

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Oak Hollow Festival Park Site Plan	
FROM: Lee Tillery, Parks & Recreation Director	MEETING DATE: February 8, 2024
PUBLIC HEARING: n/a	ADVERTISED DATE/BY: n/a
ATTACHMENTS: Oak Hollow Festival Park Master Plan Presentation Oak Hollow Festival Park Master Plan Project Narrative	

PURPOSE: Site Plan for Oak Hollow Festival Park. Festival Park and the congruent North Overlook Park serve the City in many diverse capacities including major special events, rowing and regattas, along with passive opportunities along the lake front. The purpose of this plan was to develop an outline for future development, enhancements and additions based on our current programming and explore opportunities for new improvements and amenities.

BACKGROUND: The City contracted with Withers-Ravenel early in 2023 to work with our Parks & Recreation Department to establish a Site Plan for Oak Hollow Festival Park. The project was very thorough and included aspects such as site evaluation and history, meetings with staff and stakeholder groups, along with several opportunities for the public to be involved. This included two public meetings, interaction with our Parks & Recreation Commission, and an online survey. The site evaluation explored aspects associated with hydrology, accessibility, parking and evaluating opportunities to connect Festival Park with the North Overlook to enhance the total park areas while improving accessibility. Finally, we explored avenues to activate more of the open space, improve existing structures, build on opportunities for rowing, and plan for two new playgrounds within the entire park. Two draft plans were evaluated and then a final draft master plan was presented to the Parks & Recreation Commission. This final draft was approved by the Commission at the August 2023 meeting.

BUDGET IMPACT: No current budget impacts. Plan will be utilized for Planning and Budgeting purposes moving forward.

RECCOMENDATION/ACTION REQUESTED: The Parks & Recreation Department recommends approval of Site Plan and asks City Council to formally approve and adopt the plan as well.



OAK HOLLOW/FESTIVAL PARK MASTER PLAN

(HIGH POINT, NORTH CAROLINA)

8 FEBRUARY, 2024

HIGH POINT CITY COUNCIL





SITE INVENTORY: SITE IMAGES

OAK HOLLOW/FESTIVAL PARK MASTER PLAN

(HIGH POINT, NORTH CAROLINA)



SITE INVENTORY: SITE IMAGES

OAK HOLLOW/FESTIVAL PARK MASTER PLAN

(HIGH POINT, NORTH CAROLINA)

OAK HOLLOW/FESTIVAL PARK MASTERPLAN PROJECT TIMELINE

DECEMBER 15, 2022	<div><div><u>MEETINGS WITH CITY STAFF AND STAKEHOLDERS</u></div><div><ul style="list-style-type: none">CITY DEPARTMENT HEADSPARKS AND RECREATION STAFFFRIENDS OF COLTRANE FESTIVALVISIT HIGH POINTTRIAD UNITED ROWINGHIGH POINT UNIVERSITY</div></div>
JANUARY 9, 2023	<div><div><u>COMMUNITY MEETING #1 OPEN HOUSE</u></div><div><ul style="list-style-type: none">35 ATTENDEESPRESENTATION OF SITE ANALYSIS MAPPINGINITIAL SURVEY TO UNDERSTAND COMMUNITY PERSPECTIVE AND NEEDS</div></div>
JANUARY 2023	<div><div><u>COMMUNITY SURVEY</u></div><div><ul style="list-style-type: none">TOTAL SURVEYS 150+SURVEY REVEALED THE FOLLOWING:<ul style="list-style-type: none">87% OF PARTICIPANTS VISIT THE PARK A COUPLE TIMES A YEAR MOSTLY FOR EVENTS WITH UNCLE SAM JAM BEING THE MOST POPULAR.PARTICIPANTS INDICATED THAT FESTIVALS, PLAYGROUND, AND PICNICKING WERE THE TOP REASONS THEY VISIT THE PARK. OTHER POPULAR REASONS FOR VISITING THE PARK INCLUDE LAKE ACTIVITIES LIKE SAILING AND TO JUST RELAX AND LOOK AT THE LAKE.</div></div>
FEBRUARY 2023	<div><div><u>CONCEPT PLAN ALTERNATIVES</u></div><div><ul style="list-style-type: none">TWO ALTERNATIVE PLANS WERE PREPARED AND REVIEWED WITH PARK STAFF AND REVIEW COMMENTS ENABLED PREPARATION OF A SINGLE DRAFT MASTER PLAN.</div></div>
JUNE 12, 2023	<div><div><u>COMMUNITY MEETING #2 OPEN HOUSE / PARKS COMMISSION</u></div><div><ul style="list-style-type: none">6 ATTENDEESPRESENTATION OF DRAFT MASTER PLANSECOND SURVEYPRESENTATION OF DRAFT MASTER PLAN TO PARKS ADVISORY COMMISSION</div></div>
JULY 2023	<div><div><u>SECOND SURVEY</u></div><div><p>SURVEY INDICATED SUPPORT OF RECOMMENDATIONS ILLUSTRATED BY DRAFT MASTER PLAN WITH PLAYGROUNDS AND WALKING TRAILS RISING TO THE TOP</p></div></div>
AUGUST 14, 2023	<div><div><u>PARKS COMMISSION</u></div><div><p>PRESENTATION OF FINAL MASTER PLAN AND OPINION OF PROBABLE CONSTRUCTION COST TO PARKS COMMISSION</p></div></div>



LEGEND

- PROPERTY LINE
- MAJOR CONTOUR (5' INTERVAL)
- PAVED AREA

SITE DATA

- 46 ACRES
- 3920 LF SHORELINE
- 1576 LF DAM
- 2.75 ACRE IMPERVIOUS SURFACE (6%)

SITE INVENTORY: PARK ELEMENTS

OAK HOLLOW/FESTIVAL PARK MASTER PLAN

(HIGH POINT, NORTH CAROLINA)

SCALE: 1" = 100'

0' 100' 200'

CITY OF **high point.**

WithersRavenel
Our People. Your Success.

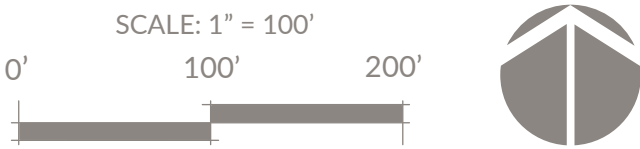


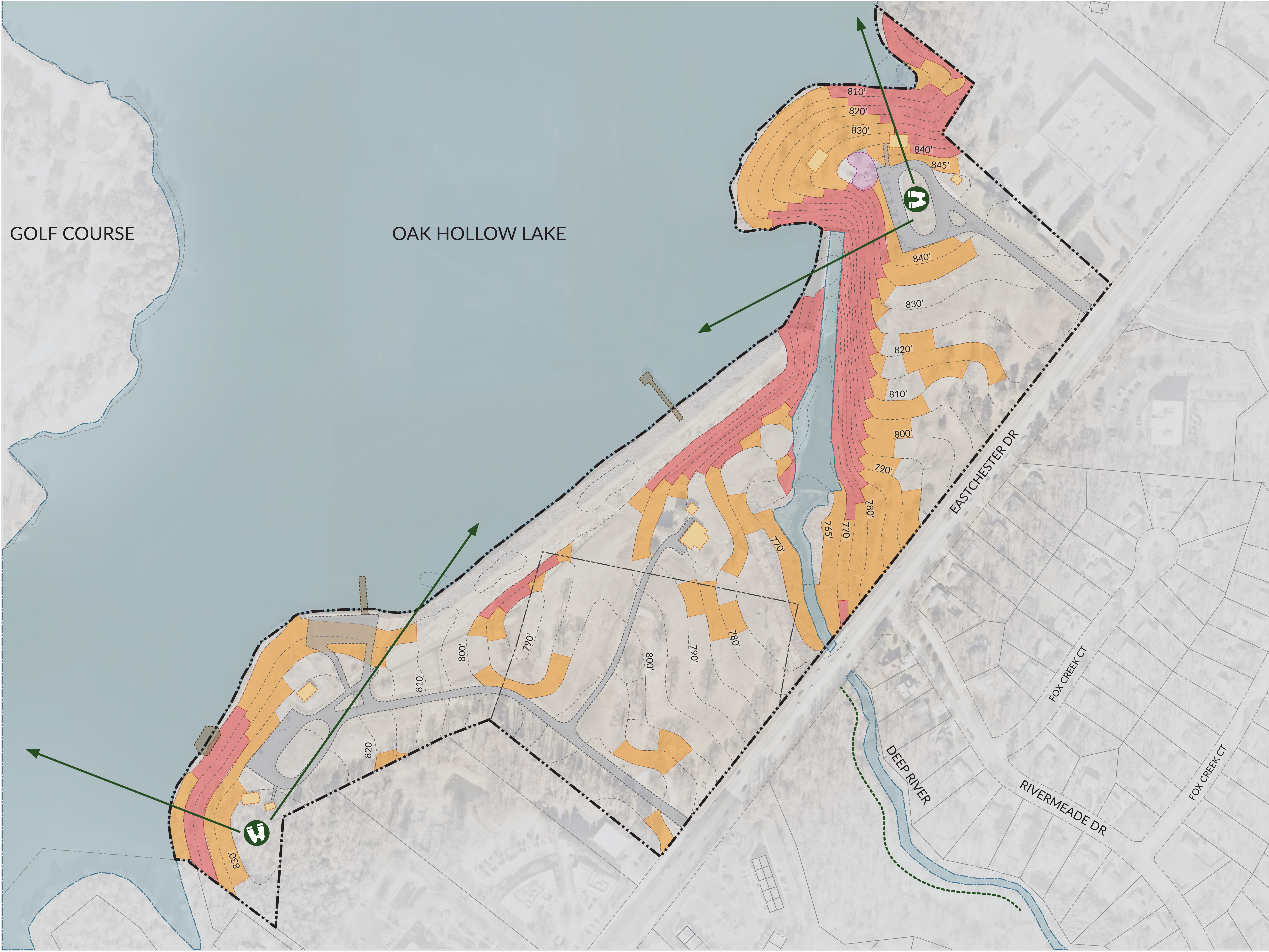
LEGEND

- PROPERTY LINE
- PAVED AREA
- FLOODWAY
- 100 YEAR FLOODPLAIN 1% ANNUAL RISK
- 500 YEAR FLOODPLAIN 0.2% ANNUAL RISK

SITE INVENTORY: HYDROLOGY

OAK HOLLOW/FESTIVAL PARK MASTER PLAN
(HIGH POINT, NORTH CAROLINA)



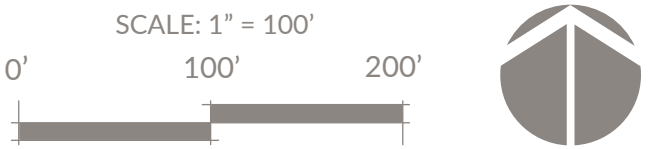


LEGEND

- PROPERTY LINE
- MAJOR CONTOUR (5' INTERVAL)
- PAVED AREA
- 10-20% SLOPE
- >20% SLOPE
- HIGH POINT
- LAKE VIEW

SITE INVENTORY: SLOPE ANALYSIS

OAK HOLLOW/FESTIVAL PARK MASTER PLAN
(HIGH POINT, NORTH CAROLINA)



GOLF COURSE

OAK HOLLOW LAKE

IMPROVED
PLAYGROUND

OPEN SPACE

PARKING
100 SPACES

DESIGN FEATURES

- REMOVES CARS FROM VIEW AREAS
- SIGNIFICANT INCREASE IN PARKING
- NO BOAT HOUSE
- OPP. FOR MULTIPLE STAGES
- CONNECTING WALK SYSTEM
- BOARDWALK
- EXISTING STRUCTURES/USES REMAIN IN PLACE
- REFORESTATION

TEMPORARY
STAGE (3)

WALKING PATH
OVER 1 MILE

150' LONG BOARDWALK
ELEVATION 770.0

REFORESTATION
GROVE

PARKING
140 SPACES

OPTION A
2.23.23

OPEN
SPACE

LOW
AREA

GATE

FOX CREEK CT

RIVERMEADE DR

FOX CREEK CT

DEER CREEK

SCALE: 1" = 100'
0' 100' 200'



OAK HOLLOW/FESTIVAL PARK MASTER PLAN

(HIGH POINT, NORTH CAROLINA)



OPTION B
2.23.23

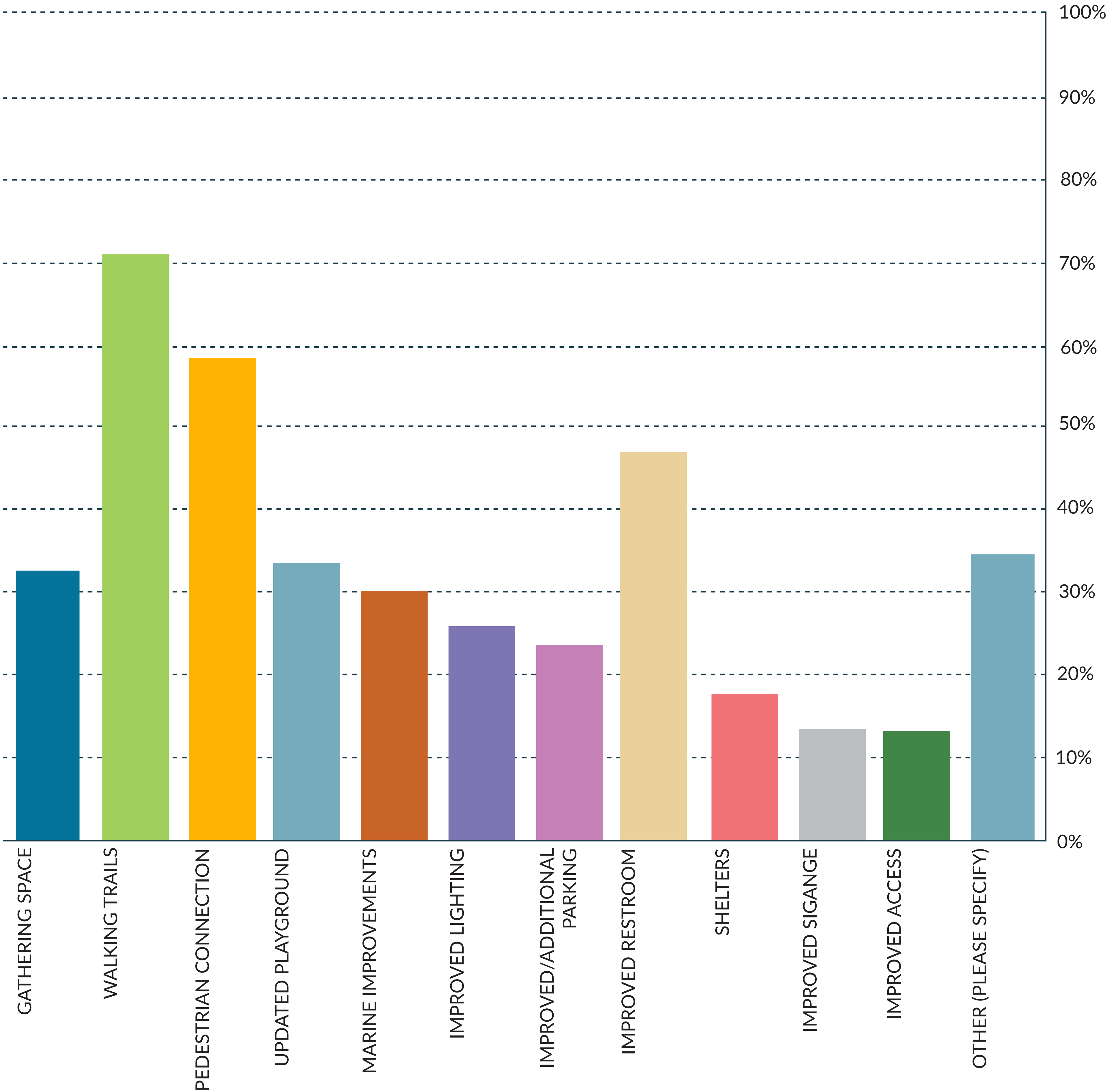
SCALE: 1" = 100'
0' 100' 200'

OAK HOLLOW/FESTIVAL PARK MASTER PLAN COMMUNITY SURVEY

Q9

WHAT IMPROVEMENTS AND/OR NEW FACILITIES/AMENITIES WOULD YOU LIKE TO SEE MADE? PLEASE CHOOSE AS MANY OPTIONS AS YOU WISH.

ANSWER: 89 SKIPPED: 62



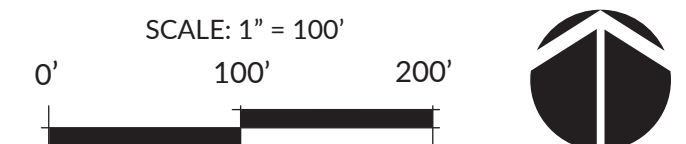


LEGEND

- PROPERTY LINE
- ... MAJOR CONTOUR (5' INTERVAL)
- 01 ENTRY DRIVE
- 02 PARKING
- 03 EXISTING SHELTER
- 04 PROPOSED SHELTER
- 05 EXISTING STAGE
- 06 POTENTIAL STAGE
- 07 EXISTING RESTROOM
- 08 NEW PLAYGROUND
- 09 TEMPORARY STAGE
- 10 WALK
- 11 BOARDWALK/OPTION A
- 12 PEDESTRIAN BRIDGE/OPTION B
- 13 BOARDWALK OVER SCM
- 14 VIEWPOINT
- 15 DOCK
- 16 PAVED AREA
- 17 DAM
- 18 SPILLWAY
- 19 INTAKE STRUCTURE
- 20 NEW RESTROOM

DRAFT MASTER PLAN

OAK HOLLOW/FESTIVAL PARK MASTER PLAN



OAK HOLLOW FESTIVAL PARK AND NORTH OVERLOOK MASTER PLAN COMMUNITY SURVEY

Q1

WHAT ARE YOUR FAVORITE PARTS OF THE PLAN?

ANSWERED: 28 SKIPPED: 1

1. LOVE THE ADDITIONAL **PLAYGROUND!** 8/6/2023 7:27 PM

2. I LOVE THAT AN INVESTMENT IN IMPROVEMENTS IS BEING MADE OVERALL. I LOVE THIS PARK, ESPECIALLY THE OVERLOOK SIDE. IT'S SO PEACEFUL AND BEAUTIFUL. I LIKE THAT IMPROVEMENTS ARE PLANNED FOR THE **PLAYGROUND** AND I LIKED THE IDEA OF THE ADDED **WALKING TRAIL.** 8/4/2023 11:51 PM

3. IMPROVED **WALKING PATH** BETWEEN SIDES OF THE PARK. 8/4/2023 5:38 PM

4. WALKING CONNECTING 2 PARKS AND NEW **PLAY GROUND** 8/3/2023 12:55 AM

5. THE NEW PLAYGROUND 8/2/2023 8:29 PM

6. I LOVE THE PLAN TO MAKE IT **WALKABLE.** I'VE WANTED THAT FOR A WHILE NOW AND IT WILL BE NICE TO BE PAVED SO I CAN USE A STROLLER. I ALSO LIKE THE IDEA OF NEW OR UPDATED PLAYGROUNDS.
8/2/2023 8:01 PM

7. **WALKWAYS** CONNECTING THE TWO AREAS AND THE ADDITIONAL PLAYGROUND.
8/2/2023 5:29 PM

8. EXPANDED PARKING AND MORE **PLAYGROUNDS** 8/2/2023 3:49 PM

9. LOVE THE **WALKING PATH** AND NEW **PLAYGROUND** 8/2/2023 1:16 PM

10. IT'S ON/NEAR THE WATER 8/2/2023 1:13 PM

11. THE **WALKWAY!** 8/2/2023 10:48 AM

12. THE NEW POTENTIAL STAGES, THE NEW **PLAYGROUNDS** AND THE BOARDWALK 8/2/2023 10:14 AM

13. THAT IT CREATES AN ACTUAL PARK RATHER THAN, AS NEAR AS I CAN TELL, A PARKING LOT. 8/2/2023 9:26 AM

14. MORE **WALKING PATHS** WOULD BE GREAT. 8/2/2023 4:48 AM

15. THE BRIDGE CONNECTING THE TWO SPACES AND THE SIDEWALK ON EASTCHESTER.
- 15 THE BRIDGE CONNECTING THE TWO SPACES AND THE SIDEWALK ON EASTCHESTER.
8/2/2023 4:47 AM

16 PICNIC AREAS AND **PLAYGROUND** AREAS . 8/2/2023 3:07 AM

17 CONNECTING THE PARKS, NEW **PLAYGROUND,** INCREASED PARKING 8/1/2023 11:37 PM

18 MORE ACCESS FOR DIFFERENTLY ABLED BODIES 8/1/2023 10:01 PM

19 THE UPDATED BATHHOUSES 8/1/2023 8:28 PM

20 **PLAYGROUND** UPDATED 8/1/2023 7:58 PM

21 THE **PLAYGROUND** IMPROVEMENT AND NEW PLAYGROUND 8/1/2023 7:56 PM

22 THE IDEA THAT THE TWO PARKS WILL BE **CONNECTED.** 8/1/2023 7:56 PM

23 **PLAYGROUNDS** AND TRAILS 8/1/2023 6:42 PM

24 I LOVE THE IDEA OF THE PARKS BETTER **CONNECTING WITH THE PATH** AND BRIDGE. I PREFER OPTION A FOR THE BRIDGES BECAUSE IT'S FURTHER FROM THE ROAD AND MORE PEACEFUL/LESS SCARY FOR KIDS. 8/1/2023 6:25 PM

25 NEW **PLAYGROUNDS,** EXTRA PARKING AND WALKING TRAILS. 8/1/2023 6:16 PM

26 **WALKING** LOOP IS A GREAT ADDITION TO MAKE MORE USE OUT OF THE SPACE. 8/1/2023 5:24 PM

27 THE **WALKING PATH** AND BOARDWALK TO CONNECT BOTH SIDES. 6/22/2023 4:48 PM

28 10 & 11 I LOVE THAT YOU COULD **PARK ON ONE SIDE AND STILL ACCESS THE OTHER!**
6/14/2023 8:25 PM

Oak Hollow/Festival Park Master Plan - 45.7 Acres		Unit	Quantity	Unit Cost	Subtotal	
A. General						
2	Staking and Layout	lump sum	1	\$15,000.00	\$15,000	
B. Demolition						
1	Pavement removal	sq. yard	12,304.0	\$25.00	\$307,600	
2	Playground removal	Allowance	1	\$15,000.00	\$15,000	
3	Utility removal	Allowance	1	\$40,000.00	\$40,000	
Subtotal:					\$362,600	
C. Grading/ Drainage						
1	Site Grading	acre	22.0	\$20,000.00	\$440,000	
2	Erosion Control	Allowance	1	\$25,000.00	\$25,000	
3	Drainage infrastructure	Allowance	1	\$40,000.00	\$40,000	
4	Construction Entrance	each	2	\$2,500.00	\$5,000	
Subtotal:					\$510,000	
D. Buildings and Structures						
1	New Restroom	allowance	1	\$300,000	\$300,000	
2	Restroom Renovation	allowance	2	\$150,000	\$300,000	
3	Shelter	allowance	1	\$200,000	\$200,000	
4	Bridge	LF	130	\$5,000	\$650,000	
4	Boardwalks	LF	300	\$500	\$150,000	
Subtotal:					\$1,600,000	
D. Hardscape						
1	Concrete Walks	sq. yard	11,532	\$60.00	\$691,920	
2	Parking/Drive (Asphalt) w striping	sq. yard	13,924	\$45.00	\$626,580	
3	Curb and Gutter	LF	2,386	\$24.00	\$57,264	
Subtotal:					\$1,375,764	
E. Playground (2)						
1	Playground Edge	linear foot	600	\$20.00	\$12,000	
2	Playground Surfacing	sq. foot	5,000	\$22.00	\$110,000	
3	Play Equipment	Allowance	1	\$400,000.00	\$400,000	
Subtotal:					\$522,000	
F. Park Amenities						
1	Benches	each	40	\$1,000.00	\$40,000	
2	Trash Receptacles	each	15	\$500.00	\$7,500	
3	Signage	allowance	1	\$20,000.00	\$20,000	
Subtotal:					\$67,500	
G. SCMs						
1	SCMs	each	2	\$30,000.00	\$60,000	
Subtotal:					\$60,000	
H. Utilities						
1	Electrical	allowance	1	\$100,000.00	\$100,000	
2	Water	allowance	1	\$150,000.00	\$150,000	
3	Sewer	allowance	1	\$150,000.00	\$150,000	
4	Lighting	allowance	1	\$100,000.00	\$100,000	
Subtotal:					\$500,000	
I. Landscape						
1	Trees	each	50	\$2,000.00	\$100,000	
3	Seeding / groundcover	sq foot	400,000	\$1.25	\$500,000	
Subtotal:					\$600,000	
Oak Hollow/Festival Park Subtotal					\$5,612,864	
Contingency						
1	Mobilization and General Conditions	lump sum	1		\$420,965	7.5% of subtotal
2	Design/Engineering Services	lump sum	1		\$673,544	12% of subtotal
3	Construction Contingency	lump sum			\$1,122,573	20% of subtotal
TOTAL:					\$7,829,945	

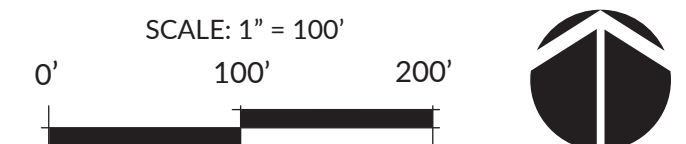


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FINAL MASTER PLAN

OAK HOLLOW/FESTIVAL PARK MASTER PLAN



Oak Hollow/Festival Park Master Plan

Project Narrative

The Master Plan for Oak Hollow/Festival Park illustrates a vision that reinvents the park for festivals and events as well as everyday use. Improvements are focused on enhancing the park's ability to accommodate festivals and increasing everyday recreation opportunities, making the park more accessible.

The plan reflects community engagement as well as input from city staff and stakeholder groups. Meetings were held with key stakeholders and 2 community meetings were held to solicit input as the plan developed. On-line surveys were also provided to gather community perspective on current issues, recreational needs, aspirations, and priorities. As part of the process, alternative concepts and ideas for park improvements were prepared and made available to identify preferences. During the process, plans for the park were also presented to and approved by the City of High Point's Parks & Recreation Commission Board.

Continuing to support festivals and events like the 2-day Coltrane Jazz Festival, regattas and holiday gatherings is a primary focus of the plan. To accommodate the expansion of festivals, the plan includes increased parking, a connecting walkway system, and the definition of spaces for performances. Five locations for temporary stages for festivals are strategically sited, utilizing existing grade as natural amphitheaters. Areas traditionally used to stage regattas remain.

Parking areas and associated drives on both sides of the spillway were reconfigured and expanded, increasing parking from 45 to 166 spaces, 104 on the west side and 62 on the east side. A view of the lake from the parking area on the east side is maintained by the master plan.

The walkway system connects both sides of the park across the Deep River benefiting both festivals and everyday use. Two pedestrian connections are illustrated. One parallels Eastchester Road, while the other is internal to the park, crossing the river just south of the spillway. In addition to connecting the two sides of the park, walkways eliminate the need for blocking off the road during festivals, define spaces for gathering and performance and provide the everyday visitor with an enhanced experience. The system creates a walk that is nearly a mile from one end of the park to the other. The circle loop of the west side of the park is one-third of a mile. All walkways are accessible and include designated areas to enjoy the views of the lake.

In addition to restructuring the park with the new walkway system and the defining specific spaces the master plan also recommends the following improvements:

- Replacement of the existing playground and the addition of a new playground. Each playground will be inclusive and offer play experiences for children of all ages.
- Renovation of restroom facilities / New restroom facilities
- Picnic facilities / shelters
- Enhanced landscaping
- Lighting
- Site amenities, benches / trash receptacles
- Identity / Wayfinding Signage
- Stormwater treatment facilities (2 ponds)
- Utility Infrastructure (electrical, sewer and water)

