

MAYER PARK MASTER PLAN

City of Greensboro Parks & Recreation | January 2021



ACKNOWLEDGEMENTS

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RESOLUTION ADOPTING THE CITY OF GREENSBORO MAYER PARK MASTER PLAN

WHEREAS, Mayer Park, a 3.5 acre neighborhood park located at 135 Poe Street was officially dedicated in September 1973;

WHEREAS, the park was originally developed with Land and Water Conservation Fund (LWCF) and further renovated in 1976 through fundraising of a local community organization;

WHEREAS, the park contains a playground, basketball court, tennis court in disrepair, shelter and open play field;

WHEREAS, in August, 2020, the City sold drainageway and open space property at 1716YY and 1718YY Sherwood Street for a new apartment complex that will abut the park and cater to UNCG off campus student housing;

WHEREAS, the Mayer Park master plan reinforces the near term goals for the enhance recommendations of Plan2Play to bring up the basics;

WHEREAS, Plan2Play provides guidance that neighborhood parks should begin to reflect the character of the neighborhood they serve and offer recreational opportunities that represent the preferences of local residents;

WHEREAS, the City of Greensboro completed two community engagement sessions with students in the UNCG Community and Therapeutic Recreation (CTR) Department, and three separate park visits for engagement interviews with participants all of whom live in neighboring houses and apartment complexes;

WHEREAS, based on census data, the neighborhood has grown more dense and younger in population over the park's 47 years of existence;

WHEREAS, the master plan completed in January 2021 serves as a guiding document for a much needed park renovation to include an accessible entry and connective walkways, a grill and chill zone, a fitness and play area, and a dog park;

WHEREAS, the Parks and Recreation Commission approved the master plan at the March 10, 2021 meeting; and

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1.0 LOCATION & HISTORY

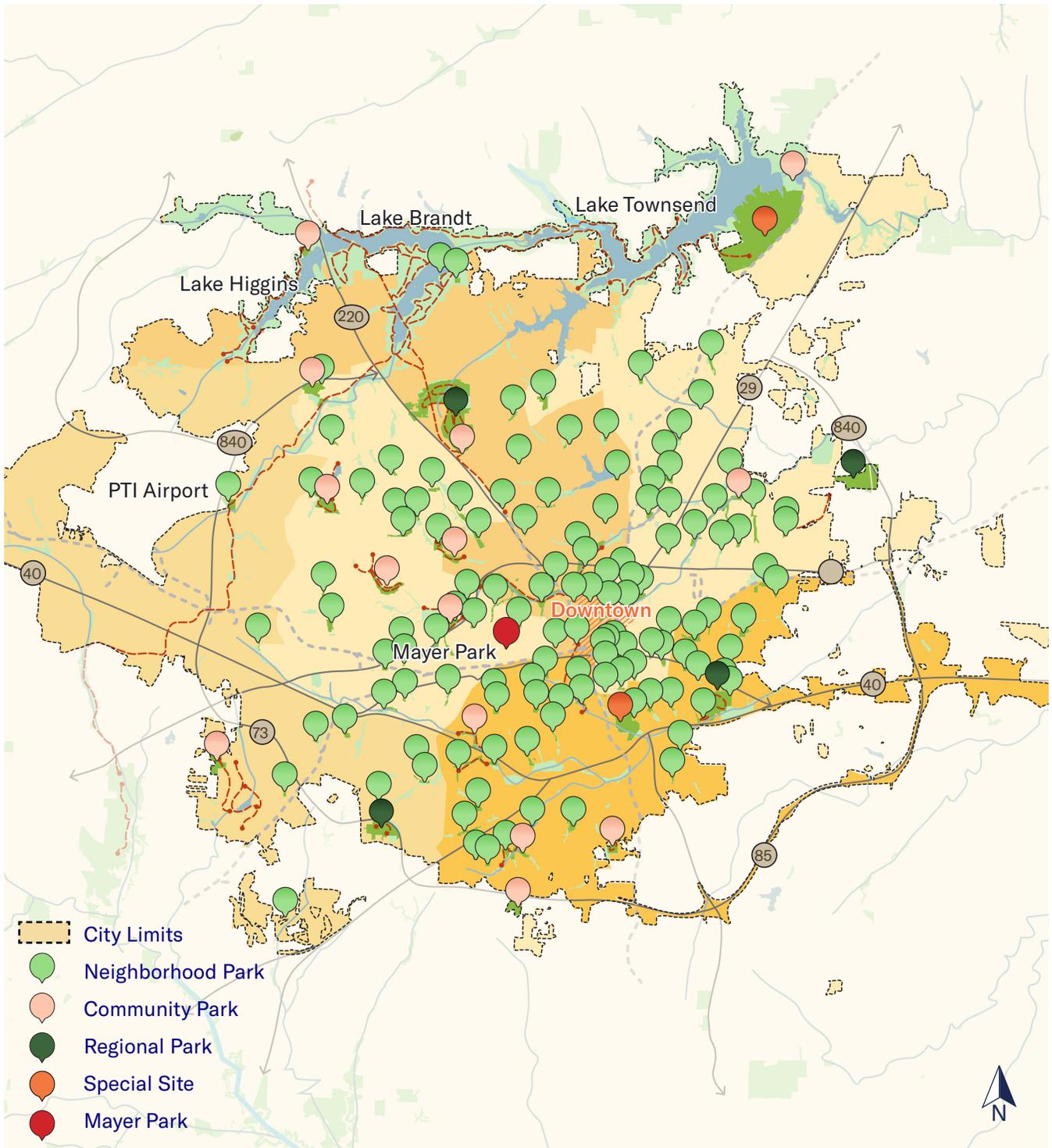


Figure 1 - Map showing park types, and location of Mayer Park within the City of Greensboro, NC.

Location

Robert F. Mayer Park is a neighborhood park located at 135 Poe Street in Greensboro, North Carolina. The 3.5 acre park contains a playground, small shelter, basketball court, tennis court and an open play field. Mayer Park needs a significant renovation. This need is due in large part to aging facilities, shifting neighborhood trends, and ideas generated by the City of Greensboro Parks and Recreation Department's recently completed comprehensive master plan, *Plan2Play*.

The City has committed to creating parks that are proximate to all community members. As a result, the city boasts 110 neighborhood parks. By intent, these parks are largely identical in recreational opportunities, providing equity but often lacking in interest. *Plan2Play* provides guidance that neighborhood parks should begin to reflect the character of the neighborhood they serve and offer recreational opportunities that represent the preferences of local residents.

The neighborhood surrounding Mayer Park has steadily become more densely populated with housing serving the University of Greensboro (UNCG) off-campus student population. This has resulted in less open space and an overall younger neighborhood demographic. These factors make this an exciting time to re-imagine the future of Mayer Park.

History

The 3.5 acre park was officially dedicated on September 15, 1973. The park was originally funded with a grant from the Land and Water Conservation Fund (LWCF). Notable improvements occurred through acreage expansion in 1975 and a tennis court and playground equipment were added in 1976 through the fundraising of a local community organization.

The park is named after Reverend Robert F. Mayer. Reverend Mayer was a pastor at the Ebenezer Lutheran Church in Greensboro and served as Chair of the Concerned Citizens for Schools founded in 1971. As Chair of the Concerned Citizens for Schools, Reverend Mayer devoted considerable effort to the integration of public schools within Greensboro through his advocacy.



Figure 2 - Image of Mayer Park opening in 1973.

2.0 NEIGHBORHOOD CONTEXT



Figure 3 - Neighborhood context map for Mayer Park.

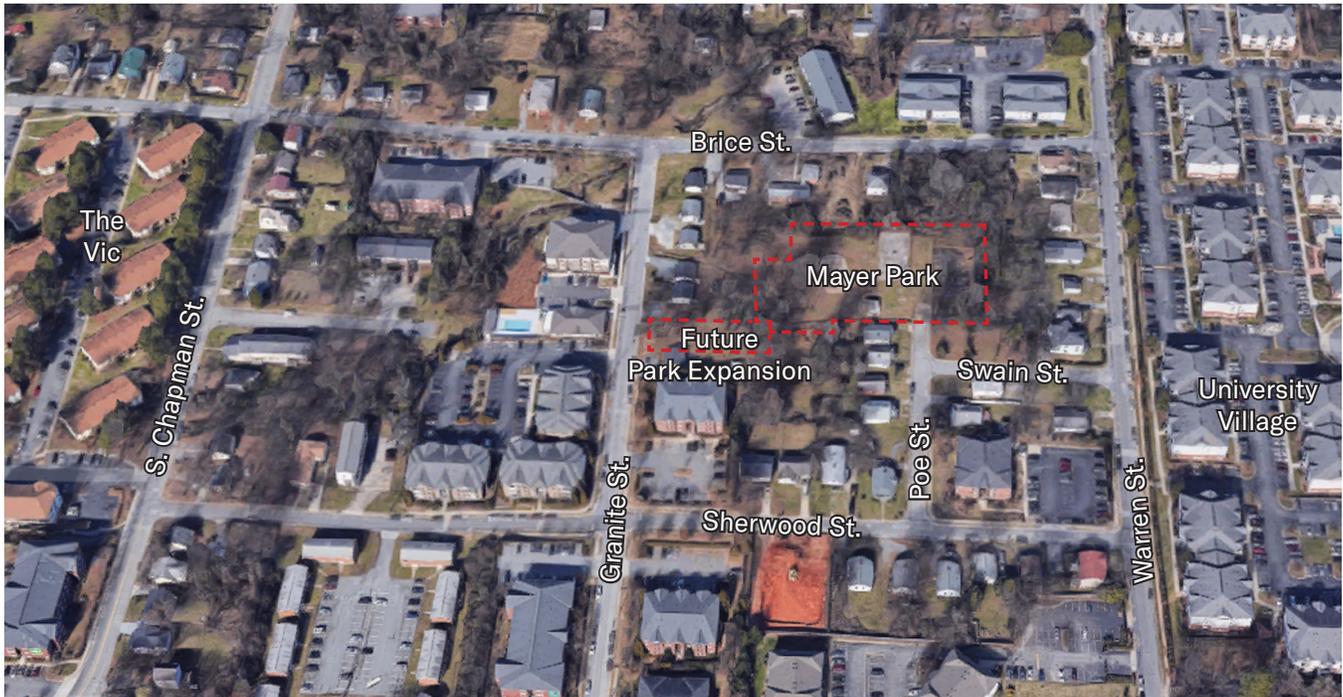


Figure 4 - Bird's eye view of Mayer Park.

Neighborhood Context

Mayer Park is located within the Brice Street Area on the far east side of the Lindley Park Neighborhood. The park is approximately a quarter mile from the UNCG campus. While smaller single-family homes were once the neighborhood staple, a number of larger apartment complexes catering to student housing have been built within the neighborhood in recent decades.

A new apartment complex will soon be constructed on Granite Street that will abut the park. This complex will add additional eyes on the park and increase the need for recreational space. Other notable adjacent apartment complexes include The Vic and University Village. These neighborhood

apartment complexes are notable for their large size and relative lacking of outdoor recreation space for residents and pets.

One challenge for Mayer Park is limited access. Embedded within a neighborhood block, and lacking in sidewalk connections and quality amenities that respond to local residents needs, the park is often forgotten or hard to find.

The City of Greensboro currently owns a narrow linear parcel that connects Granite Street to Mayer Park. They are in the process of officially incorporating this property into the park. This will create a new connection point to the neighborhood and provide the park with street presence.

82% of nearby residents are young adults.

2019 population by age within a 10-minute walk of the park.

Ages 15-24 = 65%

Ages 25-34 = 14%

Most nearby housing units are renter occupied

2019 housing units within a 10-minute walk of the park.

Owner Occupied = 13.4%

Renter Occupied = 82.5%

76% of nearby residents live in non-family households.

2010 population by relationship and household type within a 10-minute walk of the park.

Family Households = 22.8%

Non-Family Households = 76.5%

All Households with Children = 7.9%

A quarter of nearby households have dogs.

2019 households within a 10-minute walk to the park that have at least one dog.

Dog Ownership = 25.6%



Figure 6 - Dog owners could benefit from a dog park.

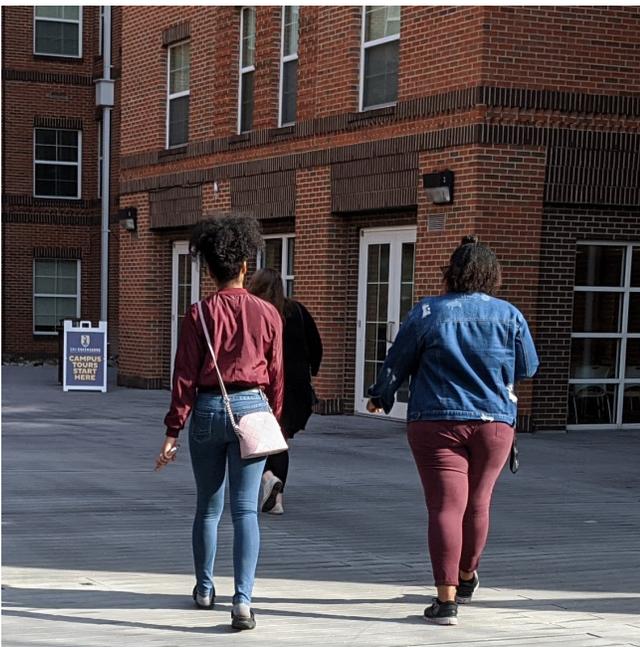


Figure 7 - Many local residents are students at UNCG.

Census Data

The City of Greensboro’s mayor signed the 100% Promise to ensure that everyone in Greensboro has safe, easy access to a quality park within a 10-minute walk of their home by 2050. This promise is an evidence-based program backed by the National Recreation and Park Association (NRPA), Urban Land Institute (ULI), and The Trust for Public Land.

Census data for the 10-minute walk to Mayer Park validates the observation that the neighborhood is largely comprised of young adults and off-campus college students attending nearby UNCG. The 2019 census shows that within a 10-minute walk to Mayer Park 82% of all residents were between the ages of 15-34, and 82.5% of housing units were renter-occupied.

The 2010 census data shows that only 8% of households within the 10-minute walk had children, and the majority were non-family. This information supports park renovations that allow for multi-generational play and engagement, with a strong focus on the needs and interests of young adults.

Finally, a market potential index, using data collected by GfK MRI on consumer spending habits, indicate that approximately a quarter of all households within a 10-minute walk of the park own one or two dogs. Within a mile, the percentage rises to 32.9%.

3.0 SITE ANALYSIS



Figure 8 - Map showing location of Mayer Park within the North Buffalo Creek watershed.

Topography

The park is generally located at the top a hill. The entry, and majority of the park, contain very gentle topography that allow for ease of access and suitably flat areas for play. There is a modest drop in grade, of approximately 3%, from the entry on Poe Street to the playground along the west side of the park. The far west side of the park begins to experience a steeper grade change drop of approximately 5-8% behind the playground and downward towards Granite Street.

Soils

A 1920 USDA / NCDA soil map of Guilford County classifies the park's soils as Wilkes Series soil. This soil type consists of shallow, well drained soils with moderately slow to slow permeability. Wilkes soils are found on gently sloping narrow ridges and sloping to steep side of ridges between intermittent and permanent streams in the southern Piedmont. Over it's range, approximately 80% of Wilkes soil is covered in trees and pasture. Dominant trees of Wilkes soils are loblolly pine, Virginia pine, eastern red cedar, blackjack oak, and post oak.

Vegetation

The park's vegetation consists primarily of mowed turf with three specimen trees that include a willow oak (*Quercus phellos*),

and two pecan trees (*Carya illinoensis*). The park is surrounded by residential land use. Most adjacent residential parcels contain a narrow zone of heavy vegetation between the park and their parcel. This zone of heavy vegetation is comprised of various oak (*Quercus* spp.), red maple (*Acer rubrum*), black cherry (*Prunus serotina*), and Virginia pines (*Pinus virginiana*). In addition, this zone has many invasive species such as tree-of-heaven (*Ailanthus altissima*), honeysuckle (*Lonicera* spp.), privet (*Ligustrum sinensis*), mimosa (*Albizia julibrissin*), and porcelain berry (*Ampelopsis brevipedunculata*).



Figure 9 - Image of mature willow oak at Mayer Park.



Figure 10 - Map of Existing Conditions

Hydrology

Mayer Park contains a small drainage way that begins at the Poe Street entrance and continues along the south and western edges of the park before it heads due west. This drainage way is intermittent, contains no base flow, and conveys only during storm events. The drainage way meets a small perennial creek on the other side of Granite Street that serves as a tributary to North Buffalo Creek, one of Greensboro’s prominent urban watersheds.

Significant Natural Communities & Wetlands

There are no significant natural communities within the park. There are no delineated wetlands within the park.

Existing Structures

The park contains one existing structure. The metal structure measures 22’ by 24’ and is in good condition except for the peeling and flaked painted finish. It is believed the

structure was installed during the founding of the Mayer Park in 1973. The floor under the structure is poured concrete that is intact with no major spalling or cracking.

Existing Recreational Equipment

Mayer Park contains a playground, basketball court, tennis court and an open play field.

The tennis court is in a state of disrepair and is unusable by the public. The floor of the court is severally spalled, the net is deteriorated, and weeds have overcome the surface. The chain link fence and gates surrounding the tennis court are largely intact and could be re-purposed for a use that required containment.

The basketball court is currently in use by the public. The concrete is poured in two large slabs, connected by an isolation joint. Both slabs contain minor cracks. The slab closest to the picnic shelter, contains some larger more significant cracks and two areas of spalled surface. The court contains only one basketball goal, and is primarily used as a half court. The northern edge of the court is surrounded by intact chain link fencing to help stop the ball from leaving park property.

The playground is the City of Greensboro Parks and Recreation Department standard for public playgrounds. It is intact and contains no broken elements. While

it is in generally good condition, it is rarely used, and could potentially be re-purposed in another park that has a higher concentration of children in close proximity. The playground is set within a tree mulch fall zone all contained within segmented plastic edging.

The swing set contains four swings and is the City of Greensboro Parks and Recreation Department standard for public playgrounds. Two swings are set for toddlers, and two are for youth. The swing set is intact and contains no broken elements.

Various site furnishings include four benches (three wooden, one metal), one picnic table under structure, and two 55-gallon drum trash receptacles. Signage is found at the main entry, shelter, and at the playground. A drinking water fountain is available by the existing shelter. The basketball court is illuminated by a single typical pole top light fixture.

The lawn area between the basketball court, playground, and picnic shelter is often used for pick-up field sports. The current configuration is not ideal for this activity, as the concrete slab of the basketball court and various benches, break up the flow of the space.

This hill beyond the playground is primarily used as a visual buffer and for passive recreation. It is a gently sloping green with large canopy trees. It contains a swale for stormwater conveyance.



Figure 11 - Existing picnic shelter.



Figure 12 - Existing playground and swings.



Figure 13 - Existing tennis court.



Figure 14 - Existing basketball courts.



Figure 15 - Existing open green used for field sports.



Figure 16 - Existing park entrance at Poe Street.

Public Access

Currently, the sole point of public access to Mayer Park is the entrance at 135 Poe Street. On street parking is available for visitors on Poe and Swain Streets. Many park visitors are neighborhood residents that travel to the park on foot, bike, or use other non-vehicular transport. Sidewalk connectivity within the neighborhood is a patchwork of nonexistent, completed, and planned sidewalks. Many newer buildings have sidewalks along the street, however they break when they meet lots of older single family homes.

Neither Poe nor Swain Street currently have sidewalks but the addition of sidewalks on these two streets is a priority project for the City of Greensboro Department of Transportation (GDOT) and will be completed outside of this master plan's recommendations.

In addition, a City owned linear parcel located between two existing rental housing units provides a future connection between Mayer Park and Granite Street. The City is in the process of officially adding this piece of land into the official park limits. This will expand park boundaries, and offer a key connection point to the surrounding neighborhood. This linear landscape has moderate topography and mature existing trees. It is conducive for adding an accessible sidewalk connection to the heart of Mayer Park.

4.0 ENGAGEMENT & NEEDS ANALYSIS



Figure 17 - One of the many community engagement events hosted through the Plan2Play process.

Overview

The vision for Mayer Park laid out in this document is grounded in the projects' site and needs analysis, a review of The City of Greensboro's Parks and Recreation Master Plan, *Plan2Play*, and through a series of community engagement events.

Connection to *Plan2Play*

Plan2Play, adopted in 2019, set forth three guiding tenets for the City's park system: **ENHANCE**, **EXPAND**, and **CONNECT**.

Based on a robust community outreach effort, and intensive review of data and trends *Plan2Play* offers many guiding principles for neighborhood parks that can be applied to the *Mayer Park Master Plan*.

The City of Greensboro has an impressive offering of 110 neighborhood parks, which almost always include basic play equipment. *Plan2Play* offers guidance for enhancing these sites, by adding amenities tailored more to the local character, needs, and interests of the surrounding community.

Community feedback garnered through the *Plan2Play* process included requests for more innovative and non-traditional play elements at neighborhood parks. The community also noted a desire for additional dog parks, fields for pick-up games, midnight basketball, and shade structures. Other suggested upgrades included the addition of colorful and durable site furniture that is different such as loungers, local or interactive art, and unique play

elements such as giant chess boards, four-square or gaga ball.

Another concept from *Plan2Play* that evolved through community engagement was a strong desire to add more connections to neighborhood parks through an enhanced sidewalk system.

Applying suggestions from *Plan2Play* to Mayer Park has led the design team to realize that recreation offerings proposed in the park master plan should be geared towards the preferences of the surrounding community, which is primarily composed of college-aged students. The park needs to be more connected to the neighborhood through the addition of sidewalk. Within the park interior there is a need for more fun, colorful, and engaging site amenities that go beyond the basic standards.

Community Engagement

A series of community engagement events were carried out to determine the community's recreational preferences specifically for Mayer Park. In total, two larger community engagement events occurred on the nearby UNCG's campus in collaboration with the Community and Therapeutic Recreation Department (CTR), and three engagement interview events happened within the park. Combined, these efforts gathered the input of 30 residents.

Students in the UNCG CTR Program, many of whom live in neighboring houses or



Figure 18 - Community engagement event at UNCG using Kahoot and Poll Everywhere.

apartment complexes, participated in two engagement sessions. In both sessions, participants were asked a series of guided questions using an on-line questionnaire administered through Kahoot and Poll Everywhere. These polls could be used in-person while socially distanced with the public using their own smart devices, or completely remote by providing a url to the user.

In the first meeting the design team asked a series of targeted and open-ended questions regarding opinions of existing park amenities, as well as recreation preferences not currently included in the park. In the second event, participants were shown park plans and asked to share

feedback. See the Appendix for a list of questions administered.

In addition to these more open events, on three occasions, individual park visitors were interviewed. These discussions were more open-ended focusing on how the park was currently being used, and what upgrades would be preferred.

Recreational Needs

Based on community input, it became clear that the park should focus on creating recreational opportunities for older teens and young adults and address the needs of dog owners living in larger apartment complexes with little outdoor space for

off-leash play. A strong desire for creating a fun space where young adults can safely play and be able to swing, connect, and still feel like kids emerged. It also became clear that park users in particular, highly valued basketball, and were interested in creating opportunities for a larger more functional field for pick-up games. Finally, almost all agreed that the playground structure received little use, and the space and investment might be better used on new play and fitness structures such as ga-ga ball and workout stations. A summary of major findings can be found on the following 2 pages.

Lastly, a review of nearby public park offerings found one playground within the 10-minute walk circle (0.5 miles) and another playground and public tennis court just beyond the 10-minute walk circle at 0.7 miles. Both playgrounds are located within Greenway Park and contain nearly identical equipment to Mayer Park. The tennis court at this location is in excellent condition. On street parking is available at these parks and the neighborhood is contiguous with Mayer Park with no major road crossings. This aided the notion that removing the playground and degraded tennis court and opening up alternative recreational opportunities that better serve young adults made sense.



Figure 19 - On-site interview with park users.

The 2 engagement session at UNCG resulted in the following findings. After reviewing the proposed plan 88% “loved it” and 12% “liked it”.

“engagement, outreach, and event opportunities.”

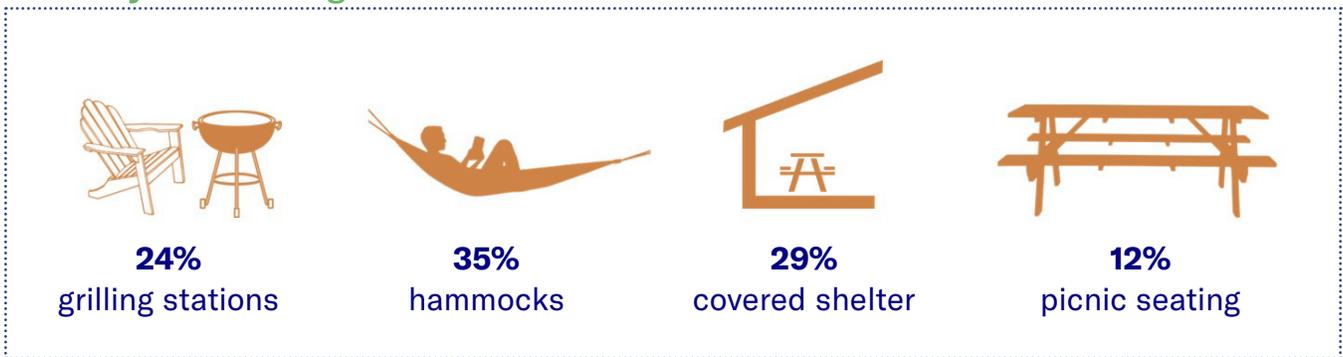
“Outdoor workout facility & SWWINNGGS”

“A safe place to still be kids even as young adults.”

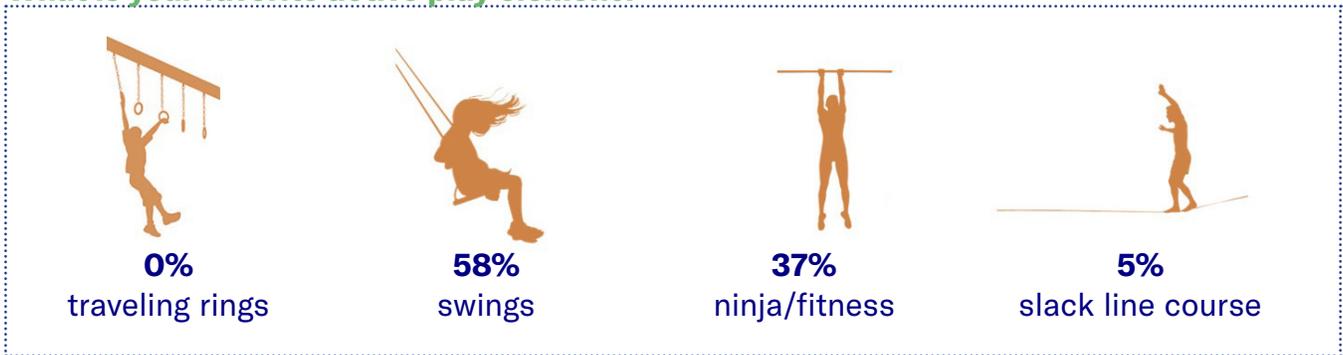
“Def space for college students to run around and play.”

“There are a LOT of dogs in that neighborhood!”

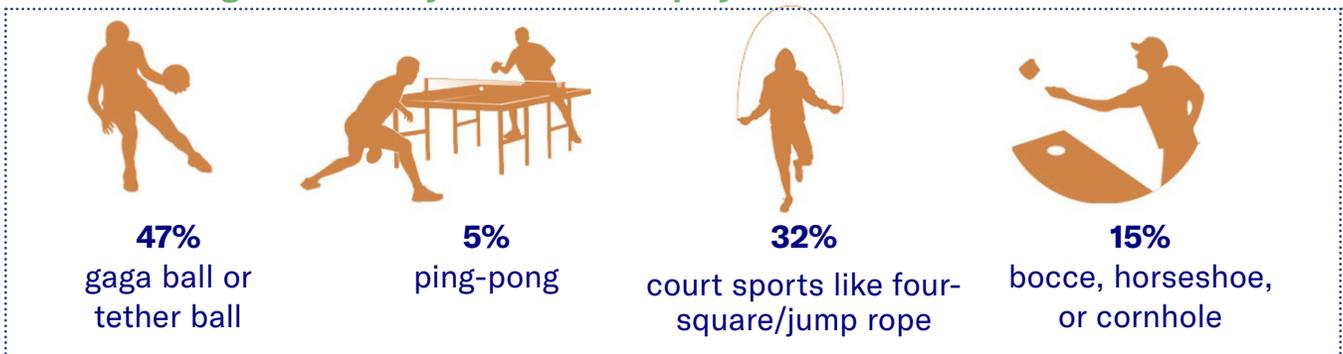
What is your favorite grill & chill element?

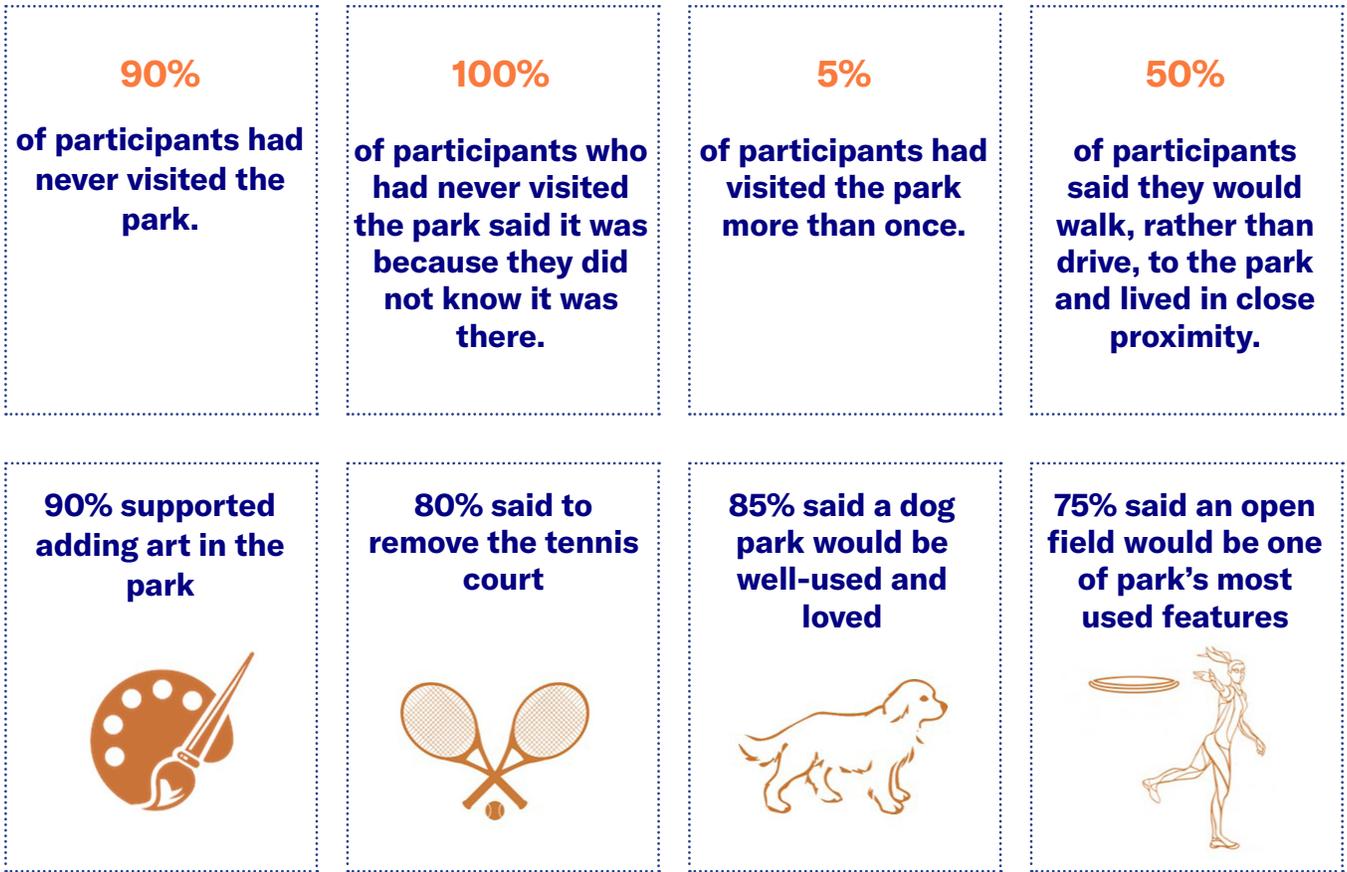


What is your favorite active play element?



What outdoor games would you most like to play?





Park user interviews shared similar feedback to the UNCG engagement sessions. Users also had this to say....



5.0 PROGRAM DESCRIPTION





Overview

Mayer Park is 47 years old and has admirably served as one of Greensboro’s neighborhood parks. Since its opening, the neighborhood it serves has grown more dense and younger in population. *The Mayer Park Master Plan* serves as a guiding document for a much-needed park renovation that will carry the park forward to meet the unique recreational needs of the current neighborhood.

The master plan has created 4 distinct zones within the 3.5 acre park. These zones include an area for grill and chill, open field play, fitness and play, and dog park recreation. Connective and accessible walks tie the various amenities together.

Each zone has its own unique attributes and interactions with the adjacent zones and neighborhood. The proposed recreational amenities have been developed through a rigorous process of site analysis, community engagement, and design. Existing park elements were analyzed for reuse and re-purposing. Proposed park elements were selected largely through community feedback and budget considerations.

- ① CONNECTIVE WALK
- ② GRILL & CHILL ZONE
- ③ OPEN FIELD PLAY ZONE
- ④ FITNESS & PLAY ZONE
- ⑤ DOG PARK ZONE



Figure 21 - Plan showing location of future park land addition and proposed accessible sidewalk connections at both Granite Street and Poe Street.



Figure 20 - Proposed view of park entry path at the terminus of Poe Street, with grill and chill area and open field area on the left, dog park on the right, and fitness and play zone at the terminus.

Accessible Entry

New sidewalks, provided by the City of Greensboro Department of Transportation, will provide a safer and clearer route to the park from the surrounding neighborhood. A linear sidewalk beginning at the Poe Street entrance will create an accessible connection for all four park zones.

The linear parcel to the west of Mayer Park, which is in the process of being added into the park's boundaries will become the location of a new sidewalk connection out to Granite Street. This sidewalk will be roughly 325 linear feet. The walk will require a handrail for a short distance within current park boundaries to meet ADA code. The sidewalk connection will also create an accessible connection to the hammock post station.

Currently, the opposite side of Granite Street has sidewalk down the entire block length in front of the Spartan Crossing Apartments. The houses along Granite Street on the park side are in the process of being redeveloped into future townhomes. As part of this development, new sidewalk connection will be added, creating pedestrian connectivity both within and outside of the park.

Finally a new Mayer Park sign, to match the one currently located at Poe Street, will be placed at the beginning of the Granite Street connection. This will provide much needed visibility for Mayer Park.



Figure 22 - Proposed view of new accessible and connected park entry path with grill and chill area and open field area on the left, dog park on the right, and fitness and play zone at the terminus.



Figure 23 - Proposed view of art integrated into the fence.



Figure 24 - Proposed birdseye view of the dog park.



Figure 25 - Proposed view of dog park and painted tire agility course in location of existing tennis courts.

Dog Park

The proposed dog park will serve the needs of the approximately 30% of neighborhood residents within 0.5 miles of the park that own dogs. Many of these dog owners live in larger apartment complexes that lack sufficient outdoor space for off-leash play.

The dog park will occupy what was formerly a single tennis court. The existing tennis court is in a state of serious disrepair and additional tennis facilities (both public and private) are available within 0.5 miles of Mayer Park. The existing 14' high chain-link fence will serve as the barrier for the dog park. A new 5' high fence will split the dog park area into a small dog park and large dog park. Double gates will be added at the entry to the facility for safe entry. The deteriorated tennis surfacing will be removed and compacted aggregate and mulch added as a surfacing for the dog park.

Opportunities for public art collaboration with UNCG will occur on the chain-link fence itself and also on dog play elements such as the large tractor tires that could be seasonally painted by student groups.



Figure 26 - Proposed view of new grill and chill area overlooking the open play field.



Figure 27 - Proposed view of cornhole, and twister courts



Figure 28 - Proposed view of hammock hang-out.



Figure 29 - Proposed bird's eye view of the grill & chill zone.

Grill & Chill

The grill and chill zone will allow the neighborhood to come together to relax, play, and connect with each other. This zone leverages the existing picnic shelter, and builds complimentary program at the edges.

The focal point of this area is the existing picnic shelter, which will be repainted in bright colors. The addition of three new picnic tables for dining and two new open-air charcoal park grills add additional functionality.

A new concrete walk extension, seating pad, and cornhole court flank the existing picnic shelter to the east. Just outside of the shelter, visitors can relax and view the other zones in one of six fixed loungers. These loungers directly overlook twister courts that are stenciled on the concrete and a new cornhole court. Park users can use their smart phones to access a twister spinner remotely, to allow for the game to be played on the fly.

The paramount of chill for this zone is the hammock post station that allows groups to hang up to 12 hammocks at time for relaxing gatherings. Hammocks are strategically located to the west of the picnic shelter, and under the shade of an existing group of trees.

Lastly, landscape additions include a new edge planting of trees that will help establish a clear park edge, provide a buffer to the adjacent residences, shade visitors, and frame views to the park entry.



Figure 30 - Proposed view of the wide bench seating, HIIT workout stations, gaga pit, Thrive 250 fitness equipments, and swings.



Figure 31 - Proposed view of basketball and 4-square court.



Figure 32 - Proposed view of relocated swings.



Figure 33 - Proposed bird's eye view of the fitness and play zone.

Fitness and Play

This zone is an area of active play and fitness that builds off of the existing basketball court. The zone contains the basketball court, two 4-square courts, gaga ball, high-intensity interval training (HIIT) stations, swings, a multi-function fitness station, benches, and swings.

Visitors will enter the fitness zone through a walk on the backside of the basketball court. The back half of the court, that has spalled concrete will be demolished, creating a half-court. This move will also open up the center of the park for a wider more contiguous open field play area.

The existing half of the basketball court to remain will be refreshed with a new goal, striping, and extended fencing to help corral balls. Two colorful 4-square courts will be painted on the far backside of the play area to create additional game opportunities.

Moving further into the zone, visitors will find a Game Time Thrive 250 multi-functional fitness station. This station has a compact design that allows multiple users to get a full-body workout. It features a knee-lift station, variable pull-up station, step-up platforms, Swedish ladder, decline sit-up bench, and a slam ball target. The Thrive 250 is coupled with 6 HIIT socially distanced stations painted on the concrete. The intent is to allow individuals and small fitness groups to develop circuit training routines that provide a fun and productive workout. Adjacent to the HIIT stations are oversized flat benches that provide a place



Figure 34 - Proposed bird's eye view of open field play.



Figure 35 - Proposed view of open field play framed by dog park and active play zone.

for overlooking the play field and could double as fitness equipment for exercises such as dips and step-ups.

Additional play elements include a new gagaball pit and relocated swings. Adding play elements to this zone, not only caters to the adjacent young adult population, but also creates opportunities for multi-generational play. Parents and grandparents could participate in scheduled solo or group fitness workouts while children enjoyed the basketball, gagaball, and swings. It also addresses the feedback provided through the engagement process, which included a strong desire by young adults to still have opportunities to swing and “feel like kids.”

Open Field Play

The open field area is the heart of the park. Flanked on the sides by seating for spectators and sized at 114' by 65', the field is designed to accommodate pickup games of soccer, ultimate frisbee, football, and simple games of catch. The open field would also provide a generous gathering space for community events such as National Night Out, collaborations with UNCG, or as part of active park programming such as Art in Park or Dog Training and Agility.

Park Goals

The *Mayer Park Master Plan* leverages community input, existing resources, and the surrounding community to achieve the following project goals:

- Create a park with character and interest.
- Make a place where people want to come, play, and recreate.
- Strengthen connections to the neighborhood.
- Provide for ADA accessibility.
- Deliver a big impact with a conservative budget by leveraging existing resources.

MAYER PARK MASTER PLAN

CONNECTION

- ① Extended Sidewalk on Poe St. & Swain St.
- ② Accessible Sidewalk Linking Park Elements
- ③ Accessible Sidewalk Connection to Granite St.

GRILL & CHILL

- ④ Adirondack Seating | Twister Courts | Cornhole
- ⑤ Repainted Picnic Shelter | New Tables & Grills
- ⑥ Hammock Posts

OPEN FIELD PLAY

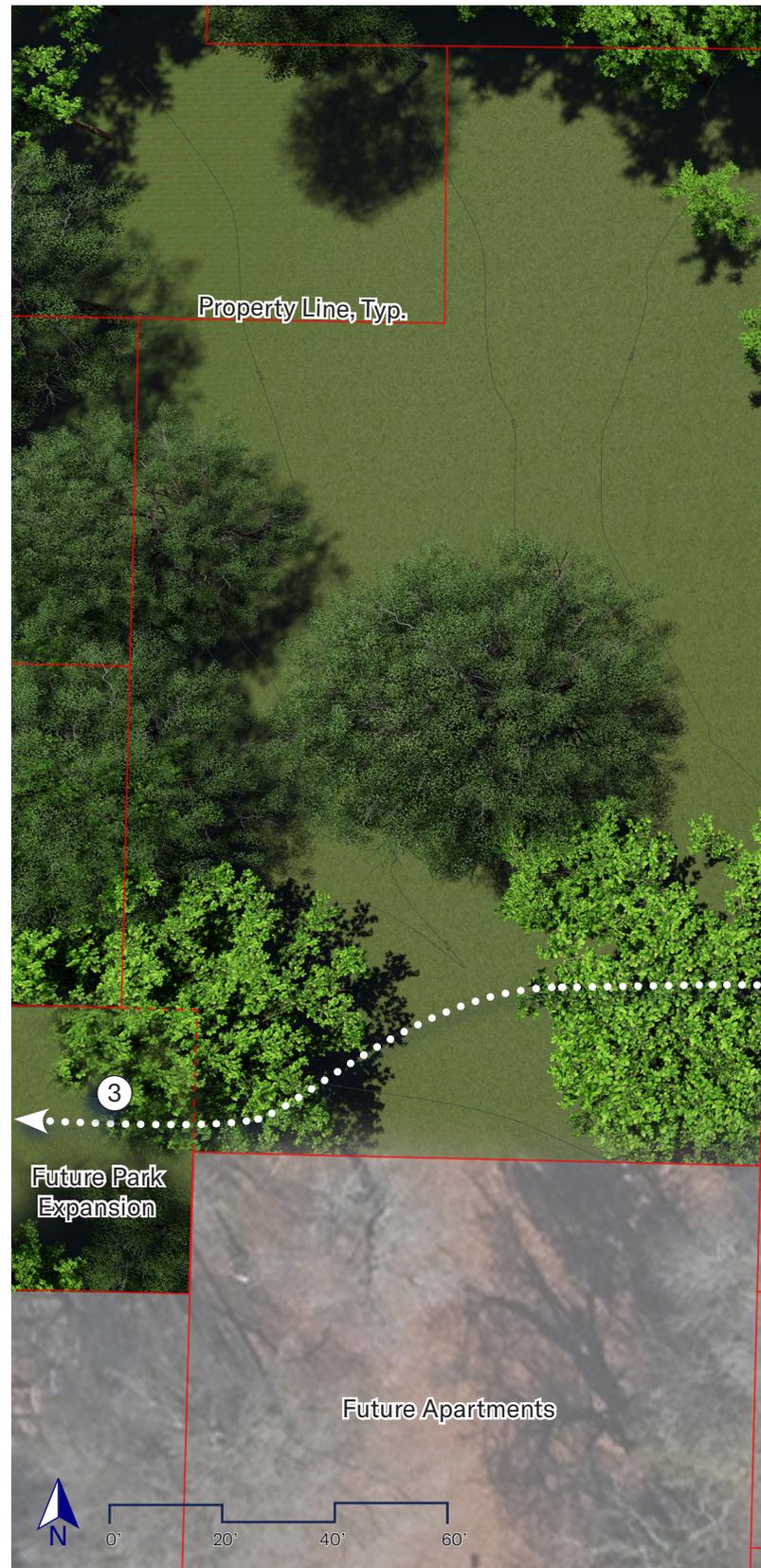
- ⑦ Multi-purpose Field

FITNESS & PLAY

- ⑧ Gaga Pit | Fitness Station | Relocated Swings
- ⑨ HIIT Workout Stations | Wide Benches
- ⑩ Basketball Half-Court | Four-Square

DOG PARK

- ⑪ Small Dog Park
- ⑫ Large Dog Park & Tractor Tire Dog Run





6.0 PHYSICAL NEEDS & COST

Table 1 - Opinion of Probable Cost

DESCRIPTION	QUANTITY / UNIT	COST
Demo & Site Work		
Demo, site work, & grading		\$ 25,600.00
Concrete		
Concrete traditional	4,120 (s.f.)	\$ 37,492.00
Painted concrete (four square, HIIT, twister)	673 (s.f.)	\$ 3,300.00
Fencing & Railings		
Chain link fencing (new & repairs to existing)	220 (l.f.)	\$ 8,118.00
Handrail at Granite Street Connection	180 (l.f.)	\$ 18,000.00
Shelter		
Shelter refurbish (pressure wash & paint)		\$ 1,650.00
Equipment & Furnishings		
Landscape Forms Americana Lounge Chair	6 (ea.)	\$ 11,880.00
Wide flat benches, custom build	6 (ea.)	\$ 15,400.00
Dumor model #71-68-1PL ADA picnic tables	2 (ea.)	\$ 4,488.00
Dumor model #71-60PL picnic tables	2 (ea.)	\$ 3,993.00
Hammock posts, custom build	7 (ea.)	\$ 11,000.00
Gametime Thrive fitness 250 equipment	1 (ea.)	\$ 22,440.00
Gagaball pit (metal corners & composite boards)	1 (ea.)	\$ 5,390.00
Swings, relocated	1 (ea.)	\$ 3,300.00
Concrete Cornhole set	1 (ea.)	\$ 4,675.00
14" x 20" Belson #P620-3-U Post-top Grill	2 (ea.)	\$ 2,310.00
Tractor tires, set with concrete base	6 (ea.)	\$ 4,620.00
Playground plastic edging repurposed (back side)	75 (l.f.)	\$ 1,650.00
Art & Signage		
Public art		\$ 5,500.00
Signage at dog park and playground	2 (ea.)	\$ 1,650.00
Granite Street Park Sign	1 (ea.)	\$ 1,100.00
Landscape		
2"-2.5" caliper trees	15 (ea.)	\$ 6,600.00
Seed & straw	3,100 (s.f.)	\$ 682.00
Mulch	118 (c.y.)	\$ 9,537.00
Design & Engineering		
Design fee (10%)		\$ 21,038.00
Contingency		
Contingency (5%)		\$ 10,519.00
Total Cost of Mayer Park Master Plan		\$ 241,931.00

Physical Needs

Mayer Park has specific needs for the completion of this master plan. All the land required for the park’s renovation is currently owned by the City of Greensboro. The intent is to provide a high impact renovation that will reuse and re-purpose as much of the park’s infrastructure and equipment as possible.

The shelter, tennis court fencing, swings, and basketball court concrete will be reused. New improvements will include the concrete sidewalk and painted surfaces, chain link fencing and gates, site furnishings, and specific recreational equipment. The recreational equipment will consist of cornhole courts, hammock posts, Game Time Thrive 250, gagaball pit, and dog park elements such as tractor tires. Site furnishings will include Adirondack loungers, picnic tables, backless platform benches, trash receptacles, park signage, and charcoal grills. Landscape needs will consist of tree plantings, turf improvements, and play mulch.

Opinion of Probable Costs

Total funding for the renovation of Mayer Park is anticipated to be approximately \$242,000. The Mayer Park renovation is expected to be completed in one phase. A cost breakdown for the park master plan is found in the Table 1.

Following formal adoption of this master plan, the City of Greensboro Parks and Recreation Department intend to apply for grant funding with the Land and Water Conservation Fund (LWCF) administered through the North Carolina Department of Natural and Cultural Resources. Mayer Park is a LWCF site and was

originally funded through a LWCF grant. The grant has a 50/50% match requirement and a maximum amount of \$500,000.

Next Steps

Next steps begin with approvals from the City of Greensboro Parks and Recreation Commission and the City of Greensboro City Council. Once these approvals are in hand, the City of Greensboro Parks and Recreation Department will apply for a LWCF grant in the summer of 2021. If funding is secured, construction documentation and construction will be completed in compliance with the grant requirements. In addition, Parks and Recreation will seek partnerships with local organizations, who may want to sponsor and help build smaller park elements such as painting of the shelter, construction of the gaga-pit, and bench construction. Groups such as Boy Scouts, and UNCG clubs and organizations would make ideal partners for these efforts.

MAYER PARK MASTER PLAN

City of Greensboro Parks & Recreation | January 2021

APPENDIX



➤➤➤➤Mayer Park Master Plan ➤➤➤➤

Robert F. Mayer Park Master Plan
Greensboro, NC

UNCG CTR Community Engagement Session #1
September, 21, 2020

1 Poll Have you participated in a public engagement event prior to this one?				
Answer Summary				
Answer options	Yes	No	I don't recall	You guys are creepy...
Answers received	8	9	3	0

2 Poll How often have you been to Mayer Park?				
Answer Summary				
Answer options	Never	Once	More than once	I go all the time
Answers received	18	1	1	0

3 Poll Why have you not visited?				
Answer Summary				
Answer options	I did not know it was there	I am more likely to use campus green space	Too far away	Other
Answers received	18	0	0	2

4 Poll How would you get to the park?				
Answer Summary				
Answer options	Walk / run / jog	Drive	Bike / scooter / skate	Other (jetpack?)
Answers received	9	10	1	0

5 Poll Do you think safety is an issue in the park?				
Answer Summary				
Answer options	Yes - a big issue	I think it is a minor issue	Not an issue at all	No opinion
Answers received	4	12	2	2

6 Poll Who do you think are the primary users of the park?				
Answer Summary				
Answer options	Children under the age of 12	UNCG Students	Nearby neighbors (adult) - long term residents	I'm not sure
Answers received	2	1	9	8

7 Poll Does removing the playground make sense?				
Answer Summary				
Answer options	Yes, I agree - get rid of it!	It's probably no big deal	You all are crazy - keep the playground!	I really don't care, I am not going to use it anyway.
Answers received	3	6	8	2

8 Poll Does removing / re-purposing the old basketball court make sense?				
Answer Summary				
Answer options	Yes, I agree - get rid of it!	It's probably no big deal	You all are crazy - keep the basketball	I really don't care, I am not going to use it anyway
Answers received	6	0	10	1

9 Poll Does removing / re-purposing the old tennis court make sense?				
Answer Summary				
Answer options	Yes, I agree - get rid of it!	It's probably no big deal	You all are crazy - keep the tennis courts!	I really don't care, I am not going to use it anyway.
Answers received	13	3	2	0

10 Poll Would a dog park would be a well-used and loved new element?				
Answer Summary				
Answer options	Yes! (Ress! in doggie speak)	I don't know, maybe?	No (Rooo!)	No opinion
Answers received	17	1	1	0

11 Poll How important do you think it is to have an open field for pick-up games or hanging out?				
Answer Summary				
Answer options	Very important, will probably be one of the most used park features.	I don't know, maybe?	Not important at all	No opinion
Answers received	15	3	0	0

12 Poll What upgrades would MOST make you want to use Mayer Park?				
Answer Summary				
Answer options	Grill and Chill	Sit and use technology outside (phone or laptop)	Fun, active equipment and games - ping pong, swings, slacklining, gaga ball	Dog park & open field play - frisbee, pickup soccer, etc
Answers received	3	1	6	7

13 Poll What is your favorite grill and chill item?				
Answer Summary				
Answer options	Grilling stations	Hammocks	Covered shelter	Picnic seating
Answers received	4	6	5	2

14 Poll What is your favorite active play element?				
Answer Summary				
Answer options	Travelling rings	Swings	Ninja / fitness elements	Slackline course
Answers received	0	11	7	1

➤➤➤➤Mayer Park Master Plan➤➤➤➤

Robert F. Mayer Park Master Plan
Greensboro, NC

UNCG CTR Community Engagement Session #1
September, 21, 2020

15 Poll What outdoor games would you most like to play?				
Answer Summary				
Answer options	Gaga pits and/or tetherball	Ping pong (table tennis)	Multi-game courts (foursquare, jump rope, etc)	Official bocce, horseshoe, or cornhole courts
Answers received	9	1	6	3

16 Poll Would you like to see public art in Mayer Park?				
Answer Summary				
Answer options	Yes, for sure!	Maybe?	No way, keep it simple	I have no opinion
Answers received	18	1	0	0

Robert F. Mayer Park Master Plan
Greensboro, NC

UNCG CTR Community Engagement Session #1
September, 21, 2020

QUESTION: In 1 to 3 words identify any community needs you think exist within the area around Mayer Park.		
Response	Screen name	Created At
forepits	jaime	9/21/2020 15:43
Water slide events	Emma	9/21/2020 15:43
Splash pad	Page	9/21/2020 15:42
Run around area	Khyra	9/21/2020 15:42
electrical outlets for charging electronics	jaime	9/21/2020 15:42
Grill Area	guest934	9/21/2020 15:42
9 square equipment	guest106	9/21/2020 15:42
Renovated tennis court	guest971	9/21/2020 15:42
Known to the community	guest484	9/21/2020 15:42
Clean and Fun	T	9/21/2020 15:42
Safety and fun	Bree	9/21/2020 15:42
Free food	Jathan	9/21/2020 15:42
Relaxation/release from real world	Khyra	9/21/2020 15:42
Safe jogging areas	Ebu	9/21/2020 15:41
Something colorful that attracts people	Jathan	9/21/2020 15:41
dog parks	Page	9/21/2020 15:41
Fun,Interactive,Enjoyable	Buster	9/21/2020 15:41
Updated Open spaces	jaime	9/21/2020 15:41
Engagement, outreach, event opportunities	Emma	9/21/2020 15:41
A safe space to still be kids even as young adults	Noah Adams	9/21/2020 15:41
Safety and fun	Khyra	9/21/2020 15:41
Free art expression, dog park within walk distance	VE	9/21/2020 15:41

QUESTION: Share your big ideas – get crazy, be creative, let’s brainstorm.		
Response	Screen name	Created At
Tents*	Khyra	9/21/2020 15:46
Sleeping tenta	Khyra	9/21/2020 15:45
Signs to get to park	Buster	9/21/2020 15:45
Ball on a pole old fashioned thing	VE	9/21/2020 15:45
Bounce houses	guest484	9/21/2020 15:45
Paved path around the exterior	Page	9/21/2020 15:45
better entrance appearance	jaime	9/21/2020 15:45
Maybe add artwork on basketball court	Ebu	9/21/2020 15:45
Parking	Jathan	9/21/2020 15:45
Uncg colors	Buster	9/21/2020 15:45
Lightening	Khyra	9/21/2020 15:45
Uncg colors all around	Buster	9/21/2020 15:45
Food	Jathan	9/21/2020 15:44
Add artwork to make the park unique	Ebu	9/21/2020 15:44
Movie nights	Emma	9/21/2020 15:44
Spartan logo on basketball court	Buster	9/21/2020 15:44
Outdoor Workout Facility	guest934	9/21/2020 15:44
Free expression wall	Noah Adams	9/21/2020 15:44
SWWWIINNNGGSS	Khyra	9/21/2020 15:44
Flag football	Buster	9/21/2020 15:44
Graffiti wall	VE	9/21/2020 15:44
Add grill because there is already a shelter	Ebu	9/21/2020 15:44
Food truck festival	Emma	9/21/2020 15:44
Basketball Tournaments	Buster	9/21/2020 15:44
Multiple Basketball Courts	guest934	9/21/2020 15:44
Def field space for college students to run around and play	Khyra	9/21/2020 15:44
Climbing wall	guest971	9/21/2020 15:44
Indoor skydiving	T	9/21/2020 15:44
Outdoor movies	guest484	9/21/2020 15:44
ziplines	jaime	9/21/2020 15:44
Four square tournament	Emma	9/21/2020 15:44
Dog park	Bree	9/21/2020 15:44
Frisbee golf	Page	9/21/2020 15:44
Gagaball	Buster	9/21/2020 15:44

QUESTION: Share your feedback. What did we miss in the master plan?		
Response	Screen name	Created At
Where's the area for graffiti or would that only be during the sidewalk art partnered w UNCG once a year?	Viv	10/26/2020 15:12
Incorporating art into the park is a great idea	guest930	10/26/2020 15:12
What are those colorful squares for?	Viv	10/26/2020 15:11
Very refreshing, it is more sociable .	Adell Nelson	10/26/2020 15:11
Twister is a cool idea	buster	10/26/2020 15:11
Like the dog park plan looks good	guest408	10/26/2020 15:11
Dog park looks good! Gaga ball will also be a great addition	Wesley Minick	10/26/2020 15:11
The fitness area/Gaga/sitting area looks a little tight	Viv	10/26/2020 15:10
I think four square should be where twister is and take out four square	guest344	10/26/2020 15:10
The whole area looked well-structured.	Joseph	10/26/2020 15:10
I like it a lot , making the open space larger is a great idea.	Cameron king	10/26/2020 15:10
Dog park is a great idea	buster	10/26/2020 15:10
Dog park is great	Viv	10/26/2020 15:10
Get rid of the playground	guest150	10/26/2020 15:10
Will the exercise equipment rust?	Khyra	10/26/2020 15:10
It seems fine. Inviting to everyone	Noah	10/26/2020 15:10
Gaga ball too close	buster	10/26/2020 15:10
Looks great! Any resources or \$ for water/bathroom area?	David	10/26/2020 15:10
I loved the dog park and the exercise area.	Page	10/26/2020 15:09
Four square too close to basketball	buster	10/26/2020 15:09
Not very inviting for kids, keep playground	Bree	10/26/2020 15:09
It looked perfect. Change nothing. :)	Joseph	10/26/2020 15:09
Will the hammocks already be there? Or do ppl have to bring their own?	Khyra	10/26/2020 15:09
Keep playground	buster	10/26/2020 15:09
Change the 4 squares area	Shayla	10/26/2020 15:09

Robert F. Mayer Park Master Plan
Greensboro, NC

UNCG CTR Community Engagement Session #2
October 26, 2020

QUESTION: Are there campus groups that might use the park for meeting, outreach, or programming?		
Response	Screen name	Created At
Community board for fliers,etc	Viv	10/26/2020 15:23
Apartment developer	Page	10/26/2020 15:23
Local Trainers	buster	10/26/2020 15:21
KIN	Khyra	10/26/2020 15:20
Kaplan Advisors	buster	10/26/2020 15:20
ACE(Campus Events)	Adell Nelson	10/26/2020 15:20
CTR Club	Page	10/26/2020 15:19

Robert F. Mayer Park Master Plan
Greensboro, NC

UNCG CTR Community Engagement Session #2
October 26, 2020

QUESTION: Is there anything else you would like to see in the master plan?		
Response	Screen name	Created At
Outside	Khyra	10/26/2020 15:27
Maybe hand sanitizer stations or have wipes available?	Bree	10/26/2020 15:27
Giving COVID will be here for a while, was COVID thought up during this? Due to spacing of everything, etc?	Khyra	10/26/2020 15:25
Hammock part is a great addition	buster	10/26/2020 15:24
It's amazing turning	Triston Mabry	10/26/2020 15:24
Y'all good	guest344	10/26/2020 15:23

➤➤➤➤Mayer Park Master Plan➤➤➤➤

Robert F. Mayer Park Master Plan
Greensboro, NC

UNCG CTR Community Engagement Session #2
October 26, 2020

QUESTION: What do you think about the master plan?		
Response	Screen name	Created At
Like it.	Shayla	10/26/2020 15:08
Like it.	buster	10/26/2020 15:08
Love it!	Cameron king	10/26/2020 15:08
Love it!	'+1 (xxx) xxx-0623	10/26/2020 15:07
Love it!	guest150	10/26/2020 15:07
Love it!	Bree	10/26/2020 15:07
Love it!	Triston Mabry	10/26/2020 15:07
Love it!	Viv	10/26/2020 15:07
Love it!	Wesley Minick	10/26/2020 15:07
Love it!	Joseph	10/26/2020 15:06
Love it!	guest408	10/26/2020 15:06
Love it!	Page	10/26/2020 15:06
Love it!	Khyra	10/26/2020 15:06
Love it!	guest930	10/26/2020 15:06
Love it!	Noah	10/26/2020 15:06
Love it!	David	10/26/2020 15:06
Love it!	guest344	10/26/2020 15:06
Love it!	Adell Nelson	10/26/2020 15:06

