooked by an inexperienced team. Knowing what areas can double as teaching spaces, training areas and recreational swim/buy outs and rentals, while still meeting guest’s needs is an acquired skill. For example, current channels or lazy rivers can be used for resistance or assistive walking classes during one time of the day and can then be used as a recreational river to serve another group. Warm water wellness pools provide a place for therapy and rehabilitation but also presents adequate and appropriate depth and temperature for learn-to-swim lessons.

Ultimately, it is important to provide a safe environment for any type of play, especially in the water. Supervision is imperative in any type of design. Understanding how these facilities operate help the design team to properly place offices, observation and seating areas for easy maintenance and safety.

0 to 3 Years

Concentrating on their own needs, infants play alone while toddlers will play side by side. They engage in activities that stimulate their senses. Playing involves physical activity and it is closely related to the development and refinement of a child’s motor skills and coordination process. Infants intuitively prefer high contrast edges and patterns and respond best to primary colors. The interactive play structures available today address to this theory and are popular within this age group. Modest sized water spray features initiate the quest for interacting with water in motion and stimulates rudimentary fantasy play. Infants respond visually and smaller toddlers will approach and interact.

Many babies learn to swim before they walk because of the buoyancy they encounter in the water. Infant and toddler swim classes are also often the first social experience outside of the home. The zero-depth edge of the pool presents a gradual, non-threatening entrance into warm water. Aquatic classes in the leisure and shallow water pools such as splash time and parent and tot classes are popular amongst this age group.

3-5 Years

This age group plays in small groups, uses props, pretend plays and does it passionately with no absolute goals in mind. Blissful. Individually they are building confidence and socially they are learning to share and cooperate. In the water they respond to interactive play including small dumping buckets, floatables and children's slides. Slides that accommodate several children at once are timeless. The 3-year-old initially rides with the assistance of a parent, as they become more daring, they go down in pairs holding hands, and eventually they are racing their peers down the same slide.

Aquatic lessons should be fun and kept to smaller numbers, say five children per class. In the pre-school level skills will range from kicking their feet at the edge of the pool to swimming up to 25 yards on their front and back.

5 to 8 Years

At this age kids begin to play formal and informal games with their peers. There may be a winner, per se, or just the common goal of accomplishing a task (e.g. hopscotch). This play helps them to refine their social skills and understand cooperation, teamwork and competition. Role playing is popular amongst this age group and imitating their role models is a popular pastime (playing house). Providing a multi-level play structures with props such as ropes, ladders, cubby spaces, and interactive play will encourage their imagination.

It is imperative to a child of this age to be challenged and be provided the opportunity to demonstrate their talents and abilities (*"Watch me dad!"*). The leisure, activity pools and lazy rivers facilitate this type of play. It takes courage to ride the flume slide for the first time, engage in a game of water basketball, or hold your best friend's hand down the adventure channel and navigate an inflatable obstacle course.

Aquatic programming begins to take the form of children's masters and diving classes. Students begin to build upon their learned abilities moving onto the next level in their swimming abilities. It is still important to continue to offer learn-to-swim classes, especially in underserved populations where children have not had the benefit of aquatic recreation.

8 to 13 Years

At this age we become more organized and structured. Achievement becomes more important and we are starting to set goals and milestones for ourselves. The activity pool, with deeper water, provides the challenging environment. Flume slides, mat racer slides, activity pools, floatables, net walks, water basketball, aqua climbing walls, surf simulators, rope swings, etc. The more exciting and challenging the more appealing the activity becomes. Studies also show that playing can enhance the learning process - the more physical the play- moving, stretching, and resistive - the better.

Programming includes junior lifeguarding, advanced swimming and diving. These help to build endurance, strength, speed and increase overall fitness levels. An activity night or designated swim night with peers is attractive as this age group is beginning to thrive socially outside the family unit.

Teens

It is common knowledge that during our teenage years our socialization moves from our families to our peer groups. We channel our energy (fun) into specialized clubs, youth groups, volunteer activities, and team sports. The complexity has moved from blissful play to that of self-awareness and social standing.

In addition to the entertainment value of the challenging environments of their previous peer group, teenagers desire separates social spaces. This often difficult-to-please demographics do not want to always hang out with mom and dad. An aquatic craze among those participants is the “Teen Zone”. This is a separate, yet very visible, section of the deck or grass area that is programmed for this specific group. Within their “own space” they can socialize, enjoy popular music, engage in social interactive activities like ‘rock and roll band, guitar hero or others” and just hang out to be social.

Aquatic programming for this age group could include lifeguard and instructor training, and competitive swim groups.

Adults

We have a big lesson to relearn here. Play. Somewhere along the way we concluded that grown up play is viewed as a weakness and the successful people just work; we need permission to play again. We have just agreed that play is a mind and body integration and social necessity. Play is a relaxed spontaneity that should be embraced, even into adulthood.

Adults should revisit what fun was for them as a child. Many adults that were involved in competitive swim groups are seeking out adult swim master programs. Water exercise, aerobics, water polo, aqua jog and resistance walk programs translate into fun adult programming. *Don't Forget* adults have fun on waterslides too.

Parents

The pool is an ideal opportunity for parents of young children to meet like-minded people who share common interests. Take a quick scan over the pool area and you will find moms and dads congregating in the zero-depth area with their tots. It is also common to find parents floating down the lazy river with a baby or sleeping child strewn across their lap. It is also pretty cool to be able to tell your friends that you beat your dad down the mat racer slide.

Aquatic programming to support the parent network is important; parent/infant, parent/toddler and adult swim classes.

Active Senior Adults

Swimming is one of the best exercise and social environments available to seniors. It is safe and easy on the body, allowing people to move their bodies without bearing their weight. It is an ideal way for seniors to get in shape and improve their overall wellbeing. For some disabled and seniors, water gives them a sense of freedom as they freely move around in the water.

An aquatic fitness class is a great social outlet for seniors. Warm water lap lanes and wellness pools provide popular warm water activities such as silver sneakers, aqua restore (stay young with water) low impact aqua fitness, aqua walking, and underwater bikes. Vortex and lazy rivers offer assistive walking opportunities and whirlpools and social benches offer social spaces enjoyed by this age group.

Do not forget about the non-aquatic amenities in any age group, let alone seniors. Areas that promote socialization outside of class, a café or comfortable deck seating is ideal. This is an attractive amenity that promotes return guests.

How People Play Together

Multi-generational recreation and fitness provide something for everyone under one roof; swimming is ageless. It is often said that families that play together, stay together. For example, recreational swimming provides seniors occasion to frequent the aquatic facility with their children and grandchildren. Teenagers can challenge their younger siblings or parents to a game of basketball in the water. Or we can just relax together floating down the lazy river.

It is interesting to watch the interaction between age groups; best friends, rivals, siblings, parents, and grandparents. This is where a cross over into each area of the pool occurs and where we find a social interaction between generations. Water brings together generations and allows everyone an opportunity to benefit individually and together.

Multi-generational pool amenities

Americans love to swim. The traditional competitive venues are seeing a movement to include leisure components in their facilities. A variety of surveys and studies conducted throughout the nation have provided us with the conclusive evidence of the importance of swimming as a leisure activity. Swimming is now only second to walking as the most popular exercise in the United States, with more than 368 million annual visits to swimming pools. Swimming, however, ranks first among all ages as the most popular recreational activity in the nation.

Combining competitive and leisure components into one facility creates a partnership that includes a full spectrum of activities that complement each other well. A community aquatic facility is an amenity that helps to weave the threads of a community and enhance the quality of life, family, togetherness, and wellness of its residents. It serves a multi-generational public including seniors, parents, teenagers, young children, toddlers, and infants. There is recreational value that meets the needs of each demographic in a community.

The Aquatic Center responds to the very basic needs and interests of the consumer. Its emphasis is based upon the premise that the swimming pool visitor is primarily interested in a quality leisure experience that includes high entertainment and social values. The right blend of entertainment, along with the traditional aquatic requirements of competitive swimming, exercise and fitness, has proven successful for communities of all sizes.

Competitive Pools

Competitive pools provide swimmers a place to practice and compete, as well as a venue for other water activities. While competitive pools must be rectangular, deeper and cooler than recreational pools, they also can accommodate fitness lap swimming, lifeguard training classes, swim instruction, water polo, synchronized swimming and countless other activities.

The competition pool would have minimum 7'-0" wide lanes for competition. It would be the regulation length for USA Swimming and high school use.

- Lower Use Component
- Extends Program Opportunities

- Competition
- Wellness, Fitness Orientation
- Deep Water Component
- Encourages Local Support

Programming Opportunities:

- Competition Venues
- Aerobics
- Floatables Recreation
- Lap Swimming
- Life Saving
- Diving
- Deep Water Activities
- Swim Lessons
- Facility Rentals

Age Use	None	Limited	Moderate	Excellent
Tots and Toddlers (0-5)	X			
Children/Youth (5-12)			X	
Teens/Young Adults (13-25)			X	X
Adults			X	
Seniors		X		

Leisure / Recreational Pools

Zero depth is probably one of the most popular features of the modern swimming pool. The zero-depth entry is a shallow sloped entry that enables users of all ages, abilities and comfort levels to access the pool at their own speed. It is designed with passive and active zones for a graceful entry and shallow water play, respectively. User studies have shown that 47% of guests are in water less than 36". The zero-depth area has become a popular area for adults to socialize and play with their young toddlers, while keeping an eye on their older children.

People enjoy spraying, squirting, bubbling and falling water. The industry has responded with a variety of creative and highly entertaining water features. Participatory or interactive water features are those where a child or adult can actually control the water with various chains, squirt guns, valves etc.

They are designed on a separate pumping system so that they can be turned off during programming and passive use times where spraying water is less desirable.

- Shallow Water Play

- Family/Youth Orientation
- Safe, Accessible, and Secure
- Interactive Water Play

Programming Opportunities:

- Recreational
- Water Familiarity
- Interactive Activities
- Learn to Swim

Programs	None	Limited	Moderate	Excellent
Recreational				X
Instructional			X	
Wellness/Fitness			X	
Competitive	X			

Age Use	None	Limited	Moderate	Excellent
Tots and Toddlers (0-5)				X
Children/Youth (5-12)				X
Teens/Young Adults (13-25)			X	
Adults			X	
Seniors			X	

The popularity of waterslides is obvious evidence of the influence of commercial waterparks on the community aquatic center. Body and tube flume slides are major components of community center pools. Drop, bowl and speed slides offer guests an exciting experience. The quickness of the ride and fast-moving lines translate into a higher capacity attraction. The slide is a colorful architectural element that adds thrill and excitement to the facility. The slide plunge pool is also an ideal location to host learn to swim and other programmatic classes when the slide is turned off.

For the younger children and toddlers, many creative kiddie slides are available. Many of them can be incorporated with a facility theme or mascot. One is only limited by their imagination.

- Fun and Exciting!
- High Capacity Feature
- Moving Water
- Multiple Ride Options
- Multiple Experience Levels
- Plunge Pool Programming Opportunities

Programs	None	Limited	Moderate	Excellent
Recreational				X
Instructional			X (plunge pool)	
Wellness/Fitness			X (plunge pool)	
Competitive		X		

Age Use	None	Limited	Moderate	Excellent
Tots and Toddlers (0-5)	X			
Children/Youth (5-12)			X	X
Teens/Young Adults (13-25)				X
Adults				X
Seniors		X		

Vortex / Lazy River

The vortex/lazy river feature in a facility services a multi-programming option. The vortex can be used as a recreational component during one part of the day and as a programmable amenity for exercise and rehabilitation during another part of the day.

Lazy Rivers and vortex channels can offer both passive and active areas. They can serve as an alternative to the high energy areas of the FAC where guests can enjoy a relaxing float through the winding river. The river can also incorporate exciting features with rapids, squirting, dumping and splashing water. The current channel is multipurpose, serving the youth of all ages. In addition to its history as a fun leisure component for all, the current channel today is more often used for the therapeutic benefit of water walking with or against the current.

Water walking, resistive and assistive, free suspension floating, and swimming against the current in channels and vortexes meets all of these physical fitness components. Facilities that have incorporated these amenities into their designs have been able to program their facilities to include water walking, water aerobics, fitness training and adult exercise classes into their programming offerings. It has served as an exceptional wellness

and quality of life motivation in reaching segments of the community that are not usually served in the recreational aquatic center environment. It also opens up the facility for use by those who need aquatic exercise the most. Those groups are the senior population, residents with disabilities and those recovering from surgery, illness or injury.

Underwater Bench Seating

Located in 3'- 6" of water, the underwater bench seating area is an ideal location for users to passively enjoy being in the pool. The majority of the bench is free of spraying water so that users can relax and enjoy social time without having to get their hair wet. Depending on the time of day, this area is frequented by moms and tots, teens, and the active senior population.

- Relaxing
- Social
- High Capacity
- Moving Water
- Group or Individual Use
- Social Capacity

Programming Opportunities:

- Recreational
- Water Exercise
- Water Therapy
- Learn to Swim
- Kayak/Canoe

Programs	None	Limited	Moderate	Excellent
Recreational				X
Instructional			X	
Wellness/Fitness				X
Competitive	X			

Age Use	None	Limited	Moderate	Excellent
Tots and Toddlers (0-5)		X		
Children/Youth (5-12)				X
Teens/Young Adults (13-25)				X
Adults				X
Seniors				X

Whirlpool Spa

The Whirlpool provides therapeutic benefits of warmth and water and serves as a social spot within the pool. Whirlpool/Spa- The whirlpool can be used by families or just adults, depending on the temperature programmed by the facility. Several community centers include two whirlpool spas to accommodate both groups of users. It is the ideal place to relax after a swim competition, water walking or water aerobics class. The whirlpool is equipped with therapy jets.

Programs	None	Limited	Moderate	Excellent
Recreational				X
Instructional	X			
Wellness/Fitness				X
Competitive	X			

Age Use	None	Limited	Moderate	Excellent
Tots and Toddlers (0-5)		X		
Children/Youth (5-12)				X
Teens/Young Adults (13-25)				X
Adults				X
Seniors				X

Wellness / Therapy

The therapeutic warm pool will be shallow area of the pool (and can be a separate pool) that also can be used for children's swim classes and a variety of aquatic classes. Warm water has the ability to relax muscles and decrease pain, often important during rehabilitation. Water has buoyancy and resistance that can help individuals who are physically functioning at a lower level, as well as individuals who are high level athletes.

The benefits of a wellness pool include:

- Decrease pain
- Improve and maintain fitness
- Increase joint mobility and muscle flexibility
- Improve endurance and tolerance to activity
- Improve muscle strength and tone
- Improve circulation and respiration
- Simply relax, unwind and foster social interaction leading to better mental health
- Multi-program for fitness classes and learn-to-swim instructional programs

Programs	None	Limited	Moderate	Excellent
Recreational		X		
Instructional				X
Wellness/Fitness				X
Competitive	X			

Age Use	None	Limited	Moderate	Excellent
Tots and Toddlers (0-5)		X		
Children/Youth (5-12)			X	
Teens/Young Adults (13-25)				X
Adults				X
Seniors				X

Additional Support Spaces

Spectator Seating: Seating on the deck is provided in most municipal pools. Temporary athlete and spectator seating on the deck is best provided by aluminum tip and roll bleachers which may be removed or tipped up when not in use (see photo). This equipment is loose and may be added at any time rather than during initial construction. Some facilities want to provide a raised spectator gallery, which is the best location for viewing competitive events. An upper viewing area was discussed during the meetings.

Birthday party/meeting rooms – It is recommended adding two rooms of approximately 300 SF each should have hard surfaced floors for birthday parties and other activities. These rooms would need to be located in close proximity to the pool area for prime viewing of the pools.

Family Changing Rooms – In addition to locker rooms for men and women, modern recreation centers provide family dressing areas that allow families to change together as well as ADA accessible changing. During rehabilitation, spouses often assist each other during periods of temporary or permanent disability. The spaces included are corridors with oversize family lockers and changing rooms with diaper changing tables, showers, lavatories and toilets.

ADA Accessibility

The U.S. Access Board has developed a summary document that specifically addresses accessibility of swimming pools and spas. The guideline presented establishes minimum accessibility requirements only and should not be looked to as the best design solution for a specific project. It is recommended that any individual or group undertaking the development or renovation of these types of facilities exceed these

guidelines where possible. It is also recommended that any owner or operator contracting with design professionals consider the application of Universal Design principles (aka “Inclusive Design” and “Design for all”) within the approach and culture of said individuals or companies being contracted.

Accessible Routes

An accessible route (referred to as an Accessible Means of Egress) is defined by ADAAG as “A continuous and unobstructed way of egress travel from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit, or a public way.” In regard to aquatic amenities, an accessible route is required to all swimming areas and supporting amenities. Raised diving boards, platforms and waterslides are

not required to comply. This means that walking surface slopes are not to be greater than 1:20 and clear widths are to be a minimum of 36 inches except at turns and passing areas which require larger 'openings. Also included as part of an accessible route are ramps, curb ramps, doorways, elevators and platform lifts; all of which are required to comply with the applicable requirements stated in the technical documents.

Types of Facilities

Pool types are categorized into five (5) groups for defining the means of access. These categories are Swimming Pools, Aquatic Recreation Facilities, Catch Pools, and Spas. In addition, ADAAG identifies Water Play Components as a type with additional access guidelines.

Swimming Pools

Swimming pools require two (2) accessible means of entry if the perimeter of the pool is equal to or greater than 300 lineal feet. On pools that are less than 300 lineal feet, only one accessible means of entry is required. In either scenario one (1) of these means is to be either a pool lifts or a sloped entry.

Aquatic Recreation Facilities (ARFs)

ARF is a designation to cover wave pools, rivers (lazy & action), sand bottom pools and other specialty pools where user access is limited to one area. These types require having only one accessible means provided that this method is a lift, sloped entry or transfer system.

Catch Pools

Catch pools, also known as Plunge Pools, do not require an accessible entrance/exit unless it is used for alternative purposes. An accessible route is required to the edge of the pool.

Wading Pools

A wading pool is required to have a sloped entry to the deepest part but is not required to have handrails. Additional forms may be provided. Most governing agencies limit wading pools to 1'-6" or 2'-0" of water depth.

Spas (Whirlpools)

A spa must provide one accessible means of entry. This method can be a pool lift, transfer wall or transfer system. If there are multiple spas arranged in a cluster at least one spa or 5% of the total in each cluster are to be made accessible. A footrest or retractable leg is not required but recommended.

Water Play Components

Water play components are required to comply with the play area guidelines as it pertains to accessible routes. However, if the component(s) are submerged, compliance is not required as it

relates to floor or ground surfaces conditions and the slopes and cross slopes of walking surfaces and ramps.

Means of Access

The descriptions above indicated the various means of accessibility allowed. Below is a brief overview of each type.

Pool Lifts

Pool Lifts are to be located in an area where the water depth does not exceed 48 inches. If the water depth for the entire pool is greater than 48 inches, this requirement is waived. The center of the seat, in the “dry” position, shall be a minimum of 16 inches from the edge of the pool and a clear space 36 inches wide from 12 inches behind the seat to 48 inches forward. The seat height shall be between 16 and 19 inches above the surface of the deck and the seat is to be 16 inches wide. Footrests and armrests are required and are to be removable or foldable. The lift needs to be capable of unassisted operation from both the deck and water. The seat needs to submerge a minimum of 18 inches below the static water level and capable of lifting 300 pounds.

Sloped Entries

Sloped entries need to comply with standard “ramp” definitions as stated in Chapter 4 of the ADAAG except for the following provisions. The surfaces are not required to be slip resistant. The sloped entry only needs to extend to a water depth between 24 and 30 inches or the deepest part of a wading pool. Two handrails are required with a spacing of between 33 and 38 inches except on wading pools which do not require handrails. Handrail extensions are not required at the bottom of the sloped entry. Handrails in those attractions designated as ARF are not required to follow the clear width requirements.

Transfer Walls

A transfer wall is a raised portion of the pool wall perimeter, along an accessible route, that provides for the person to move from their mobility device, onto the wall then into the pool. The top of the wall shall be between 16 and 19 inches above the deck and 12 to 16 inches wide for a distance length of 60 inches measured equal distance from the center of the grab bar(s). The grab bars themselves are required to extend the full width of the wall, have 24 inches clear to another obstruction and the gripping surface is to be between 4 and 6 inches above the wall.

Transfer Systems

A transfer system is comprised of a transfer wall and a series of transfer steps that allow for gradual descent into the pool. This is especially helpful in conditions with extended freeboards and upper body strength may be limited. Each system shall contain a platform on the deck that is 19 inches deep and 24 inches wide and between 16 and 19 inches above the deck. As with a Transfer Wall, this is to be located on an accessible route and have a clear space of 60 by 60 inches in front. The steps themselves are to have a maximum height (riser) of 8 inches and a depth (tread) of 14 to 17 inches and a minimum width of 24 inches. The steps are to extend to a water depth of 18 inches. Grab bar(s) are

required on each step or along the entire length and shall be along at least one side and cannot hinder movement.

Stairs

Accessible pool stairs offer assistance to individuals moving from the pool deck into the water and out by providing support and balance. The risers and treads are to be uniform in height and width, respectively to each other. Risers are to be closed and handrails must be provided between 20 and 24 inches apart. Handrail extensions required as per ADAAG 505.10 are required at the top (pool deck side) of the stairs but not at the bottom. The gripping surfaces are to be between 34 and 38 inches above the stair nosing and be clear of any sidewalls by 1.5 inches.

The Americans with Disabilities Act was initiated to extend civil rights protection to people with disabilities. The modifications to the ADAAG and its pending adoption by the Department of Justice extend and enhance these rights and ensure that it continues to meet the needs of people with disabilities.

Community and Staff Input

To get input and feed-back from the public McAdams and WTI created a presentation and survey form to understand the public's interest in rejuvenation of this aquatic facility. The following is the information gathered from this effort.

Community Survey-

High Point NC Predesign Program Verification City Lake Park Pool Aquatic Program Prioritization November 2018

RANK	Programs (Prioritize 5)
	Lap Swimming
	Water Aerobics
	Water Walking
	Competition Swimming
	Short Course Swimming
	Competition Practice
	Water Polo
	Lifeguard Training
	Learn to Swim
	Wellness
	Physical Therapy
	Skill Challenges
	Balance Challenges
	Open Swim
	Skill Lessons

RANK	Pool Type (Prioritize 3)
	Competition 50 M by 25 YD
	Competition 25 YD by 8 lanes
	Competition 25 YD by 6 lanes
	Lap/Program
	Leisure/Lifestyle
	Splash Pad
	Lazy River
	Wave Pool
	Warm Water Program
	Wellness/Therapy
	Family Whirlpool Spa
	Adult Whirlpool Spa

RANK	Features (Prioritize 5)
	Zero Depth Entry
	Interactive Water Sprays
	Water Play Structures
	Traditional Water Slides
	Lazy River
	Vortex
	Activity Area
	Water Crossing Walk
	Rope Swing
	Climbing Wall
	Under Water Benches
	Water Basket and Volley Ball
	Iconic Water Slide

Comments:







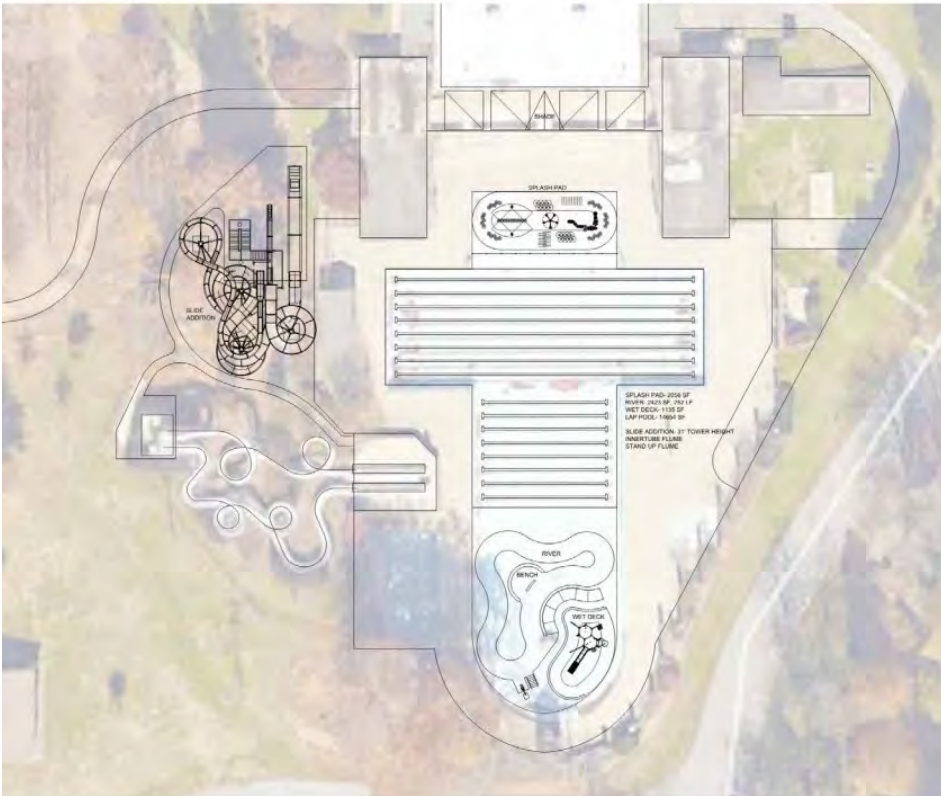
Sample Rejuvenation Concept One



Potential Rejuvenation Concept 1

- New Large Splash Pad
- Lifestyle Pool with Lazy River
- New Water Slide Complex
- Shaded Concessions Area
- More Shade on Pool Deck
- Updated Family Changing Rooms
- New Pool Filtration and Sanitation

Sample Rejuvenation Concept Two



Potential Rejuvenation Concept 2

- New Large Splash Pad
- Play Structure
- Medium Lazy River
- New Water Slide Complex
- Shaded Concessions Area
- More Shade on Pool Deck
- Updated Family Changing Rooms
- New Pool Filtration and Sanitation

Sample Rejuvenation Concept Three



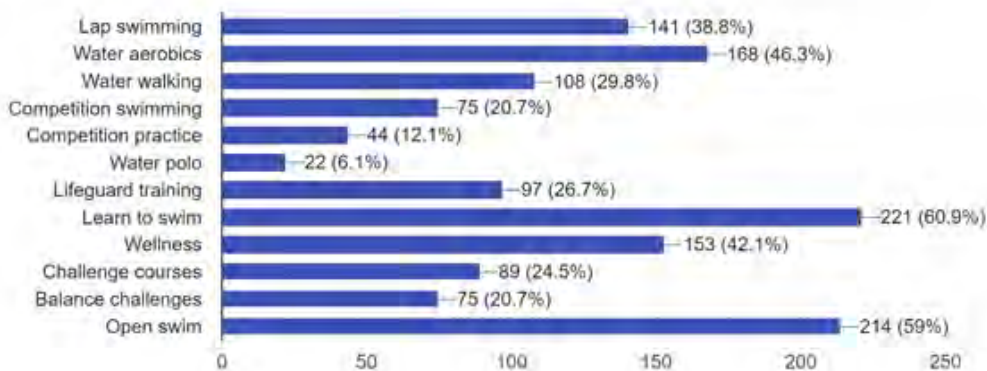
Potential Rejuvenation Concept 3

- New Large Splash Pad & Play Structure
- Large Lazy River
- New Water Slide Complex
- Shaded Concessions Area
- More Shade on Pool Deck
- Updated Family Changing Rooms
- New Pool Filtration and Sanitation

Community Suggested Existing Facility Updates from Public Meetings and Web Survey Input-Focused survey questions and responses (posted online with 424 total responses).

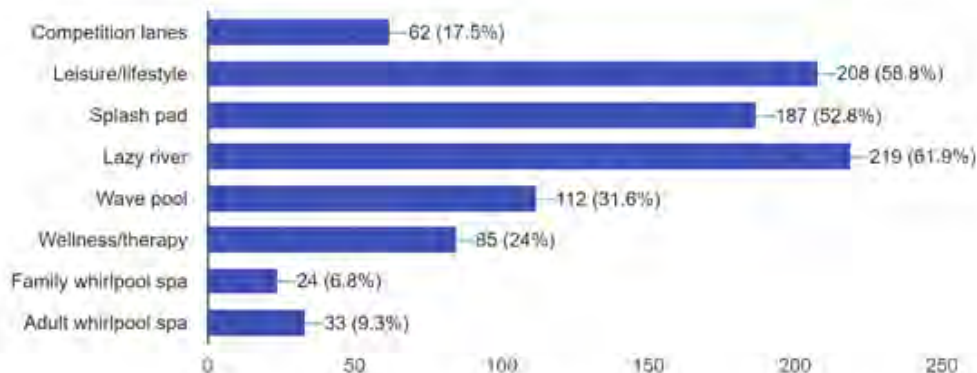
Programs - Choose 5

363 responses



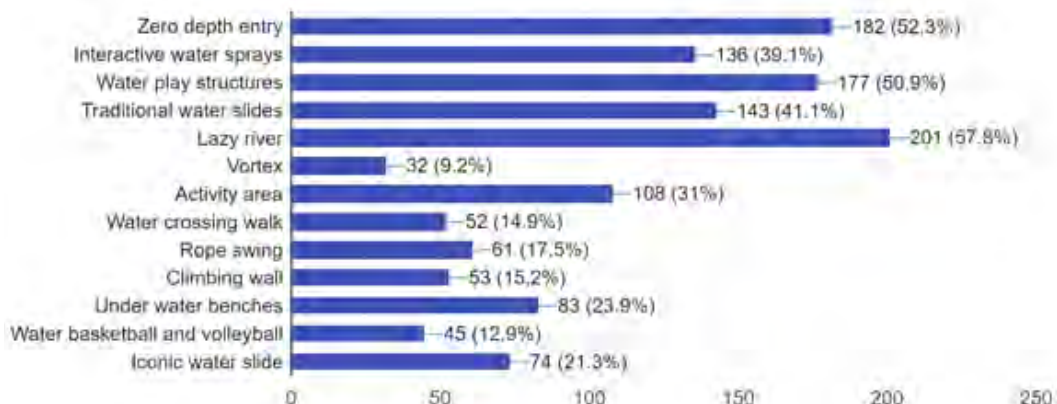
Pool Type - Choose 3

354 responses



Features - Choose 5

348 responses



Results Summary:

Pool Programming Improvements (Selected top five programs):

- Swimming lessons
- Open swim area
- Water aerobics
- Wellness
- Lap swimming

Pool Type Improvements (Selected top three improvements):

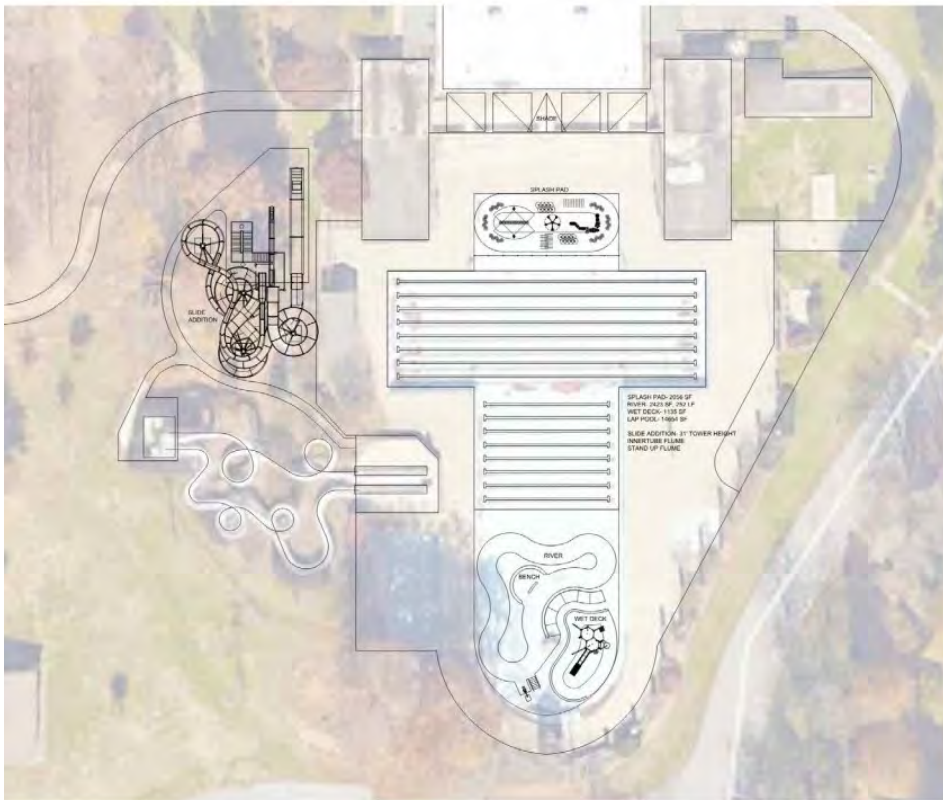
- Lazy river
- Leisure/lifestyle
- Splash Pad

Pool Feature improvements (Selected top five improvements):

- Lazy river
- Zero depth entry
- Water play structures
- Traditional water slides
- Interactive water sprays

Survey Selected Potential Concept 2

This concept prioritized the addition of more shaded seating, a new splash pad adjacent to the raised entrance deck, a play structure, a medium-size lazy river, a new water slide complex, shaded concessions area and an updated changing room.



Potential Rejuvenation Concept 2

- New Large Splash Pad
- Play Structure
- Medium Lazy River
- New Water Slide Complex
- Shaded Concessions Area
- More Shade on Pool Deck
- Updated Family Changing Rooms
- New Pool Filtration and Sanitation

Prioritization and Projected Cost Opinions

The Recommendations above, based on existing conditions observations, are listed below and labeled with a Purpose and Priority. The Purpose of a Recommendation is defined as one or more of the following:

- Safety – The Recommendation is based on the health and safety of patrons and staff.
- Compliance – The Recommendation is based on compliance with current code and/or standard industry practices.
- Obsolescence – The Recommendation on components that are not functioning properly and are past their useful service life.
- Operational Failure – The Recommendation is based on future operational failure, efficiencies, ease of maintenance, or to improve the functionality of the system.
- Complementary Processes – The Recommendation is based on a pending failure, but in consideration of another task being accomplished it is financially proficient to remedy this task now.
- Operational Enhancement – The Recommendation is based on community input and increased pool utilization.

These recommendations are very important Priority to indicate a degree of urgency for the needed repairs/changes.

- These Recommendations should be performed/provided immediately or within one year. These items are issues of safety concern, items currently out of compliance with codes/regulations and components that have reached obsolescence, items that are on the threshold of operational failure. The items in the complementary processes

category are important due the dramatic efficiency of accomplishing these need items when combined with more urgent tasks.

The following chart additionally indicates an estimated range of Rough Order of Magnitude construction cost opinion for each of the recommendations. Each estimate includes a low and high estimated expense since it is difficult to predict exact market conditions at the time of bidding and hidden conditions that must be resolved but are not apparent during this evaluation. These figures are the sum of the cost of the subject work and integrated into different scopes of work from potentially a variety of contractors to provide a complete and operable system. These figures are derived from a WTI data base of various renovation expenses together with discussions with local pool sub-contractors to verify current conditions.

High Point City Lake Park Swimming Pool Renovation Cost Considerations

Recommendation	Purpose	ROM Cost Opinion Range
1.) Create a new ADA Accessible and well-marked route to the entrance of the swimming pool	Safety, Compliance, Operational Failure	TBD
2.) Create a new beacon entrance for entering the facility including entrance desk and staff.	Safety, Obsolescence, Operational Enhancement	TBD
3.) Renovate female changing rooms to provide universal and gender specific changing facilities	Safety, Compliance, Operational Enhancement	TBD
4.) Renovate male changing rooms to provide expanded concessions operations, storage, life guard and staff offices	Operational Enhancement	TBD
5.) Renovate upper level deck for concessions, shade and enhanced user circulation	Safety, Obsolescence, Operational Enhancement	TBD
6.) Remove and replace mechanical system for main pool including; enhance surge tank balance, circulation pumps, new regenerative media filters, web-based water chemistry controller and supplemental sanitation system	Compliance, Obsolescence, Complimentary Process	\$675,000 to \$800,000
7.) Remove and replace mechanical system for water slides including; enhance surge tank balance, circulation pumps, new regenerative media filters, web-based water chemistry controller and supplemental sanitation system	Compliance, Obsolescence, Complimentary Process	\$55,000 to \$75,000
8.) Install shade on existing deck. This will include 12 new shade structures for pool users	Safety Operational Enhancement	\$100,000 to \$180,000
9.) Install new ADA Accessible Access lift and update access in pool facility	Compliance, Obsolescence, Safety	\$40,000 to \$95,000

10.) Remove and Replace obsolete pool gutter grate system with new deck level gutter system

Obsolescence,
Operational
Enhancement

\$185,000 to \$240,000

Total Range

**\$1,055,000 to \$1,390,000
Excluding TBD Items**

Create new Lifestyle Pool Features Described in Concept 2

Recommendation	ROM Cost Opinion Range
1.) Create New Interactive Splash Pad adjacent to raised entrance deck. Plumbing to connect to new equipment in existing mechanical building.	\$590,000 to \$700,000
2.) Create new medium length lazy river in existing pool. Plumbing to connect to new equipment in existing mechanical building.	\$1,690,000 to \$1,850,000
3.) Create new climbable Play Structure in south end of pool. Plumbing to connect to new equipment in existing mechanical building.	\$550,000 to \$820,000
4.) Create new dual water slide complex with two person inner tube ride and stand up water slide. Plumbing to connect to new equipment in new mechanical building.	\$1,300,000 to \$1,950,000
5.) New interior pool lining system for existing pool	\$165,000 to \$205,000
6.) Create upper level shaded deck for increase user load	\$95,000 to \$130,000
Total Range	\$4,390,000 to \$5,655,000

Pool Summary of Cost Opinions of Repair, Rejuvenation and Comparison for New Pool Construction Costs

	ROM Cost Opinion Range	
	Low	High
Entrance Building, Pool Equipment Renovation and Shade	\$1,940,000	\$2,605,000
New Pool Components	\$4,390,000	\$5,655,000
Cost Opinion for Pool Renovation and New Components	\$6,330,000	\$8,260,000
Complete Replacement of Pool Building, Pool and Deck	\$13,500,000	\$15,000,000

Project Team Selected Potential Concept



High Point City Lake Park Swimming Pool Master Plan Aquatic Cost Opinion

Recommendation	ROM Cost Opinion Range
1.) Remove and Replace obsolete pool gutter grate system with new deck level gutter system	\$185,000 to \$240,000
2.) Remove and replace mechanical system for main pool including; enhance surge tank balance, circulation pumps, new regenerative media filters, web-based water chemistry controller and supplemental sanitation system	\$825,000 to \$950,000
3.) Remove and replace mechanical system for water slides including; enhance surge tank balance, circulation pumps, new regenerative media filters, web-based water chemistry controller and supplemental sanitation system	\$125,000 to \$180,000
4.) Install new ADA Accessible Access lift and update access in pool facility	\$40,000 to \$95,000
5.) Install shade on existing deck. This will include 12 new shade structures for pool users on lower deck and install new shade on upper pool deck	\$130,000 to \$210,000

6.) Create New Interactive Splash Pad adjacent to raised entrance deck. Plumbing to connect to new equipment in existing mechanical building.	\$590,000 to \$700,000
7.) Create new medium length lazy river in existing pool. Plumbing to connect to new equipment in existing mechanical building.	\$1,690,000 to \$1,850,000
8.) Create new climbable Play Structure in south end of pool. Plumbing to connect to new equipment in existing mechanical building.	\$550,000 to \$820,000
9.) New interior pool lining system for existing pool	\$185,000 to \$225,000
10.) Update pool deck and drainage system around pool including deck extension	\$325,000 to \$405,000
11.) Create new dual water slide complex with two person inner tube ride and stand up water slide. Plumbing to connect to new equipment in new mechanical building.	\$1,400,000 to \$1,950,000
Total Range	\$6,045,000 to \$7,625,000

The above listed cost opinions do not include project costs or design fees.

DESIGN REPORT

Introduction

High Point City Lake Park is the oldest, largest, and most visited park in the City. Throughout the Master Plan process there are several revisions to the buildings and shelters that are recommended. These modifications will help to capture the beautiful landscape of the park and views of City Lake, strengthen the wayfinding throughout the park and improve the guest experience.

There are several buildings within the park that are on the National Historic Registry. The Mendenhall Shop and the Friends Meeting House help to tell the history of this area. Due to the amount of improvements that would be required to the electrical, mechanical and plumbing systems and accessibility requirements to meet current building codes, this Master Plan does not address making any changes to these structures.

The building and structure modifications will be a phased throughout the implementation of this Master Plan. The recommendations focused on three significant architectural modifications:

- At the pool level including improvements of the existing locker rooms, and addition of the entry sequence and a concessions area.
- The gymnasium will be transformed into a space that will be used year-round by the Parks & Recreation department and a rentable space for visitors.
- New concession, restroom and shelter structure near City Lake.

These three elements will have a lasting impact on High Point City Lake Park. Though architecture, improvements to the overall guest experience and wayfinding in the park will also be improved. Additional modifications will be made to the picnic shelters and maintenance building.

Locker Room

The swimming pool at High Point City Lake Park is one of the most popular amenities for the Parks & Recreation department. Currently, the locker rooms do not meet the needs of the swimming pool. The expansion plan and pool deck improvements described in this Master Plan will increase the number of guests that visit the pool each year, creating an even greater disparity between the locker rooms and the swimming pool needs.

Each locker room will require an expanded number of restroom fixtures to meet the increased occupancy loads of the swimming pool and pool deck. In addition to restroom fixtures, the circulation, hand sinks, and grab bars will need to be revised to provide proper accessibility clearances. The shower areas will also need to be renovated to address accessibility clearances, turning radii, and grab bars. These improvements will address the current accessibility issues and will allow the locker rooms to accommodate the increase in visitor volume.

The interior finishes of the locker rooms will also need to be replaced in order to address the cracked tile and peeling paint. It is recommended that these spaces receive a complete interior remodel to address the finishes, fixtures, and accessibility compliance issues. After additional review of the mechanical, electrical and plumbing building systems replacement of those systems may also be required.

In addition to the locker rooms, there is a need for a break room for the life guards. Ideally this space will not be in direct sightline to the visitors, but it needs to be near the swimming pool.

Entrance Sequence

The entrance to the High Point City Lake Park swimming pool is not well defined. By creating a monumental entrance sequence, it will help with site wayfinding and identifying the pool entrance. This new entrance addition will provide a space for swim passes and transactions to occur.

By relocating the transaction area outside of the locker room, the visitor will be provided an opportunity to choose how to access the pool deck; through the locker room or to enter the pool deck directly. This pool entrance will also provide an administrative space and a large queuing area for different payment options and groups entering the swimming pool.

Concession Area

One amenity that is currently absent from the pool deck is a concession area, this would greatly enhance the guest experience. On a hot summer day, visitors will have an opportunity to sit in the shade to enjoy a snack and cold beverage.

This structure will be located underneath the overhang of the gymnasium above, which is currently an underutilized space. In addition to a concession area, there is a need for storage space where various swimming pool maintenance items can be placed so they are not visible to the guests.

The design of this addition will be fully integrated with the pool deck remodel to provide various seating options and shade features allowing for visitors to take a break from the pool. Providing a place for rest is vital to improving the guest experience and extending a visitor's day at the High Point City Lake Park pool.

Gymnasium

Currently the gymnasium space is an underutilized space that is in the heart of the High Point City Lake Park. This approximately 6,800 square foot space is to be renovated into a space that provides a rentable assembly space, staff offices and kitchen. The north facing views will look out onto the Great Lawn. The south facing exterior façade of the gymnasium will be reconfigured to provide a deck that overlooks the newly expanded and remodeled pool deck. This pool overlook will connect the future of the City Lake Park Pool with the past as the design is reminiscent of the shaded pool overlook that was present before the Gymnasium was constructed in 1961.



Through a programming exercise with the High Point Parks & Recreation staff a preliminary building program was created for this nearly 6,700 square foot space:

ROOM / SPACE	REQUIRED NUMBER OF ROOMS	APPROXIMATE AREA PER ROOM	TOTAL AREA
Event Space			
Assembly Space	1	1,800 SF	1,600 SF
Storage	1	300 SF	250 SF
Kitchen	1	600 SF	500 SF
Outdoor Pool Overlook	1	850 SF	1100 SF
Administrative Spaces			
Offices	2	150 SF	300 SF
Work Area	1	200 SF	200 SF
Storage	1	100 SF	100 SF
IT/Server	1	100 SF	100 SF
Restroom Facilities			
Restroom	1	550 SF	520 SF
Family Restroom	1	70 SF	70 SF
Janitor	1	75 SF	75 SF
Storage	1	30	30 SF
Entrance			
Vestibule	1	130 SF	130 SF
Lobby	1	450 SF	450 SF
Support Spaces			
Mechanical/Electrical/ Circulation (20%)*	1		1,115 SF
Outdoor Storage	1	150	150 SF
Total (Existing Building Size)			6,690 SF

*Area requirements will vary per building plan concepts

These programmed spaces will create a variety of staff and public spaces. The 1,600 square foot Assembly Space will have capacity for 100 people and will be rented out to the community for various events. This space will also be used for different programmed events and classes offered by the High Point Parks & Recreation department. To strengthen the connection of the two levels, the Assembly Space will open to a covered deck that overlooks the public swimming pool.

In addition to the interior renovations required to repurpose the gymnasium space into an assembly space and staff offices, the mechanical system will also need to be replaced in order to provide year-round heating, ventilation and air conditioning (HVAC) to the building. The remaining building systems including structural, electrical, and plumbing will need to be reviewed to establish the entire remodel scope and the North Carolina building code requirements. The adjacency plan shows a modification to the exterior wall footprint on the south

façade. The structural system will need to be modified to allow for removal of a portion of the south facing wall and support the existing roof above. This will create a covered overlook onto the pool below.

The new exterior wall will match the brick veneer of the original 1961 construction. New storefront windows will maximize the views of the pool and activity below. During the remodel the remaining windows will be replaced with energy efficient storefront. A 42" tall guardrail will be installed at the pool overlook deck. During the facility assessment phase of this Master Plan there were several exterior deficiencies that were noted as needing to be repaired. The brick and flashing will need to be repaired to ensure proper drainage through the wall cavity.

This large Assembly space will require additional restroom fixtures in order to comply with current building codes for an assembly (A-3) occupancy type. The layout of the restroom will need to be reconfigured in order to meet the circulation and clear floor space requirements of the Americans with Disabilities Act (ADA).

The gymnasium building has long been a landmark and recognizable structure of the High Point City Lake Park. This interior remodel will repurpose this building into a space that will be used by the Parks and Recreation department and the citizens of High Point for years to come.

Depot Pavilion

The train ride near City Lake is one of the most popular attractions at the park. Currently, ticket sales, concessions and restroom facilities are housed in a dated building that would need to be renovated. Rather than remodeling the building it is the recommendation of this Master Plan to demolish that structure and create a new landmark structure in the park. This structure will enhance the wayfinding of the park and provide an architectural identity to where guests need to buy ride tickets and concessions and use the restroom. Through thoughtful design, a multi-functional depot structure will honor the history of this 84-year-old city park and the popular train ride amenity.



This structure will be based off a train depot from the early 1900's with an Art Nouveau architectural style. Features will include exposed, expressive steel framing. Additional elements will include stone and glass. Through the ornamental elements of an Art Nouveau style there can be sense of movement in the architecture, which will strengthen the connection to the train ride that is adjacent to this structure.



The Depot will be positioned just south of the railroad with views of City Lake. In addition to the many amenities that the Depot will provide it will also be a shaded structure that can be rented for various events, including weddings, birthday parties and corporate events.

Photo Citations:

Marche Aux Legumes: <https://pixabay.com/photos/hall-market-vegetables-666887/>

Food Pavilion: <https://www.kpff.com/portfolio/project/otay-ranch>

City Lake Park Post Card: https://dc.lib.unc.edu/cdm/singleitem/collection/nc_post/id/10023/rec/60

City Lake Park Train: HH Architecture

High Point City Lake Park Master Plan

Gymnasium and Locker Room Remodel

Master Plan

6/17/2019

HH Job # 18-060

	Estimate
Estimated Construction Costs- Base	\$3,206,078
(See Attached Back-up Detail)	
General Conditions (10%)	\$320,608
GC Overhead & Profit (10%)	\$320,608
Design Contingency - Items not yet designed (20%)	\$641,216
Sub-Total Estimated Construction Cost	\$4,488,509
Escalation Factor (Mid-Construction: 24 Months Out)	\$430,897
Sub-Total Estimated Construction Cost + Escalation	\$4,919,406
Construction Contingency (5%)	\$245,970
Sub-Total Estimated Construction Cost + Contingency	\$5,165,376
Estimated Owner Soft Costs - Not Included	-

In providing this opinion of probable cost, it must be understood that we have no control over costs or the price of labor, equipment or materials, contractors' methods of determining bid prices, competitive bidding, market or negotiating conditions. Accordingly, we cannot and do not warrant that bids or negotiated prices vary from our opinion. We make no warranty, express, or implied, as to the accuracy of any opinion we may give as compared to bid or actual cost.

This cost estimate does not include any structural repairs or modifications, site work, or utilities. Hazardous material testing has not been performed, therefore abatement costs are not included in this cost estimate. Owner soft costs, including security, IT equipment, and A/V equipment, have not been included in this cost estimate.

High Point City Lake Park Master Plan Detail Sheet

6/17/2019

Master Plan Cost Estimate - Gymnasium Remodel

Discipline Scope	Quantity	Unit	Unit Price	Total	Cost/ SQFT
Demolition	6800	SF	\$ 6.71	\$ 45,630	\$ 6.71
Architectural	6800	SF	\$ 118.17	\$ 803,577	\$ 118.17
Structural - Not Included			\$ -	\$ -	\$ -
Mechanical, Electrical, Plumbing	6800	SF	\$ 97.00	\$ 659,600	\$ 97.00
Kitchen Equipment - Allowance	1	EA	\$ 35,000.00	\$ 35,000	\$ 5.15
Earthwork and Exterior Improvements - Not Included			\$ -	\$ -	\$ -
Utilities - Not Included			\$ -	\$ -	\$ -
Sub-Total Estimated Construction Cost				\$ 1,543,807	\$227.03

Master Plan Cost Estimate - Locker Room Remodel

Discipline Scope	Quantity	Unit	Unit Price	Total	Cost/ SQFT
Demolition	4940	SF	\$ 6.42	\$ 31,715	\$ 6.42
Architectural - Remodel	4940	SF	\$ 92.26	\$ 455,784	\$ 92.26
Architectural - New Construction*	2250	SF	\$ 187.01	\$ 420,771	\$ 187.01
Structural - Not Included			\$ -	\$ -	\$ -
Mechanical, Electrical, Plumbing	7190	SF	\$ 100.00	\$ 719,000	\$ 100.00
Kitchen Equipment - Allowance	1	EA	\$ 35,000.00	\$ 35,000	\$ 4.87
Earthwork and Exterior Improvements - Not Included			\$ -	\$ -	\$ -
Utilities - Not Included			\$ -	\$ -	\$ -
Sub-Total Estimated Construction Cost				\$ 1,662,270	\$390.56

*Note: New construction cost estimate includes the new entry sequence for High Point City Lake Park Pool visitors



City of High Point - City Lake Park (Phase 1)
COST ESTIMATE DETAIL

MBP Proj. Code: J19031
Gross SF: N/A

(Revised2)
6/17/2019
Conceptual

Item No.	Description	Quantity	Unit	Unit Price	Item Total
	G1020 Site Demolition and Relocations				
	Phase 1				
1.01	Demo Sidewalk	278	SY	\$ 21.32	\$ 5,924
1.02	Demo Parking Lot	822	SY	\$ 11.77	\$ 9,681
1.03	Demo Road	1,111	SY	\$ 11.78	\$ 13,086
1.04	Demo Asphalt Service Road	311	SY	\$ 11.78	\$ 3,663
1.05	Haul	841	LCY	\$ 12.13	\$ 10,197
1.06	Dispose	126	TON	\$ 125.67	\$ 15,853
	G1030 Site Earthwork				
	Phase 1				
1.07	Earth Moving Allowance	1	LS	\$ 40,955.63	\$ 40,956
1.08	Sediment and Erosion Control - Silt Fence	3,500	LF	\$ 2.44	\$ 8,553
1.09	Sediment and Erosion Control - Additional Allowance	1	LS	\$ 10,238.91	\$ 10,239
	G2010 Roadways				
	Phase 1				
2.01	Roadway	1,533	SY	\$ 44.83	\$ 68,733
2.02	Service Road	356	SY	\$ 44.83	\$ 15,938
2.03	Bollards, removable	1	LS	\$ 2,047.78	\$ 2,048
2.04	Cross Walks and Stop Signs- Allowance	1	LS	\$ 1,706.48	\$ 1,706
	G2020 Parking Lots				
	Phase 1				
2.05	Mill Existing Parking Lot	922	SY	\$ 3.50	\$ 3,229
2.06	Overlay Existing Parking Lot	922	SY	\$ 11.43	\$ 10,542
2.07	Asphalt Parking Lot	2,689	SY	\$ 45.15	\$ 121,395
	G2030 Pedestrian Paving				
	Phase 1				
2.08	Pool Entry Pavers, Brick	4,200	SF	\$ 25.70	\$ 107,939
2.09	Stairs to Pool from Plaza	1	EA	\$ 3,722.18	\$ 3,722
2.10	Sidewalk from Secondary Parking Lot to Pool	3,100	SF	\$ 8.61	\$ 26,683
2.11	Stairs at Sidewalk from Secondary Parking Lot to Pool	4	EA	\$ 1,861.26	\$ 7,445
2.12	Sidewalk from Service Path to Parking Lot	1,450	SF	\$ 8.61	\$ 12,481
2.13	Event Plaza Brick Pavers, concrete base and mortar	8,900	SF	\$ 25.70	\$ 228,727
2.14	Boardwalk -10ft wide	30	LF	\$ 1,185.50	\$ 35,565
	G2040 Site Development				
	Phase 1				
2.15	Gymnasium Remodel	1	LS	\$ 1,772,142.66	\$ 1,772,143
2.16	Locker Room Remodel	1	LS	\$ 1,828,066.21	\$ 1,828,066
2.17	Pool Renovations	1	LS	\$ 4,242,320.82	\$ 4,242,321
	G2050 Landscaping				
	Phase 1				
2.18	Raised Bed Plants	2,300	SF	\$ 14.98	\$ 34,445
2.19	Masonry Planters - 1ft wide	1,336	SF	\$ 99.15	\$ 132,460
2.20	Trees	36	EA	\$ 763.71	\$ 27,494
2.21	Great Lawn, sod and grading	9	MSF	\$ 1,325.86	\$ 12,198
2.22	Foundation Landscaping	18,463	SF	\$ 22.12	\$ 408,328
2.23	Mulch at Plant Beds, Foundation Planting, and Trees	20,871	SF	\$ 2.23	\$ 46,586
2.24	Retaining Wall - Interlocking Paver, 4ft tall average height	3,720	SF	\$ 29.98	\$ 111,524
2.25	Retaining Wall - Geo Grid	3,720	SF	\$ 1.31	\$ 4,875

Item No.	Description	Quantity	Unit	Unit Price	Item Total
	G3030 Storm Sewer				
	<i>Phase 1</i>				
3.01	BMP	1,000	CY	\$ 18.24	\$ 18,239
3.02	Drainage RCP 15" Pipe	200	LF	\$ 57.88	\$ 11,577
3.03	Drainage RCP 18" Pipe	100	LF	\$ 67.67	\$ 6,767
3.04	Inlet Structures	10	EA	\$ 4,141.84	\$ 41,418
TOTAL COST OF WORK					\$ 9,462,746
	Mark-ups				
	<i>Phase 1</i>				
5.03	Escalation	10%			\$ 898,960.86
5.04	Design Contingency	15%			\$ 1,419,411.88
5.05	Design Fee	12%			\$ 1,135,529.51
5.06	Construction Contingency	10%			\$ 946,274.59
TOTAL					\$ 13,862,923

END OF DETAILS



City of High Point - City Lake Park (Phase 2)
COST ESTIMATE DETAIL

MBP Proj. Code: J19031
 Gross SF: N/A

(Revised2)
 6/17/2019
 Conceptual

Item No.	Description	Quantity	Unit	Unit Price	Item Total
	G1010 Site Clearing				
	Phase 2				
1.01	Minor Tree Removal	1	LS	\$ 45,000.00	\$ 45,000
	G1020 Site Demolition and Relocations				
	Phase 2				
1.02	Demo Sidewalk	3,333	SY	\$ 40.38	\$ 134,600
1.03	Demo Parking Lot	9,922	SY	\$ 22.28	\$ 221,067
1.04	Demo Road	9,889	SY	\$ 22.28	\$ 220,324
1.05	Demo Structures	1	LS	\$ 157,290.55	\$ 157,291
1.06	Remove Carousel - Allowance	1	LS	\$ 6,825.94	\$ 6,826
1.07	Haul	7,715	LCY	\$ 22.96	\$ 177,129
1.08	Dispose	1,157	TON	\$ 237.91	\$ 275,321
	G1030 Site Earthwork				
	Phase 2				
1.09	Earth Moving Allowance	1	LS	\$ 250,000.00	\$ 250,000
1.10	Sediment and Erosion Control - Silt Fence	7,000	LF	\$ 4.63	\$ 32,410
1.11	Sediment and Erosion Control - Additional Allowance	1	LS	\$ 26,000.00	\$ 26,000
	G2010 Roadways				
	Phase 2				
2.01	Roadway	5,889	SY	\$ 84.86	\$ 499,731
2.02	Mill Existing To Remain Road	6,022	SY	\$ 6.63	\$ 39,927
2.03	Overlay at Existing Road	6,022	SY	\$ 21.65	\$ 130,376
2.04	Cross Walks and Stop Signs- Allowance	1	LS	\$ 3,000.00	\$ 3,000
	G2020 Parking Lots				
	Phase 2				
2.05	Mill Existing Parking Lots	2,722	SY	\$ 6.63	\$ 18,048
2.06	Overlay Existing Parking Lots	2,722	SY	\$ 21.65	\$ 58,931
2.07	Asphalt Parking Lot	17,689	SY	\$ 85.47	\$ 1,511,869
	G2030 Pedestrian Paving				
	Phase 2				
2.08	Sidewalk Surrounding Great Lawn	4,800	SF	\$ 16.30	\$ 78,240
2.09	Stairs at Great Lawn/Inclusive Play	3	EA	\$ 3,523.56	\$ 10,571
2.10	Bridge -10ft wide	415	LF	\$ 1,900.00	\$ 788,500
2.11	Sidewalk, 10ft wide	47,000	SF	\$ 16.30	\$ 766,100
2.12	Asphalt Trails, 10ft wide	5,791	LF	\$ 27.62	\$ 159,947
2.13	Touraine Skills Trail -Fine Grade	3,722	SY	\$ 0.60	\$ 2,233
2.14	Touraine Skills Trail - fill 9"	931	CY	\$ 134.21	\$ 124,890
2.15	Touraine Skills Trail - Excavate	310	CY	\$ 5.04	\$ 1,563
2.16	Touraine Skills Trail - Haul	310	CY	\$ 24.39	\$ 7,565
2.17	Touraine Skills Trail - Design Build -8%	1	LS	\$ 6,250.00	\$ 6,250
2.18	Pavers at Restroom Plaza	1,900	SF	\$ 50.27	\$ 95,513
	G2040 Site Development				
	Phase 2				
2.19	Playground Safety Surface, poured with underdrain	4,690	SF	\$ 81.50	\$ 382,235
2.20	Playground Equipment - with ADA inclusive features	4,690	SF	\$ 73.43	\$ 344,387
2.21	Ropes Course	1	LS	\$ 862,500.00	\$ 862,500
2.22	Picnic Shelters	3,200	SF	\$ 68.97	\$ 220,704
2.23	Concessions/Shade Structure - Train	3,200	SF	\$ 180.00	\$ 576,000
2.24	Train Restroom	6	FIXTURE	\$ 40,081.48	\$ 240,489

Item No.	Description	Quantity	Unit	Unit Price	Item Total
2.25	Train Station - Ticket Building	1,600	SF	\$ 180.00	\$ 288,000
2.26	Outfitters/Ropes Course Building - Storage/Office	1,500	SF	\$ 80.00	\$ 120,000
2.27	Outfitters/Ropes Course Building - Restrooms (Comfort Station)	2	FIXTURE	\$ 40,081.48	\$ 80,163
2.28	Shop Yard Building	1,300	SF	\$ 80.00	\$ 104,000
2.29	Shop Yard - Restrooms (Comfort Station)	2	FIXTURE	\$ 40,081.48	\$ 80,163
2.30	Shop Yard -Fine Grade	2,556	SY	\$ 0.60	\$ 1,533
2.31	Shop Yard -Fill, stone base 6"	426	CY	\$ 136.64	\$ 58,199
2.32	Shop Yard - Excavate	426	CY	\$ 5.04	\$ 2,147
2.33	Shop Yard - Haul	426	CY	\$ 24.39	\$ 10,390
2.34	Way Finding	30	EA	\$ 3,030.55	\$ 90,917
2.35	Playground Equipment (Ninja Warrior)	19,000	SF	\$ 47.97	\$ 911,430
2.36	New Carousel Allowance	1	LS	\$ 400,000.00	\$ 400,000
	G2050 Landscaping				
	Phase 2				
2.37	Trees	221	EA	\$ 1,445.79	\$ 319,520
2.38	Shrubs	15	EA	\$ 258.04	\$ 3,871
2.39	Grass, sod and grading	5	MSF	\$ 2,510.06	\$ 12,550
2.40	Planting Beds	15,500	SF	\$ 27.68	\$ 429,040
2.41	Foundation Landscaping	15,212	SF	\$ 41.19	\$ 626,582
2.42	Mulch at Playground	19,000	SF	\$ 6.52	\$ 123,880
2.43	Mulch at Plant Beds, Foundation Planting, and Trees	31,375	SF	\$ 4.22	\$ 132,403
2.44	Planting at Boardwalk / Water edge - Allowance	6,000	LF	\$ 4.60	\$ 27,600
TOTAL COST OF WORK					\$ 12,297,925
	Mark-ups				
	Phase 2				
0.01	Escalation	9.5%		\$ -	\$ 1,168,303
0.02	Design Contingency	15.0%		\$ -	\$ 1,844,689
0.03	Design Fee	12.0%		\$ -	\$ 1,475,751
0.04	Construction Contingency	10.0%		\$ -	\$ 1,229,793
TOTAL					\$ 18,016,460

END OF DETAILS

AGREEMENT FOR INVOLUNTARY COMMITMENT TRANSPORTATION **(Law Enforcement Agency Responsibility)**

Participating Agencies: Guilford County Sheriff's Office ("GCSO")
 Greensboro Police Department ("GPD")
 High Point Police Department ("HPPD")
 Gibsonville Police Department ("Gibsonville PD")

I. Purpose:

To identify which Agency is responsible for transporting those individuals who are the subject of an Involuntary Commitment Custody Order ("IVC Order") pursuant to N.C.G.S. §122C-251.

II. Definitions:

- IVC Order: A Custody Order issued by a Magistrate or a Clerk of Court using one of these two forms: AOC-SP-302A or AOC-SP-302B or an Involuntary Commitment Custody Order entered by a District Court Judge.
- Respondent: The individual who is committed under an IVC Order.
- Area Facility: (Step # 1) A designated local mental health or medical facility (Moses Cone Hospital, Wesley Long Hospital, Wake Forest Baptist Health High Point Medical Center, RHA and Monarch). These are the "first examination site(s)" referenced in AOC-SP-302A.
- 24 Hour Facility: (Step #2) A health or medical facility where the Respondent is taken if the first examination if the Area Facility or other physician determines that the Respondent is mentally ill and requires inpatient commitment. At the 24 Hour Facility, a physician will conduct the Respondent's "second examination" within 24 hours of arrival. This is referenced in both AOC-SP-302A and AOC-SP-302B.

These facilities in Guilford County are Cone Behavioral Health, Moses Cone Hospital, Wesley Long Hospital, Wake Forest Baptist Health High Point Medical Center.

- District Court Hearing ("10 Day Hearing") (Step #3) If the medical examination at the 24 Hour Facility results in a finding that the Respondent is mentally ill and meets the criteria for inpatient commitment, the Respondent is held at the 24 Hour Facility until he/she has a hearing in District Court (usually at the 10 day mark). If the District Court Judge determines that further inpatient commitment is needed,

the Respondent will be taken back to the same or another 24 Hour Facility for inpatient treatment lasting for up to 90 days.

III. Jurisdiction:

The GCSO has existing Mutual Aid Agreements with GPD, HPPD and Gibsonville PD. To the extent this Transportation Agreement requires GPD, HPPD or Gibsonville PD to take action to serve an IVC Order and/or transport a Respondent, inside Guilford County but outside of their respective municipal jurisdictions, then and in that event, the legal authority to do so is authorized by said Mutual Aid Agreements.

IV. Transportation Responsibilities for each Agency:

A. GCSO Duties

1. IVC Orders:

(a). The GCSO will handle the service of IVC Orders upon the Respondent when the Respondent is physically located at an address in Guilford County, but outside of Greensboro, High Point and Gibsonville, regardless of the Respondent's home address.

(b). If the Respondent cannot be successfully served at the initial call address out in the County, and when the Respondent has a home address in Guilford County (but outside of Greensboro, High Point and Gibsonville), the GCSO will continue to attempt to serve the Respondent at any other address inside the County until the IVC Order expires.

(c). If the Respondent cannot be successfully served at the initial call address out in the County, and if the Respondent has a home address in Greensboro, High Point or Gibsonville, the GCSO will pass the IVC Order to the police department in the city in which the Respondent lives, and that police department shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(d). The Agency which serves the initial IVC Order will provide the initial transport of the Respondent to an Area Facility or a 24 Hour Facility.

2. Voluntary Respondents:

When a Respondent has a home address inside Guilford County, but outside of Greensboro, High Point and Gibsonville, and voluntarily seeks mental health treatment at a local Area Facility inside Guilford County **without any prior law enforcement involvement** (e.g., walk-ins, brought by a family member or EMS) and is then issued an IVC Order, the GCSO will handle the service of IVC Orders and the transport of the Respondent to any other facility inside Guilford County (e.g., Area Facility or 24 Hour Facility).

3. Jail Inmates:

Any inmate at Jail Central or the High Point Jail that is scheduled to be released and an IVC Order is issued at the request of the GCSO, then the GCSO will handle the service of the IVC Order and transport of the Respondent to the Area Facility or 24 Hour Facility, regardless of the inmate's home address.

4. Out of County Transports:

The GCSO will handle all transports of an IVC Respondent to any facility located in another county.

5. Subsequent Transports:

The GCSO will handle all subsequent transports pursuant to an IVC Order when the Respondent has a home address inside Guilford County, but outside of Greensboro, High Point and Gibsonville. Specifically, when the first examination at an Area Facility has been completed (Step #1), and the Respondent has a home address inside Guilford County, but outside of Greensboro, High Point and Gibsonville, the GCSO will handle all subsequent transports. (for example, to a 24 Hour Facility or other inpatient care facility to complete Steps #2 or #3.)

By agreement, GSCO will also transport Respondents with a home address in High Point or Gibsonville to and from the District Court Hearing (Step #3).

GSCO will handle subsequent transports home after discharge, if requested, for all Respondents who have a home address inside Guilford County but outside of Greensboro, High Point and Gibsonville city limits.

B. GPD Duties:

1. IVC Orders:

(a). GPD will handle the service of IVC Orders upon the Respondent when the Respondent is physically located at an address inside Greensboro city limits, regardless of the Respondent's home address.

(b). If the Respondent cannot be successfully served at the initial call address inside Greensboro city limits, and when the Respondent has a home address inside Greensboro, the GPD will continue to attempt to serve the Respondent at any other address inside Greensboro until the IVC Order expires.

(c). If the Respondent cannot be successfully served at the initial call address inside Greensboro city limits, and if the Respondent has a home address in High Point or Gibsonville, the GPD will pass the IVC Order to the police department in the city in which the Respondent lives, and that police department shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(d). If the Respondent cannot be successfully served at the initial call address inside Greensboro city limits, and if the Respondent has a home address inside Guilford County but outside of Greensboro, High Point or Gibsonville, the GPD will pass the IVC Order to the GCSO, and the GCSO shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(e). The Agency which serves the initial IVC Order will provide the initial transport of the Respondent to an Area Facility or a 24 Hour Facility.

2. Voluntary Respondents:

When a Respondent has a home address inside Greensboro city limits and voluntarily seeks mental health treatment at a local Area Facility inside Guilford County **without any prior law enforcement involvement** (e.g., walk-ins, brought by a family member or EMS) and is then issued an IVC Order, the GPD will handle the service of IVC Orders and the transport of the Respondent to any other facility inside Guilford County (e.g., Area Facility or 24 Hour Facility).

3. Jail Inmates:

If any inmate at Jail Central or the High Point Jail has a home address inside Greensboro city limits and is scheduled to be released from the Jail, and is the Respondent in an IVC Order issued at the request of a third-party who is not employed by the GCSO (e.g., family member, friend, employer, etc.), then the GPD will handle the service of the IVC Order and transport of the Respondent to any Area Facility inside Guilford County for the first examination.

4. Out of County Transports:

The GPD will have no responsibility to transport an IVC Respondent to any facility located outside Guilford County.

5. Subsequent Transports:

The GPD will handle all subsequent transports inside Guilford County pursuant to an IVC Order, for all Respondents who have a home address inside Greensboro city limits. Specifically, when the first examination at an Area Facility has been completed (Step #1), and the Respondent has a home address inside Greensboro city limits, the GPD will handle all subsequent transports (for example to a 24 Hour Facility or other inpatient care facility to complete Steps #2 or #3) in Guilford County.

By agreement, GPD will also provide transportation for Respondents with a home address in High Point or Gibsonville for transfers between Step # 1 and Step # 2 when both facilities are located within the Greensboro city limits.

GPD will handle subsequent transports home after discharge, if requested, for all Respondents who have a home address inside Greensboro city limits.

C. HPPD Duties:

1. IVC Orders:

(a). The HPPD will handle the service of IVC Orders upon the Respondent and the initial transport of the Respondent to an Area Facility or a 24 Hour Facility when the Respondent is physically located at an address inside High Point city limits, regardless of the Respondent's home address.

(b). If the Respondent cannot be successfully served at the initial call address inside High Point city limits, and when the Respondent has a home address inside High Point, the HPPD will continue to attempt to serve the Respondent at any other address inside High Point until the IVC Order expires.

(c). If the Respondent cannot be successfully served at the initial call address inside High Point city limits, and if the Respondent has a home address in Greensboro or Gibsonville, the HPPD will pass the IVC Order to the police department in the city in which the Respondent lives, and that police department shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(d). If the Respondent cannot be successfully served at the initial call address inside High Point city limits, and if the Respondent has a home address inside Guilford County but outside of Greensboro, High Point or Gibsonville, the HPPD will pass the IVC Order to the GCSO, and the GCSO shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(e). The Agency which serves the initial IVC Order will provide the initial transport of the Respondent to an Area Facility or a 24 Hour Facility.

2. Voluntary Respondents:

When a Respondent has a home address inside High Point city limits and voluntarily seeks mental health treatment at a local Area Facility inside Guilford County **without any prior law enforcement involvement** (e.g., walk-ins, brought by a family member or EMS) and is then issued an IVC Order, the HPPD will handle the service of IVC Orders and the transport of the Respondent to any other facility inside Guilford County (e.g., Area Facility or 24 Hour Facility).

3. Jail Inmates:

If any inmate at Jail Central or the High Point Jail has a home address inside High Point city limits and is scheduled to be released from the Jail, and is the Respondent in an IVC Order issued at the request of a third-party who is not employed by the GCSO (e.g., family member, friend, employer, etc.), then the HPPD will handle the service of the IVC Order and transport of the Respondent to any Area Facility inside Guilford County for the first examination.

4. Out of County Transports:

The HPPD will have no responsibility to transport an IVC Respondent to any facility located outside Guilford County.

5. Subsequent Transports:

The HPPD will handle all subsequent transports pursuant to an IVC Order inside Guilford County, when the Respondent has a home address inside High Point city limits, except for (1) transfers between Step # 1 and Step # 2 when both facilities are located within the Greensboro city limits (GPD will handle this transportation); and (2) the District Court Hearing (Step #3) (GCSO will handle this transportation).

By agreement, HPPD will also provide transportation for Respondents with a home address in Greensboro for transfers between Step # 1 and Step # 2 when both facilities are located within the High Point city limits.

HPPD will handle subsequent transports home after discharge, if requested, for all Respondents who have a home address inside High Point city limits.

D. Gibsonville PD Duties:

1. IVC Orders:

(a). The Gibsonville PD will handle the service of IVC Orders upon the Respondent and the initial transport of the Respondent to an Area Facility or a 24 Hour Facility when the Respondent is physically located at an address inside Gibsonville city limits, regardless of the Respondent's home address.

(b). If the Respondent cannot be successfully served at the initial call address inside Gibsonville city limits, and when the Respondent has a home address inside Gibsonville, the Gibsonville PD will continue to attempt to serve the Respondent at any other address inside Gibsonville until the IVC Order expires.

(c). If the Respondent cannot be successfully served at the initial call address inside Gibsonville city limits, and if the Respondent has a home address in Greensboro or High Point, the Gibsonville PD will pass the IVC Order to the police department in the city in which the Respondent lives, and that police department shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(d). If the Respondent cannot be successfully served at the initial call address inside Gibsonville city limits, and if the Respondent has a home address inside Guilford County but outside of Greensboro, High Point or Gibsonville, the Gibsonville PD will pass the IVC Order to the GCSO, and the GCSO shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(e). The Agency which serves the initial IVC Order will provide the initial transport of the Respondent to an Area Facility or a 24 Hour Facility.

2. Voluntary Respondents:

When a Respondent has a home address inside Gibsonville city limits and voluntarily seeks mental health treatment at a local Area Facility inside Guilford County **without any prior law enforcement involvement** (e.g., walk-ins, brought by a family member or EMS) and is then issued an IVC Order, the Gibsonville PD will handle the service of IVC Orders and the transport of the Respondent to any other facility inside Guilford County (e.g., Area Facility or 24 Hour Facility).

3. Jail Inmates:

If any inmate at Jail Central or the High Point Jail has a home address inside Gibsonville city limits and is scheduled to be released from the Jail, and is the Respondent in an IVC Order issued at the request of a third-party who is not employed by the GCSO (e.g., family member, friend, employer, etc.), then the Gibsonville PD will handle the service of the IVC Order and transport of the Respondent to any Area Facility inside Guilford County for the first examination.

4. Out of County Transports:

The Gibsonville PD will have no responsibility to transport an IVC Respondent to any facility located outside Guilford County.

5. Subsequent Transports:

The Gibsonville PD will handle all subsequent transports pursuant to an IVC Order inside Guilford County, when Respondent has a home address inside Gibsonville city limits, except for: (1) transfers between Step # 1 and Step # 2 when both facilities are located within the Greensboro city limits (GPD will handle this transportation; (2) the District Court Hearing (Step #3) (GCSO will handle this transportation).

Gibsonville PD will handle subsequent transports home after discharge, if requested, for all Respondents who have a home address inside Gibsonville city limits.

IN WITNESS WHEREOF, the undersigned have executed this Agreement to be effective October 1, 2019.

Danny Rogers, Sheriff
Guilford County Sheriff's Office

SWORN TO AND SUBSCRIBED
BEFORE ME ON THIS THE
DAY OF _____, 2019._

NOTARY PUBLIC

My commission expires: _____

AFFIX SEAL:

Chief Wayne Scott
Greensboro Police Department

SWORN TO AND SUBSCRIBED
BEFORE ME ON THIS THE
DAY OF _____, 2019._

NOTARY PUBLIC

My commission expires: _____

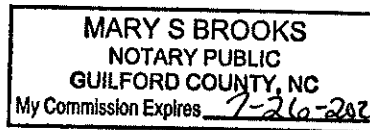
AFFIX SEAL:

CITY OF HIGH POINT

By: Randy E. McCaslin
RANDY E. MCCASLIN
DEPUTY CITY MANAGER

SWORN TO AND SUBSCRIBED
BEFORE ME ON THIS THE
DAY OF OCTOBER 7, 2019._

Mary S. Brooks
NOTARY PUBLIC



My commission expires: 7-26-2023

AFFIX SEAL:

—

Chief Ron Parrish
Gibsonville Police Department

SWORN TO AND SUBSCRIBED
BEFORE ME ON THIS THE ____
DAY OF _____, 2019._

NOTARY PUBLIC

My commission expires: _____

AFFIX SEAL:

CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution of Intent for Street Abandonment

Street Abandonment Case 19-02 (High Point University)

From: Lee Burnette, Planning & Development
Director

Meeting Date: October 7, 2019

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: A. Resolution of Intent for Street Abandonment 19-02
B. Map of right-of-way proposed to be abandoned

PURPOSE:

Approval of a Resolution of Intent establishing a public hearing date to consider a request by High Point University and Pinnacle Bank by Nancy B. Dameron with power-of-attorney for Georgia Tassopoulos, to abandon all the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, lying east of N. Centennial Street and south of E. Lexington Avenue.

BACKGROUND:

Resolution of Intent for Street Abandonment 19-02 is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends City Council set a public hearing date of Monday, November 18, 2019, for this request.

Publish four (4) consecutive weeks: October 18 & 25, 2019 and November 1, 8, 2019

**RESOLUTION OF INTENT TO CONSIDER
STREET ABANDONMENT
(SA-19-02)**

WHEREAS, the City Council has been petitioned by High Point University and Pinnacle Bank by Nancy B. Dameron with power-of-attorney for Georgia Tassopoulos, to abandon all the Guilford Avenue, McCain Place, Fifth Street and E. Farriss Avenue (northern portion) rights-of-way, lying east of N. Centennial Street and south of E. Lexington Avenue.

WHEREAS, G.S. 160A-299 requires the Council to first adopt a resolution declaring its intent to abandon the above right-of-way and calling a public hearing on the question;

NOW, THEREFORE BE IT RESOLVED, THAT THE COUNCIL declares its intent to consider the abandonment of the right-of-way above described and sets Monday, November 18, 2019, at 5:30 p.m. as the date for said public hearing before the Council in the Council Chamber of the Municipal Building in High Point.

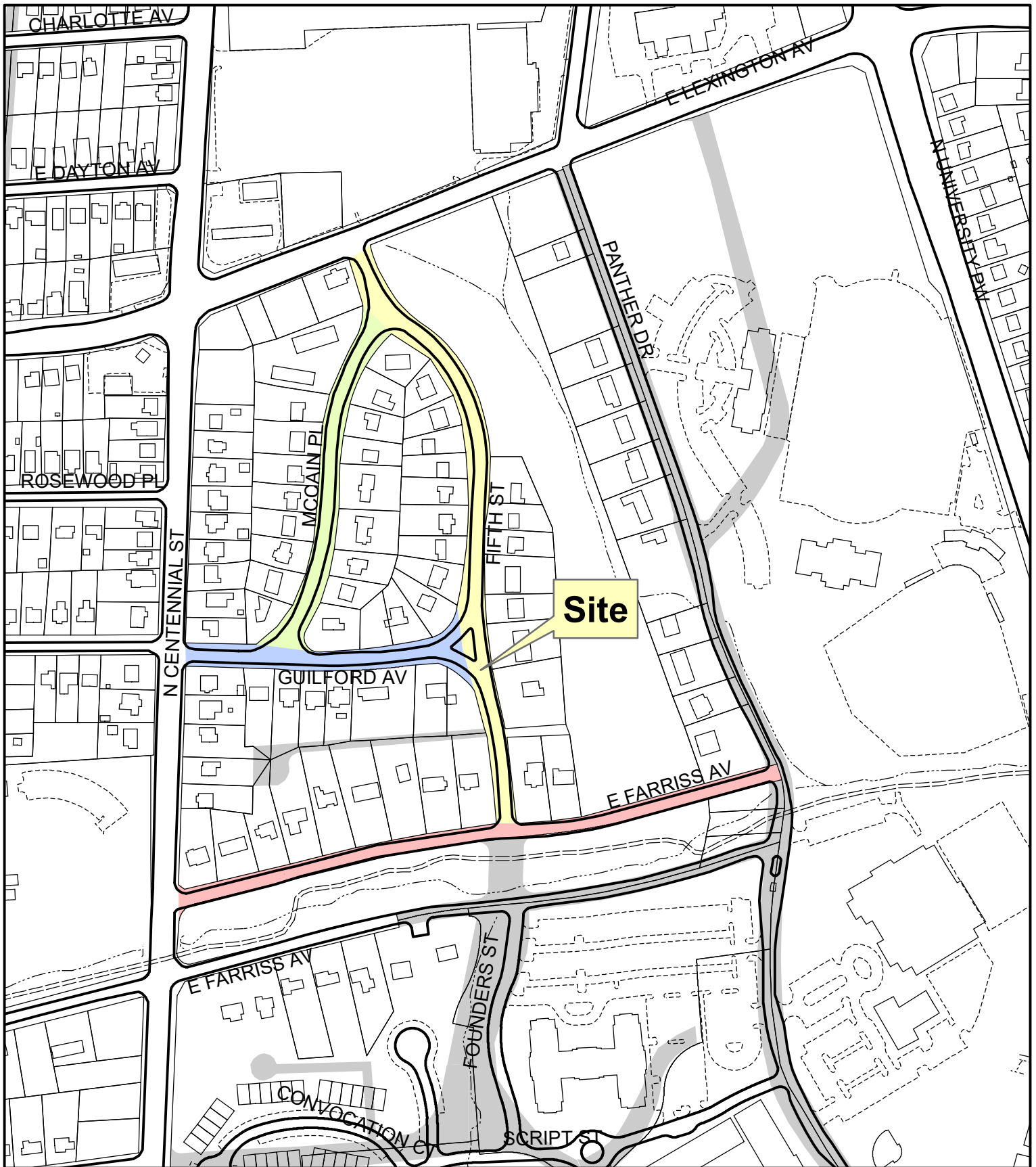
Persons wishing to be heard either for or against the said right-of-way abandonment are asked to be present for the hearing. The meeting facilities of the City of High Point are accessible to people with disabilities. If you need a special accommodation, call (336) 883-3298 or TDD# (336) 883-8517.

Further information pertaining to this request is available at the Planning and Development Department in Room 316 of the Municipal Office Building, 211 South Hamilton Street, High Point, North Carolina, (336) 883-3328 or FAX (336) 883-3056.

By Order of the City Council
This the 7th day of October, 2019.

Lisa B. Vierling, City Clerk

Petition Submitted by: High Point University and
Pinnacle Bank by Nancy B. Dameron with power-of-attorney for Georgia
Tassopoulos



STREET ABANDONMENT: SA-19-02

Applicant: High Point University
Area: 4.82 acres (approximate)

 **Previously abandoned right-of-ways**

**Planning & Development
Department**

City of High Point



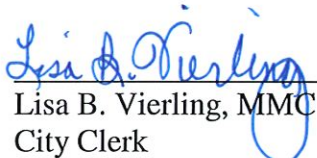
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SA/2019/MXD/sa19-02

**RESOLUTION AUTHORIZING THE EXECUTION OF
AN INTERLOCAL AGREEMENT BETWEEN GUILFORD COUNTY, THE CITY OF
GREENSBORO, NC; HIGH POINT, NC; AND THE CITY OF GIBSONVILLE FOR
INVOLUNTARY COMMITMENT AND TRANSPORTATION**

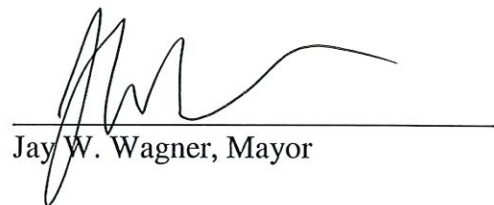
BE IT RESOLVED, that the High Point City Council hereby authorizes the City Manager and the City Clerk to execute the attached Interlocal Agreement and necessary attachments between Guilford County, the City of Greensboro, the City of High Point, and the City of Gibsonville regarding the Interlocal Agreement for Involuntary Commitment and Transportation, subject to any necessary pre-audit certifications thereon by the Finance Director, and approval as to form by the City Attorney. The original Agreement is incorporated herein by reference.

Adopted, this the 7th day of October, 2019.

ATTEST:


Lisa B. Vierling, MMC
City Clerk




Jay W. Wagner, Mayor

CITY OF HIGH POINT

AGENDA ITEM



Title: Ordinance to Demolish – 1201 Pearson Pl.

From: Michael E. McNair, Director
Community Development & Housing

Meeting Date: 10/7/19

Public Hearing: No

Advertising Date:

Advertised By:

Attachments:

- A. Staff report
- B. Ordinance to Demolish
- C. Photos
- D. Maps

PURPOSE:

A request by Community Development and Housing – Local Codes Section to adopt an ordinance ordering the inspector to demolish the dwelling at 1201 Pearson Pl.

BACKGROUND:

After a Complaint and Notice of Hearing was issued and a hearing held, an Order to Repair or Demolish was issued on 2/6/19. No action occurred by the compliance date of 3/6/19. The necessary repairs to the dwelling exceed its current tax value and the demolition is warranted.

BUDGET IMPACT:

Funds are available in the Department budget for the demolition and asbestos testing of the structure(s), and for the asbestos removal if present.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends the adoption of the requested ordinance to demolish this single family dwelling and all outbuildings on the property.

PENDING ACTION:

The ordinance becomes effective from the date of adoption. If there is no action by the property owner by the effective date of the ordinance, then asbestos testing and the demolition bid process will begin and the structure will be removed by the City. After City demolition, the property owner is billed for the cost. If the bill is unpaid, the City places a lien on the property.

**COMMUNITY DEVELOPMENT AND HOUSING
CODE ENFORCEMENT
HOUSING ENFORCEMENT DIVISION**

**ORDINANCE
REQUEST:**

Ordinance to Demolish

**PROPERTY
ADDRESS:**

1201 Pearson Pl.

OWNER:

Brionna Wright (purchased 6/20/19)

**REASON FOR
INSPECTION:**

Observed condition of property

**FIRST
INSPECTION:**
1/23/19

Summary of Major Violations

1. Repair or replace roof sheathing and covering
2. Repair or replace damaged/rotten exterior wall framing
3. Repair or replace deteriorated ceiling & floor joists throughout
4. Replace missing plumbing fixtures
5. Repair or replace damaged ceiling & wall material throughout

**HEARING
RESULTS:**
2/6/19

No one appeared for the Hearing. It was determined there are several violations of the Minimum Housing Code. There are violations of the minimum housing code in the house that make it unsafe. In its present state, necessary repairs to the dwelling exceed 65% of the value of the structure.

**ORDER(S)
ISSUED:**
2/6/19

Order to Repair or Demolish
Date of Compliance 3/6/19

APPEALS:

Richard Mosher, with Guilford County Tax Dept., acknowledged receipt of the Order to Demolish and asked for additional time to allow the County to sale the property. This time was granted. The property was sold to Ms. Brionna Wright on 6/20/19.

**OWNER
ACTIONS:**

None

ADDITIONAL:

Lori Loosemore spoke with Mr. Mosher the middle of September who advised that the new owner was advised of the repairs needed at the property. A Lis Pendens was recorded for the property on 3/18/19. Ms. Wright returned a call to the inspector on 9/25/19 and advised that she plans to demolish the house and that she was not aware of the Lis Pendens.

ORDINANCE

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

OWNER (S)

1201 Pearson Pl.

Brionna Wright
P O Box 561
Huntingdon Valley, PA 19006

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 7th day of October, 2019
Lisa B. Vierling, City Clerk













CITY OF HIGH POINT

AGENDA ITEM



Title: Text Amendment 19-04
(City of High Point)

From: Lee Burnette, Planning & Development
Director

Meeting Date: October 7, 2019

Public Hearing: Yes

Advertising Date: September 25, 2019 and
October 2, 2019

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Text Amendment Ordinance

PURPOSE:

A request by Matthew Rogers to amend the City of High Point Development Ordinance, Section 4, Uses, to add *Bar or nightclub, Major or Minor* as a use, and the addition of *Bar or nightclub, Minor*, as a permitted use in the Limited Business district.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended ***approval*** of this request as outlined in the attached staff report.
- B. On September 24, 2019, a public hearing was held before the Planning and Zoning Commission regarding Text Amendment 19-04. The Planning & Zoning Commission recommended ***approval*** of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

City of High Point

Text Amendment 19-04

At its September 24, 2019 public hearing, the Planning and Zoning Commission reviewed a request to amend the City of High Point Development Ordinance, Section 4, Uses, to add *Bar or nightclub*, Major or Minor as a use, and the addition of *Bar or nightclub, Minor*, as a permitted use in the Limited Business district. All members of the Commission were present except for Mr. Ray Wheatley and Mr. Mark Walsh. Mr. Chris Andrews, Development Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Matthew Rogers, applicant, 2209 N. Centennial Street, High Point, spoke in favor of the request.

Planning & Zoning Commission Action

Text Amendment

The Commission recommended **approval** of Text Amendment 19-04, as recommended by staff, by a vote of 6-0.

Consistency & Reasonableness Statements

The Commission voted 6-0 to approve the following statement: That the request is consistent because this text amendment is neither consistent or inconsistent with adopted policy guidance. Furthermore, the proposed amendment is reasonable in that it provides a more consistent set of allowable principal uses for the LB District.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
TEXT AMENDMENT CASE TA-19-04
September 24, 2019**

Request	
Applicant: Matthew Rogers	Affected Ordinance Sections: Section 4.1.9. <i>Principal Use Table</i> Section 4.2.6.C.2 <i>Commercial Use Classification, Eating Establishments, Use Types</i> ; Section 4.3.4.C.1 <i>Use Standards, Commercial Uses, Eating Establishments, Bar or Nightclub</i>
Proposal: To amend the City of High Point Development Ordinance, Section 4, Uses, to add <i>Bar or nightclub, Major or Minor</i> as a use, and the addition of <i>Bar or nightclub, Minor</i> , as a permitted use in the Limited Business district.	

Background

The applicant owns and operates a retail smoke shop located at 2209 North Centennial Street. The property is within the Limited Business (LB) zoning district. Currently, the development ordinance does not allow the operation of a bar or nightclub within the LB district. However, retail sales of alcohol for consumption off site are allowed. The applicant desires to be able to sell alcohol for on site consumption in conjunction with the retail smoke shop use.

Details of Proposal

The proposed text amendment affects Table 4.1.9, *Principal Use Table*, as well as Section 4.2.6.C.2 *Commercial Use Classification, Eating Establishments, Use Types* and Section 4.3.4.C.1 *Use Standards, Commercial Uses, Eating Establishments, Bar or Nightclub*.

The applicant has requested that a Major and Minor classification be made for the *Bar or nightclub* use, and that the minor classification be a permitted use in the Limited Business zoning district. The use classification proposed would be similar to others within the Development Ordinance, with the Major classification being those establishments with more than 4,000 square feet of gross floor area, and the Minor classification being those establishments with 4,000 square feet of gross floor area or less.

The applicant has not requested any modification to the use standards of the *Bar or nightclub* use.

Analysis

The LB District is established to primarily accommodate low to moderate intensity office, retail, and personal service uses adjacent to and within residential neighborhoods. In addition to commercial uses, the district also allows a variety of residential and institutional uses in stand-alone structures as well as in mixed-use developments. LB District parcels are typically found near the intersection of thoroughfares or collector streets and adjacent to residential districts.

The changes proposed within the LB District will allow for a more consistent application of the Development Ordinance. The LB District currently allows convenience stores, which may provide the retail sale of alcohol, and it allows restaurants, which may provide the on-site consumption of alcohol. The district does not allow bars, which also allows the on-site consumption of alcohol. In this case, the applicant's retail store provides the retail sale of alcohol, is adjacent to a restaurant and is located across the street from a convenience store that also sells retail alcohol.

The current use standards associated with a bar or nightclub are not proposed to be amended and will be applied to both major and minor uses. These use standards require separation from a religious institution and school, restrict entrance orientation and require a 6-foot high opaque fence when abutting a residential district.

Consistency with Adopted Plans:

The proposed text amendments are appropriate and are consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

This text amendment is neither consistent or inconsistent with adopted policy guidance.

Reasonableness/Public Interest:

An approval of the proposed text amendments is considered reasonable and in the public interest.

The proposed amendment provides a more consistent set of allowable principal uses for the LB District.

Recommendation

Staff recommends approval.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council place in the official record a statement of consistency with the City's adopted plans, and also explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

This report was prepared by Planning and Development Department staff member(s) Christopher Andrews, AICP, and reviewed by G. Lee Burnette, AICP, Director.

TEXT AMENDMENT 19-04

Ordinance #XXXX/XX-XX

Applicant: Matthew Rogers

AN ORDINANCE AMENDING THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE REGARDING THE ESTABLISHMENT OF MAJOR AND MINOR BAR OR NIGHTCLUB USE TYPES.

WHEREAS, the City of High Point adopted the “City of High Point Development Ordinance” on May 16, 2016, with an effective date of January 1, 2017, and subsequently amended; and

WHEREAS, public hearings were held before the Planning and Zoning Commission on September 24, 2019 and before the City Council on October 7, 2019 regarding Text Amendment 19-04; and

WHEREAS, notice of the public hearings was published in the High Point Enterprise on September 15, 2019 for the Planning and Zoning Commission public hearing, and on September 25, 2019 and October 2, 2019 for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

CHAPTER 4: - USES

Section 1.

Section 4.1.9 *Principal Use Table*, Table 4.1.9. Principal Use Table, is hereby amended as shown in the row titled *Eating Establishments* in the section of the table reproduced below, establishing a major and minor classification for the Bar or nightclub use type.

TEXT AMENDMENT 19-04

Ordinance #XXXX/XX-XX

Applicant: Matthew Rogers

Table 4.1.9 - Principal Use Table

USE CATEGORY	USE TYPE	R-3	R-5	R-7	RM-5	RM-16	RM-26	TOO	I	LB	GB	RC	CB	EC	LI	HI	AGRI	PNR	MS	MX	District Use Prohibition	Additional Standards	
Commercial Use Classification																							
Eating Establishments	Bar or nightclub, <u>major</u>										P	P	P		P	P				P	P		4.3.4 C.1
	<u>Bar or nightclub, minor</u>									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>				<u>P</u>	<u>P</u>		4.3.4 C.1

Section 2.

Section 4.2.6 – Commercial Use Classification, Table 4.2.6. - Commercial Use Classification is hereby amended as shown in the row titled *C. Eating Establishments* in the section of the table reproduced below, establishing a minor and major classification for the Bar or nightclub use type.

Table 4.2.6 - Commercial Use Classification

C. EATING ESTABLISHMENTS	2. USE TYPES:	
	(a) Bar or nightclub	An establishment primarily devoted to the sale of alcoholic beverages for on-site consumption, where the sale of food is incidental. Activities may include dancing or other forms of entertainment (including live performances that are not considered adult entertainment uses) such as billiard tables, darts, and karaoke.
		1) <u>Major – A bar or nightclub with more than 4,000 square feet of gross floor area</u>
		2) <u>Minor – A bar or nightclub with 4,000 square feet of gross floor area or less</u>

Section 3.

Section 4.3.4 – Commercial Uses, is hereby amended as follows:

C. Eating Establishments in Section 4.3.4 – Commercial Uses establishes use standards for both minor and major classifications of the Bar or nightclub use type. Existing use standards shall apply to both major and minor Bar or nightclub uses.

4.3.4 Use Standards – Commercial Uses

C. Eating Establishments

1.Bar or Nightclub **(Major and Minor)** A bar or nightclub shall comply with the following standards:

(a) unchanged

(b) unchanged

(c) unchanged

Section 4.

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6.

This ordinance shall become effective upon adoption.

Adopted by the City Council
City of High Point, North Carolina
The ____ day of ____, 2019
Lisa B. Vierling, City Clerk



October 4, 2019

To: Randy McCaslin, Deputy City Manager

From: Michael E. McNair, Director of Community Development & Housing

Subject: Code Enforcement Activity Report for September 2019

This report serves to summarize Code Enforcement activity for the month of September. During this period staff processed 24 new minimum housing complaints; 144 new public nuisance complaints and collected 421 signs. Additionally:

- Local Codes Enforcement Staff recorded 30 zoning complaints during the month.
- A total of 134 Public Nuisance cases were abated during the month (41 - City abated and 93 - owner abated).
- Inspectors worked on a Saturday during September and collected 127 illegal signs from the City right of way.
- Demolition update:
 - o No houses were demolished during the month of September.
 - o 9 properties with ordinances passed for demolition have been inspected for asbestos and are being abated prior to demolition.
 - o 6 houses have had ordinances passed for demolition.
- There were 624 total active cases:
 - o 289 active minimum housing cases
 - o 171 active public nuisance cases
 - o 164 active zoning cases

Please see the attachments containing a table summarizing detailed activity and sample pictures.

Local Codes Enforcement Montly Activity					
		<u>Jun-19</u>	<u>Jul-19</u>	<u>Aug-19</u>	<u>Sep-19</u>
1. Minimum Housing					
	a. Minimum Housing Complaints	30	38	29	24
	b. Active Minimum Housing Cases	314	321	323	289
	d. Cases Taken Before City Council				
	i. For Demolition	1	1	2	3
	e. City Demolished Houses	6	0	0	0
2. Public Nuisance					
	a. Public Nuisance Complaints (incl. unsecured dwellings)	140	149	129	144
	b. Active Public Nuisance Cases	115	230	172	171
	c. City abated PN Cases	73	56	64	41
	d. Owner abated PN Cases	161	113	134	93
3. Zoning					
	a. Zoning Complaints (Vehicles, Signs, Banners)	28	44	44	30
	b. Active Zoning Cases	106	203	162	164
	c. Signs collected	80	191	69	421
		TOTAL ACTIVE CASES - 624			











USED CARS INC
2107

USA
2107

CASH for
JUNK CARS
454-2203





B
USE
OIL
NC



Container
Solutions Company



Examples Of Zoning Violations

VINTAGE EVENT CENTER

CITY OF HIGH POINT
CODE ENFORCEMENT
VIOLATION NOTICE



WHY PAY MORE?

\$ 3.19

Plus 5¢ Sales Tax

Marlboro
SPECIAL SELECT



486

\$ 2.59

Is THIS PRICE for REAL?

BEST PRICE GUARANTEE

\$ 4.19

509

W











**PRIVATE
PROPERTY**
NO TRESPASSING



MITSUBISHI
MOTORS

36-7889

MOTOR
REPAIR

COMING SOON

WE ♥
HIGH
POINT
UNIVERSITY

WE ♥
HIGH
POINT
UNIVERSITY



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on September 24, 2019 and before the City Council of the City of High Point on October 7, 2019 regarding **Zoning Map Amendment Case 19-18 (ZA-19-18)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on September 15, 2019, for the Planning and Zoning Commission public hearing and on September 25, 2019 and October 2, 2019, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on October 7, 2019.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning General Business (CZ-GB) District**. The property is approximately 8.14 acres, lying along the south side of Eastchester Drive, between Futrelle Drive and Cook Street (500 & 524 Eastchester Drive and 1703 Cook Street). The property is also known as Guilford County Tax Parcels Guilford County Tax Parcels 179938, 179944 and 179950.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. **USES:** Only a Major Vehicle Establishment Use Type (Vehicle Establishment Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the General Business (GB) District, and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Development and Dimensional Requirements**

1. **Lot Combination:** All parcels within the rezoning site shall be combined into one lot prior to any new development.

2. Eastchester Gateway Corridor Overlay (GCO): The rezoning site shall be subject to the requirements of the Eastchester Gateway Corridor Overlay (GCO) of Section 3.8.7 the Development Ordinance.

B. Landscaping, Buffers and Screening

1. Landscaping: In addition to the landscaping requirements of Section 5.5 of the Development Ordinance, the following shall be provided:

- a. Southern Property Boundary:

- 1). A minimum 40-foot wide Type A Planting Yard, with a minimum six (6) foot high opaque fence shall be provided along the southern property boundary of the zoning site. Landscaping shall consist of a mixture of deciduous and evergreen plant species.
- 2). Within this planting yard, the existing bamboo grove, and existing canopy trees greater than 8 inches calipers dbh, and existing understory trees greater than 4 inches calipers dbh shall be preserved within with first 30 feet of the planting yard from the property boundary and may be used to meet the Type A planting requirements. Additional plantings shall be provided where necessary to meet the Type A planting standards. A protection plan, which includes the limits of disturbance, shall be required to be submitted for approval with the site grading plan that details the measure to be used to protect this area from disturbance during construction.

- b. Cook Street Streetyard: A minimum twenty (20) foot wide street yard, planted at a Type B Rate, with a minimum six (6) foot high opaque fence shall be provided along the Cook Street frontage of the site. The opaque fence shall be installed internally within this street yard, a minimum of 20 feet from the Cook Street right-of-way. Landscaping shall be installed between the street right-of-way and the opaque fence. Planting materials shall consist of a mixture of deciduous and evergreen plant species. Minimum size of trees installed shall be 2½ inches for canopy trees and 1½ inch for understory trees. This condition shall only apply where residential zoning lies along the opposite side of Cook Street.

- c. Eastchester Drive frontage: A minimum 20-foot wide street yard shall be established along Eastchester Drive frontage, except that it may be reduced to a minimum of fifteen (15) feet adjoining the deceleration and stacking area for the right turn lane.

- C. Noise from Public Address Systems and Outside Speakers: An outdoor public address system and outdoor speakers shall be prohibited upon the zoning site.

D. Transportation Conditions.

1. Access

- a) One point of driveway access shall be permitted to Eastchester Drive (NC Hwy. 68), located approximately midway between the intersections of Futrelle Drive and Cook Street.
- b) One point of driveway access shall be permitted to Futrelle Drive, located opposite the existing driveway access on the west side of Futrelle Drive.
- c) One point of driveway access shall be permitted to Cook Street. Additional driveways access points along Cook Street shall be removed prior to any new development, new construction, building expansion building demolition or the installation of vehicle display areas.
- d) All large truck traffic shall be directed to utilize the Futrelle Drive access.

- 2. Other Transportation Conditions: The Director of Transportation and the North Carolina Department of Transportation (NC DOT) shall approve all construction and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

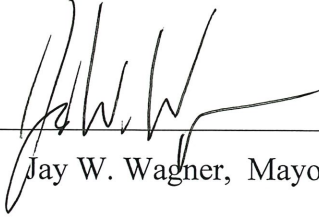
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

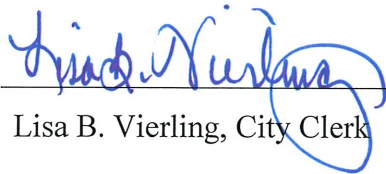
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 7th day of October, 2019

By: _____


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



City of
HIGH POINT
NORTH CAROLINA



Complete Streets Manual

City of High Point

COMPLETE STREETS MANUAL

Adopted (

)



City Council

Jay W. Wagner, *Mayor*
Britt W. Moore
Don Scarborough
Jeff Golden
Christopher Williams
Monica Peters
Wesley Hudson
Victor Jones
Jason Ewing, *Mayor Pro Tem*

Prepared by:

Anna Sexton, *Community Planner*
Kenny Armstrong, *Transportation Planner*
Andrew Bowen, *Planning Director*

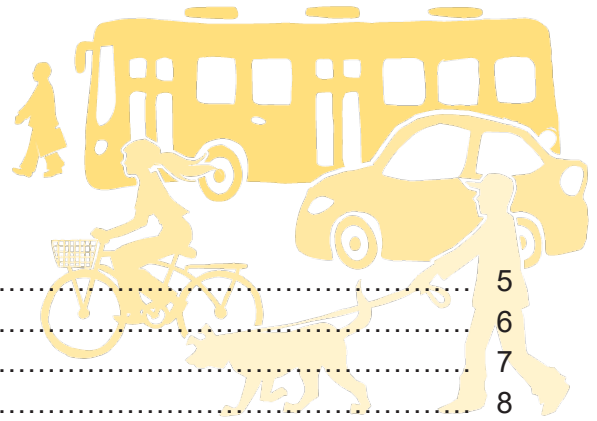


Steering Committee

Mark McDonald, *HP DOT*
Heidi Galanti, *HP Planning & Development*
Lee Burnette, *HP Planning & Development*
Kelly Larkins, *Piedmont Triad Regional Council*
Christi Barbour, *Barbour Spangle Design*
Matt Carpenter, *HP DOT*
Greg Venable, *HP DOT*
Robby Stone, *HP Public Services*
Dorothy Darr, *SW Renewal Foundation of HP*
Angela Wynes, *HP Transit*
Pat Wilson, *NCDOT—Division 7*
Megan Oglesby, *HP Chamber of Commerce*
Judy Stalder, *TREBIC*
Scott Dingus, *HP Engineering Services*
Chuck Truby, *CPT Engineering & Surveying Inc.*
Steve Webb, *CPT Engineering & Surveying Inc.*
Randy McCaslin, *HP Deputy City Manager*
Keith Pugh, *HP Engineering Services*
Andrew Edmonds, *HP DOT*
John Hanes, *HP DOT*
Wendy Fuscoe, *Price Commercial Properties*

City of High Point
Dept. of Transportation
Physical Address:
211 S. Hamilton
2nd Floor, Suite 210
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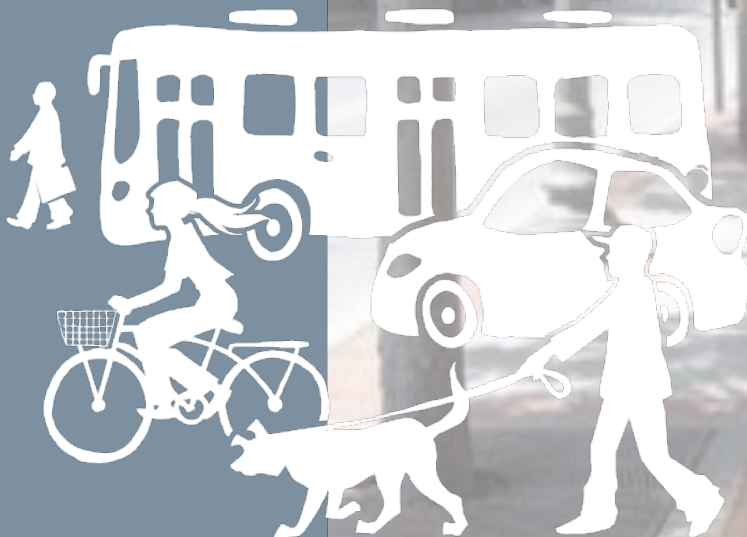
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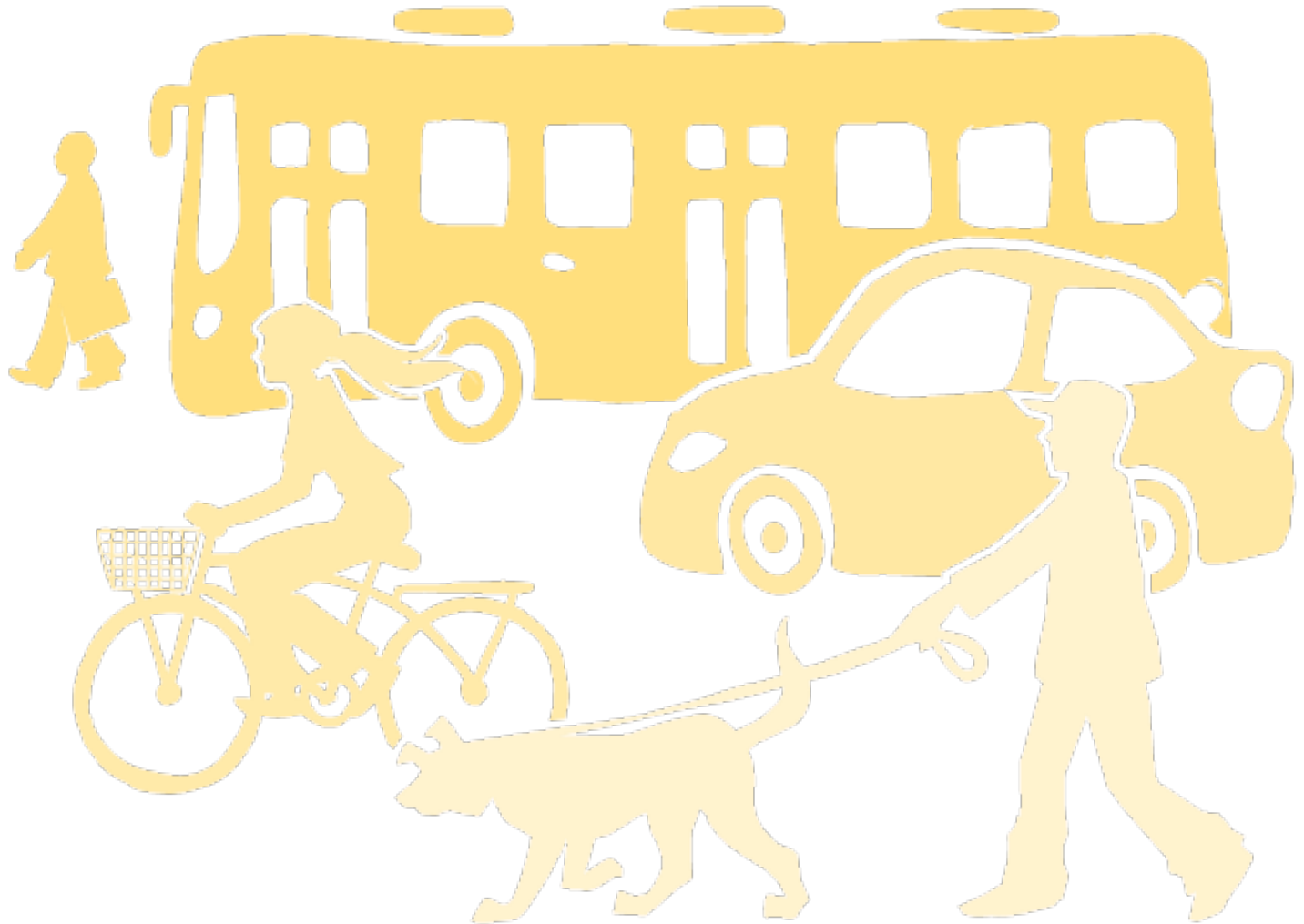
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Preface



High Point **Complete** Streets



The ultimate goal of the Complete Streets Policy for the City of High Point is to facilitate the development and redevelopment of street networks that are safe and accessible for all users. In short, the following criteria are paramount to the successful implementation of this policy:



- **Safety**
- **Accessibility**
- **Connectivity**
- **Functionality**
- **Multimodality**
- **Aesthetic compatibility**
- **Context-sensitivity**
- **Flexibility in application**

Complete Streets in High Point

The City of High Point's adoption of an official Complete Streets policy presents an opportunity to adhere to a multimodal approach that more equitably accommodates a variety of roadway users. The City of High Point seeks to adopt a Complete Streets policy that supports the City's commitment to inclusivity, safe and healthy communities, judicious use of taxpayer funds, and planning more sustainably for future growth and development. Simply put, Complete Streets are streets for everyone. They generally include sidewalks, bicycle lanes, transit stops, and appropriate street widths and speeds. They are well-integrated with surrounding land uses and consider a community's current and planned buildings, parks, and trails. They address current deficiencies and anticipate future needs. Complete Street design elements that emphasize safety, mobility, and accessibility for multiple modes may include crosswalks, bus lanes, landscaping, lighting, signaling systems, and adequate accommodations and buffer zones between modes and users.

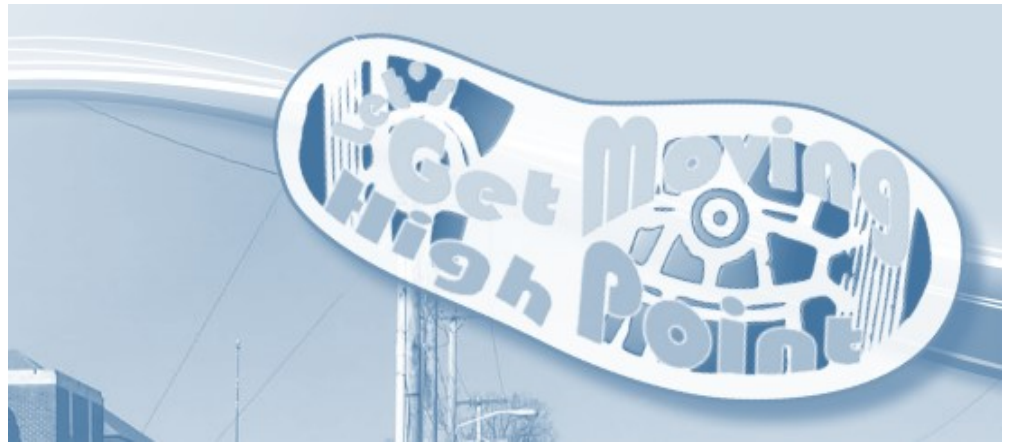
Shifting the focus to Complete Streets implementation can allow the City of High Point to provide safer streets for everyone. More than 46,000 people were struck and killed by cars while walking, and more than 7,000 people were killed while biking in the United States from 2005-2014. Although pedestrian fatalities can occur in any community, people of color and older adults are disproportionately affected. The 2017 High Point Pedestrian Plan notes that 260 pedestrian crashes occurred in High Point from 2007 to 2012 with nine being fatal. The 2019 High Point Regional Bike Plan notes that 126 bicycle crashes occurred in High Point from 2007 to 2015 with eight resulting in disabling injuries.

American Community Survey 2017 population estimates place High Point as the 9th largest municipality in North Carolina. The City's Planning and Development Department projected in 2016 that High Point's population would increase to 115,499 by 2020, which is a nearly 11 percent increase from the 2010 Census count of 104,371. High Point's population spans a wide range of ages as well as income levels, suggesting that a more intentional, City-wide approach to developing a network of Complete Streets is warranted.

Complete Streets can also address and help reduce inequities in access and public health for High Point residents and workers. While some individuals choose to limit motor vehicle travel out of personal preference, others do not drive due to lack of options and rely on alternative modes of transportation out of mobility constraints or financial reasons. Complete Streets as a City transportation policy can increase connectivity between neighborhoods, streets, and transit systems and encourage the use of alternative forms of transportation.

The City of High Point can also utilize an official Complete Streets policy as an economic development tool to achieve the City's strategic goals of increasing the working millennial population and augmenting downtown revitalization. Complete Streets can increase civic space, encourage human interaction, foster healthy commerce, and create places with engaging architecture, street furniture, landscaping, and public art that reflect the character of a community.

The National Complete Streets Coalition has identified 10 elements of a comprehensive Complete Streets policy, upon which this policy is modeled: vision; users and modes; projects and phases; clear and accountable exceptions; network establishment; jurisdictional cooperation; design; context sensitivity; performance measures; and, implementation steps. The City of High Point's Complete Streets policy addresses all 10 elements in a substantive way. While a Complete Streets policy offers a more comprehensive and systematic foundation for implementation, this policy is just the first step. Complete Streets may be achieved through single projects or incrementally through a series of smaller improvements or maintenance activities over time. Successful implementation of a Complete Streets policy will require continual interdepartmental and intergovernmental coordination, regular updates to design elements and related guidelines, and the development of supporting documents and guidance. The development of a training strategy for relevant agencies and departments would assist in creating a City-wide paradigm that values all modes of travel and users equally.



Learn more at:

High Point MPO Regional Bike Plan & High Point Pedestrian Plan

Why Build Complete Streets

The City of High Point is committed to creating a safe and sustainable transportation system for all users, residents, and visitors alike, while also encouraging active transportation. These goals, however, exist in the context of a street system primarily designed for automobiles. This narrow focus has prioritized movement throughout the city via motor vehicles, resulting in the subordination of non-motorized transportation and other adverse effects seen below:

- Air pollution
- Noise pollution
- Crashes & injuries
- Increasingly sedentary lifestyle & deteriorating human health
- Maintenance costs
- Operations costs
- Suburban sprawl

Benefits According to Smart Growth Principles

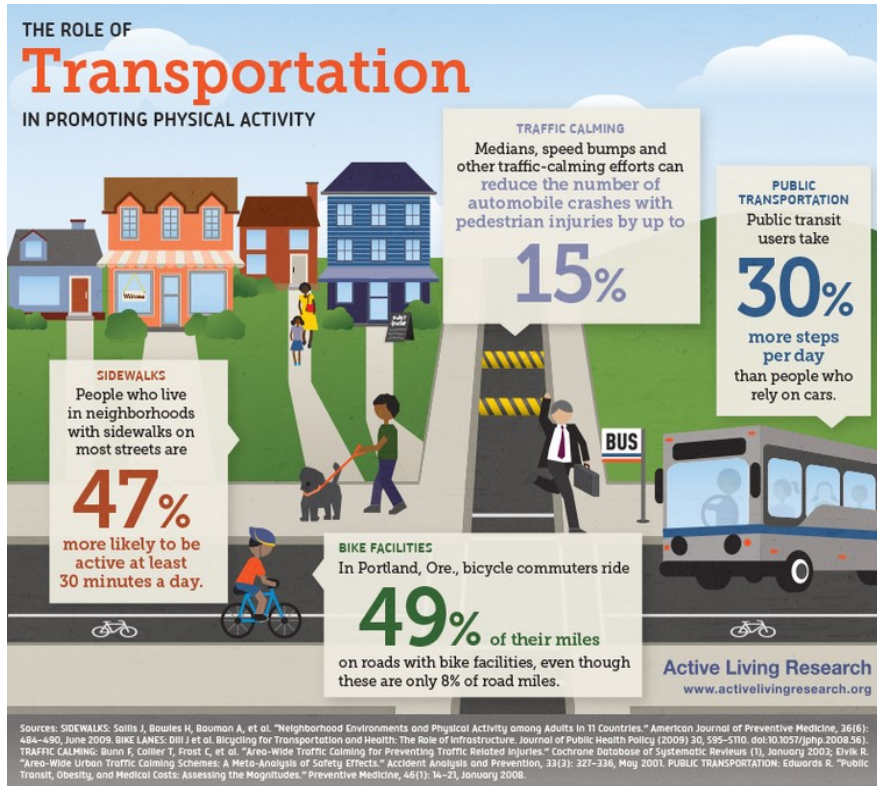
Complete Streets make economic sense. A balanced transportation system that includes Complete Streets can bolster economic growth and stability by providing accessible and efficient connections between residences, schools, parks, public transportation, offices, and retail destinations.

Complete Streets improve safety by reducing crashes through safety improvements. One study¹ found that designing for pedestrian travel by installing raised medians and redesigning intersections and sidewalks reduced pedestrian risk by 28 percent.

Complete Streets encourage more walking and bicycling. Public health experts are encouraging walking and bicycling as a response to the obesity epidemic, and Complete Streets can help. One study² found that 43 percent of people with safe places to walk within 10 minutes of home met recommended activity levels, while just 27 percent of those without safe places to walk were active enough.

Complete Streets can help ease transportation woes. Streets that provide travel choices can give people the option to avoid traffic jams, and increase the overall capacity of the transportation network. Several smaller cities have adopted Complete Streets policies as one strategy to increase the overall capacity of their transportation network and reduce congestion.

Complete Streets help children. Streets that provide room for bicycling and walking help children get physical activity and gain independence. More children walk to school where there are sidewalks, and children who have and use safe walking and bicycling routes have a more positive view of their neighborhood. Safe Routes to School programs, gaining in popularity across the country, will benefit from Complete Streets policies that help turn all routes into safe routes.



Complete streets are good for air quality. Poor air quality in our urban areas is linked to increases in asthma and other illnesses. Yet if each resident of an American community of 100,000 replaced one car trip with one bike trip just once a month, it would cut carbon dioxide (CO₂) emissions by 3,764 tons of per year in the community. Complete Streets allow this to happen more easily.

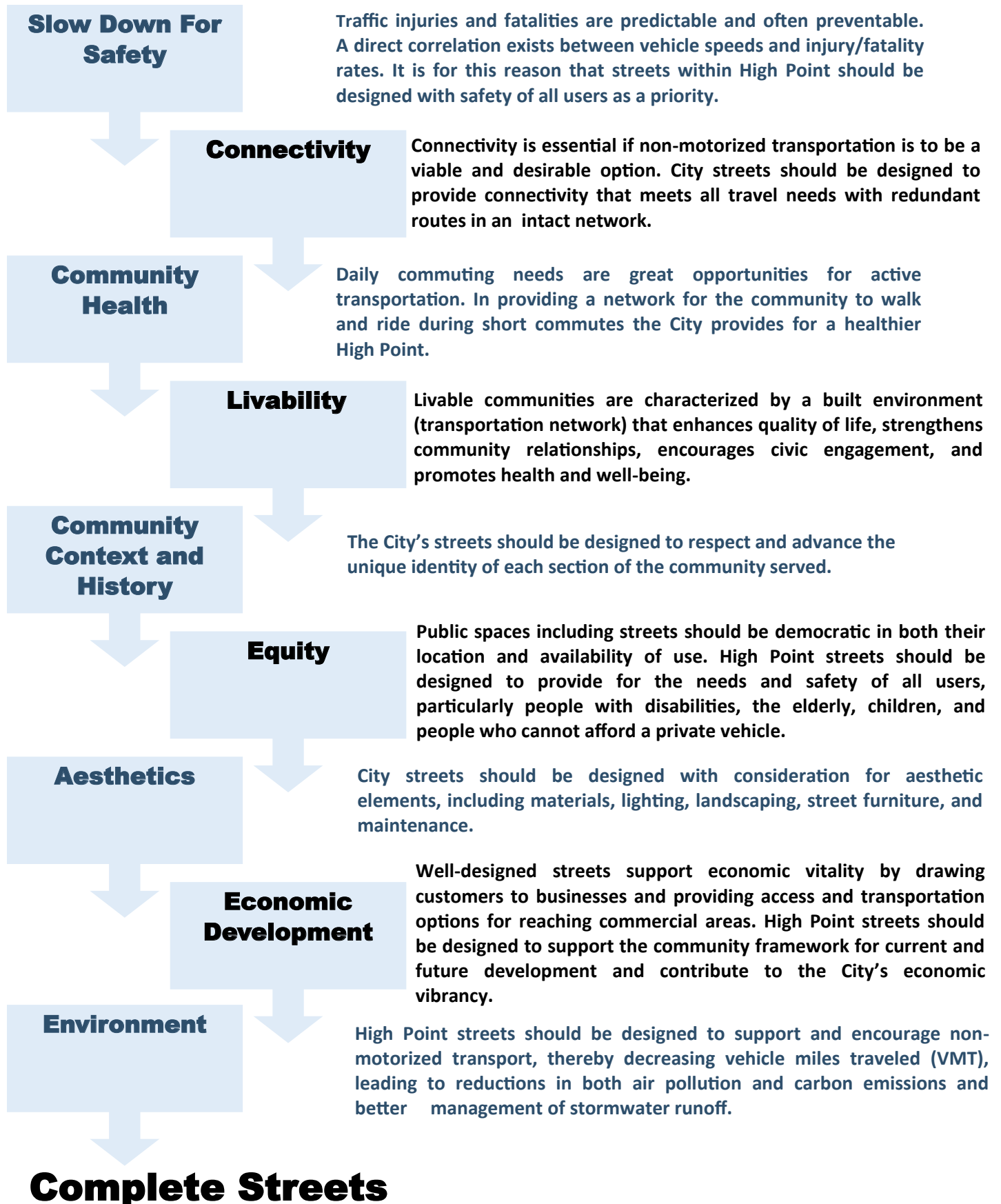
Complete Streets make fiscal sense. Integrating sidewalks, bike lanes, transit amenities, and safe crossings into the initial design of a project spares the expense of retrofits later. Jeff Morales, former Director of Caltrans, said, "by fully considering the needs of all non-motorized travelers (pedestrians, bicyclists, and persons with disabilities) early in the life of a project, the costs associated with including facilities for these travelers are minimized."

see **Smart Growth America**

¹King, M., Carnegie, J. & Ewing, R. (2003). "Pedestrian Safety Through a Raised Median and Redesigned Intersections." *Transportation Research Board* 1828 (2003): 56-66.

²Powell, K.E., Martin, L., & Chowdhury, P.P. (2003). "Places to walk: convenience and regular physical activity." *American Journal of Public Health*, 93, 1519-1521.

Guiding Principles



Recommendations

In considering the development of a Complete Streets network within the City of High Point, the following short to long range recommendations should be considered. Recommendations should be updated and communicated to stakeholders accordingly to reflect the City's Complete Streets achievements, goals, and project milestones. When pursuing recommendations, the City should consider the maintenance cost associated with any decision to aid in determining cost-effectiveness.

Short Range

- Conduct walkability audits in predetermined areas to identify multimodal transportation needs, challenges, and opportunities
- Identify streets for retrofitting
- Create a civic engagement tool to solicit public comments related to Complete Streets issues
- Explore implementation feasibility of Watch for Me NC program (see Appendix for more details)

Medium Range

- Test identified retrofit streets through use of temporary measures
- Incorporate City's Traffic Calming Policy and Street Design Standards Manual into the City's Complete Streets policy
- Explore funding from Public Health for retrofit projects
- Explore partnering with the City's furniture industry to enhance bus stops with shelters and benches through the incorporation of public art

Long Range

- Budget and build for the identified retrofit streets that are feasible
- Create dedicated funding source for sidewalk construction
- Assess City's existing sidewalk network to identify challenges/opportunities for improvements



High Point

Complete Streets Policy



Introduction

The City of High Point endeavors to provide a safe, efficient, and attractive environment for all street users, regardless of age or ability, whether they are motorists, pedestrians, bicyclists, transit riders, freight carriers, emergency responders or adjacent land users. To achieve this, High Point's transportation network must enable users to conveniently move from one place to another, to shape and complement land uses, to stimulate growth and economic development, to link housing with employment choices, to reduce impacts on air and water quality, and to promote general health and physical fitness.

The High Point Complete Street Statement of Intent establishes the foundation for a connected network of multimodal transportation options that support the local community and are consistent with the surrounding natural and built environment. Recognizing streets of all types as critical components of the public space that can define image and identity, the needs of a wide array of users should be balanced in a manner that is functional, flexible, and practical. This Statement of Intent will be incorporated into the decision-making processes related to infrastructure planning, design, construction, operation, and maintenance, with the objective of integrating these essential tasks into the guiding documents that enhance safety, efficiency, and utility for all users.

In addition to focusing on new publicly-funded transportation enhancement projects, this Statement of Intent will also apply to privately-funded developments and may be incrementally introduced on existing streets through a series of smaller, context-sensitive improvements and activities that may occur over extended periods of time as opportunities and funds allow.

As a standard practice, Complete Streets principles will apply to all new street construction, substantial retrofits, and reconstruction projects except in unusual or extraordinary circumstances as outlined on Page 15. Even when such conditions exist, a project's impact will be evaluated for the effect it may have on all street users, as well as its ability to complement future plans as they are adopted and implemented.

This Statement of Intent acknowledges the North Carolina Department of Transportation's (NCDOT) **Complete Streets Policy**, adopted by the Board of Transportation in 2009, and its subsequent purpose, scope, and applicability, approach to successful implementation, and supporting reference documentation. Because High Point's surface transportation network is intertwined with and is co-dependent of that which falls within the jurisdiction and authority of the State of North Carolina, it is appropriate for the City's policy regarding Complete Streets to meet or exceed the standards and guidelines established by NCDOT.

The City of High Point reserves the authority to amend use of the State policy and associated planning and design guidelines when local conditions affecting the City street network warrant changes that may be advantageous and beneficial to the City and its citizens. In some instances, amendments may offer a broader interpretation of the policy; in others, it may be more restrictive, but in all cases, it shall endeavor to be consistent in practical application.



This policy recognizes that the principles and concepts outlined herein reflect City-wide guidelines and recommendations rather than standards.



Users & Modes

The guidelines in this policy intend to ensure a process that clearly, consistently, and comprehensively considers the needs of motorists, transit and rail riders, pedestrians, and bicyclists when planning, designing, constructing, and maintaining City streets. Whenever feasible, this policy intends to maximize the number of appropriate transportation options available within the public right-of-way.

This policy recommends that the City of High Point develop Complete Street projects in an affordable, balanced, responsible, and equitable way that accommodates and encourages travel by motorists, bicyclists, public transit vehicles and their passengers, rail, emergency responders, and freight. Furthermore, this policy recommends additional consideration be given to often underserved and vulnerable populations such as the elderly, children, people with disabilities, minorities, and low-income residents with regards to transportation accessibility and project implementation.



Shared Active Transportation

Successful integration of this Complete Streets policy will rely on considering how to integrate new mobility options into High Point's transportation systems and developing policies that address such options. The City should engage with residents, businesses, and other stakeholders to determine where such modes belong in a city-wide Complete Streets network and to promote the best outcomes for the public.



High Point, like many other cities, is currently experiencing the emergence of new transportation modes such as e-bikes, bike shares, and e-scooters, often led by shared active transportation companies. These modes can offer a way to bridge the "last-mile" gap that often exists in lower-density and/or lower-income areas. The proliferation of shared active transportation can also reveal issues involving enforcement and social equity, small vehicle parking that inhibits ADA accessibility, and safety for all.



In mid-2018, the National Association of City Transportation Officials (NACTO) published guidance to help cities regulate and manage new shared active transportation companies. [NACTO's Guidelines for the Regulation and Management of Shared Active Transportation](#) outline "how cities can effectively manage shared active transportation companies in the public right-of-way, while allowing for flexibility and experimentation to welcome new mobility choices on city streets."

Projects

The City of High Point's Complete Streets Policy serves as a guideline for the following project types: planning, design, construction, reconstruction, rehabilitation, retrofit, maintenance, repair, and operations of new and existing roadways, trails, greenways, and other transportation facilities. Each step of the project process should be guided by the pursuit of balancing the needs of all roadway users. Through the adoption of this policy, the City commits to actively searching for opportunities to repurpose rights-of-way to enhance connectivity for all users.

Complete Streets elements should be considered, evaluated, and when/where appropriate, implemented in the aforementioned project phases except for instances qualifying as exceptions. This policy's application intends to focus on new projects or retrofits triggered by some other construction project and not to begin a reconstruction program for all existing roadways in High Point.

Additionally, maintenance activities do not necessarily trigger requirements for major street improvements. Rather, Complete Streets elements should be factored into routine maintenance work. For example, some reconstruction and resurfacing may require curb ramp installation or replacement and/or sidewalk repair or replacement to remove accessibility barriers. Complete Streets should be a consideration even in routine, small scale work by taking care not to unnecessarily block or obstruct non-motorized travel paths, and to use appropriate signage and alternative facilities where warranted.

This policy recommends that City staff incorporate Complete Streets principles into transportation strategic planning, transportation plans, manuals, rules, regulations, and programs as deemed appropriate and feasible. Through this policy, the City of High Point intends to routinely plan, fund, design, construct, operate, and maintain their streets according to Complete Street principles and the City's *Street Design Standards Manual*.



Examples of appropriate Complete Streets applications include but are not limited to:

- Sidewalks programmed for one or both sides of new streets per the City's Development Ordinance
- Incorporating bike lanes
- Well-marked bike routes
- Transit service connections between major destinations with safe, comfortable accommodations at high-demand stops
- ADA accessibility
- Traffic calming
- Street design
- Landscaping and Stormwater Best Management Practices (BMPs)

Exceptions

The City of High Point expects context-sensitive multimodal alternatives to be incorporated into surface transportation projects, for new and during significant maintenance and rehabilitation of existing facilities, when appropriate. However, the City understands that this policy may have limited applicability in certain instances.

This policy intends to remain flexible and encourage nuance in the planning and design of the City's roadways, though some standard exceptions are appropriate to acknowledge. Even under excepted conditions, City staff should evaluate a project's impact for how it might affect the usefulness of the street for all users, currently and in the future, and further its impact on the City's ability to implement other adopted plans in the future.

Exceptions to elements of this policy should be considered where at least one of the following conditions exists:

- Specific users such as, but not limited to, pedestrians and bicyclists are prohibited by law;
- Transit routes do not exist and are not forecast or planned;
- No convenient or practical means of a logical connection to transit routes or amenities exists;
- The existing corridor configuration is insufficient to accommodate all users, and/or the cost of improvements is impractical and/or disproportionate to the need;
- It would be contrary to public safety;
- A project may be deemed impractical because of adverse impacts on the environment and/or neighboring land uses; or
- An agency, public or private, is performing ordinary public works or utility capital improvement or maintenance activities (such activities shall not exclusively mandate the necessity for broader measures).

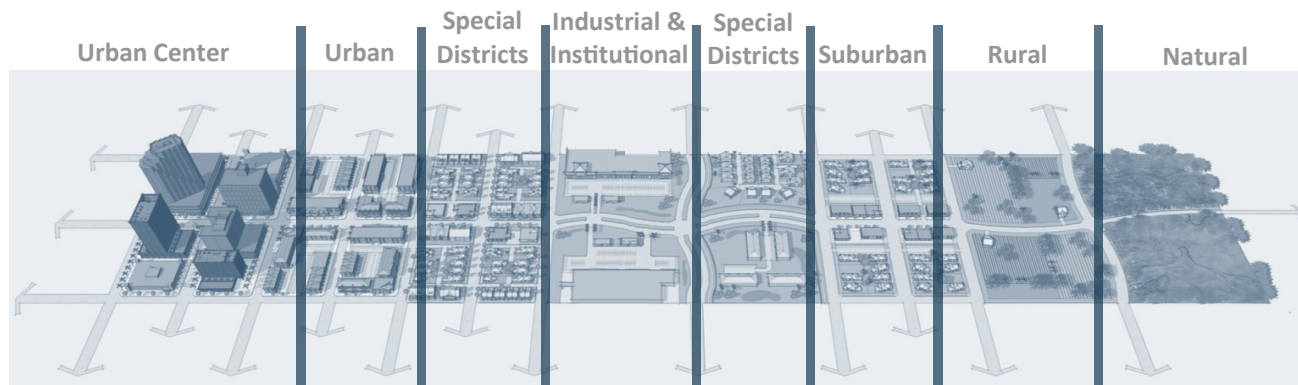
Exception Process

As each Complete Streets project will be considered on an individual basis, so will any exception therein. Where an exception is proposed, approval shall be given by the City's Transportation Director, and as applicable, the NCDOT.

Development of a Network

Complete Streets within the City cannot be achieved without an intentional focus on connectivity. Planning and designing for Complete Streets necessitates the creation of a comprehensive, integrated, and connected street network that considers all modes. The development of a Complete Streets network within the City of High Point will be achieved incrementally through continuing minor improvements, maintenance, and operational activities as well as through stand-alone construction projects.

When undertaking a transportation project for new or existing streets, the City of High Point recognizes the need to provide transportation options for residents and visitors to many potential destinations. The City also recognizes that all modes do not receive the same type of accommodation and space on every street but that everyone can safely and conveniently travel across the network.



Jurisdictional Cooperation

The City of High Point understands the need for intergovernmental, intragovernmental, and extra-governmental coordination and cooperation to achieve its Complete Streets vision. Through this policy, the City intends to ensure that all transportation-related departments within the City, including Transportation, Planning, Engineering, Public Services and the City Electric Utility, shall routinely plan, fund, design, construct, operate, and maintain their streets according to this policy and in concordance with the City's *Street Design Standards Manual*. This policy intends to incorporate Complete Streets principles into all future City plans, manuals, rules, regulations and programs as appropriate.

Additionally, the City will work with privately-funded developers to ensure that planning, design, construction, and maintenance of privately-funded streets adhere to the Complete Streets vision put forth by this policy. Through adoption of this policy, the City pledges to work closely with local, regional, and federal transportation agencies to promote compliance as well as collaborate with users of the public rights-of-way to ensure that the principles and practices of Complete Streets are embedded within transportation-oriented activities. The City pledges to work with NCDOT to implement these standards for state maintained roads within the City's jurisdiction.

All transportation infrastructure and street design projects requiring approval by the City should adhere to this Complete Streets Policy regardless of funding source. For development projects affecting the public right-of-way, compliance with the Complete Streets Policy will be encouraged to the extent not prohibited by relevant laws and regulations. Private land to be incorporated into the public right-of-way by the City should comply with the High Point Complete Streets Policy. Additionally, street and utility plans submitted to the City's Technical Review Committee for review should comply with this policy.

Partner Departments and Agencies

City of High Point Department of Transportation

City of High Point Transit

City of High Point Planning and Development Department

City of High Point Public Services Department

City of High Point Community Development and Housing Department

City of High Point Parks and Recreation Department

City of High Point Police Department

City of High Point Fire Department

High Point Urban Area Metropolitan Planning Organization (HPMPO)

NCDOT Division 7

Design

Successful implementation of a Complete Streets network hinges on developing consistent design guidelines for minor and major improvements to existing transportation facilities and for the construction of new transportation facilities under the authority of the City of High Point, NCDOT, or private developers. The City will generally follow accepted or adopted design standards when implementing improvements intended to fulfill this Complete Streets policy and will consider innovative or non-traditional design options where a comparable level of safety for users is present. Best practices in policies, design criteria, standards, and guidelines related to street design, construction, and operations can be found in, but not limited to, the guidelines provided in this policy's "Guiding Documents" section.

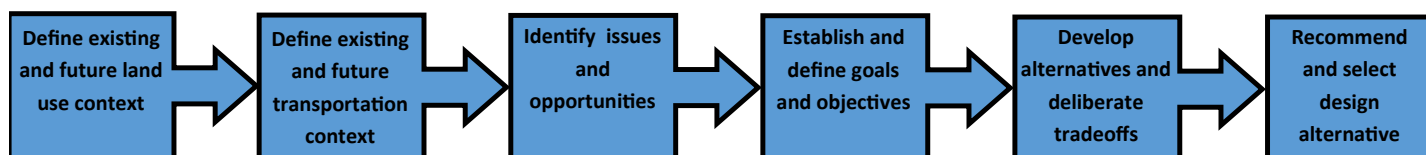
The City will utilize existing City design guidelines such as its **Street Design Standards Manual** and official **Traffic Calming Policy** in addition to this specific policy to guide the planning, funding, design, construction, operation, and maintenance of new and existing streets in High Point. City departments should consider Complete Streets design elements during all project phases. Example design elements include but are not limited to:

- Keeping street pavement widths to the minimum necessary;
- Constructing well-designed pedestrian accommodations in the form of sidewalks or shared-use paths;
- Establishing frequent, convenient, and safe street crossings. These may be at intersections designed to be pedestrian friendly, or at midblock locations where needed and appropriate;
- Providing bicycle accommodations along streets;
- Creating landscaped buffers between pedestrian and vehicular traffic where physical conditions warrant;
- Utilizing traffic-calming elements in accordance with the City's traffic calming policy;
- Maintaining accommodations for public transit, such as bus pull-outs and transit stops integrated into the sidewalk system;
- Accommodating for emergency vehicle access.

This policy recognizes the importance of remaining flexible to the unique circumstances and conditions of different streets and of using sound engineering and planning discretion. The City will adhere to a balanced design approach that considers the needs and comfort of all users in aspects such as street hierarchy, design parameters, desired operating speed, connectivity, natural features, and adjacent land uses. These factors may be complemented by input from local stakeholders, consideration of community values, and the implementation of operational and aesthetic components that place greater emphasis on a human scale.

City departments should coordinate with each other to ensure consistent content is produced and utilized during the entire project process. They should review and update or create, as necessary, design manuals and/or departmental standards to better integrate current Complete Streets principles into the City of High Point's transportation-related projects. Future City-wide pedestrian, bike, and comprehensive transportation plans, and other relevant plans and studies should also align with this policy.

Consideration for Complete Streets design elements should emerge at the very beginning stages of project development for new and existing facilities alike. The following process should be used to select the correct street classifications, cross-sections, and design components.



The steps listed above were adapted from NCDOT's Complete Streets Planning and Design Guidelines.

Context Sensitivity

Complete Streets philosophy uses context sensitive design to achieve the objectives of enhancing safe travel by all users of all modes of transportation. Context-sensitive design considers local needs and incorporates up-to-date design standards appropriate for the project setting. Context-sensitive design also adapts roads to fit the character of the surrounding natural and human environment and considers unintended consequences such as displacement of residents due to rising costs of living.

Best practice dictates that City departments should evaluate and consider existing and future land use when determining appropriate transportation elements. An urban typical section might not work in a rural or suburban area. It is necessary to take a place-based approach in the execution of Complete Streets initiatives and not be rigid when it comes to designs. Streets should also be designed in harmony with natural features such as waterways, slopes, and ravines, and in similar fashion, should co-exist with pedestrian-oriented modes and amenities.

Project implementation should remain sensitive to the community's physical, economic and social setting by considering land use, environmental issues and constraints, cultural and historical impacts, and right-of-way needs. Context includes elements such as:

- Land use classifications and future land use visions
- Existing neighborhood density, demographics, and emerging development pressures
- Neighborhood character including historic architecture, urban design characteristics, waterfront sites, etc.
- Existing and future transportation system conditions such as roadway classification, transit availability, street parking, limited rights-of-way, and quality of service for multiple modes

Many factors should be considered when defining the existing or planned facility and the degree to which this policy applies. This policy allows for flexibility to evaluate each facility for proper applicability.

Performance Measures

The City of High Point should utilize a data-driven approach to track performance measures in project planning, prioritization, funding, and implementation phases. Performance measures should be used to provide before and after comparisons and evaluate the effectiveness of the City of High Point's Complete Streets initiatives as well as serve as a reporting tool to provide accountability. They can be rolled up into corridor- or network-wide measures that show the impact of an annual transportation budget and how High Point is achieving its Complete Streets vision.

It is essential to continually measure and evaluate the overall use of upgraded transportation systems. In doing so, determining the following is paramount:

- User demographics
- What mode of transportation is being used
- Changes over time
- Where other treatments are needed
- Benefits of treatments within the context of the area

Implementation

Effective implementation of this Complete Streets Policy will require the City of High Point to review all related procedures and restructure them as necessary to consider the needs of all transportation users and modes on every project. Assigning responsibility to City departments and/or agencies at critical milestones throughout the process could ensure that a Complete Streets approach is maintained from project start to finish.

The City will abide by the following in order to support its Complete Streets Policy:

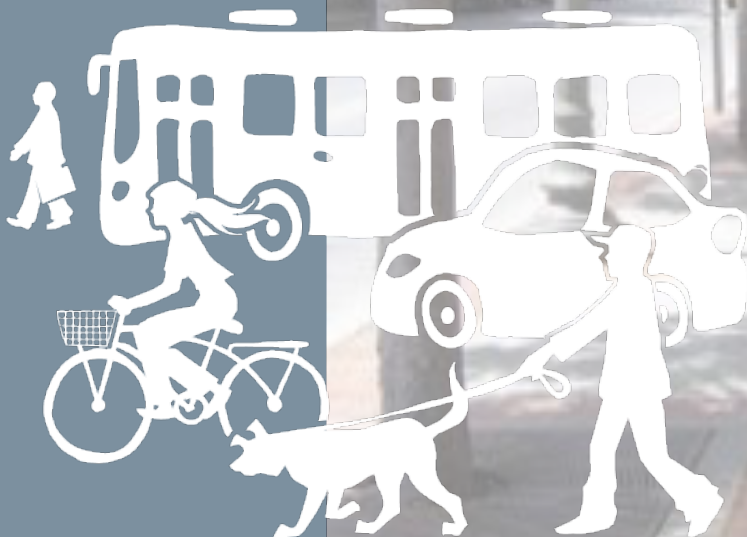
- Update appropriate codes, standards, and ordinances
- Update project evaluation process
- Identify current and future funding sources
- Continue inter-departmental coordination
- Train pertinent staff
- Use a set of processes established by Policy when planning improvements in the public right-of-way
- Update Street Design Standards Manual as needed

Funding

Sustaining the momentum and vision of a Complete Streets policy requires annual budgeting and strategic planning. Funding should prioritize projects that align with Complete Streets principles and initiatives. Additionally, projects that consider all roadway users should be elevated in priority. This policy encourages the City of High Point to create a Complete Streets budget line-item to help elevate understanding and awareness of the Complete Streets philosophy and advance implementation.

Design Options

Per Street Classification





Major Thoroughfares

Examples: M.L.K. Jr. Drive and University Parkway

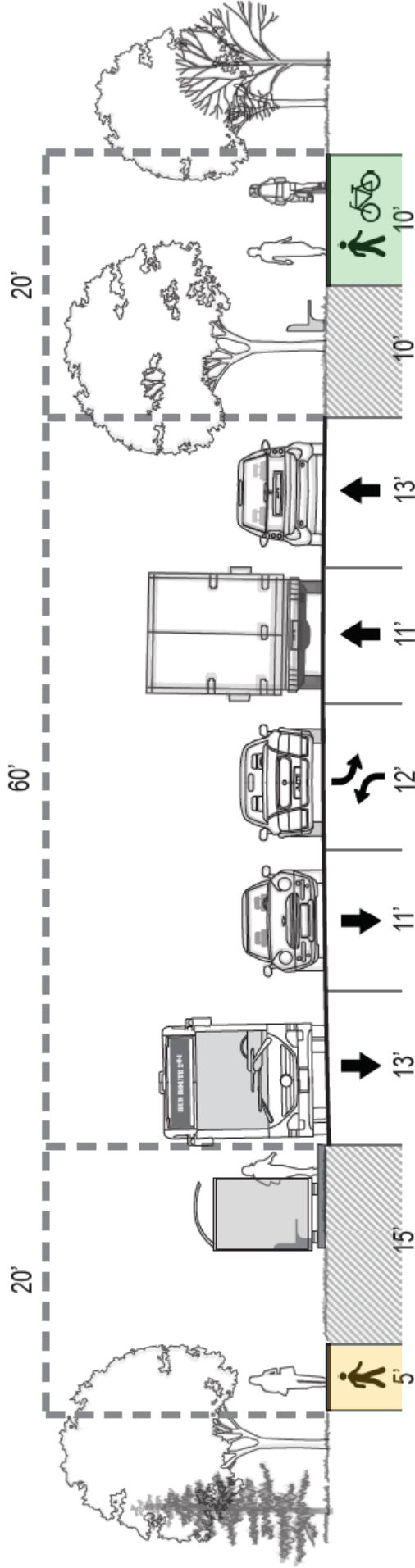
These streets are the primary arteries in town and may be classified as both streets with “high traffic” and “high speeds.” Due to the nature of these roads, Complete Street infrastructure is recommended to be separate and protected. Please see below for street cross-section examples.

**Dimensions are approximate and may vary for different conditions.*

Major Thoroughfare (center turn lane)

Pavement width: 60ft

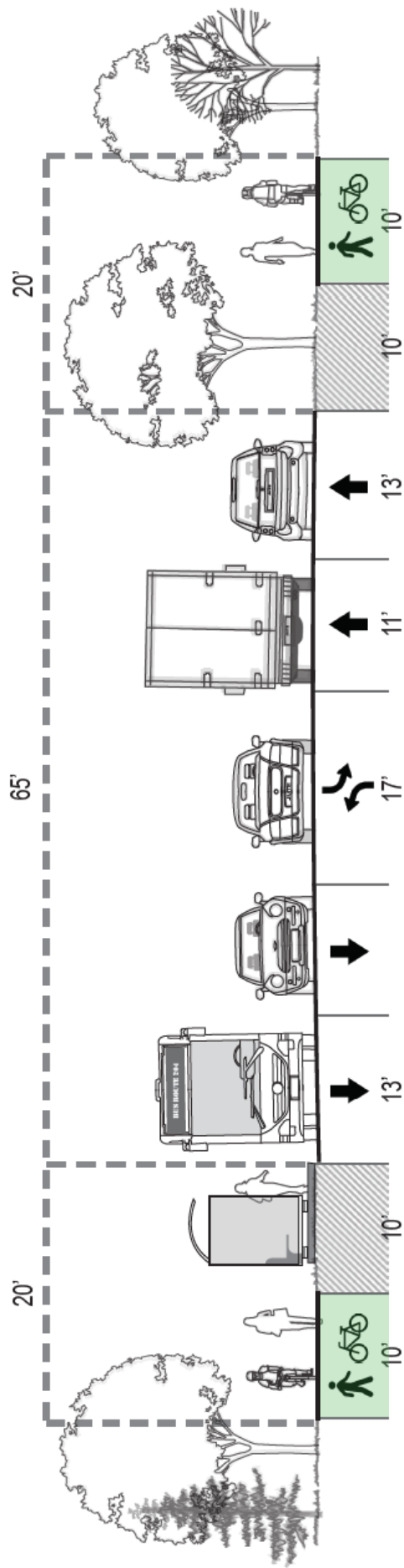
ROW: 100ft



Major Thoroughfare (center turn lane)

Pavement width: 65ft

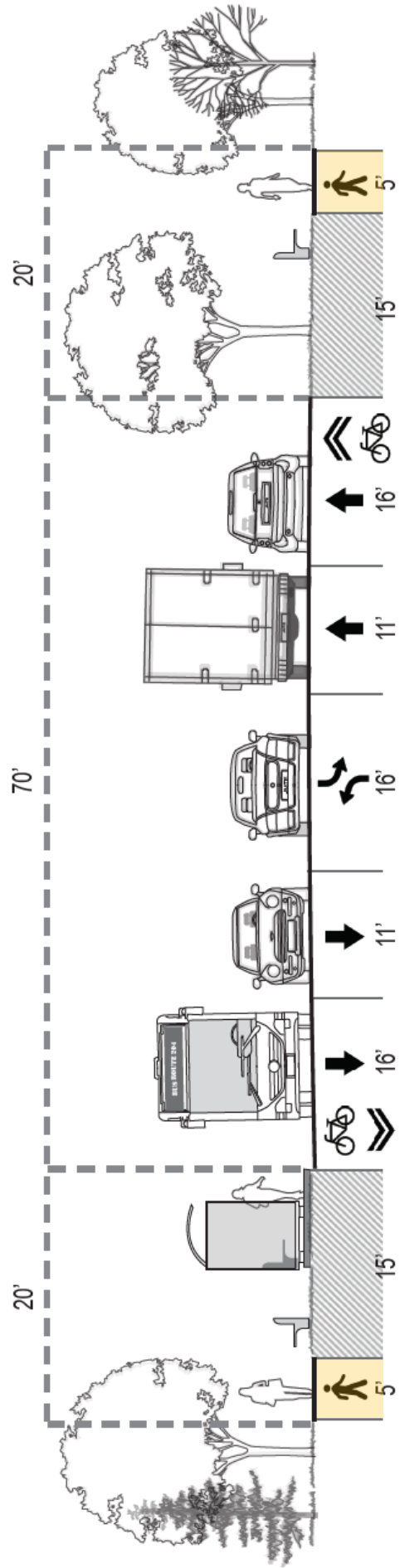
ROW: 105ft



Major Thoroughfare (center turn lane)

Pavement width: 70ft

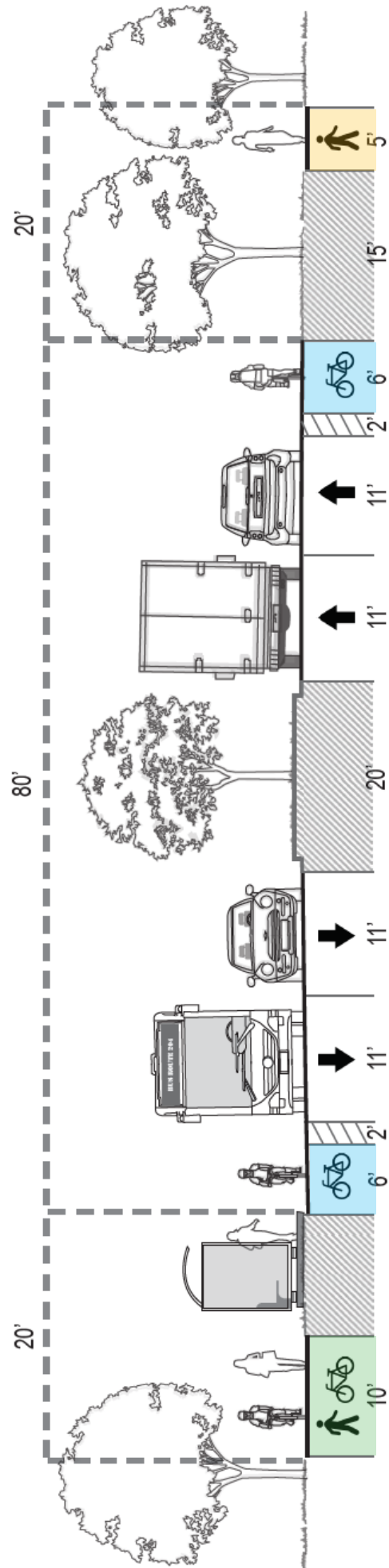
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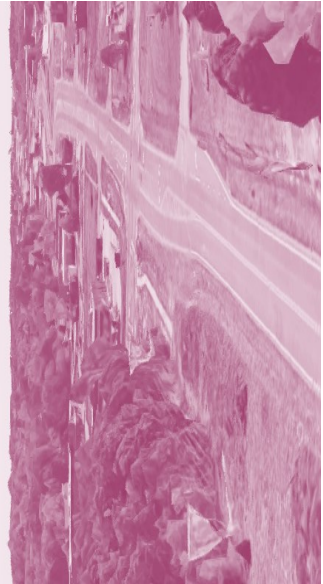


Major Thoroughfare (center median)

Pavement width: 80ft

ROW: 120ft





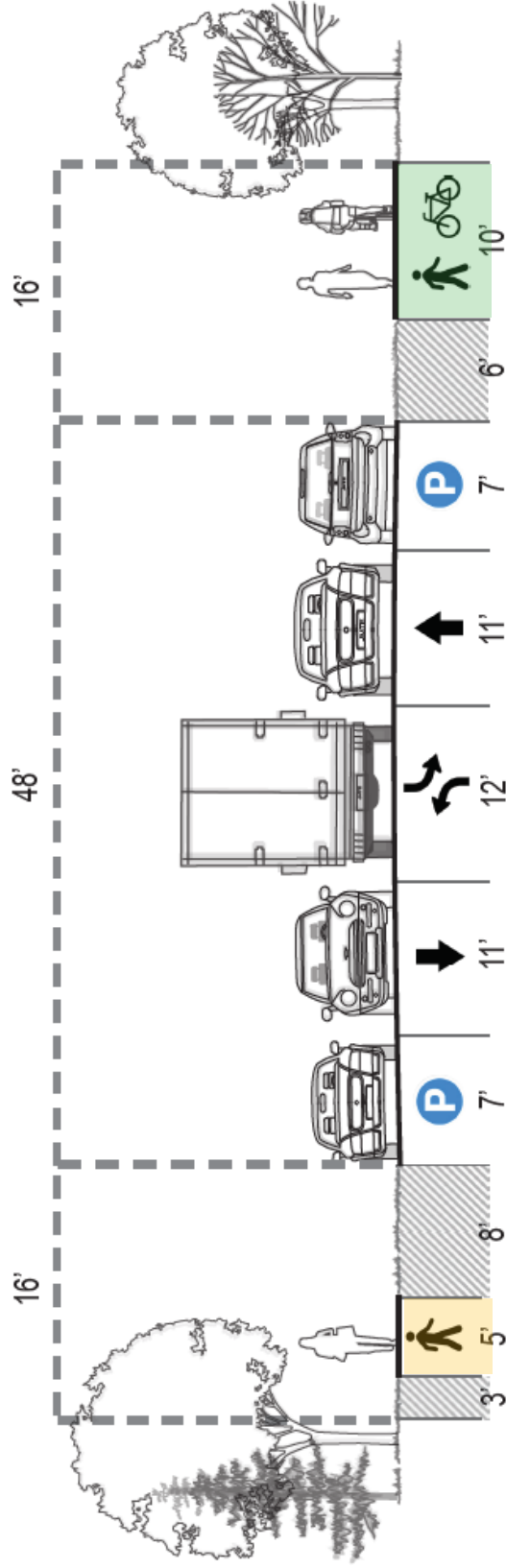
Minor Thoroughfares Examples: Centennial St. and Main St.

These streets are the primary arteries in town and may be classified as both streets with “high traffic” and “high speeds.” Due to the nature of these roads, complete street infrastructure is recommended to be separate and protected. Please see below for street cross-section examples.

Minor Thoroughfare 2-Lane (w/ Center Turn Lane & On-Street Parking)

Pavement width: 48ft

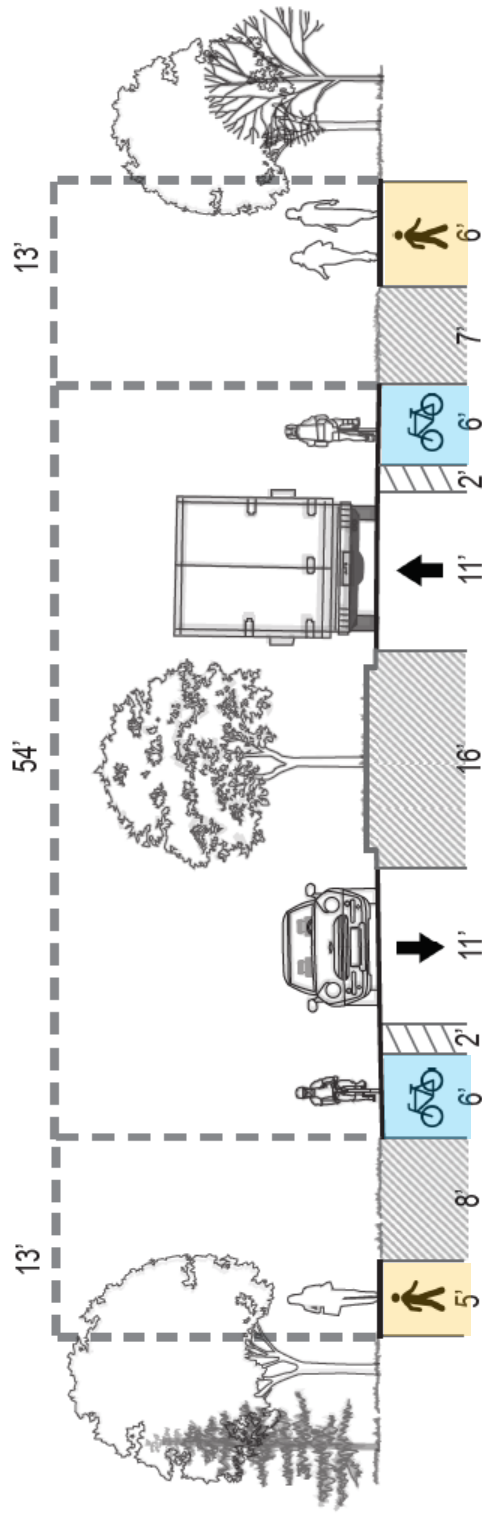
ROW: 80ft



Minor Thoroughfare 2-Lane (w/ Center Median)

Pavement width: 54ft

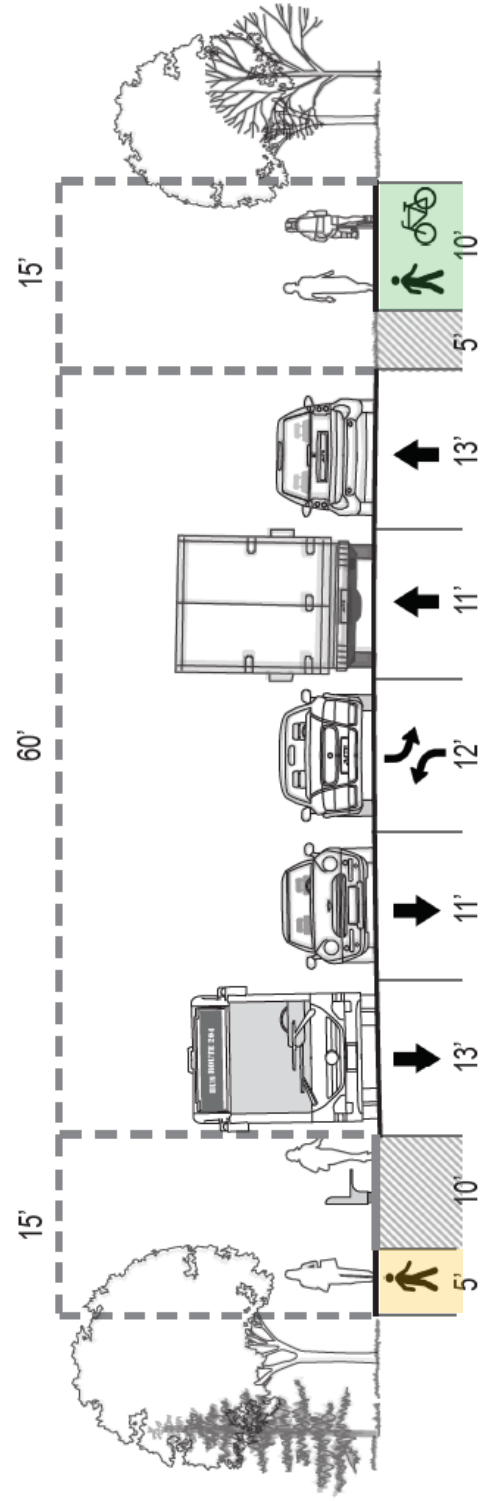
ROW: 80ft



Minor Thoroughfare 4-Lane (w/ Center Turn Lane)

Pavement width: 60ft

ROW: 90ft





Collector

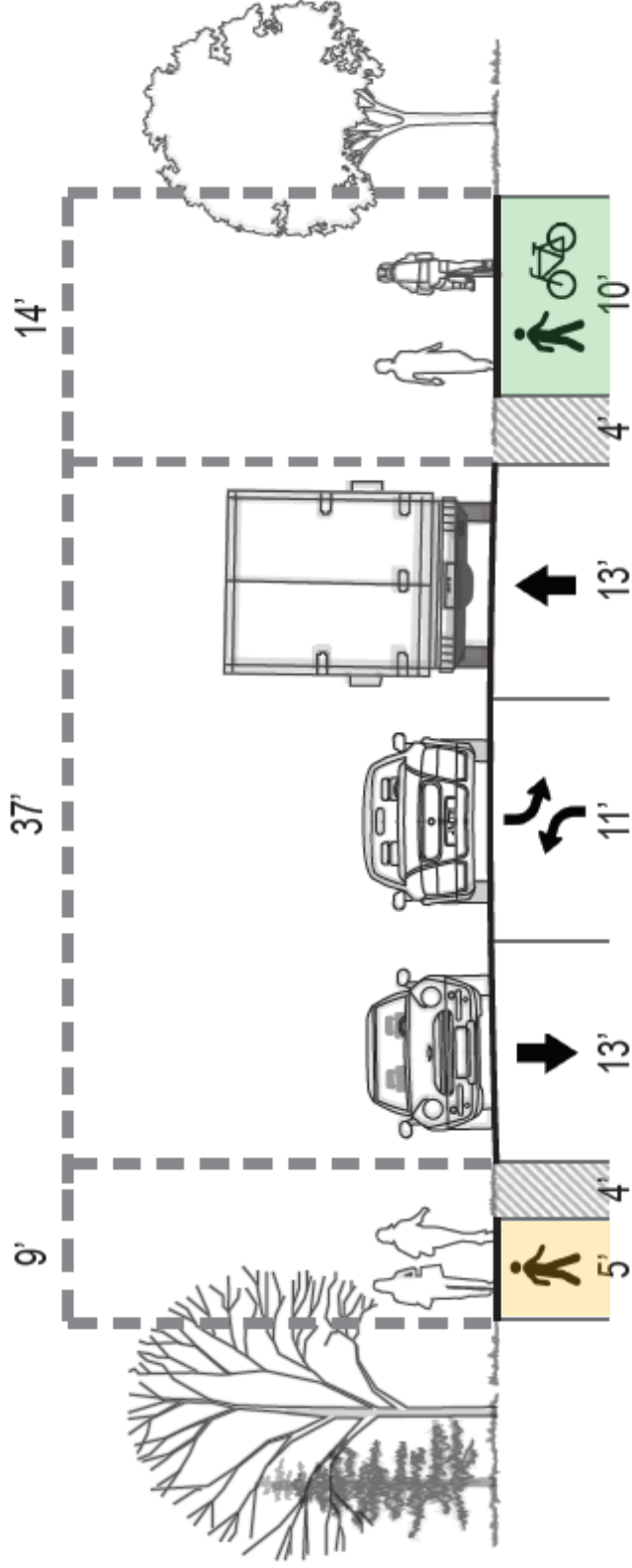
Examples: Oakview Rd. and Lindsay St.

Bicycle lanes may be introduced to streets within this category where speed limits are 35 mph or less.

Collector Street (w/ Center Turn Lane)

Pavement width: 37ft

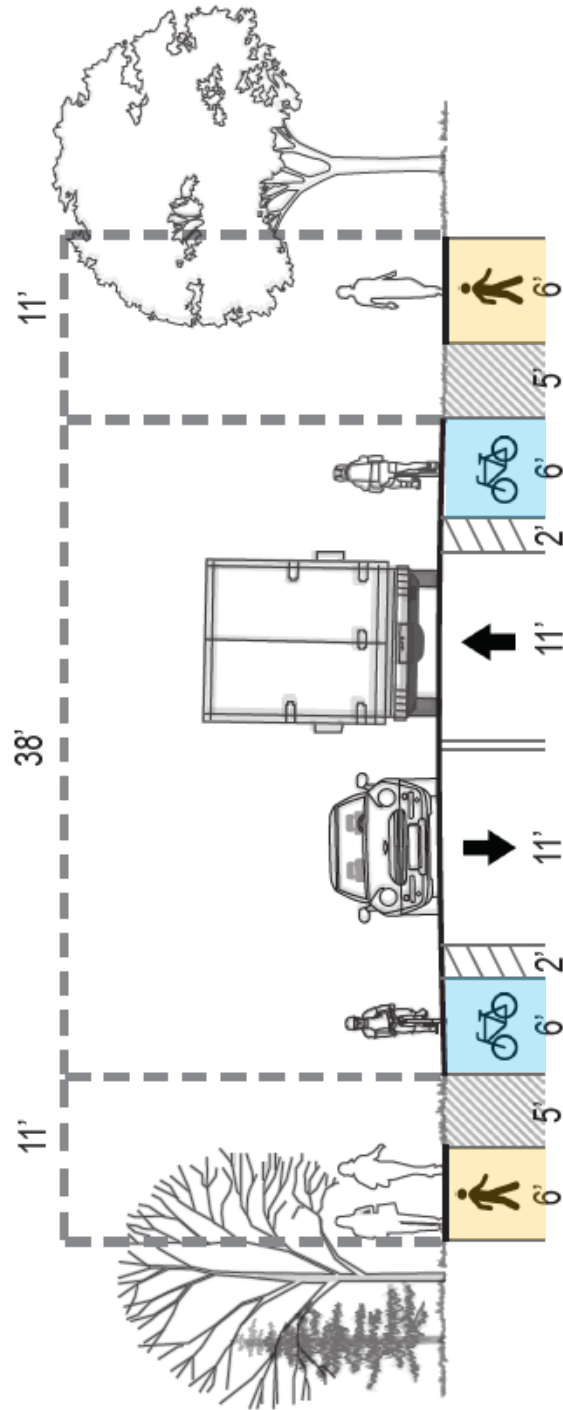
ROW: 60ft



Collector Street (Undivided)

Pavement width: 38ft

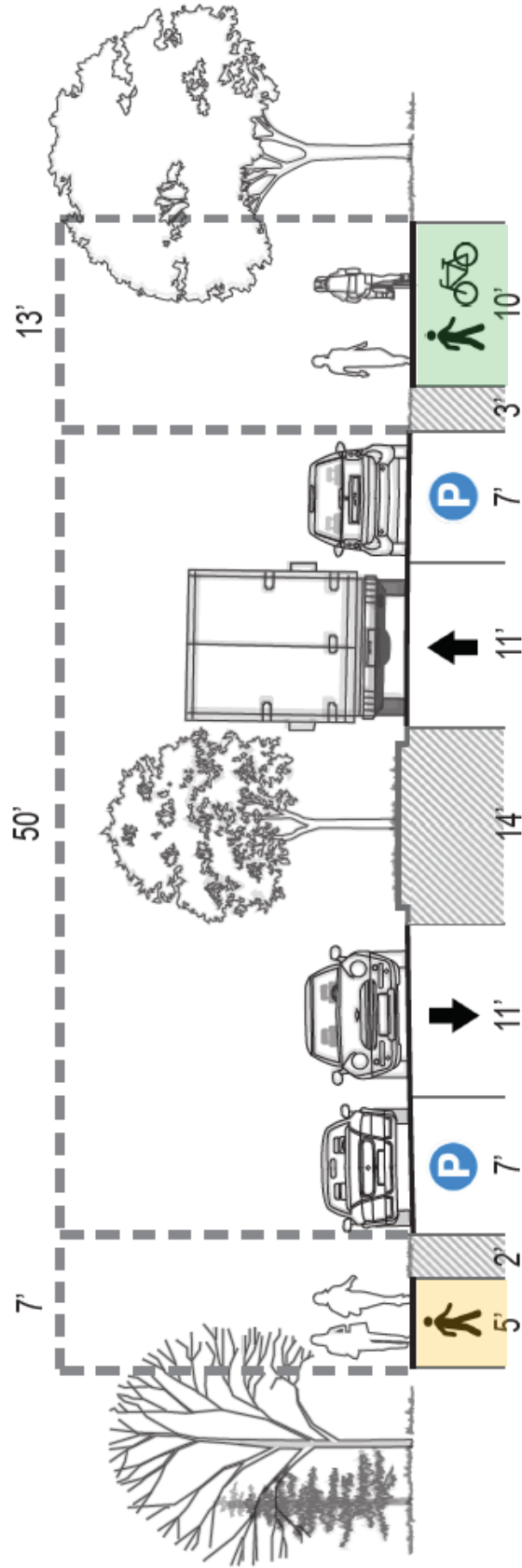
ROW: 60ft

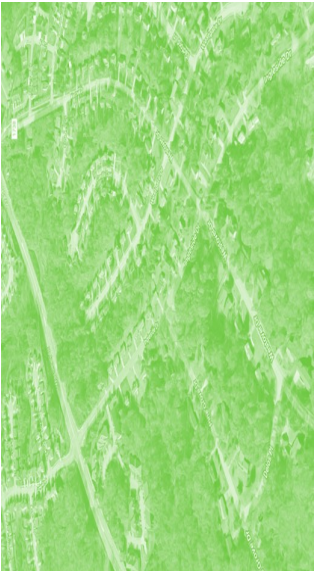


Collector Street (w/ Center Median)

Pavement width: 50ft

ROW: 70ft





Local Residential

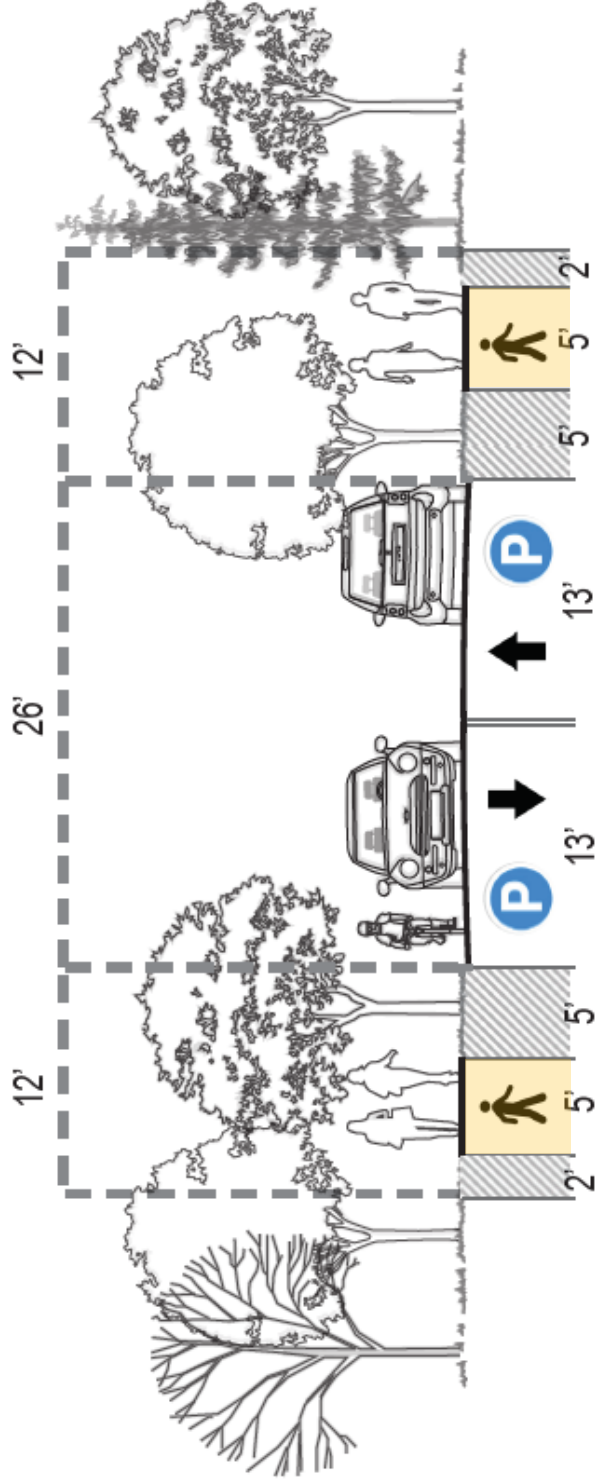
Examples:



Local Residential Street (w/ Curb & Gutter)

Pavement width: 26ft

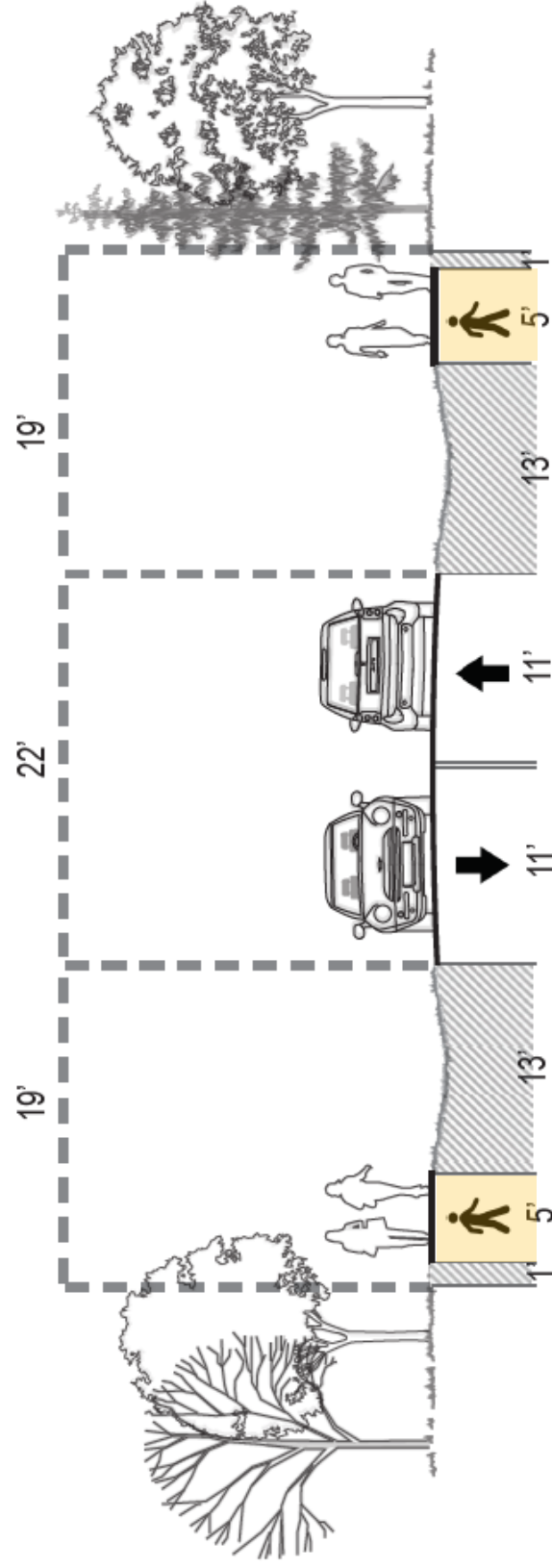
ROW: 50ft



Local Residential Street (w/ Ribbon Pavement)

Pavement width: 22ft

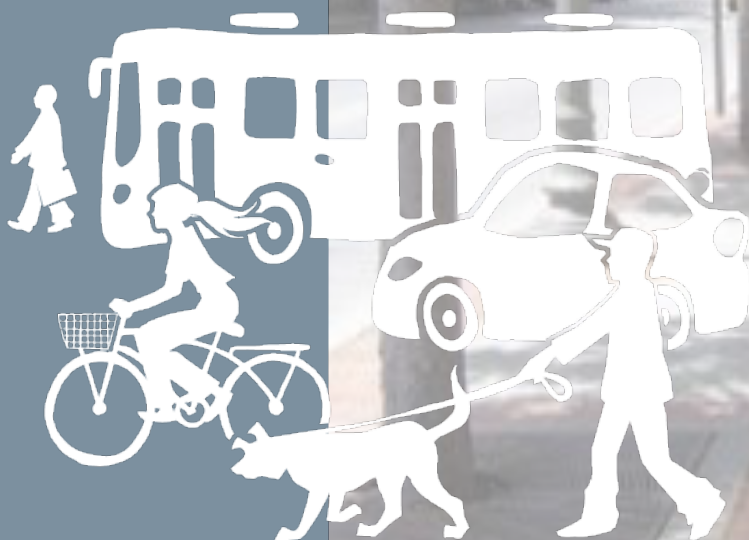
ROW: 60ft



On-street parking not permitted.

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Appendix



Elements of Complete Streets



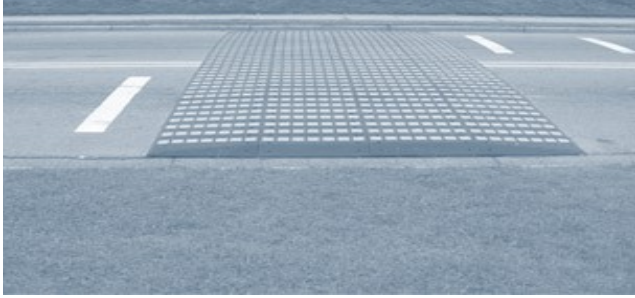
This policy expects that the City of High Point and its appropriate departments will utilize the following menu of options for all project phases as a starting point in the City's creation of a Complete Streets network. The listed options do not dictate which must be used in specific situations. Rather, the options offer the City guidance in determining which elements are most appropriate and feasible given the context and goals of the particular project and given the Complete Streets policy. This list of tools should not be viewed as comprehensive and should be updated when appropriate to reflect advances in Complete Streets research, strategies, and best practices.

Factors such as lane widths, intersection difference, crossing distance, conflicts with turning vehicles, motor vehicle volumes, and motor vehicle speeds affect the level of service (LOS) and quality of service (QOS) for each transportation mode differently. Additionally, user expectations differ across transportation modes in regards to travel time, abilities, and visibility. Appropriate strategies should be used to indicate to motorists that they should see and expect to yield to other user modes such as pedestrians and bicyclists. This policy encourages the City to consider those factors and intends to provide facility improvement options that maximize street functionality for different users.

This policy addresses traffic calming through the lens of Complete Streets that prioritizes safety for all users and modes. Emergency vehicle access should not be negatively impacted when reducing travel lane widths, providing on-street residential parking on both sides of the street, or limiting intersection turning radii. Additionally, such street modifications should not reduce response time, damage equipment, or negatively impact transit schedules.



Vertical Speed Control Elements



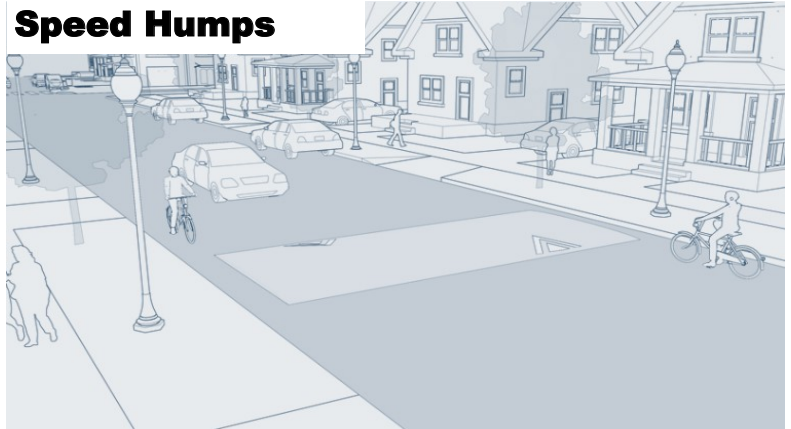
Vertical speed control elements are utilized to both manage traffic speeds and bolster bicycle- and pedestrian-friendly environments. Features in this group may be used on many different street types but are primarily applied along neighborhood, and/or low-speed streets where commercial freight traffic is discouraged.

Elements in this category work well where budgetary and/or right-of-way limitations exist. They also may be used with other Complete Streets facilities.

Speed humps are parabolic devices that are placed with the intention of slowing down traffic on already low speed corridors. When utilized correctly, speedhumps can reduce speeds by 15–20 mph. Speed humps operate as a gentler version of speed bumps.

Note: Speed humps should not be placed in front of driveways or other active access points. Where the existence of multiple driveways limit the correct application of a speed hump, the overall size of the speed hump can be made smaller.

Speed Humps

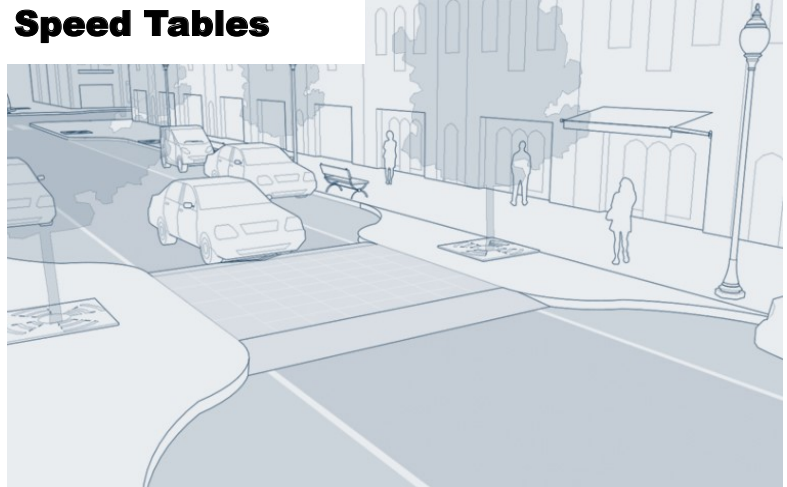


Speed tables are speed reducing devices that are wide enough to elevate the entire wheelbase of a vehicle. Speed tables are longer than speed humps and characterized by their flat top. The target vehicle operating speeds for streets with this device may range from 25–45 mph, depending on table spacing.

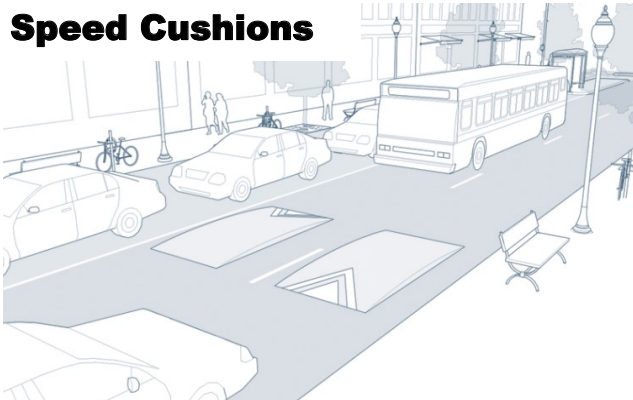
Where a speed table coincides with a pedestrian crossing or crosswalk, the facility should be designed as a raised crosswalk. Speed tables function well with curb extensions and may be constructed with decorative pavers or other like materials to enhance the streetscape.

Note: Speed tables should not be utilized on streets wider than 50 feet. Speed tables may be applied to two-way streets in both directions.

Speed Tables



Speed Cushions



Speed cushions function as either speed humps or tables that include longitudinal gaps to allow large vehicles such as emergency and transit vehicles to pass through unaffected, while reducing the speed of passenger vehicles. Speed cushions are built to the same standards as humps or tables.

Optional: Bus routes may have speed cushions installed on certain routes. Work with local transit providers and bus companies to ensure that drivers are aware of traffic calming devices.

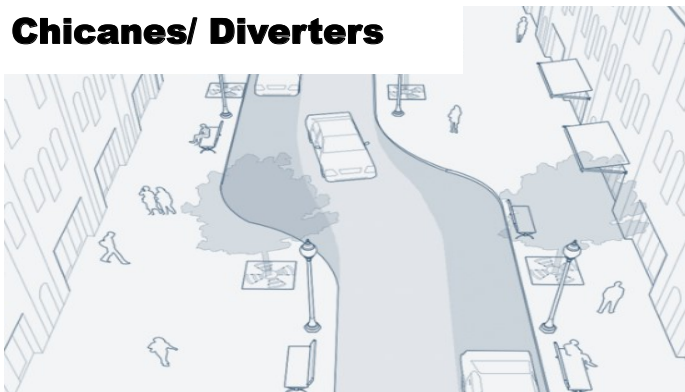
Curb Extension Elements



Curb extensions physically narrow the roadway, thus creating a safer and more aesthetically pleasing street. Curb extensions also provide space for designated on-street parking areas, shorter crossings for pedestrians, street furniture, and street vegetation. Such elements also encourage slower turning speed by tightening intersection curb radii. Curb extensions may be used in downtown, neighborhood, and residential streets, both large and small.

While these elements are meant to be permanent features of a streetscape, curb extensions can be constructed with low cost “short-term” materials. Temporary roadway demarcation can be achieved with striping, bollards, and/or planters.

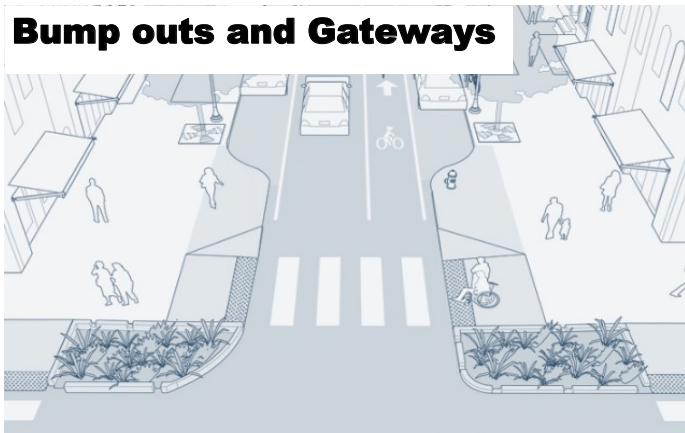
Chicanes/ Diverters



Chokers



Bump outs and Gateways



All of these elements increase the amount of public space available on a corridor and create a more complete street. Chokers and Bump outs should be used in mid-block areas, while Gateways should be used to slow turning speeds. These elements may also be designed to mitigate stormwater (see page 29 for more information).



Temporary/Short-term Elements

Tactical urbanism is an approach that utilizes temporary, typically low-cost, scalable interventions to the built environment that are intended to shift paradigms and catalyze long-term improvements for users. Tactical urbanism utilizes incremental changes to yield greater overall improvements over time and allows for community leaders, advocates, and residents to exercise creativity to address their community's specific needs/issues.

Examples of projects that fall under the purview of tactical urbanism include converting parking spaces to temporary park spaces, pop-up bike lanes, urban gardens, parklets, and street murals among many others. Such projects are often undertaken with the goal to change how the built environment functions for and/or is perceived by users.

Tactical urbanism projects are constructed on a temporary or experimental basis with the intent to demonstrate how such changes can yield significant improvements. Communities may opt to make these changes permanent if well-received and deemed effective.



Walk and Roll Audits

Walk audits assess the walkability or pedestrian-friendliness of an environment. They are often conducted within a community's transportation network to identify and evaluate transportation challenges and opportunities from a pedestrian point of view.

Similarly, a "rolling meeting" by bicycle is a great way to find out firsthand how the corridor functions for users other than car drivers.

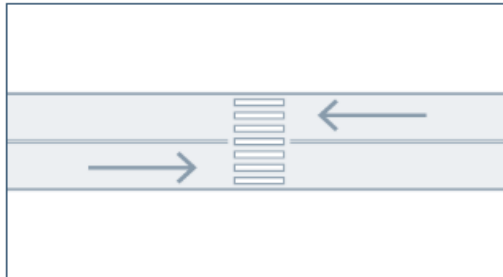
Such exercises can be low-cost, effective ways to engage the local community and gather anecdotal experiences to compare and contrast with collected data on safety, comfort, access, and convenience for multimodal options within a transportation network.



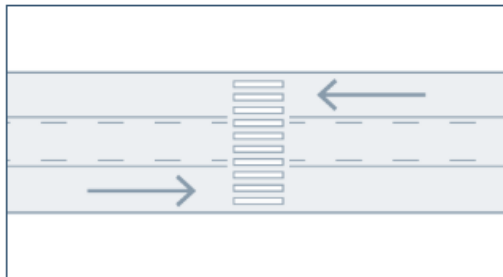


Pedestrian Refuge Areas

2 lanes



3 lanes

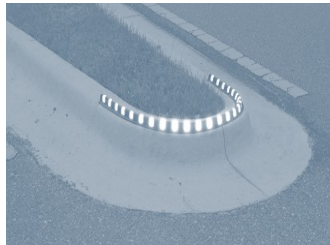


4 lanes



Inner-Street Elements

Inner-street Elements serve many purposes within roadbeds. These range from protecting pedestrians to calming neighborhood traffic.



All medians at intersections should have a “nose” which extends past the crosswalk. The nose protects people waiting on the median and slows turning drivers.

Noses should be installed with reflective material when associated with a refuge area.



Mini Roundabouts

Mini roundabouts and neighborhood traffic circles help lower speeds at minor intersection crossings and are ideal for uncontrolled intersections.

As seen to the left, these are round islands located at the center of an intersection and are most effective on low-volume streets. Mini roundabouts also provide opportunity for landscaping and other aesthetic enhancements and can be installed without changes to the existing road footprint.

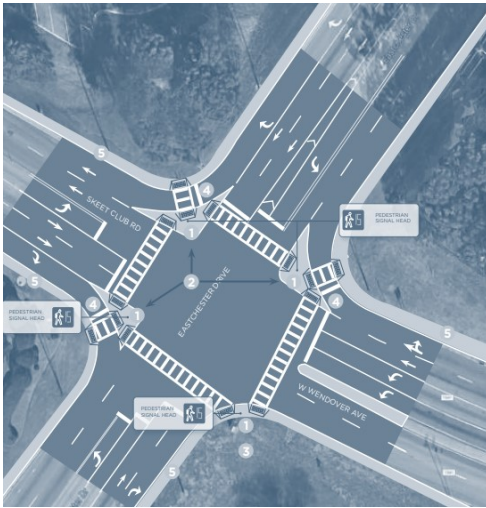
Mini Roundabouts should be designed to the following criteria:

- Provide approximately 15 feet of clearance from the corner to the widest point on the circle
- Vegetation planted in roundabouts further the traffic calming effect and beautify the street but must be properly maintained as to not cause any hazards

Pedestrians feel more exposed and are less safe when more lanes are present. For unsignalized crossings, the use of a median with a refuge area should be used.

Refuge areas should be designed to the following criteria:

- Pedestrian safety islands should be at least 6 feet wide, but have a preferred width of 8–10 feet.
- The cut-through or ramp width should equal the width of the crosswalk.
- Safety islands should include curbs, bollards, or other features to protect people waiting to cross the street.
- It is preferable to have the crosswalk “cut-through” the median. Where the median is wider than 17 feet, ramps are preferred. This dimension is based on a 6-inch-high curb, two 1:12 ramps, and a 5-foot-wide level landing in the center.



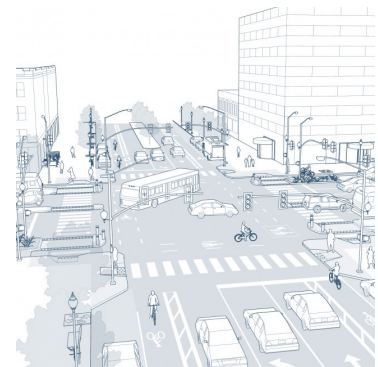
Complete Intersections

Complete intersections facilitate the pursuit of a Complete Streets network and are vital for development. Designing ‘complete’ intersections with appropriate treatments for all users should be performed on a case-by-case basis, due to the many possible intersection configurations and contexts. Intersections should be designed to minimize crossing distance, crossing time, and conflicts between motor vehicles and other users. Design speed for the intersection should be appropriate for the area type and the context. Intersections should be designed so motorists learn to expect bicyclists and pedestrians. Intersection approaches should allow motorists, pedestrians, and bicyclists to observe and react to each other.

Intersections are vital for connectivity and cross-town pedestrian and bicycle permeation.

Major Intersections

Major Intersections create a difficult environment for motorists and pedestrians to interact. In these large intersections, bicyclists and pedestrians suffer from long exposure times and multileg crossings due to the size of intersections and long cycle lengths. Large corner radii and inadequate pedestrian safety islands also contribute to an unsafe environment.



Functional Change Priorities

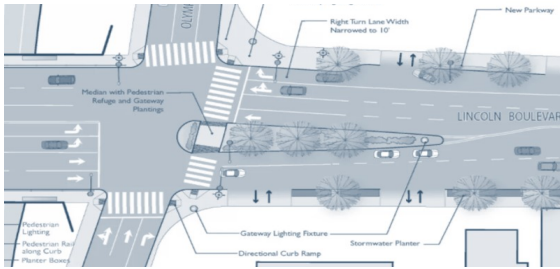
Space Reallocation Current intersections can be redesigned to minimize unused space. Excess vehicular space increases speed and accommodates driver error. This can be mitigated by tightening lane widths, eliminating unnecessary travel lanes, and reallocating space for bike lanes and cycle tracks. A right-turn pocket or mixing zone should be provided where right-turn volumes require. Gateway Curb Extensions can be constructed in order to tighten corner radii, which will force drivers to navigate intersections more cautiously. Lastly, vehicular merging and weaving within intersections can be reduced through better lane alignment and delineating guide markings through intersections.

Pedestrian Improvements Pedestrian safety can further be improved by utilizing leading pedestrian intervals (LPI). Said devices give pedestrians a head start when entering a crosswalk. Further, by adding pedestrian safety refuge islands and eliminating channelized right-turn lanes, drivers slow their turn speeds and have a greater tendency to yield for pedestrians.

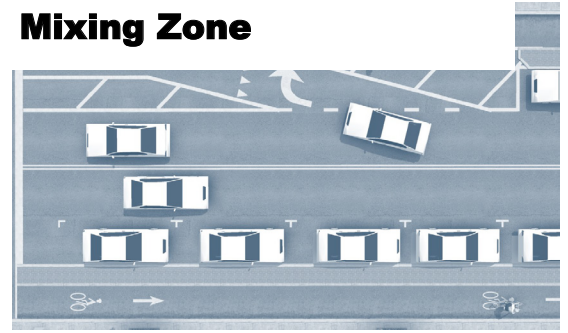
Bicycle Safety At large intersections, bicyclists’ safety can be improved either through full signalization or mixing zones. Dedicated bicycle signals are most effective. Bicyclists’ left turns may be facilitated by using intersection crossing markings and a two-stage turn queue box.

Transit Improvements Minimize delay to transit vehicles using transit signal priority. Determine the transit stop placement based upon the location of major destinations, transfer activity, and route alignment. At signalized and unsignalized intersections, far-side transit stops are preferable. Bus bulbs improve transit travel times and provide a dedicated space for waiting passengers.

Radii Tightening



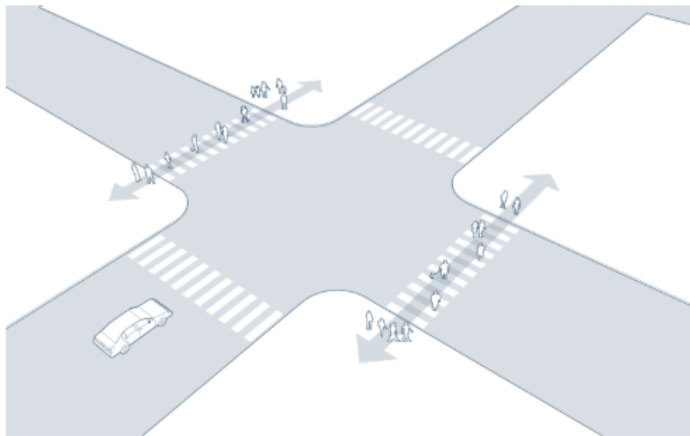
Mixing Zone



Refuge Island

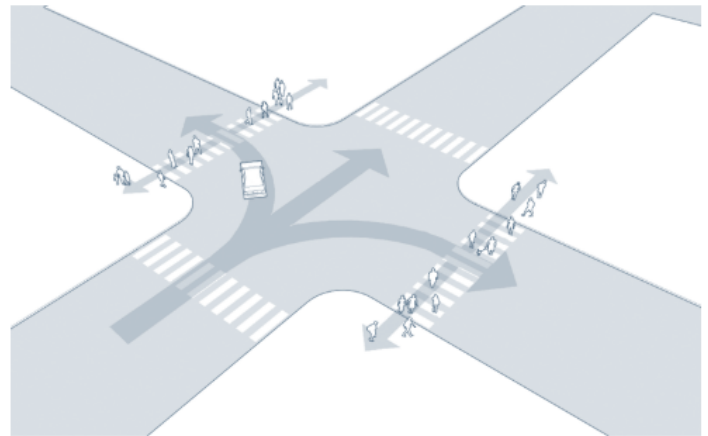


Lead Pedestrian Intervals



Phase 1: Pedestrians only

Pedestrians are given a minimum 3–7 second head start entering the intersection.



Phase 2: Pedestrians and cars

Through and turning traffic are given the green light. Turning traffic yields to pedestrians already in the crosswalk.

LPIs are most effective at intersections where heavy turning traffic comes into conflict with crossing pedestrians during the permissive phase of the signal cycle. LPIs enhance the visibility of pedestrians as they place them within the intersection and reinforce their right-of-way. This has proven to be true in locations with a history of conflict, where collisions have been reduced by as much as 60 percent (NACTO).

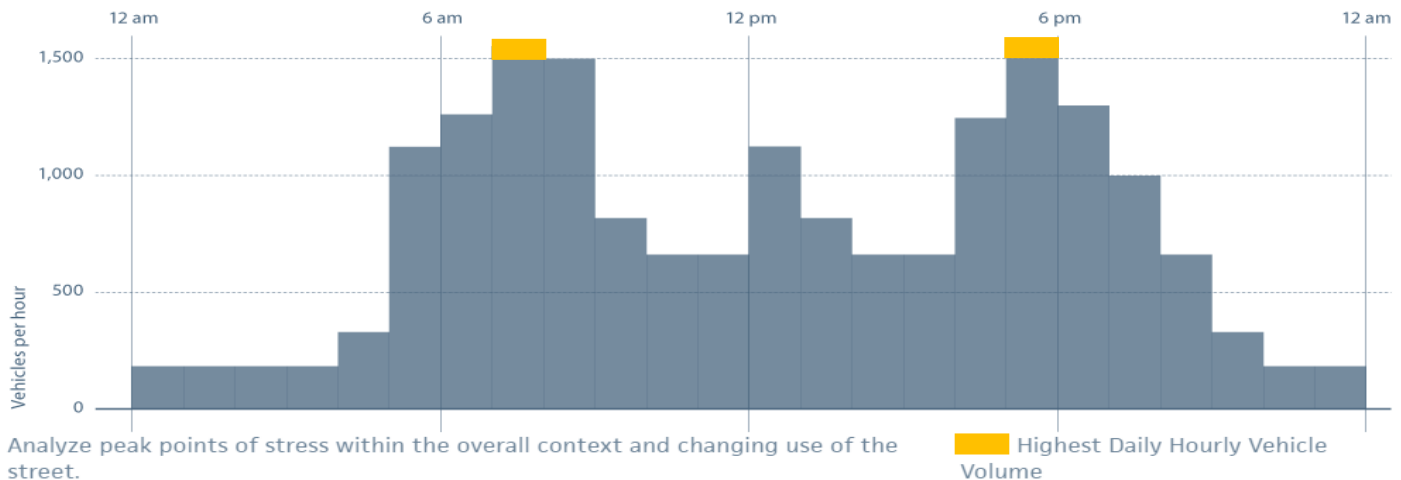
Where a bicycle facility conflicts with turning traffic, a leading bicycle interval may be combined with the leading pedestrian interval. Leading bicycle intervals clear intersections of all cyclists quickly and can help prevent right turn collisions.



Design Hour

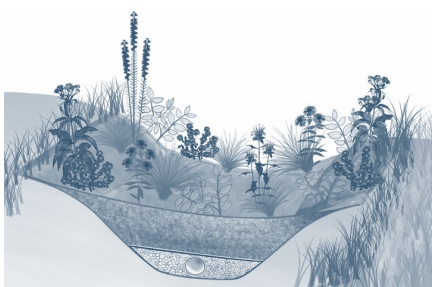
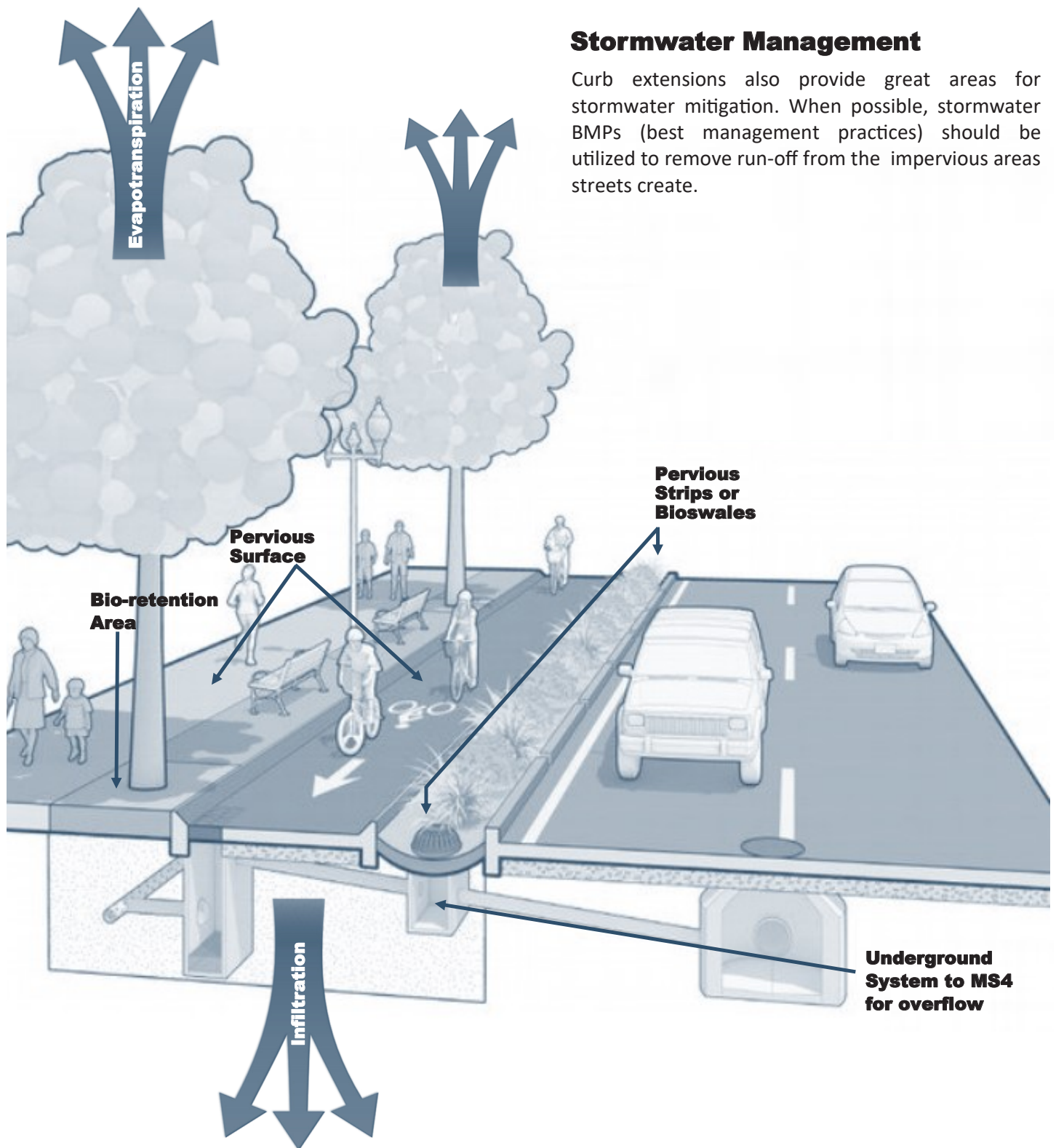
Throughout the day, the intensity of street usage, demand, and activity change. While streets that are designed for peak intervals of traffic flow relieve peak time congestion, this model often fails to provide a safe and attractive environment during other portions of the day. Instead of designing for peak times, multiple hours of average travel (ADT) per lane should be considered.

Peak Pedestrian and Bicycle Counts When designing new intersections or redesigning existing ones, peak time activities of pedestrians and bicycles should also be considered. For pedestrians, peak hours often fall near lunchtime, while bicyclists peak hours typically follow a similar pattern to vehicle traffic, except in cases where demand for greenways or recreational centers peaks on weekends. When collecting said data, measure 2–3 hours of peak traffic activity.



Stormwater Management

Curb extensions also provide great areas for stormwater mitigation. When possible, stormwater BMPs (best management practices) should be utilized to remove run-off from the impervious areas streets create.



Sidewalks and Public Spaces



Urban Streets



Collectors



Neighborhoods

Sidewalks serve as a public interface zone and are a core element of an integrated multi-modal transportation network. The High Point Development Ordinance addresses the requirements and exemption criteria for sidewalks associated with private development. Publicly funded projects should consider sidewalks as a basic feature of network improvements, subject to the presence of constraints that may limit or prevent construction and useful application. According to FHWA, the following should be priorities when considering sidewalk construction:

- Schools (within 1/2 mile)
- Public Buildings
- Medical complexes and hospitals
- Transit stops
- Parks, Open Spaces, and Sports Arenas/Stadiums
- Greenway and Bikeway Corridors
- Shopping Districts, Theaters, and other Commercial Areas
- Areas of Dense Housing and Retirement homes

Design: Sidewalks should have a minimum through zone of six feet and an absolute minimum of five feet. Where a sidewalk is directly adjacent to moving traffic, the desired minimum is eight feet, providing a minimum two-foot buffer area for street furniture and utilities. Relocation of fixed objects, such as utility poles, light fixtures, and other street furniture should not impinge on or restrict the adjacent walkway. Walkways must be clear of fixed objects in coordination with ADA accessibility guidelines.

When designing sidewalks, the surrounding area and features such as scale, vegetation, lighting, shade, and street-level activity must be considered. These characteristics are especially important for streets with higher traffic speeds and volumes, where pedestrians may otherwise feel unsafe and avoid walking.

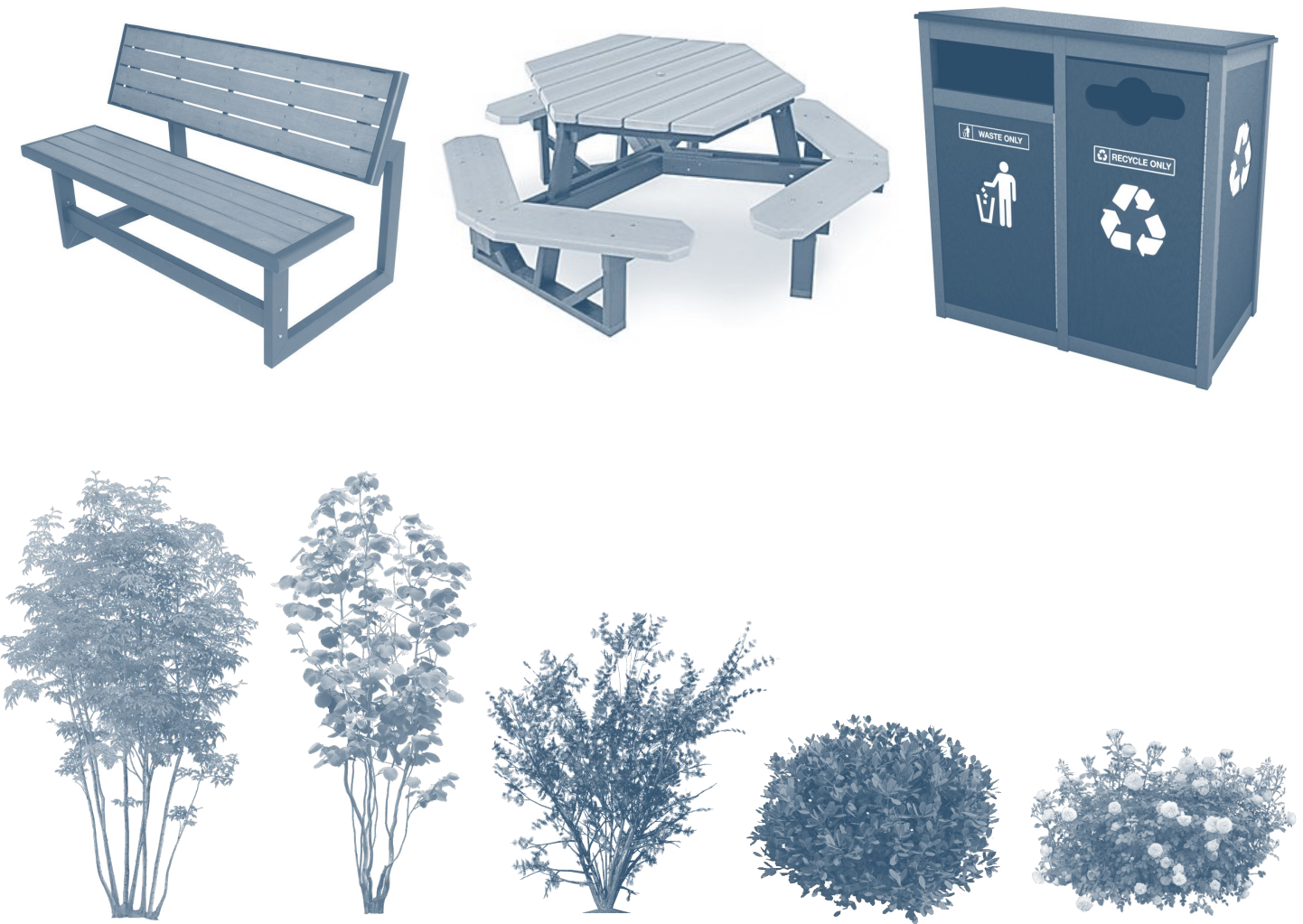
Maintenance: Sidewalks should be kept on the same maintenance schedule as the streets they abut.

Costs and Benefits of Sidewalks: A typical neighborhood lot sidewalk of five feet and two street border trees raise the cost of the undeveloped lot by one to three percent. Residential lot streets with sidewalks and trees also often experience increased property values.

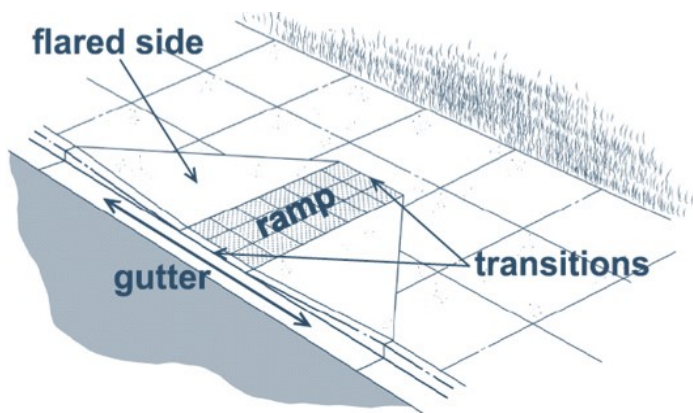


Public Space and Transit Stop Design Furniture, Trash Receptacles, and Lighting

When planning new public spaces or improving existing facilities, the following design criteria should be followed in order to maintain aesthetics.



All new plantings will come from the City Of High Point's [Recommended Species List](#).



ADA Compliance

Where applicable, all street projects should make ADA accessibility a priority. Where pedestrian mobility is a consideration, the most current ADA standards and best practices will be utilized. In doing so, the City's street network will be made more complete in its design and more inclusive of all users.



As transit is a key component of the City of High Point's transportation network, ADA compliance must be considered and upheld when undertaking Complete Streets projects. At minimum, transit stops should include wide sidewalks, be located close to intersections with ADA crosswalks, provide seating and shelter, and consider first mile/last mile travel.

The most current ADA standards and best practices as applicable to transportation planning and design may be found [here](#).

Bicycle Facilities

Bicycle facilities are utilized to promote bicycling and transportation efficiency through reducing vehicle distance traveled as well as to improve public health by encouraging utilitarian and recreational physical activity. While multiple types of facilities can be and are used, protected lanes offer more protection and are always best when possible. Bike facilities are recommended on all urban arterial, collector, and neighborhood streets. The following should be priorities when considering bicycle facility construction:

- Schools (within 1/2 mile)
- Public Buildings
- Medical Complexes and Hospitals
- Transit Stops —> same as on page 29, delete?
- Greenway and Bikeway Corridors
- Areas of Dense Housing and Retirement homes
- Parks, Open Spaces and Sports Arenas/Stadiums
- Shopping Districts, Theaters, and other Commercial Areas

Protected Facilities

1. Shared Use Paths

Shared Use Paths are multimodal paths that are separated from vehicular traffic. These facilities should be at least 10 feet in width.

2. Green Alleys

Often residential alleys are characterized as having low traffic and irregularly maintained surfaces. These areas are often characterized as unused and unsafe places. With some upgrading though, they can transform into thriving multimodal corridors. To maintain a safe environment, green alleys should have adequate lighting.

3. Cycle Tracks

Cycle tracks share the same surface as streets but are separated by a barrier. Said barriers should be constructed of permanent hard surfaces but may in the short-term be separated by plastic bollards or like material. Cycle tracks may be single or two lanes. These facilities should be at least 6.5 feet. Because of the difficulty and danger of allowing other traffic to cross the cycle track, they are not recommended on streets where many major and closely spaced intersections exist.

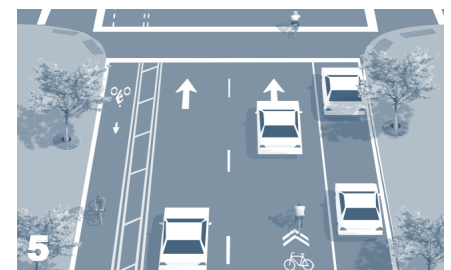
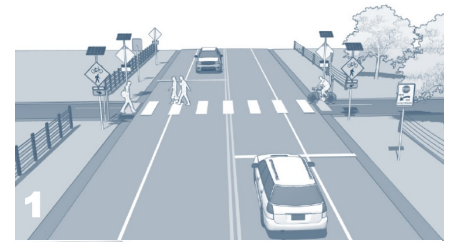
4. Contra-flow Bicycle Lanes

Contra-flow bicycle lanes are bicycle lanes designed to allow bicyclists to ride in the opposite direction of motor vehicle traffic. These facilities should be at least 10 feet in width. They convert a one-way traffic street into a two-way street: one direction for motor vehicles and bicycles and the other for bicycles only. Contra-flow lanes are separated with yellow center lane striping. Combining both direction bicycle travel on one side of the street to accommodate contra-flow movement results in a two-way cycle track.

Unprotected Facilities

5. Conventional Bicycle Lanes

Bicycle lanes designate an exclusive space for bicyclists by combining pavement markings with signage. Bicycle lanes are located adjacent to travel lanes and flow in the same direction. In order to ensure safety, bicycle lanes should be striped on streets with less than 3,000 motor vehicles traveling per day and with speeds of less than 25 mph. Where a street has a higher speed limit, the separation treatments above should be priority. These facilities should be at least five feet in width.



Complete Streets Priority Matrix

Where a street is to be built or improved, the following Priority Matrix shall be used to balance the individual context of the project area and insure equitable complete street expansions throughout the city.

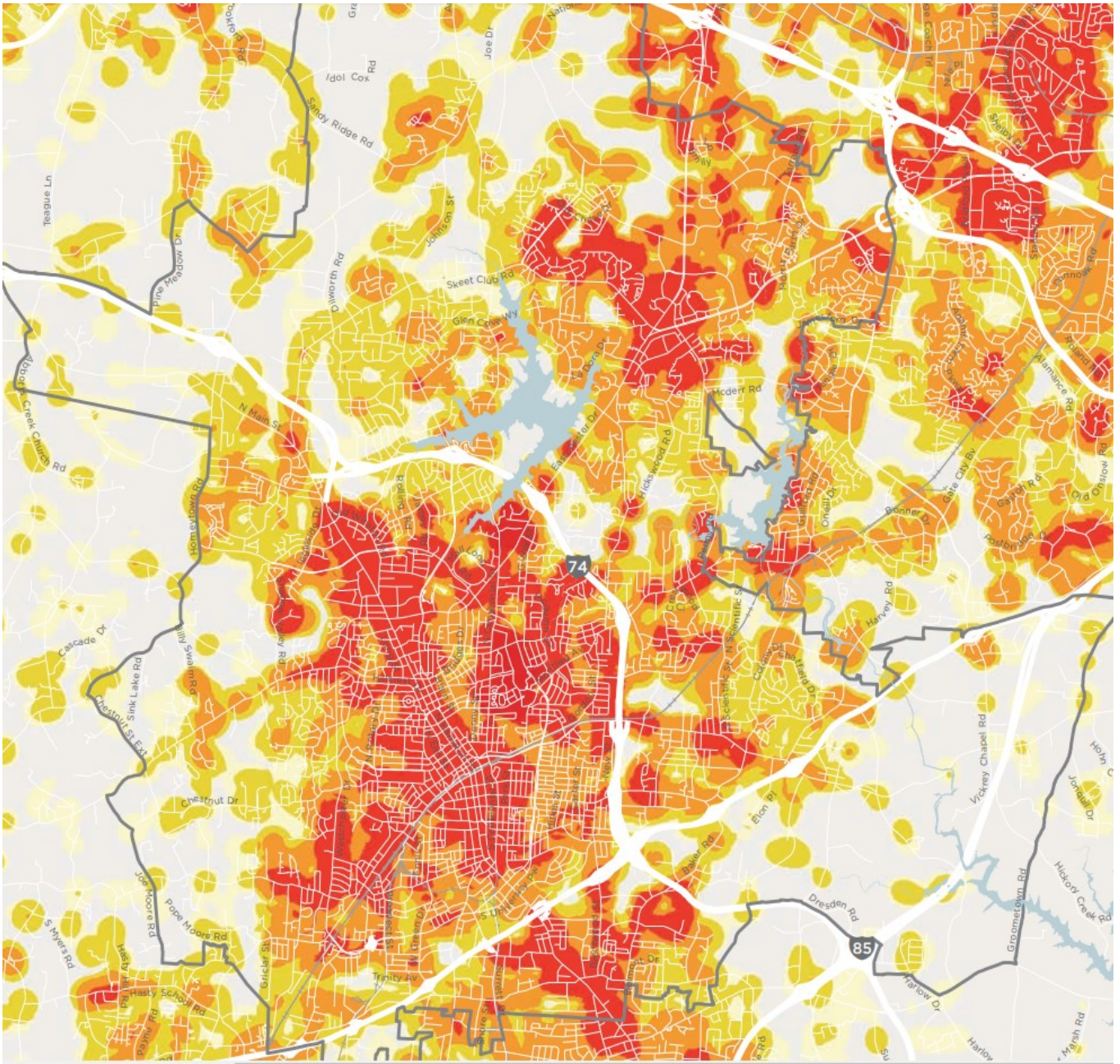
KEY: **M**– Most Preferred Treatment **D**– Preferred but Dependent Upon Context **L**– Least Preferred Enhancement

Complete Streets Element	Major Thoroughfare	Minor Thoroughfare	Collector	Sub-collector
Automobile Elements				
Road Diet Measures	D	D	D	M
Speed Reduction Measures	D	D	M	M
Radii Reduction Measures	D	D	M	M
First Responder/Transit Improvements	D	D	D	D
Corridor Beautification Measures	M	M	M	M
Intersection and Signal Improvement	M	M	D	D
Roundabout Addition	D	D	D	D
Additional Auto Capacity	L	L	L	L
Pedestrian Elements				
Sidewalk Improvement/ Expansion	M	M	M	M
Multimodal Path Improvement/ Expansion	D	D	D	D
Curb Extension Measures	D	D	D	D
Vertical Improvement Measures	D	D	D	D
Crosswalk Improvements Measures	M	M	M	M
Signal Improvement Measures	D	D	D	D
Transit Stop Improvements Measures	D	D	D	D
Street Furnishing	D	M	M	M
Bicycle Elements				
Bicycle Facility addition, Improvement, Extension	M	M	M	M
Intersection and Signal Improvement	D	D	D	D
Bicycle Crossing Measures	D	D	D	D
Bicycle Parking/ Shelter Addition	D	D	D	D
Bicycle “Fix It Station” Addition	If Use Intensifies			

Note: Where a sidewalk is denoted on any City Plan, construction will be mandatory unless proven not feasible.

Sidewalk Development Need Heat Map

When setting priorities for Complete Street development and redevelopment, the map shown below serves as a great indicator of need. This figure illustrates where densities of housing, workplaces and other neighborhood third places, such as churches, libraries, and/or parks, exist within the city.



HIGH POINT PEDESTRIAN PLAN

2017 High Point Pedestrian Plan

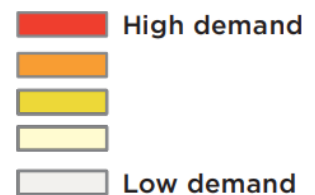
Pedestrian Demand Analysis
Page 31 (2-11)

The Composite Demand map reflects the summation of five pedestrian demand categories:

1. Where People Live
2. Where People Work
3. Where People Play
4. Where People Learn
5. Where People Access Transit

A higher tier represents a higher relative demand for walking (higher expected pedestrian activity).

Composite Demand



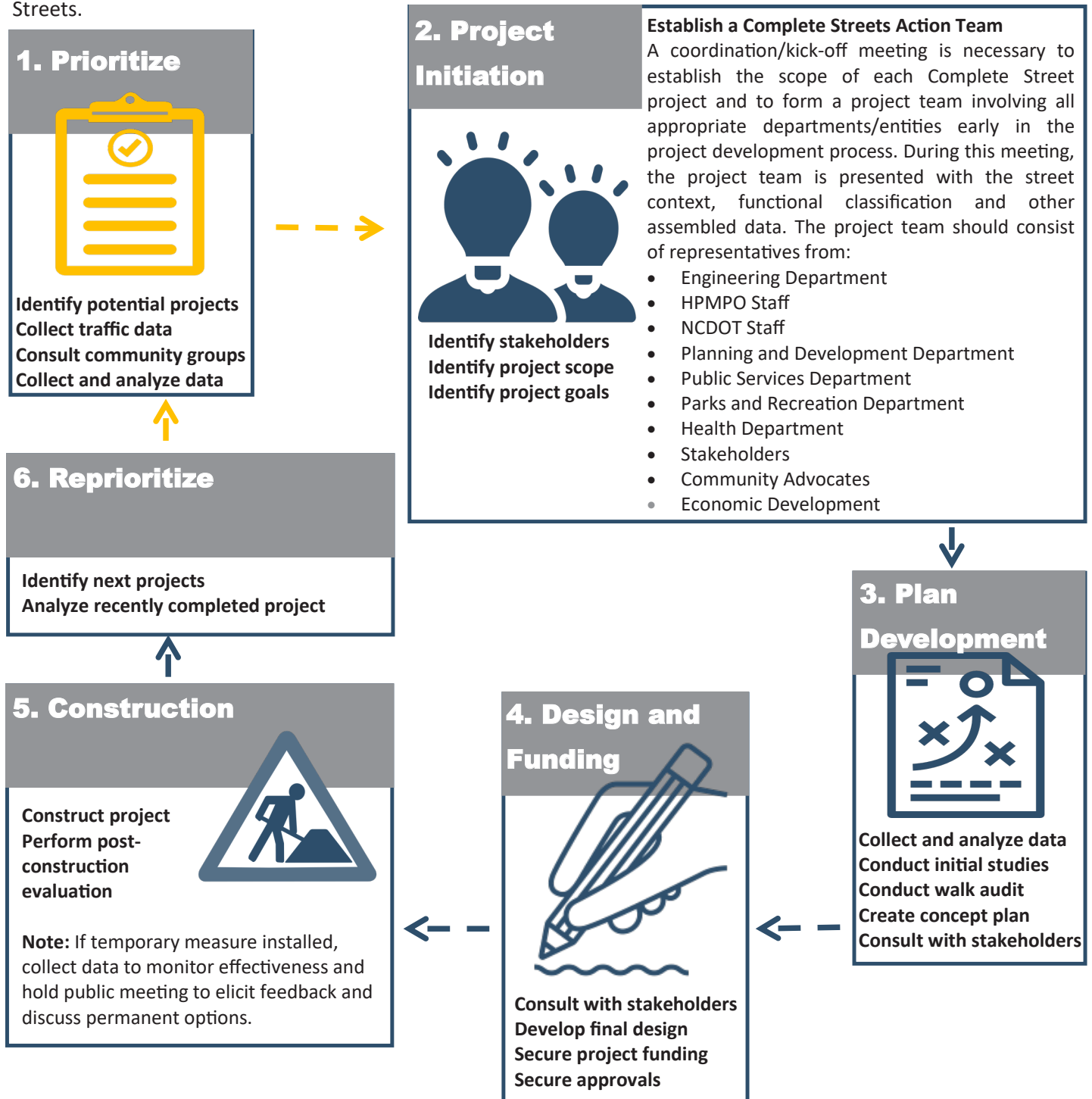
Complete Streets Resources



Street Design Process and Community Engagement

The Complete Streets Design Manual formalizes a process for community participation in the street re-design processes in the City of High Point. While the City has a history of working with community groups to address traffic safety issues, we strive to do more. For this reason, it is timely to develop a protocol for constructive engagement between the community and City officials and staff. Such a process provides the best opportunity for transparency and accountability from the City on the services end and the community on the use end.

City of High Point residents have a vested interest in the changes that occur in the public spaces of their neighborhoods, including their streets. The diagram below can assist City residents, neighborhood groups, elected officials and City staff in navigating a street design process that will address traffic safety and foster more Complete Streets.



Guiding Documents

Prior to making any roadway design decision, the City must reference all required design manuals. Below is a list of sources that provide commonly accepted guidance for street design. These guides provide resources to engineers but generally allow for considerable flexibility.

American Association of State Highway and Transportation Officials (AASHTO)

AASHTO publishes the following:

- A. Geometric Design of Highways and Streets, the “Green Book” is the primary reference for any transportation design. It covers most geometric considerations for the design of roads and highways and should be considered as a good reference to provide a basis for design, though it allows for flexibility and engineering judgment.
- B. Guide for the Planning, Design, and Operation of Pedestrian Facilities
- C. Guide for the Development of Bicycle Facilities
- D. Guide for Achieving Flexibility in Highway Design

The Federal Highway Administration (FHWA)

FHWA publishes the following applicable documents:

- A. Manual on Uniform Traffic Control Devices (**MUTCD**)
- B. FHWA Traffic Calming State of the Practice
- C. National Committee on Uniform Traffic Control Devices
- D. Americans with Disabilities Act (ADA) guidelines

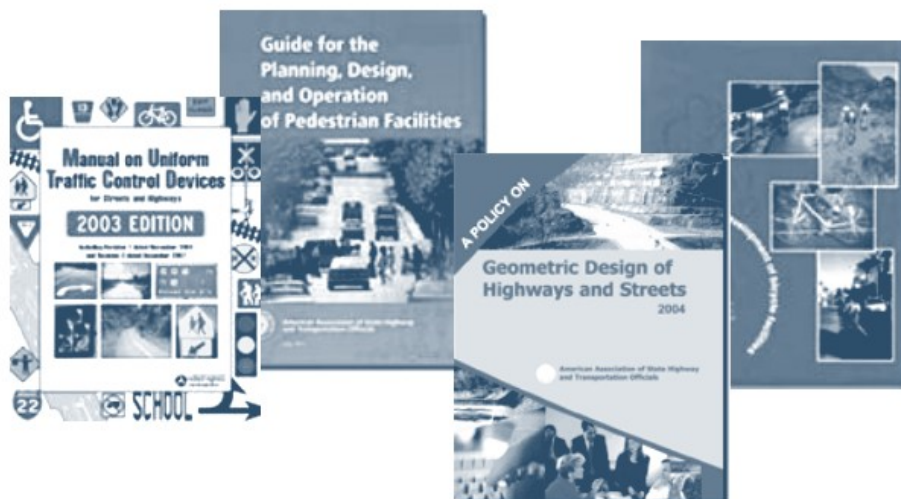
National Association of City Transportation Officials (NACTO)

NACTO publishes the following applicable documents:

- A. Urban Street Design Guide
- B. Urban Bikeway Design Guide
- C. Transit Street Design Guide
- D. Urban Street Stormwater Guide
- E. NACTO’s Guidelines for the Regulation and Management of Shared Active Transportation

Other Documents & Standards

- A. North Carolina Department of Transportation (**NCDOT**), including the NCDOT Complete Streets Planning and Design Guidelines
- B. ADA Standards for Accessible Design
- C. United States Access Board’s Public Rights-of-Way Accessibility Guidelines (**PROWAG**)
- D. Highway Capacity Manual published by the Transportation Research Board





Information and pictures from NCDOT

About “Watch For Me NC”

Each year, approximately 3,000 pedestrians and 850 bicyclists are hit by cars on North Carolina Streets. Watch for Me NC is a comprehensive program, run by the North Carolina Department of Transportation (NCDOT) in partnership with local communities, aimed at reducing the number of pedestrians and bicyclists hit and injured in crashes with vehicles.

The Watch for Me NC program involves two key elements: 1) safety and educational messages directed toward drivers, pedestrians and bicyclists, and 2) high visibility enforcement efforts by area police to reduce violations of traffic safety laws. Local programs are typically led by municipal, county, or regional government staff with the involvement of many others, including pedestrian and bicycle advocates, city planners, law enforcement agencies, engineers, public health professionals, elected officials, school administrators, and others.

Communities that participate in the Watch for Me NC program report increased community awareness of bicyclist and pedestrian safety, increased law officer knowledge of pedestrian and bicycle laws, and better engagement between officers and the community, among other benefits. Some communities have experienced accelerated infrastructure improvements, stemming from increased collaboration between law enforcement, planning, and engineers.





CITY OF HIGH POINT

AGENDA ITEM



Title: Resolution - Involuntary Commitment Transportation Interlocal Agreement

From: Kenneth J. Shultz, Police Chief

Meeting Date: October 7th, 2019

Public Hearing: N/A

**Advertising Date /
Advertised By:** N/A

Attachments: Interlocal Agreement

PURPOSE:

Request to approve an Involuntary Commitment Transportation Interlocal Agreement between Greensboro, Guilford County, Gibsonville and High Point in order to comply with North Carolina General Statute §122C-251 (Session Law 2018-33). This law requires that a city or county shall adopt a plan for the transportation of respondents in involuntary commitment proceedings.

BACKGROUND:

NC Legislature has updated requirements pertaining to mental health treatment through North Carolina General Statute §122C-251. The purpose of this law is to identify and mandate which agency is responsible for the transportation of respondents of involuntary commitments. This can include transport to treatment facilities within Guilford County and transportation of the respondent back home upon completion of the treatment. Residency of the respondent is a primary determiner of agency responsibility.

BUDGET IMPACT:

The funding for salary and equipment expenses necessary to comply with this Statute will be covered through routine operational funding located in the adopted Police Operational Budget.

RECOMMENDATION / ACTION REQUESTED:

The Police Department is requesting that City Council adopt a resolution approving this Interlocal Agreement to ensure compliance with statutory mandates.

**RESOLUTION AUTHORIZING THE EXECUTION OF
AN INTERLOCAL AGREEMENT BETWEEN GUILFORD COUNTY, THE CITY OF
GREENSBORO, NC; HIGH POINT, NC; AND THE CITY OF GIBSONVILLE FOR
INVOLUNTARY COMMITMENT AND TRANSPORTATION**

BE IT RESOLVED, that the High Point City Council hereby authorizes the City Manager and the City Clerk to execute the attached Interlocal Agreement and necessary attachments between Guilford County, the City of Greensboro, the City of High Point, and the City of Gibsonville regarding the Interlocal Agreement for Involuntary Commitment and Transportation, subject to any necessary pre-audit certifications thereon by the Finance Director, and approval as to form by the City Attorney. The original Agreement is incorporated herein by reference.

Adopted this the ____ day of _____, 2019.

Mayor Jay W. Wagner

Lisa B. Vierling
High Point City Clerk

THE STATE OF NORTH CAROLINA

GUILFORD COUNTY

**INTERLOCAL AGREEMENT FOR INVOLUNTARY COMMITMENT AND
TRANSPORTATION**

**BETWEEN GUILFORD COUNTY, THE CITY OF GREENSBORO,
THE CITY OF HIGH POINT AND THE TOWN OF GIBSONVILLE
NORTH CAROLINA**

W I T N E S S E T H:

This Agreement is made and entered into effective as of the 1st day of October 2019, by and between the COUNTY of GUILFORD, by and through its Board of Commissioners (“COUNTY”), the CITY OF GREENSBORO, by and through its City Council (“GREENSBORO”), the CITY OF HIGH POINT, by and through its City Council (“HIGH POINT”) and the TOWN OF GIBSONVILLE, by and through its Board of Aldermen (“GIBSONVILLE”).

WHEREAS, North Carolina General Statute §122C-251 (Session Law 2018-33) requires that a city or county shall adopt a plan for the transportation of respondents in involuntary commitment proceedings and that private agency personnel may be designated to provide all or parts of the transportation required by said proceedings. Law enforcement, other affected agencies, and the area authority shall participate in the planning, and the plan must assure adequate safety and protections for both the public and the respondent. Private agency personnel when designated to provide transportation shall be trained and follow the applicable procedures set forth in Chapter 122C of the North Carolina General Statutes;

WHEREAS, this Agreement is required and authorized by State law and is adopted for the purpose of improving behavioral health access, providing quicker transportation of persons to health care facilities, and to lower confusion and delays in the administration of these services to the citizens of Guilford County.

WHEREAS, this Agreement will be effectuated by adoption of the attached Agreement between the Guilford County Sheriff’s Department, the Greensboro Police Department, the High Point Police Department and the Town of Gibsonville Police Department;

WHEREAS, Guilford County Board of Commissioners, Greensboro City Council, High Point City Council and the Town of Gibsonville Board of Aldermen have resolved that the following plan for the transportation and custody of respondents in involuntary commitment proceedings under Article 5 of Chapter 122C of the North Carolina General Statutes should be and therefore is hereby adopted:

NOW, THEREFORE, in accordance with the foregoing, which are incorporated hereby, the parties agree as follows:

1. **Agreement:** The attached Agreement for Involuntary Commitment Transportation is hereby adopted pursuant to N.C.G.S. §122C-251.
2. **Liability:** To the fullest extent permitted by law, each party to this Agreement will be responsible for its own acts and omissions under this Agreement and for any liability resulting therefrom. In the event that the alleged acts or omissions of one party, or of its employees or officials, under this Agreement lead to a claim of derivative liability against another party to this Agreement, or against its employees or officials, the former shall indemnify and hold harmless the latter with respect to all such claims, including but not limited to attorney's fees and other costs of defense.
3. **No Agency:** Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of principal-agent or master-servant between any party (and/or its officers and employees) and another party (and/or its officers and employees).
4. **Execution:** Separate copies of this Agreement may be executed by the parties and signature pages or copies thereof brought together to form the completed document. This Agreement shall become effective upon execution by all parties and ratification by resolutions of the Guilford County Board of Commissioners, the Greensboro City Council, the High Point City Council, and the Town of Gibsonville in accordance with N.C.G.S. §160A-461.

SIGNATURES ON FOLLOWING PAGES

GUILFORD COUNTY

Marty Lawing
County Manager

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CITY OF GREENSBORO

David Parrish
City Manager

Chuck Watts
City Attorney

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CITY OF HIGH POINT

Greg Demko
City Manager

APPROVED AS TO FORM:

JoAnne Carlyle
City Attorney

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TOWN OF GIBSONVILLE

Ben Baxley
Town Manager

Douglas Hoy
Town Attorney

AGREEMENT FOR INVOLUNTARY COMMITMENT TRANSPORTATION **(Law Enforcement Agency Responsibility)**

Participating Agencies: Guilford County Sheriff's Office ("GCSO")
 Greensboro Police Department ("GPD")
 High Point Police Department ("HPPD")
 Gibsonville Police Department ("Gibsonville PD")

I. Purpose:

To identify which Agency is responsible for transporting those individuals who are the subject of an Involuntary Commitment Custody Order ("IVC Order") pursuant to N.C.G.S. §122C-251.

II. Definitions:

- IVC Order: A Custody Order issued by a Magistrate or a Clerk of Court using one of these two forms: AOC-SP-302A or AOC-SP-302B or an Involuntary Commitment Custody Order entered by a District Court Judge.
- Respondent: The individual who is committed under an IVC Order.
- Area Facility: (Step # 1) A designated local mental health or medical facility (Moses Cone Hospital, Wesley Long Hospital, Wake Forest Baptist Health High Point Medical Center, RHA and Monarch). These are the "first examination site(s)" referenced in AOC-SP-302A.
- 24 Hour Facility: (Step #2) A health or medical facility where the Respondent is taken if the first examination if the Area Facility or other physician determines that the Respondent is mentally ill and requires inpatient commitment. At the 24 Hour Facility, a physician will conduct the Respondent's "second examination" within 24 hours of arrival. This is referenced in both AOC-SP-302A and AOC-SP-302B.

These facilities in Guilford County are Cone Behavioral Health, Moses Cone Hospital, Wesley Long Hospital, Wake Forest Baptist Health High Point Medical Center.

- District Court Hearing ("10 Day Hearing") (Step #3) If the medical examination at the 24 Hour Facility results in a finding that the Respondent is mentally ill and meets the criteria for inpatient commitment, the Respondent is held at the 24 Hour Facility until he/she has a hearing in District Court (usually at the 10 day mark). If the District Court Judge determines that further inpatient commitment is needed,

the Respondent will be taken back to the same or another 24 Hour Facility for inpatient treatment lasting for up to 90 days.

III. Jurisdiction:

The GCSO has existing Mutual Aid Agreements with GPD, HPPD and Gibsonville PD. To the extent this Transportation Agreement requires GPD, HPPD or Gibsonville PD to take action to serve an IVC Order and/or transport a Respondent, inside Guilford County but outside of their respective municipal jurisdictions, then and in that event, the legal authority to do so is authorized by said Mutual Aid Agreements.

IV. Transportation Responsibilities for each Agency:

A. GCSO Duties

1. IVC Orders:

(a). The GCSO will handle the service of IVC Orders upon the Respondent when the Respondent is physically located at an address in Guilford County, but outside of Greensboro, High Point and Gibsonville, regardless of the Respondent's home address.

(b). If the Respondent cannot be successfully served at the initial call address out in the County, and when the Respondent has a home address in Guilford County (but outside of Greensboro, High Point and Gibsonville), the GCSO will continue to attempt to serve the Respondent at any other address inside the County until the IVC Order expires.

(c). If the Respondent cannot be successfully served at the initial call address out in the County, and if the Respondent has a home address in Greensboro, High Point or Gibsonville, the GCSO will pass the IVC Order to the police department in the city in which the Respondent lives, and that police department shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(d). The Agency which serves the initial IVC Order will provide the initial transport of the Respondent to an Area Facility or a 24 Hour Facility.

2. Voluntary Respondents:

When a Respondent has a home address inside Guilford County, but outside of Greensboro, High Point and Gibsonville, and voluntarily seeks mental health treatment at a local Area Facility inside Guilford County **without any prior law enforcement involvement** (e.g., walk-ins, brought by a family member or EMS) and is then issued an IVC Order, the GCSO will handle the service of IVC Orders and the transport of the Respondent to any other facility inside Guilford County (e.g., Area Facility or 24 Hour Facility).

3. Jail Inmates:

Any inmate at Jail Central or the High Point Jail that is scheduled to be released and an IVC Order is issued at the request of the GCSO, then the GCSO will handle the service of the IVC Order and transport of the Respondent to the Area Facility or 24 Hour Facility, regardless of the inmate's home address.

4. Out of County Transports:

The GCSO will handle all transports of an IVC Respondent to any facility located in another county.

5. Subsequent Transports:

The GCSO will handle all subsequent transports pursuant to an IVC Order when the Respondent has a home address inside Guilford County, but outside of Greensboro, High Point and Gibsonville. Specifically, when the first examination at an Area Facility has been completed (Step #1), and the Respondent has a home address inside Guilford County, but outside of Greensboro, High Point and Gibsonville, the GCSO will handle all subsequent transports. (for example, to a 24 Hour Facility or other inpatient care facility to complete Steps #2 or #3.)

By agreement, GCSO will also transport Respondents with a home address in High Point or Gibsonville to and from the District Court Hearing (Step #3).

GCSO will handle subsequent transports home after discharge, if requested, for all Respondents who have a home address inside Guilford County but outside of Greensboro, High Point and Gibsonville city limits.

B. GPD Duties:

1. IVC Orders:

(a). GPD will handle the service of IVC Orders upon the Respondent when the Respondent is physically located at an address inside Greensboro city limits, regardless of the Respondent's home address.

(b). If the Respondent cannot be successfully served at the initial call address inside Greensboro city limits, and when the Respondent has a home address inside Greensboro, the GPD will continue to attempt to serve the Respondent at any other address inside Greensboro until the IVC Order expires.

(c). If the Respondent cannot be successfully served at the initial call address inside Greensboro city limits, and if the Respondent has a home address in High Point or Gibsonville, the GPD will pass the IVC Order to the police department in the city in which the Respondent lives, and that police department shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(d). If the Respondent cannot be successfully served at the initial call address inside Greensboro city limits, and if the Respondent has a home address inside Guilford County but outside of Greensboro, High Point or Gibsonville, the GPD will pass the IVC Order to the GCSO, and the GCSO shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(e). The Agency which serves the initial IVC Order will provide the initial transport of the Respondent to an Area Facility or a 24 Hour Facility.

2. Voluntary Respondents:

When a Respondent has a home address inside Greensboro city limits and voluntarily seeks mental health treatment at a local Area Facility inside Guilford County **without any prior law enforcement involvement** (e.g., walk-ins, brought by a family member or EMS) and is then issued an IVC Order, the GPD will handle the service of IVC Orders and the transport of the Respondent to any other facility inside Guilford County (e.g., Area Facility or 24 Hour Facility).

3. Jail Inmates:

If any inmate at Jail Central or the High Point Jail has a home address inside Greensboro city limits and is scheduled to be released from the Jail, and is the Respondent in an IVC Order issued at the request of a third-party who is not employed by the GCSO (e.g., family member, friend, employer, etc.), then the GPD will handle the service of the IVC Order and transport of the Respondent to any Area Facility inside Guilford County for the first examination.

4. Out of County Transports:

The GPD will have no responsibility to transport an IVC Respondent to any facility located outside Guilford County.

5. Subsequent Transports:

The GPD will handle all subsequent transports inside Guilford County pursuant to an IVC Order, for all Respondents who have a home address inside Greensboro city limits. Specifically, when the first examination at an Area Facility has been completed (Step #1), and the Respondent has a home address inside Greensboro city limits, the GPD will handle all subsequent transports (for example to a 24 Hour Facility or other inpatient care facility to complete Steps #2 or #3) in Guilford County.

By agreement, GPD will also provide transportation for Respondents with a home address in High Point or Gibsonville for transfers between Step # 1 and Step # 2 when both facilities are located within the Greensboro city limits.

GPD will handle subsequent transports home after discharge, if requested, for all Respondents who have a home address inside Greensboro city limits.

C. HPPD Duties:

1. IVC Orders:

(a). The HPPD will handle the service of IVC Orders upon the Respondent and the initial transport of the Respondent to an Area Facility or a 24 Hour Facility when the Respondent is physically located at an address inside High Point city limits, regardless of the Respondent's home address.

(b). If the Respondent cannot be successfully served at the initial call address inside High Point city limits, and when the Respondent has a home address inside High Point, the HPPD will continue to attempt to serve the Respondent at any other address inside High Point until the IVC Order expires.

(c). If the Respondent cannot be successfully served at the initial call address inside High Point city limits, and if the Respondent has a home address in Greensboro or Gibsonville, the HPPD will pass the IVC Order to the police department in the city in which the Respondent lives, and that police department shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(d). If the Respondent cannot be successfully served at the initial call address inside High Point city limits, and if the Respondent has a home address inside Guilford County but outside of Greensboro, High Point or Gibsonville, the HPPD will pass the IVC Order to the GCSO, and the GCSO shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(e). The Agency which serves the initial IVC Order will provide the initial transport of the Respondent to an Area Facility or a 24 Hour Facility.

2. Voluntary Respondents:

When a Respondent has a home address inside High Point city limits and voluntarily seeks mental health treatment at a local Area Facility inside Guilford County **without any prior law enforcement involvement** (e.g., walk-ins, brought by a family member or EMS) and is then issued an IVC Order, the HPPD will handle the service of IVC Orders and the transport of the Respondent to any other facility inside Guilford County (e.g., Area Facility or 24 Hour Facility).

3. Jail Inmates:

If any inmate at Jail Central or the High Point Jail has a home address inside High Point city limits and is scheduled to be released from the Jail, and is the Respondent in an IVC Order issued at the request of a third-party who is not employed by the GCSO (e.g., family member, friend, employer, etc.), then the HPPD will handle the service of the IVC Order and transport of the Respondent to any Area Facility inside Guilford County for the first examination.

4. Out of County Transports:

The HPPD will have no responsibility to transport an IVC Respondent to any facility located outside Guilford County.

5. Subsequent Transports:

The HPPD will handle all subsequent transports pursuant to an IVC Order inside Guilford County, when the Respondent has a home address inside High Point city limits, except for (1) transfers between Step # 1 and Step # 2 when both facilities are located within the Greensboro city limits (GPD will handle this transportation); and (2) the District Court Hearing (Step #3) (GCSO will handle this transportation).

By agreement, HPPD will also provide transportation for Respondents with a home address in Greensboro for transfers between Step # 1 and Step # 2 when both facilities are located within the High Point city limits.

HPPD will handle subsequent transports home after discharge, if requested, for all Respondents who have a home address inside High Point city limits.

D. Gibsonville PD Duties:

1. IVC Orders:

(a). The Gibsonville PD will handle the service of IVC Orders upon the Respondent and the initial transport of the Respondent to an Area Facility or a 24 Hour Facility when the Respondent is physically located at an address inside Gibsonville city limits, regardless of the Respondent's home address.

(b). If the Respondent cannot be successfully served at the initial call address inside Gibsonville city limits, and when the Respondent has a home address inside Gibsonville, the Gibsonville PD will continue to attempt to serve the Respondent at any other address inside Gibsonville until the IVC Order expires.

(c). If the Respondent cannot be successfully served at the initial call address inside Gibsonville city limits, and if the Respondent has a home address in Greensboro or High Point, the Gibsonville PD will pass the IVC Order to the police department in the city in which the Respondent lives, and that police department shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(d). If the Respondent cannot be successfully served at the initial call address inside Gibsonville city limits, and if the Respondent has a home address inside Guilford County but outside of Greensboro, High Point or Gibsonville, the Gibsonville PD will pass the IVC Order to the GCSO, and the GCSO shall be responsible for continuing to attempt to serve the Respondent until the IVC Order expires.

(e). The Agency which serves the initial IVC Order will provide the initial transport of the Respondent to an Area Facility or a 24 Hour Facility.

2. Voluntary Respondents:

When a Respondent has a home address inside Gibsonville city limits and voluntarily seeks mental health treatment at a local Area Facility inside Guilford County **without any prior law enforcement involvement** (e.g., walk-ins, brought by a family member or EMS) and is then issued an IVC Order, the Gibsonville PD will handle the service of IVC Orders and the transport of the Respondent to any other facility inside Guilford County (e.g., Area Facility or 24 Hour Facility).

3. Jail Inmates:

If any inmate at Jail Central or the High Point Jail has a home address inside Gibsonville city limits and is scheduled to be released from the Jail, and is the Respondent in an IVC Order issued at the request of a third-party who is not employed by the GCSO (e.g., family member, friend, employer, etc.), then the Gibsonville PD will handle the service of the IVC Order and transport of the Respondent to any Area Facility inside Guilford County for the first examination.

4. Out of County Transports:

The Gibsonville PD will have no responsibility to transport an IVC Respondent to any facility located outside Guilford County.

5. Subsequent Transports:

The Gibsonville PD will handle all subsequent transports pursuant to an IVC Order inside Guilford County, when Respondent has a home address inside Gibsonville city limits, except for: (1) transfers between Step # 1 and Step # 2 when both facilities are located within the Greensboro city limits (GPD will handle this transportation; (2) the District Court Hearing (Step #3) (GCSO will handle this transportation).

Gibsonville PD will handle subsequent transports home after discharge, if requested, for all Respondents who have a home address inside Gibsonville city limits.

IN WITNESS WHEREOF, the undersigned have executed this Agreement to be effective October 1, 2019.

Danny Rogers, Sheriff
Guilford County Sheriff's Office

SWORN TO AND SUBSCRIBED
BEFORE ME ON THIS THE
DAY OF _____, 2019._

NOTARY PUBLIC

My commission expires: _____

AFFIX SEAL:

Chief Wayne Scott
Greensboro Police Department

SWORN TO AND SUBSCRIBED
BEFORE ME ON THIS THE
DAY OF _____, 2019._

NOTARY PUBLIC

My commission expires: _____

AFFIX SEAL:

CITY OF HIGH POINT

By: _____
GREG DEMKO
CITY MANAGER

SWORN TO AND SUBSCRIBED
BEFORE ME ON THIS THE
DAY OF _____, 2019._

NOTARY PUBLIC

My commission expires: _____

AFFIX SEAL:

—

Chief Ron Parrish
Gibsonville Police Department

SWORN TO AND SUBSCRIBED
BEFORE ME ON THIS THE ____
DAY OF _____, 2019._

NOTARY PUBLIC

My commission expires: _____

AFFIX SEAL:

**HIGH POINT CITY COUNCIL
SPECIAL MEETING
SEPTEMBER 16, 2019 – 3:30 P.M.
3RD FLOOR LOBBY CONFERENCE ROOM**

MINUTES

Present:

Mayor Jay Wagner, Mayor Pro Tem Jason Ewing (Ward 6), Council Member Don Scarborough (At Large); Council Member Britt Moore (At Large) and Council Member Wesley Hudson (Ward 4); Council Member Jeffrey Golden (Ward 1); Council Member Chris Williams (Ward 2); Council Member Monica Peters (Ward 3); and Council Member Victor Jones (Ward 5) [Arrived at 3:45 p.m.]

Staff Present:

Randy Hemann, Assistant City Manager, Eric Olmedo, Managing Director; Laura Altizer, Budget and Performance Manager; Loren Hill, Economic Development Director; Tammy Nagem, Chief Operating Officer for the High Point Marketing Authority; Perry Hall, High Point Fire Emergency Manager; Mark Lane, Police Commander II; David Dulin, Police Officer, Master III; Thomas Reid, Fire Chief; Kenneth Shultz, Chief of Police; Dan Griffiths, Police Supervisor I; Patrick Welch, Police Officer, Master III; Michael McNair, Community Development Director; Lisa Vierling, City Clerk; Mary S. Brooks, Deputy City Clerk

Others Present:

Tammy Nagem, Chief Operating Officer for the High Point Marketing Authority; Nick Pungwa, Student; and Yina Morales, Student

News Media Present:

Abby Zeugner, *High Point Enterprise*; and WXII, *News 12*

Mayor Wagner called the meeting to order at 3:31 p.m.

2019-420 Presentation-Furniture Market Emergency Preparations

Staff will present a presentation on the Furniture Market Emergency Preparations

Tammy Nagem, Chief Operating Officer for the High Point Marketing Authority, extended greetings; spoke to the 2019 Fall Furniture Market beginning in 32 days; to working year around to assure safety for visitors during the event; to an opportunity with Forsyth County who received a federal grant to coordinate emergency preparedness in a tabletop exercise; and recognized the following who were a part of the exercise: Kenneth Shultz, Chief of Police; Thomas Reid, Fire Chief; Officer David Dulin, Captain Mark Wayne, and Perry Hall, Emergency Manager with High Point Fire Department; noted the Mayor was also in attendance; and said The Olson Group, Ltd. was hired by Forsyth County to conduct the emergency response exercise.

Perry Hall, High Point Fire Emergency Manager, explained the grant; said it was for a program to prepare communities for Complex Coordinated Terrorist Attacks (CCTA); explained the details of the training exercise which included two attackers that resulted in a major financial impact; which would also be taken to another level; and stated the Grant Committee along with the Olson Group were responsible for coming up with this scenario exercise.

Ms. Nagem mentioned the “9/11 Attacks” and how things have changed for the Market in regard to safety preparedness; provided details of how the scenario played out; said the table top exercise consisted of 125 first responders, hospital staff; and over 30 attendees from the market buildings; said an after action plan was in draft; spoke to feedback as well as information given during the exercise; to being prepared; and mentioned three major needs as follows:

1. Mass communication system (Everbridge system, a mass notification system used in emergencies).
2. Emergency operation center (A location established for first responders).
3. Information dissemination to the public.

Officer David Dulin voiced the need of being proactive in preparedness for all city events.

Council Member Scarborough inquired on any known incidents. Chief Shultz referenced the “9/11 Attacks”, as being a big wake up call; spoke to the changes made since then; to becoming more structured; and to keeping the community safe.

Mr. Hall said the grant to coordinate the CCTA was for \$1.8 million; spoke to having a wonderful experience at the exercise; and having an experienced consultant group which included retired emergency experts.

Council Member Moore inquired on air space safety with the use of drones during the Market. Officer Dulin replied the city did not have an ordinance for drones; and was in the process of developing one.

Chief Shultz spoke to a briefing he attended, discussing drones, in Washington D. C.; said they were a national issue because it was illegal to take an aircraft out of the sky; and to working with the Department of Justice (DOJ).

Ms. Nagem spoke to working with the showrooms during the Market in giving at least a two-week notice if they chose to fly any aircrafts; to the feedback received during the table top exercise; and to questions asked of what they were able or allowed to do during Market.

Mayor Wagner said he was fascinated by the table top exercise; and very pleased with the number in attendance.

Discussion took place regarding the impacts of different scenarios; to discussion topics at the table top exercise; such as having a plan of action put in place; being prepared; safety concerns for Market; and the learning experience that could be applied throughout the city.

Chief Shultz spoke to meeting with churches and organizations; to an upcoming community forum geared toward an “Active Shooter”; voiced appreciation for the cooperation from Guilford County Schools, and High Point University (HPU); and spoke to the incident that happened at HPU and how it was handled and reported by students.

Mayor Wagner spoke to how the incident that happened at HPU was a great example of a positive outcome of working together; and voiced appreciation to how the High Point Police Department (HPPD) handled the incident.

2019-419 Presentation by the High Point Police Department on the SRO (School Resource Officer) Program and Youth Activities

The High Point Police Department will present a presentation on the SRO Program and Youth Activities

Kenneth Shultz, Chief of Police, voiced concerns of 14 and 15 year-old kids involved in homicides; spoke to an event he will be attending through United Way called the African American Initiative discussing the impacts of violence in the community; to having a positive influence on the community; highlighted programs they do at the police department such as the Community Day event held on Saturday; spoke to the attendance of over 400 kids; said they had a partnership with the Boys and Girls club; and the program Police Assisting Little Schools (PALS); said two schools were adopted which involved forming positive relationships with the students; and to “Operation Freeze” where they handed out freeze pops to kids to establish a positive relationship; spoke to the Youth Leadership Programs; and a program with the Housing Authority; and recognized Officer Patrick Welch to speak on the School Resource Officer (SRO) Program and Youth Activities.

Officer Welch spoke to his six years of experience as an SRO; to supporting the program; to the benefits of positive interaction with kids; to the History of the Youth Leadership Academy; said the first class was funded through a small grant through the High Point Community Foundation; after the first year HPU awarded a \$100,000 grant to fund the Academy for five years; spoke to the selection process for the Academy; said the program first aimed at kids who were at risk, then switched to selecting higher achieving students; and introduced the officers who were a part of the SRO unit. Officer Welch continued his discussion regarding what the Academy entails; said the Academy gave the students a broad view of the community through volunteering, and going on educational field trip; the Academy accepted rising 8th, 9th, and 10th graders; stated the students also earned service learning credits hours for school; spoke to having a graduation ceremony when the after completion; and also having a fun day event. Officer Welch said the kids were encouraged to volunteer for the Community Day to encourage and network with students and the community; and introduced two students who have went through the Academy to give their perspective, Nick Pungwa (Award winner for People’s Choice Award), and Yina Morales (Youth Academy 2017 Class).

Nick Pungwa (Student); extended greetings; thanked everyone; spoke to his experience; to the interaction with the other students he met; said he wanted to become a lawyer; spoke to making connections and building relationships with the community; to his volunteer experience in bettering the community; and to making a difference.

Yina Morales, (Student), thanked the SROs for the opportunity to be a part of an amazing program; to positive exposure to the community; spoke to earning service hours for school; to giving back to the community, and being more involved; said she wanted to study Biomedical Engineering in the Air Force after visiting Fort Bragg; and to encouraging other kids to be a part of the program.

Chief Shultz noted the Youth Leadership Academy as being prestigious.

Council Member Williams spoke to the being a guest speaker at an event at the Academy; to it being worthwhile cause; and spoke to how inspiring the kids were.

Mayor Pro Tem Ewing inquired about running second Academy in the course of the summer. Chief Shultz replied they do not have the funding or capacity to do that at this time; spoke to the Housing Authority Youth Development Camp with the Housing Authority Officers; said they focused on exposing the youth to positive career opportunities; to continuing to build positive relationships with kids; to improving the school systems; and to starting the Student Advisory Board where he will meet with students on a quarterly basis discussing concerns in schools, and neighborhoods where the students are able to provide feedback and suggestions.

Closed Session

Council Member Williams moved to go into Closed Session at 4:27 p.m. pursuant to N.C. General Statute 143-318.11(a)(4) Economic Development, and for N.C. General Statute 143-318.11(a)(3) Attorney-Client Privilege. Mayor Pro Tem Ewing made a second to the motion, which carried by a 9-0 unanimous vote.

Upon reconvening into Open Session at 5:16 p.m., Mayor Wagner announced there would be no action or announcements made as a result of the Closed Session.

Adjournment

The meeting adjourned at 5:16 p.m. upon motion duly made by Council Member Hudson and second by Council Member Moore.

Respectfully Submitted,

Jay W. Wagner, Mayor

Attest:

Mary S. Brooks, Deputy City Clerk