



OPENING TOMORROW
SATURDAY, MAY 27th
CITY LAKE
Swimming Pool & Amusement Park

TAKE A DIP IN THIS BEAUTIFUL 1,250,000 GALLON POOL

REFRESHMENT PARLOR
 SANDWICHES, COLD DRINKS, ETC.
Special Attention to Clubs and Parties for Outings

MODERN BATH HOUSES, SHOWERS, LOCKERS
LIFE GUARDS.....
Safe and Sanitary

ONLY 5 MINUTES DRIVE FROM HIGH POINT ON GREENSBORO HIGHWAY.

..... POOL OPENS

MONDAY, TUESDAY, WEDNESDAY, THURSDAY, FRIDAY — 9 A. M. UNTIL 10 P. M.
 SATURDAYS: 9 A. M. UNTIL 10:30 P. M. — SUNDAYS: 1 P. M. UNTIL 10 P. M.

ADMISSION: - - ADULTS 25c - - CHILDREN 15c

\$5.00 BOOK ADULT TICKETS \$3.50 \$1.50 BOOK CHILDREN TICKETS \$1.00

LINDALE....
DAIRY PRODUCTS
WILL BE SOLD EXCLUSIVELY
 —AT THE—
CITY LAKE
 REFRESHMENT STAND
At the Same Low Prices as Our Up Town Store
 Jumbo Ice Cream Cones - Nut Sundae
 10¢ Flakes - Chocolate - Don Cakes

ENJOY DELICIOUS HOME
COOKED FOOD
 —AT THE—
CITY LAKE
DINING ROOM
 COMPLETELY RENOVATED • EVERYTHING
 BRAND NEW THROUGHOUT
 UNDER PERSONAL SUPERVISION OF
MRS. D. A. NEESE



High Point City Lake Park Master Plan

October 7, 2019



High Point City Lake Park

- Most visited park in High Point
 - Swimming pool and water slides
 - Swim lessons, pool rentals
 - Train, carousel, mini-golf
 - Marina
 - Tour boat
 - Kayak, stand up paddle board, paddle boats, fishing boat rentals
 - Fishing
 - 10 picnic shelters
 - 2 playgrounds
- 243.3 acres land
- 277.32 acres Arnold J. Koonce, Jr. City Lake
- Average annual attendance 220,000 visitors

History of High Point City Lake Park

1928

Discussions began to open park at Deep River Dam

1935

Largest pool in the south and amusements opened to the public

1936

Junior League of High Point donated \$100 to install playground equipment

1953

Miniature train purchased by the Rotary Club was installed

1954

The Exchange Liner" launched to give cruises and tours

1961

Open air pavilion was enclosed to become the department's first gymnasium

1961

Softball field and shelters were built, roadways and restrooms updated

History of High Point City Lake Park

1976

A new train replaced the original from 1953

1994

A master plan was completed

2001

Playgrounds were updated for safety

2013

Boat dock was replaced

2014

New restrooms built at Camp Ann

2017

A new train engine was donated by High Point University

2019

A new site master plan was completed



Master Plan Process

- Site Inventory
- Community Engagement
- Design Alternatives
- Final Master Plan
- Implementation



Site Inventory

- Location
- History
- Resources
 - Natural & Cultural
 - Soils & Hydrology
 - Stormwater
- Access & Accessibility
- **Facilities & structural assessment**
- Pool assessment



Gymnasium Assessment

- No HVAC
- ADA deficiencies in restrooms
- Canopies need further assessment
- Evidence of water damage
- Finishes have reached the end of their lifespan



Locker Rooms and Concessions Assessment



- Showing signs of age
- Evidence of room leaks/water damage on walls, ceilings and light fixtures
- ADA deficiencies in restrooms
- Underside of canopies leading into the locker rooms is showing signs of failure due to age
- Interior finishes need updating

Swimming Pool History



1935

- Pool opened June 28, 1935 Largest pool in the southeast United States
- 50 meter swimming lanes
- 1, 3, & 5 meter diving platforms Wading pool
- Large bathhouse and showers

- Renovations were made
- Diving platforms were removed
- Zero entry, accessible entrance was added

1994



2003

- New liner was installed

- Wading pool was filled in
- Shade structures and picnic area were added

2014





Pool Assessment

- Entrance is difficult to locate
- Need clearly marked accessible routes from parking lots
- Mechanical system needs to be replaced (pumps, filters, pipes)
- Gutter system is obsolete and needs to be replaced
- Pool liner needs to be replaced
- Need to improve accessibility





Other Assessments

- Picnic shelters are in good condition
- Restrooms need to be studied for ADA compliance
- Exterior of marina building in good condition
- Mendenhall Store will require significant improvements to be used daily
- Jamestown Friends Meeting House needs repairs to ensure preservation of its historical value





Community Engagement

Public Open House

- November 15, 2018
- Public Opinion Survey- 424 responses

High Point Parks & Recreation Commission Meetings

- January 14, 2019
- April 8, 2019

Staff Collaboration

- December 12, 2018



Public Opinion Survey

424 responses

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 total votes
- Covered Vendor or Food Truck Area – 107 total votes
- 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

Public Opinion Survey

424 responses

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
- Traditional swimming pool
- Splash pad

Pool Feature Improvements (top five chosen improvements):

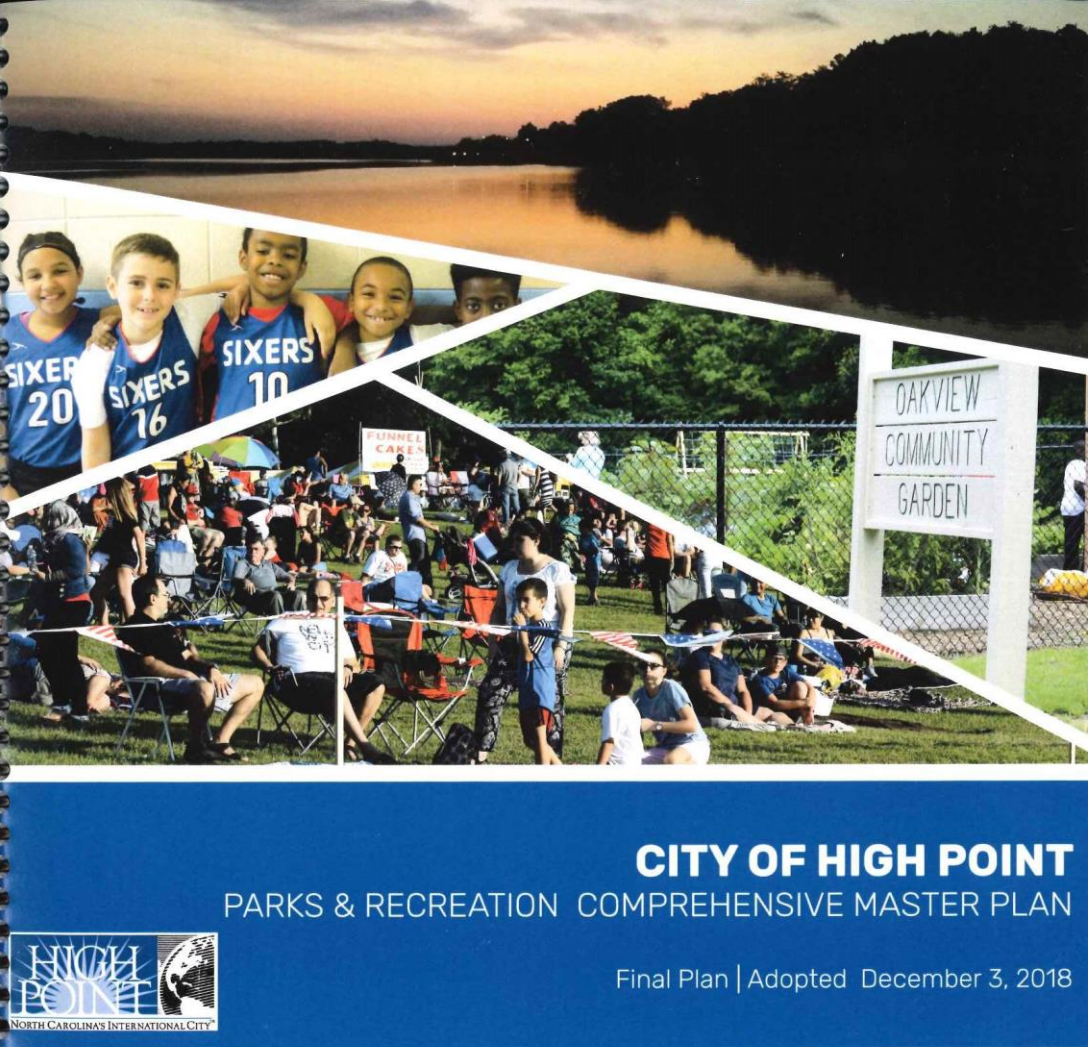
- Lazy river
- Zero depth entry
- Water play structures
- Traditional water slides
- Interactive water sprays



Concept Theme

Building on our History

- Honor the park's past
- Include architectural elements reminiscent of the rail era
- Retain the footprint of the pool
- Repurpose the gymnasium
- Connection to nature
- Improve accessibility throughout the park



Comprehensive Master Plan Objectives

Parkland

- 1.2 –Provide more signed exercise or walking loop trails within individual parks: Incorporate looped trails into the High Point City Lake Park Master Plan update
- 1.3 –Maintain safe, accessible and inclusive parks
- 1.5 –Develop and update master plans for outdated parks: Create a master plan for High Point City Lake Park
- 1.8 –Add amenities and facilities residents identified as priority investments such as nature trails: Install 4.4 miles of new natural surface trails
- 1.9 –Complete feasibility study for trail connector between High Point City Lake Park and Piedmont Environmental Center
- 2.2 –Expand the variety of all-inclusive amenities
- 5.5 –Identify opportunities to integrate the City's history into park placemaking

Facilities

- 1.1 –Repair or replace damaged building systems
- 2.1 –Incorporate American Disabilities Act improvements into existing facilities
- 3.4 –Recapture underutilized spaces for additional program space

Programming

- 1.2 –Expand existing and develop new programs in the Core Program Areas of: Outdoor Adventure/Nature Education



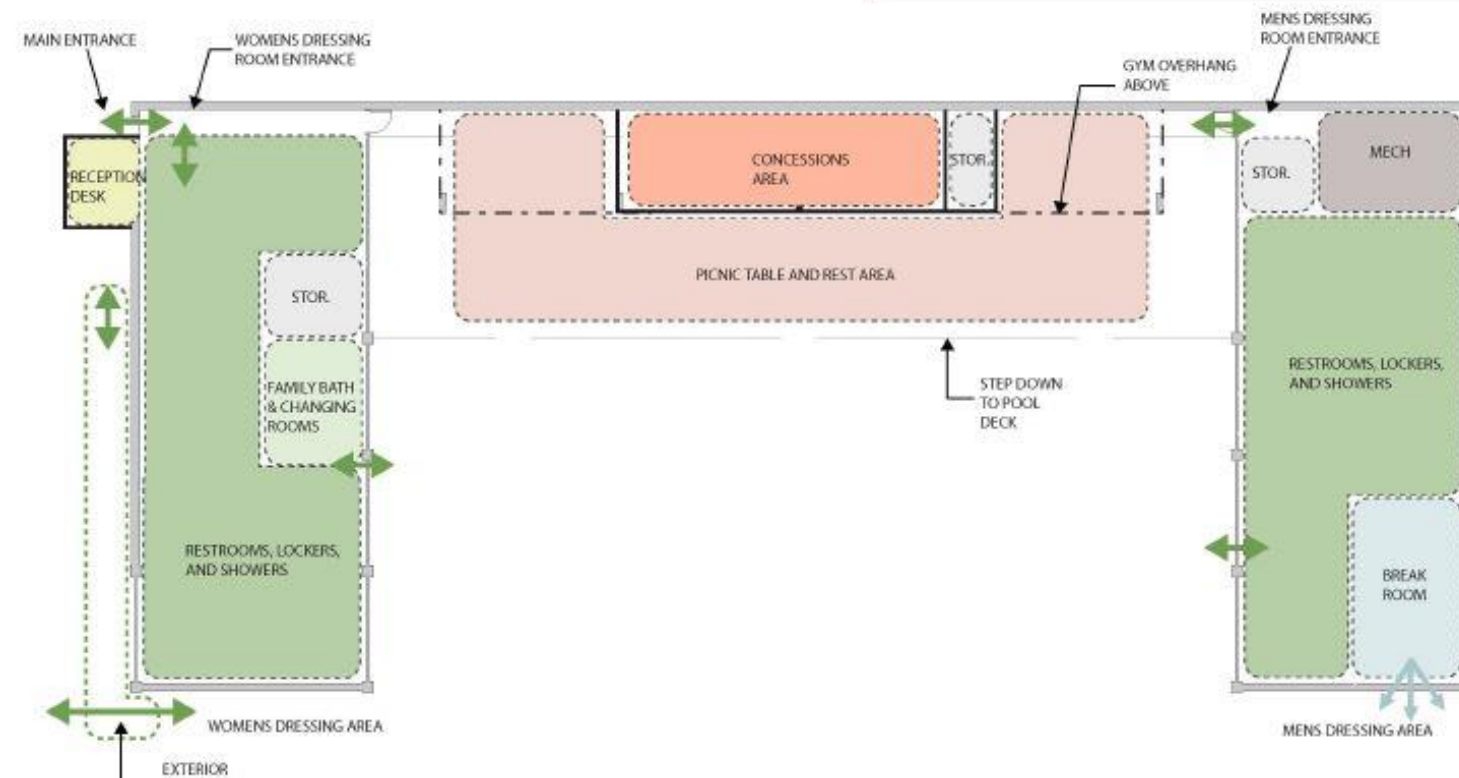
Pool Recommendations



- Replace mechanical systems for pool and water slides (surge tanks, circulation pumps, filters, chemical controllers, and supplemental sanitation system)
- Update and upgrade locker rooms, adding a family changing area
- Install new ADA accessible lift and update access in the pool
- Install shade on existing deck
- Create a new interactive splash pad
- Create new lazy river in existing pool
- Create a climbable play structure
- Install new interior liner for existing pool
- Update pool deck and drainage system
- Create new dual water slide complex

Locker Room/Concession Recommendations

LOCKER ROOM LAYOUT

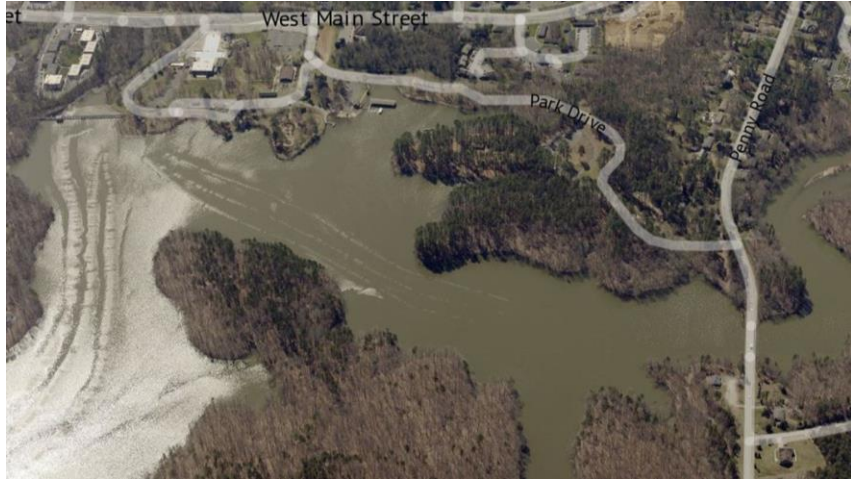


- Entry to pool provided through the building at the main entrance and through an exterior pool gate
- Concessions centralized near picnic area
- Break room/lifeguard office hidden while still providing views of the pool
- Family changing room located near the picnic and rest area



Gymnasium Recommendations

- Meeting and event space
- Access to the pool overlook from the event space
- Restrooms
- Kitchen for event use
- Storage
- Office space for park staff overlooking the great lawn
- 86% of responses to survey wanted indoor meeting space with a kitchen



Bridge to Piedmont Environmental Center

- Bridge over Arnold J. Koonce, Jr. City Lake
- 10 feet wide, 415 linear feet
- Connection from High Point City Lake Park to Piedmont Environmental Center
- Connection to the High Point and Bicentennial Greenways
- Natural trails
- Regional destination





The Depot

- Architecture inspired by High Point Train Station
- Restrooms
- Concessions
- Picnic shelter
- Ticket office
- Phase 2



Phase 1 Cost



- 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



Phase 2 Costs

- Demolition work (sidewalks, parking lots, roads, structures, haul and dispose)
- Earthwork (earth moving, sediment and erosion control)
- Terrain Park (pump track mountain bike trails)
- Adventure course and 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)
- Maintenance building and shop yard
- Roadway and infrastructure (road alignments, parking lots, drainage and stormwater)
- Playground equipment
- Enhanced landscaping and rehabilitated landscape areas

Phase 2 total Construction Cost = \$9,520,064



	Shelters	Parking Spaces
Currently	10	376
Total after renovation	15	526
Difference	+5	+150



NOTES:

1. This concept plan is preliminary in nature and subject to change.
2. All base data has been provided by Guilford County GIS and should be confirmed with a topo and boundary survey prior to development of construction drawings.
3. This concept diagram does not consider subsurface conditions such as utilities, unsuitable soils, rock or other elements that may influence the park configuration or location of amenities. A preliminary soils, Geotech or similar investigations should inform the final concept design.
4. Conceptual pool design by Water Technology Institute, Inc.



HIGH POINT CITY LAKE PARK MASTER PLAN

WEST MAIN STREET & PENNY ROAD
HIGH POINT, NORTH CAROLINA

MASTER PLAN RENDERING

MAY
2019

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03





ARNOLD KOONCE, JR. CITY LAKE

PARK AMENITY LEGEND

- A > EXISTING MENDENHALL GENERAL STORE
- B > EXPANDED PARKING LOT
- C > OVERFLOW PARKING AREA
- D > NATURALIZED AREA
- E > ALL-INCLUSIVE PLAYGROUND
- F > THE GREAT LAWN
- G > STAGE, PLAZA AND EVENT SPACE
- H > EXPANDED PARKING & FOOD TRUCK SPACE
- I > POOL ENTRY PLAZA
- J > POOL SERVICE ENTRY
- K > EXISTING AMPHITHEATER
- L > LAKE FRONT PICNIC SHELTERS
- M > THE DEPOT
- N > NEW CAROUSEL
- O > EXISTING PLAYGROUND
- P > GAZEBO
- Q > EXISTING CEMETERY
- R > RESTROOM AND PICNIC PLAZA
- S > BOAT LAUNCH & MARINA
- T > EXISTING PICNIC SHELTER

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PARK AMENITY LEGEND

- A > EXISTING PICNIC SHELTERS
- B > EXISTING PLAYGROUND
- C > PROPOSED PICNIC SHELTER
- D > EXISTING RESTROOM BUILDING
- E > POSSIBLE STORMWATER FEATURE
- F > OVERFLOW PARKING AREA
- G > MAINTENANCE BUILDING & SHOP YARD
- H > OUTFITTERS STATION
- I > ADVENTURE COURSE
- J > TREE TOP TRAILS
- K > PUMP TRACK
- L > MOUNTAIN BIKE LOOP
- M > WALKING/RUNNING LOOP
- N > BRIDGE CONNECTION TO BICENTENNIAL GREENWAY

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HIGH POINT CITY LAKE PARK MASTER PLAN

WEST MAIN STREET & PENNY ROAD
HIGH POINT, NORTH CAROLINA

CAMP ANN RENDERING

MAY
2019

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Questions