

Town of PLEASANT GARDEN TOWN HALL SITE PLAN

JANUARY 2009



***Town of Pleasant Garden
Town Hall Site Plan***

November 18, 2008



Piedmont Triad Council of Governments



- Town of Pleasant Garden Town Hall Site Plan -

This plan was developed by the Pleasant Garden Long-Range Planning Board in cooperation with the Town Council. The Piedmont Triad Council of Governments (PTCOG) designed, facilitated and documented the planning and design process. The PTCOG also provided professional Landscape Architectural design services to develop preliminary alternative design concepts and a recommended site layout. The plan provides recommendations for future development of the 50-acre Town Hall site.

Pleasant Garden Long-Range Planning Board:

Glenn Morgan	Chairman
Alan Marshall	Vice Chairman
Melvin Hinshaw	Member
Donald R. Jones	Member
Wayne Kirkman	Member
Scott May	Member
Anne Hice	Liaison from the Town Council

Pleasant Garden Town Council:

Anne Hice	Mayor
Nancy Smith	Mayor Pro Tem
Chris Johnson	Town Council
Rick Wallace	Town Council
Bob Wyrick	Town Council

PTCOG Project Staff:

Paul M. Kron	Regional Planning Director
Kristen Selikoff	GIS Manager

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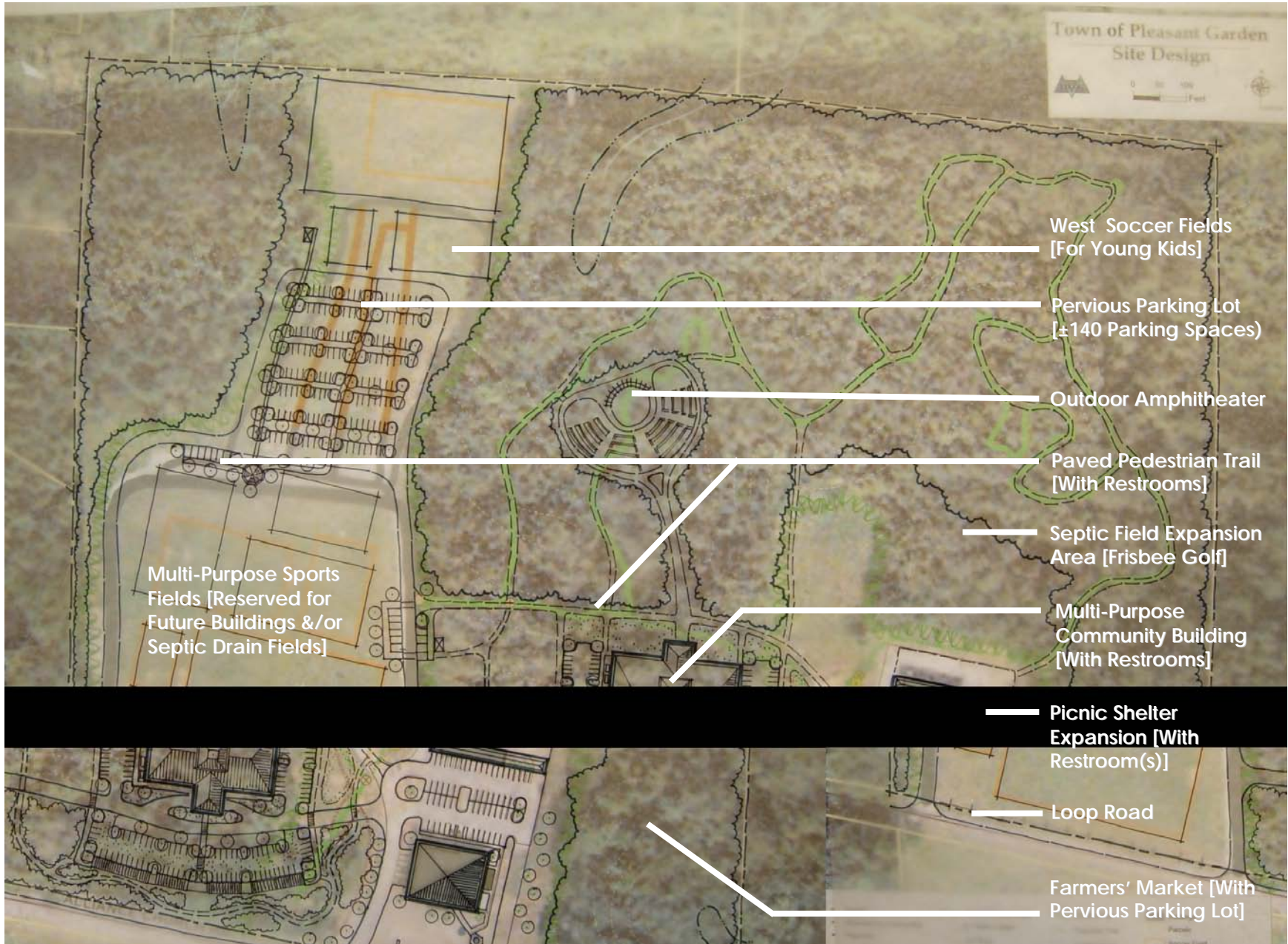
Executive Summary

Chapter 1: Background and Purpose - In September of 2007 the Town of Pleasant Garden asked the Piedmont Triad Council of Governments (PTCOG) to assist the town in developing the *Pleasant Garden Town Hall Site Plan*. Developed by the Pleasant Garden Long-Range Planning Board, in cooperation with the Town Council, the plan serves as a guide for elected officials, advisory board members, Town staff and community leaders. The plan provides recommendations for how the 48-acre Town Hall site can best and most efficiently be developed, used and managed in the future.

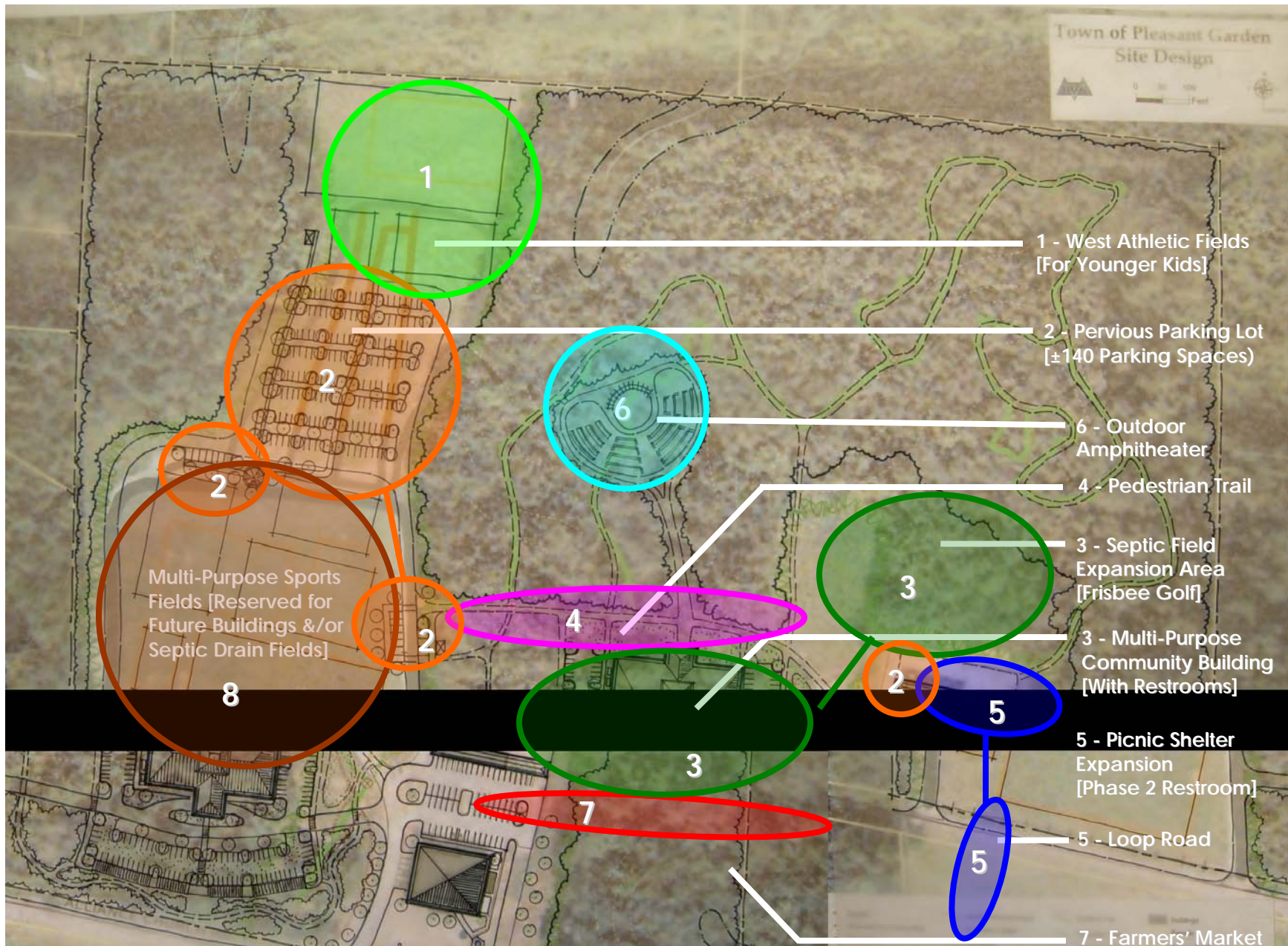
Chapter 2: Planning Process – The PTCOG staff designed, facilitated and documented the planning and design process. It also provided professional Landscape Architectural design services to develop preliminary alternative design concepts and a recommended site layout. The planning process encouraged community members and leaders to explore a wide range of options and potential uses for the site. The Pleasant Garden Long-Range Planning Board used the following nine-step planning process to accomplish its goals:

- Step 1 – GIS Database & Base Map
- Step 2 - Research & Site Analysis
- Step 3 - Citizen Involvement Process:
- Step 4 – Long-Range Planning Board - Design Workshop #1
- Step 5 – Alternative Design Concepts
- Step 6 – Long-Range Planning Board (LRPB) – Design Workshop #2 –
- Step 7 – Develop a Preferred Design Concept and Project Report –
- Step 8 – Long-Range Planning Board (LRPB) – Design Workshop #3 –
- Step 9 – Phasing Diagrams, Final Town Hall Site Plan and Contingencies

Chapter 3: Site Plan and Phasing Recommendations – The PTCOG rendered the Preferred “Hybrid” Concept based on the Board’s favorite design features of the three alternative design layout concepts (A, B and C). The plan also incorporates recommendations for the Multi-Purpose Athletic Fields Layout, the Potential Picnic Shelter Expansion Layout; and the Probable Expansion of the Existing Septic Drainage Area. The composite “Town Hall Site Plan” shows the location and layout of key design elements when all potential phases of the plan are implemented. Based on input from members of the Long-Range Planning Board in their third Design Workshop, PTCOG also produced a Phasing Diagram illustrating the priority of various proposed design elements.



Preferred "Hybrid" Concept – Recommended Town Hall Site Master Plan



Phasing Diagram for Recommended Town Hall Site Master Plan



Chapter 1: Background and Purpose

Background and Purpose

In September of 2007 the Town of Pleasant Garden asked the Piedmont Triad Council of Governments (PTCOG) to assist the town in developing the *Pleasant Garden Town Hall Site Plan*. Developed by the Pleasant Garden Long-Range Planning Board, in cooperation with the Town Council, the plan serves as a guide for elected officials, advisory board members, Town staff and community leaders.

The PTCOG designed, facilitated and documented the planning and design process and provided professional Landscape Architectural design services to develop preliminary alternative design concepts and a recommended site layout. The plan provides recommendations for how the 48-acre Town Hall site can best and most efficiently be developed, used and managed in the future.



Community Design Workshop Participants – Photo Courtesy Town of Pleasant Garden

Chapter 2: Planning Process

The planning process encouraged community members and leaders to explore a wide range of options and potential uses for the site. The Pleasant Garden Long-Range Planning Board used the following nine-step planning process to accomplish its goals:

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Step 1 – GIS Database & Base Map

PTCOG created a project base map including ortho-photography, topography, hydrography, soils, slopes, vegetation, existing buildings and other elements currently on the site, and land uses & zoning designations for the site.

Step 2 - Research & Site Analysis

PTCOG conducted the following analysis:

- Identified potential opportunities & constraints, strengths & weaknesses;
- Collected global positioning system (GPS) coordinates to verify the location of existing site conditions and/or design elements as necessary;
- Researched building footprint, parking and septic field requirements for typical multi-purpose buildings; and
- Researched soil limits & watershed regulations affecting the site.

Guilford County Environmental Health the following information about the Town's site's existing well and septic field. The septic area may not be altered or parked on.

Septic System: Trench length – 635 feet Trench depth – 18-22 inches
 Tank size – 1500 gallons Wastewater flow – 475 GPD

Well: Depth – 100 feet Yield – 60 GPM Static Water Level – 8 feet
 Formation Log: 0-1 feet - topsoil
 1-37 feet -subsoil
 37-55 feet - bedrock
 55-100 feet – granite.

Step 3 - Citizen Involvement Process:

Community Design Workshop – The Town of Pleasant Garden hosted a design workshop on July 24, 2008. The well-publicized event was open to all members of the public and ten people participated. Workshop participants reviewed preliminary results of the community survey, and worked individually to identify the uses and activities they would most like to see on the Town Hall property. Participants then worked in small groups to prioritize and diagram their ideas. Each small group then utilized a site base map to create a draft plan for the Town Hall site and presented its plan to the full group. Workshop participants discussed the similarities and differences of the plans and generated the following list of common site development elements and themes.

Common Workshop Site Development Elements and Themes:

- **Athletic Fields (Multi-Purpose):**
 - Maintain and improve fields in their current locations when possible;
 - Improve entrance drives and parking areas (including required handicapped spaces);
 - Pave with asphalt, concrete and/or “pervious pavement” when possible;
 - Provide restroom facilities in a central location; and
 - Provide more playing fields if possible.
- **Community Center (Multi-Purpose):**
 - Locate on the front third of site between Town Hall & existing soccer fields;
 - Consider a variety of potential uses, including: library, museum, classrooms (e.g. arts & crafts, exercise, book clubs, bridge, cooking, etc.), kitchen, dining & social area (e.g. coffees, receptions, luncheons, etc.)
 - Provide restrooms with lockable access from inside & outside.
- **Outdoor Amphitheater (Multi-Purpose):**
 - Locate a paved, handicap-accessible trail connecting with Town Hall, and the proposed Multi-Purpose Community Center and Athletic Fields;
 - Consider adding amenities (benches, lighting, water fountain, signage,);
 - Consider adding a stage and/or covered area (e.g. band shell).
- **Trails (Existing):**
 - Maintain and improve existing nature trails;
 - Develop & implement a forestry plan (especially for loblolly pine stand);
 - Consider adding amenities (benches, water fountain, port-a-johns, etc.)
 - Consider adding camping areas for scouts, church & other civic groups.
- **Trails (New):**
 - Locate a paved, handicap-accessible trail connecting Town Hall with the proposed Multi-Purpose Building, Amphitheater & Athletic Fields;
 - Consider adding amenities (benches, lighting, water fountain, signage,).
- **Open Play Field (Multi-Purpose):**
 - Locate on site of existing septic drainage field;
 - Consider adding facilities for disk golf, bocce courts, or other games.
- **Restrooms (Septic Tank & Drainage Field (STDF) or Port-A-Johns (PAJ)):**

-
- Community Center (STDF)
 - Athletic Fields (STDF or PAJ);
 - Amphitheater (STDF or PAJ);
 - Nature Trails / Camping Areas (PAJ).
 - Farmers Market Improvement / Expansion:
 - Locate the farmers market in or adjacent to the Multi-Purpose Building; or
 - Locate the farmers market closer to Alliance Church Road to improve visibility; or
 - Expand the existing farmers market / picnic shelter to accommodate more vendors.

Level of Desired Site Development – On a scale of 1 to 5 – with 1 being least developed and 5 being most developed – workshop participants were asked to identify the level of site development they would like to see. The average score for all workshop participants was 1.6. The consensus of the group was to include as many of the top-priority uses and activities as possible while minimizing the size and negative impact of development on the site and keeping as much of the site natural as possible.

Common Set of Layout Recommendations:

- Athletic Fields (Multi-Purpose):
 - Improve entrance drives and parking areas (including HC spaces);
 - Provide restroom facilities in a central location;
 - Provide more playing fields if possible;
 - Pave with “pervious pavement” to reduce stormwater run-off and;
 - Create bio-retention areas to catch & filter stormwater run-off from all parking areas.
- Potential Expansion of Existing Picnic Shelter:
 - To accommodate more vendors; and
 - Consider providing restrooms.
- Probable Expansion of Existing Septic Drainage Area:
 - To accommodate restroom facilities for proposed Multi-Purpose Community Center & Amphitheater and the Multi-Purpose Athletic Fields
 - Consider providing an open play field with minimal disturbance or compaction;
 - Consider adding disk golf, putting green & perimeter walking track.

Community Survey – PTCOG designed and Town staff launched an on-line survey linked to the Town’s web site to receive input about potential uses of the Town Hall site. The PTCOG staff also compiled, analyzed and summarized survey results. See a summary of survey results on the following pages.

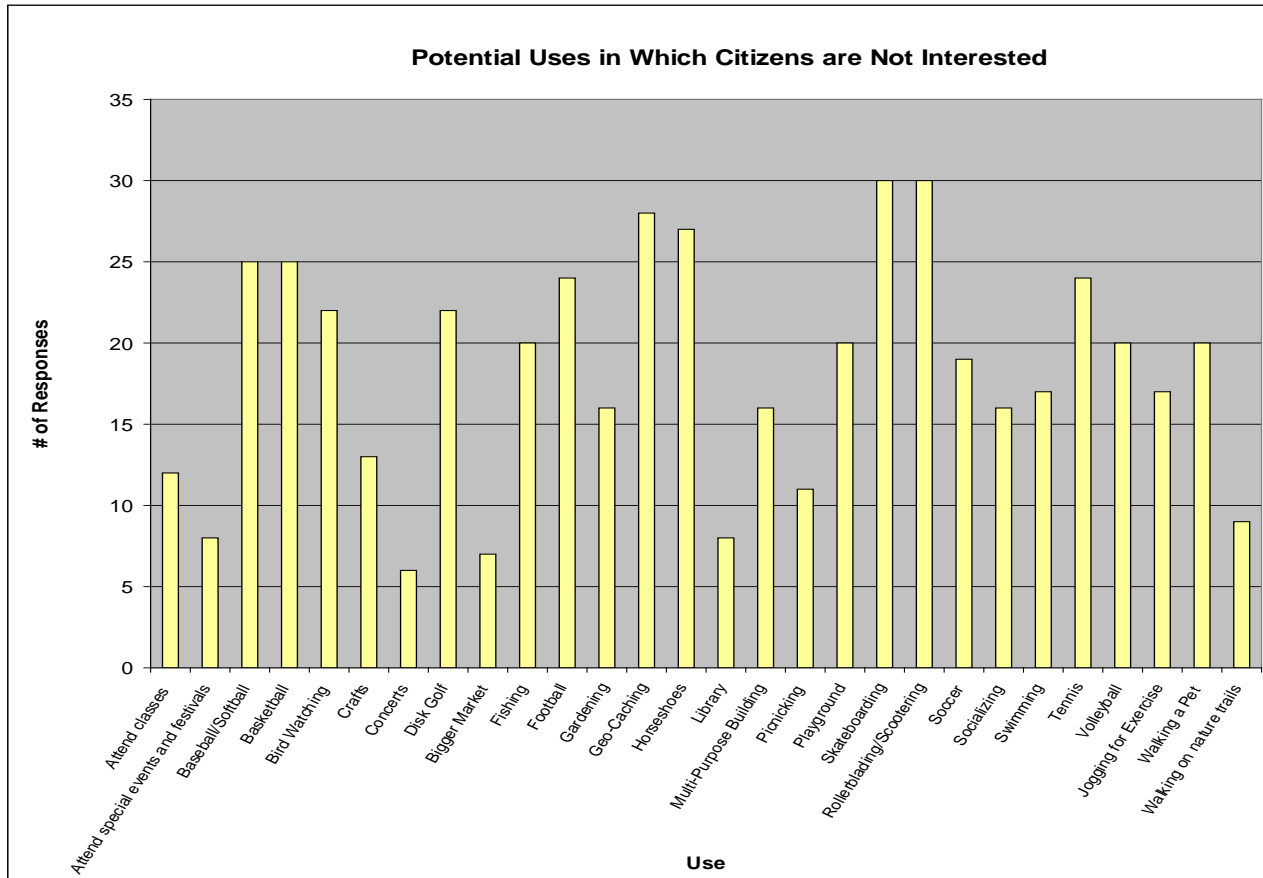
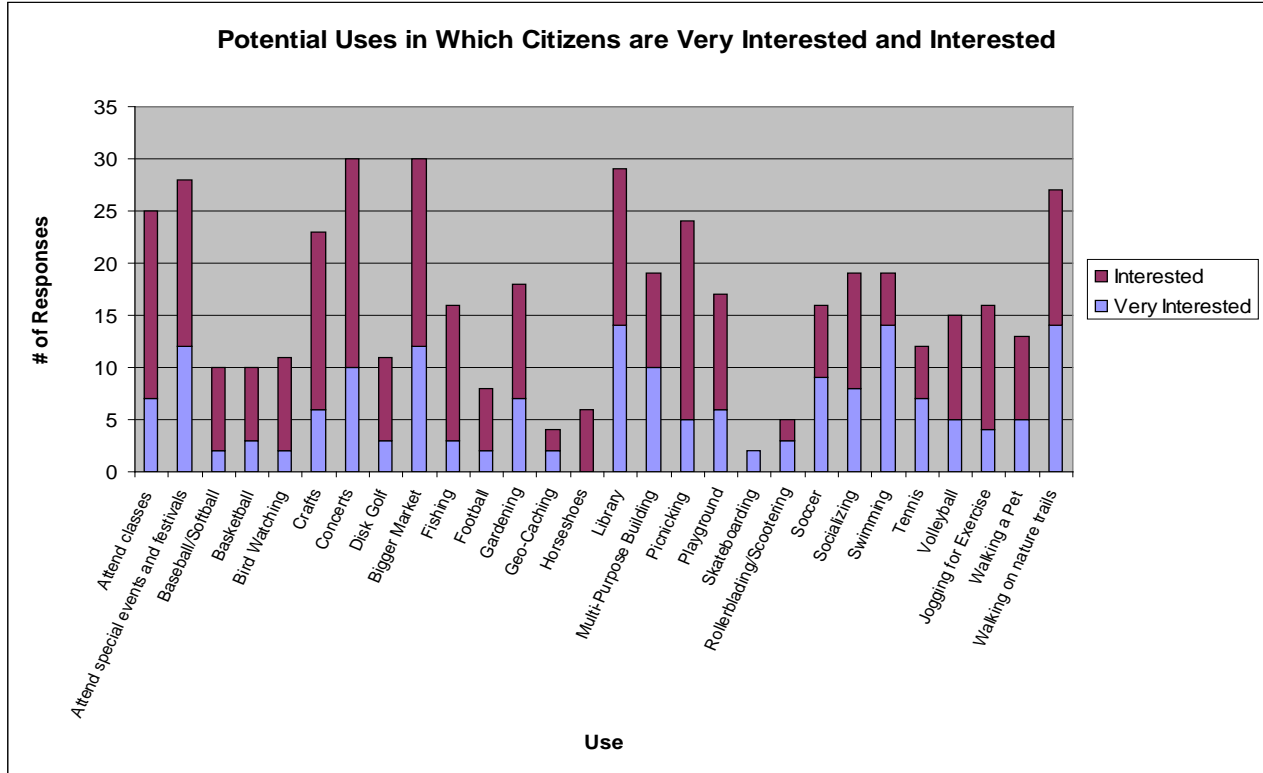
Community Survey Results:

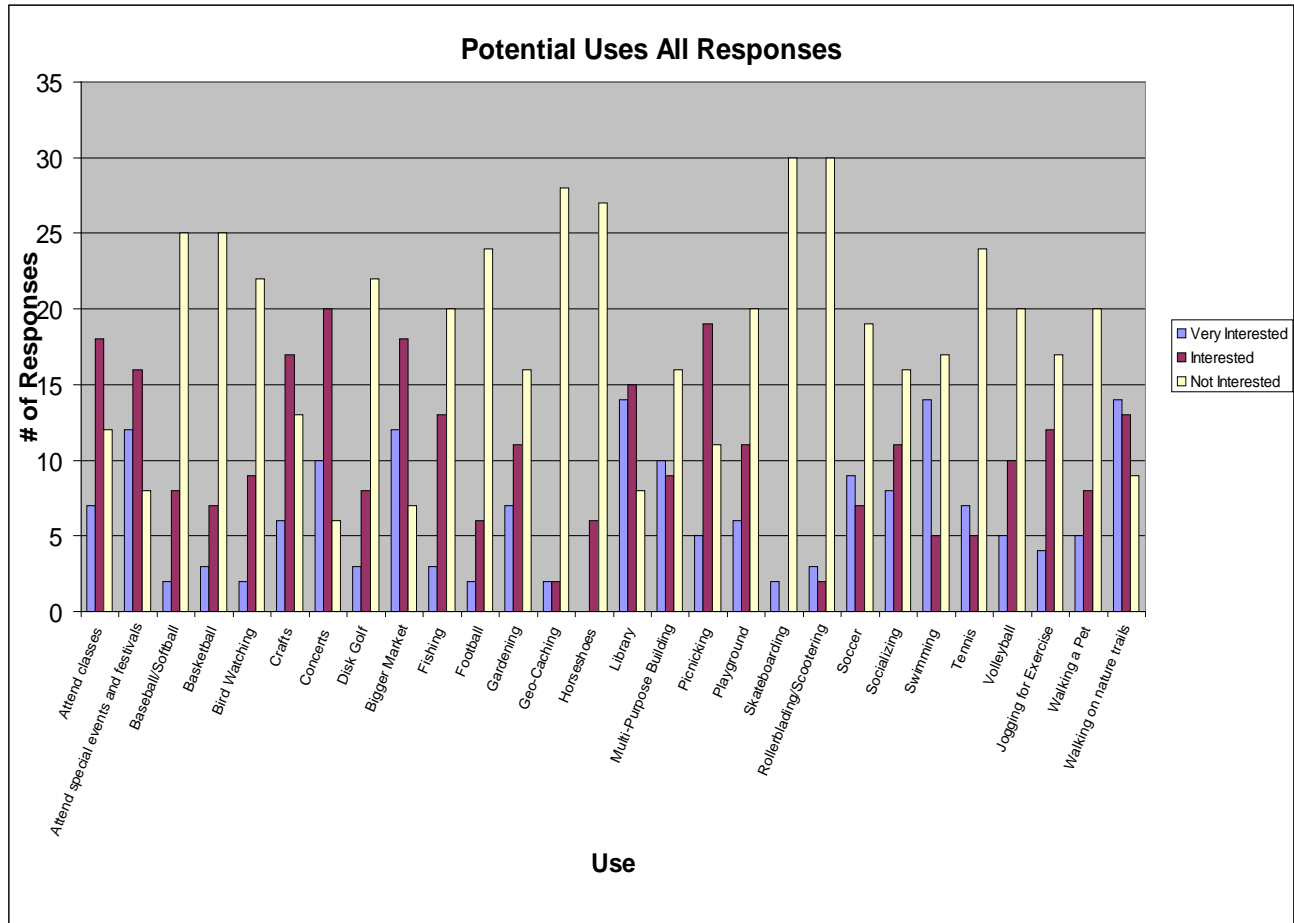
Question #1: Which of the following uses or activities would you or other members of your household most like to be able to participate in on the Town Hall site?

Answer Options	Very Interested	Interested	Combined + Score	Not Interested (- Score)	Net Score	Total Responses
Attend classes	7	18	29	- 12	17	37
Attend special events and festivals	12	16	28	(- 8)	20	36
Baseball/Softball	2	8	10	(- 25)	(- 15)	35
Basketball	3	7	10	(- 25)	(- 15)	35
Bird Watching	2	9	11	(- 22)	(- 11)	33
Crafts	6	17	23	(- 13)	10	36
Concerts	10	20	30	(- 6)	24	36
Disk Golf	3	8	11	(- 22)	(- 11)	33
Bigger Market	12	18	30	(- 7)	23	37
Fishing	3	13	16	(- 20)	(- 4)	36
Football	2	6	8	(- 24)	(- 16)	32
Gardening	7	11	18	(- 16)	2	34
Geo-Caching	2	2	4	(- 28)	(- 24)	32
Horseshoes	0	6	6	(- 27)	(- 21)	33
Library	14	15	29	(- 8)	21	37
Multi-Purpose Building	10	9	19	(- 16)	3	35
Picnicking	5	19	24	(- 11)	13	35
Playground	6	11	17	(- 20)	(- 3)	37
Skateboarding	2	0	2	(- 30)	(- 28)	32
Rollerblading/Scootering	3	2	5	(- 30)	(- 25)	35
Soccer	9	7	16	(- 19)	(- 3)	35
Socializing	8	11	19	(- 16)	3	35
Swimming	14	5	19	(- 17)	2	36
Tennis	7	5	12	(- 24)	(- 12)	36
Volleyball	5	10	15	(- 20)	(- 5)	35
Jogging for Exercise	4	12	16	(- 17)	(- 1)	33
Walking a Pet	5	8	13	(- 20)	(- 7)	33
Walking on nature trails	14	13	27	(- 9)	18	36

Additional Comments:

- Cut taxes;
- Swimming gets a big time thumbs up at our house!;
- If the current town government could learn to run meetings and think about the people who elected each and every one of them it may just work. We need a YMCA - but for some reason you "people" shot that idea down. Most of your activities mentioned on this survey would be covered by the "Y", Ever think of that?;
- Add exercise stations to the nature trail;
- Continue to allow the soccer program to expand. Its grown a lot over the past few years and the kids love it;
- Add a walking track 1 mile in length (not a nature trail).





Question #2: What additional uses or facilities would you or members of your household like to see on the Town Hall site?

- Other exercise facilities and equipment;
- CPR, Accounting, Excel classes - Would love to see monthly book club and needlework! Also, a flea and antiques market a couple or few times a year;
- Leave the site alone;
- Make the soccer fields permanent and have a walking track around the fields so parents can get fit;
- What is geo-caching?;
- Cooking Classes;
- Bridge Club;
- This is a great list. We just feel that although many of the ideas are good, a good number of them are already available at nearby sites (Haganstone Park, PGBC family life center, and other neighboring areas);
- We are 10,000% supportive of a library! A library is something that could involve EVERYONE regardless of age, ability, children, etc. A library could also provide some of the other options such as classes, multi-purpose room, and even socializing on a low key scale. Thanks for seeking the citizens' perspective!;

-
- Would like to see some family bike trails and walking trails that are safe from traffic. To promote a healthy life style some sidewalks on PG Road from the funeral home to the school would be nice. Have small business that could benefit from sidewalks as well. To have more families move into this area we must have some that would attract them into our community. I and I know there are more of us like to walk. Alliance Church road could use a nice sidewalk for us walkers;
 - A nice looking place to shop in PG would be nice;
 - Pleasant Garden NEEDS a library. Enough of the soccer, it is incredible that so much of our town's budget is devoted to soccer, how did this happen?;
 - Is there no longer a possibility that a Y will be built? How did this happen?;
 - This town is currently going down hill fast. We and I must include myself as resident, are responsible for becoming number one in the "how to mismanage a town" world. Grow up people, give us water give us sewer, give us lights and plow the streets when they need it. Be responsible to the people who elected you instead of asking these stupid questions.

Summary of Community Survey Results:

Top 10 Proposed Uses and Activities on the Town Hall Site (Net Score):

1. Concerts	(24)
2. Bigger Farmers Market	(23)
3. Library	(21)
4. Special Events & Festivals	(20)
5. Walking on Nature Trail	(18)
6. Attend Classes	(17)
7. Picnicking	(13)
8. Crafts	(10)
9. Socializing	(3)
10. Multi-Purpose Building	(3)

Step 4 – Long-Range Planning Board - Design Workshop #1 – PTCOG designed and facilitated a design workshop with the Long-Range Planning Board to review citizen input; brainstorm and prioritize proposed site use ideas; and generate initial site layout scenarios & alternatives. This step was combined with the Community Design Workshop.

Step 5 – Alternative Design Concepts – PTCOG staff reviewed and integrated results of the site analysis, Community Survey and Community Design Workshop #1 to generate three alternative design layout concepts. Each of the following alternative concepts (Concepts A, B and C) are based on a common set of recommendations for the Multi-Purpose Athletic Fields Layout, the Potential Picnic Shelter Expansion Layout; and the Probable Expansion of the Existing Septic Drainage Area.

CONCEPT A:

- Longest Road / Located the farthest from Alliance Church Road:
 - Allows the largest number of parking spaces;
 - Allows shortest walk connecting Community Center to Town Hall and Restrooms;
 - Creates largest separation between Community Center and proposed Farmers Market.

CONCEPT B:

- Medium-Length of Road / Located closer to Alliance Church Road:
 - Allows for a smaller number of parking spaces;
 - Allows placement of paved walkway adjacent to the road connecting the Community Center to Town Hall and Restrooms;
 - Less separation between Community Center and proposed Farmers Market.

CONCEPT C:

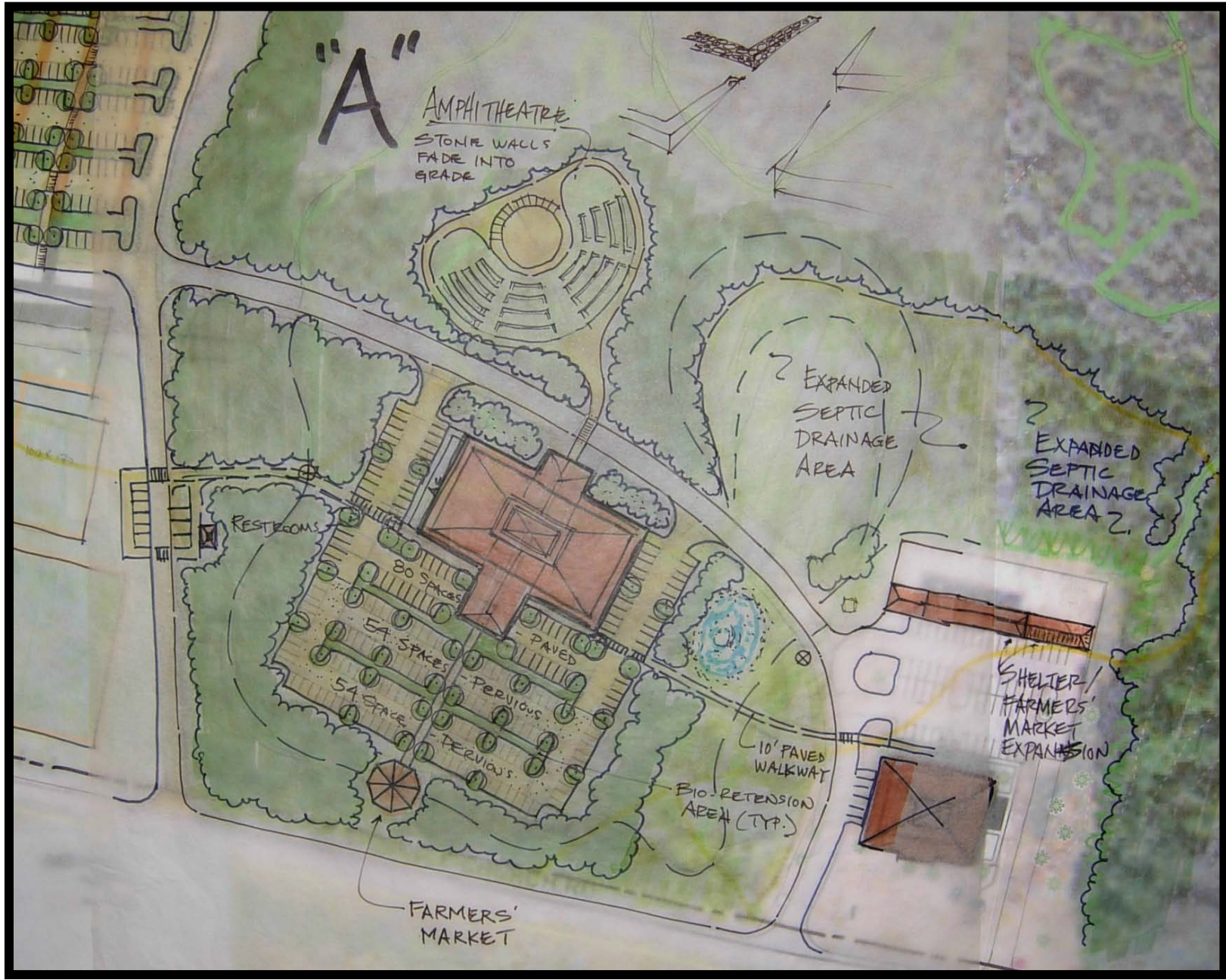
- Shortest Road / Located closest to Alliance Church Road:
 - Allows the least number of parking spaces;
 - Allows the paved walkway to follow the existing trail route and to be separate from the road connecting the Community Center to Town Hall and Restrooms;
 - Creates least separation between Community Center & Farmers Market.



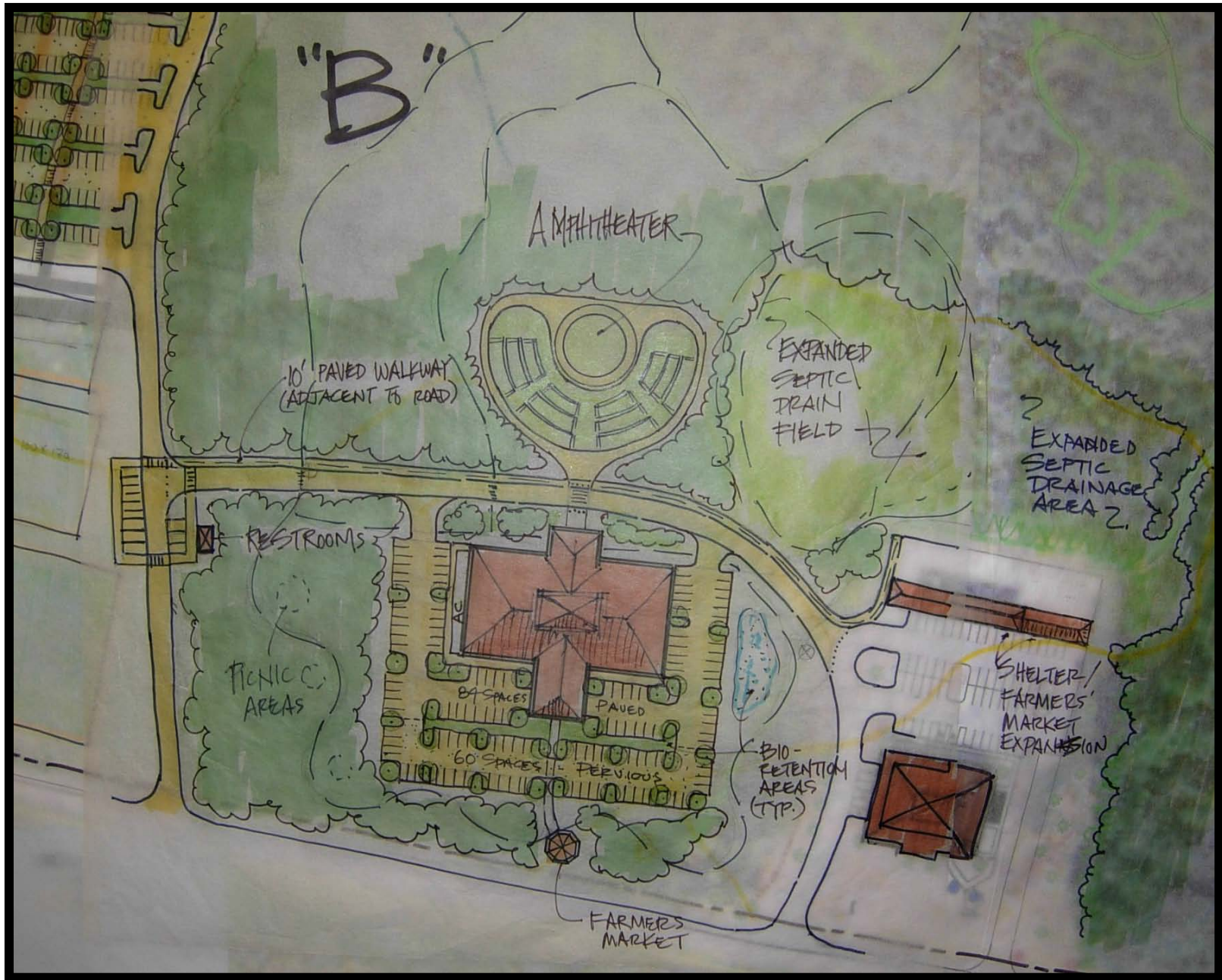
Existing Town Gazebo – Photo courtesy PTCOG



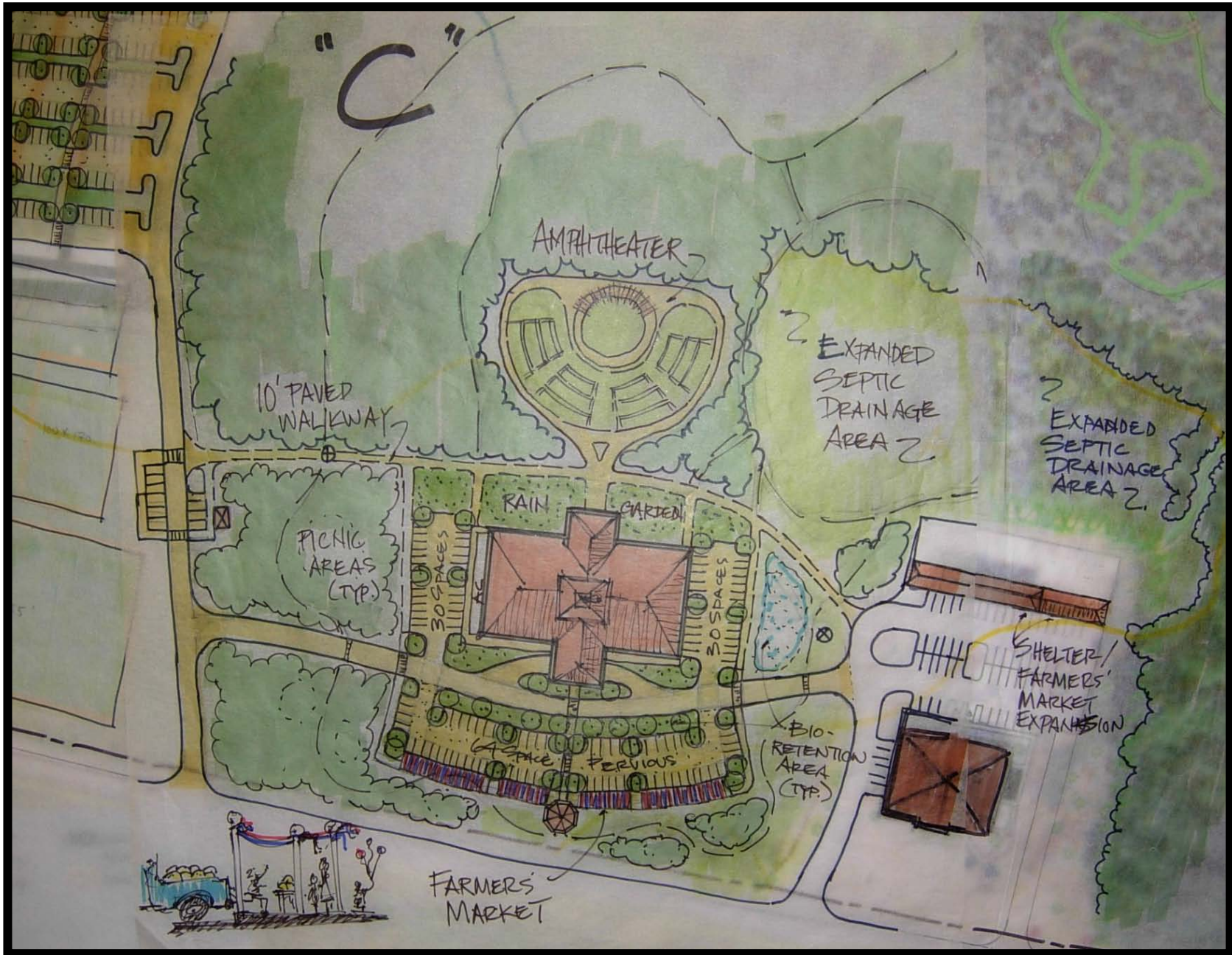
Proposed Multi-Purpose Sports Field & Pervious Parking Layout



Concept A - Proposed Multi-Purpose Center & Amphitheater



Concept B - Proposed Multi-Purpose Center & Amphitheater



Concept C - Proposed Multi-Purpose Center & Amphitheater

Step 6 – Long-Range Planning Board (LRPB) – Design Workshop #2 –

PTCOG facilitated a second design workshop with the LRPB to review, discuss and refine alternative design concepts; determine the best location and configuration for key proposed uses; and build consensus around a preferred “Hybrid” concept.

Step 7 – Preferred Design Concept and Project Report

PTCOG staff developed a preferred “hybrid” design concept based on the Board’s favorite design features of the three alternative design layout concepts (A, B and C) and recommendations for the Multi-Purpose Athletic Fields Layout, the Potential Picnic Shelter Expansion Layout; and the Probable Expansion of the Existing Septic Drainage Area. PTCOG staff also developed a draft Project Report for review and refinement by the LRPB.

Step 8 – Long-Range Planning Board (LRPB) – Design Workshop #3 –

PTCOG facilitated a third design workshop to review, discuss and refine the preferred “hybrid” concept and the draft Project Report. Participants discussed draft plan priorities and raised the following points:

- Be environmentally friendly (stormwater run-off);
- Disturb as few trees as possible;
- Identify the greatest needs and get community buy-in & support;
- Does the small number of survey responses provide enough support?
- Honor survey responses – library, concerts, classroom space – calls for a multi-purpose building;
- Multipurpose building would serve Senior Luncheon / Movers & Shakers;
- Long-term maintenance and operational costs need to be considered;
- Include restroom facilities for soccer and the Farmers Market;
- Several plan elements (e.g. parking, restrooms, septic field expansion) are tied to the athletic fields, multi-purpose building & Farmers Market;
- If the soccer program is privatized, upgrades to the fields would be unnecessary (the consensus was that the program will not be privatized);
- Develop the back (west) soccer fields first & leave the “east” fields for later;
- Walking trail connecting Town Hall and soccer field area to be handicapped accessible, could be paved or natural
- Do not duplicate Hagan Stone Park
- Potential funding sources include Town capital project funds, sponsorships, bequests, PARTF and EPA grants, Clean Water Management Trust Fund demonstration grants for rain gardens and bio-retention areas;
- Need to publicize the recommended plan and get public feedback.

At Workshop #3 the LRPB also identified priorities for proposed design elements (phases) and the approximate time frame for implementing each phase of the plan (e.g. Short-Range = 0-2 years, Mid-Range = 2-5 years, and Long-Range = 5+ years). Disregarding the costs of implementing various projects participants set the following priorities for project implementation and construction:

Priority	Proposed Design Elements	Time Frame	Years
#1	<u>West Athletic Fields</u>	Short-Range	0-2 years
#2	<u>Athletic Field Parking</u>	Short-Range	0-2 years
	<ul style="list-style-type: none"> ▪ Include Handicapped Parking ▪ Include Restrooms for Southern Trail Head ▪ Include Restrooms for Existing Farmers Market 		
#3	<u>Multi-Purpose Building</u>	Long-Range	5+ years
	<ul style="list-style-type: none"> ▪ Include Pervious Parking Area ▪ Include Septic Drainage Expansion Area 		
#4	<u>Paved Connector Trail</u>	Mid-Range	3-5 years
#5	<u>Expand Existing Farmers Market</u>	Short-Range	0-2 years
	<ul style="list-style-type: none"> ▪ Include Additional Entrance Drive 		
#6	<u>Amphitheater</u>	Mid-Range	3-5 years
#7	<u>New Farmers Market</u>	Long-Range	5+ years
#8	<u>East Athletic Fields</u>	Long-Range	5+ years

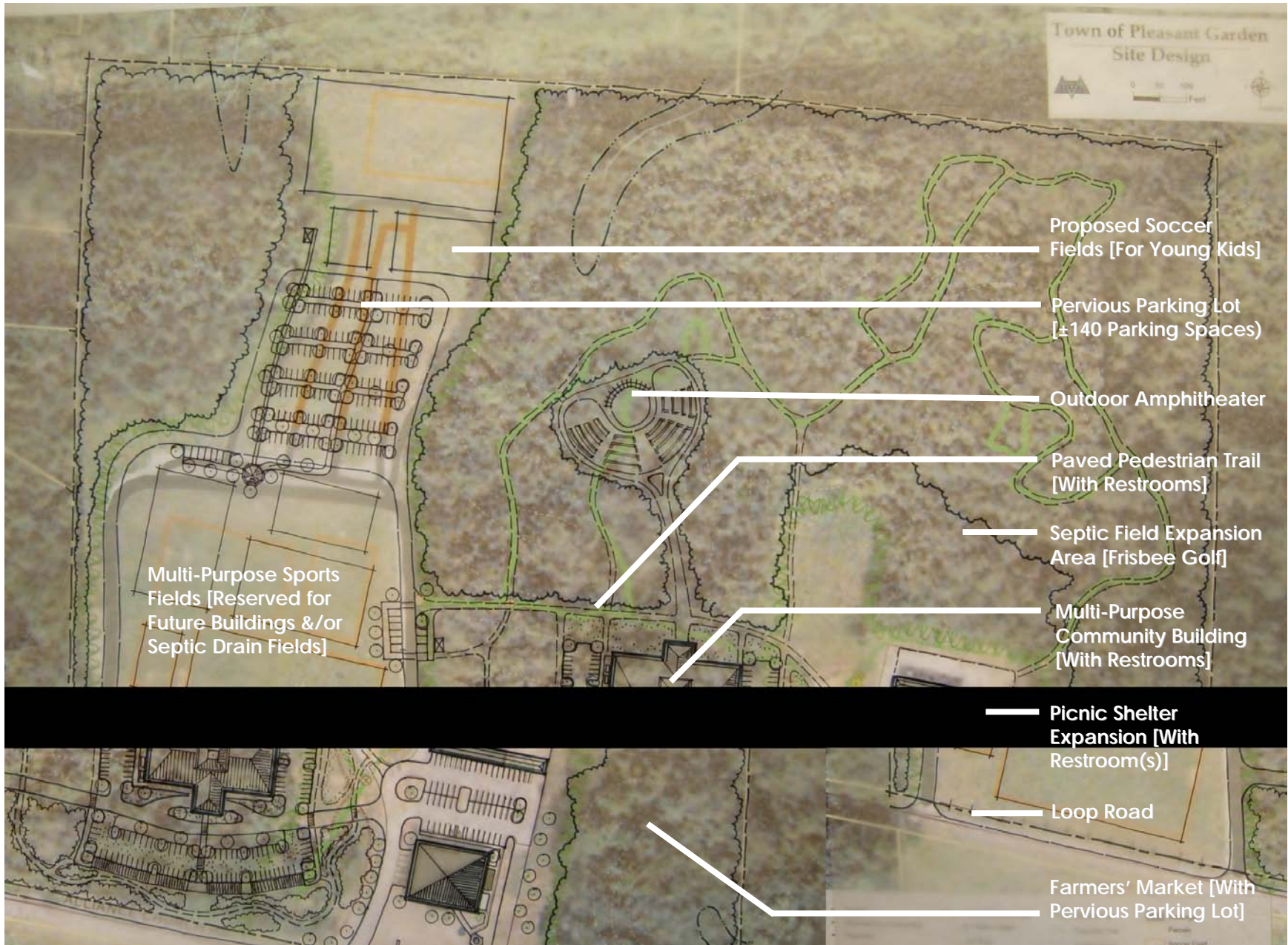
Step 9 – Site Plan and Phasing Recommendations – PTCOG labeled and rendered a recommended “Town Hall Site Plan” showing the location and layout of key design elements when all potential phases of the plan are implemented. PTCOG also produced a final project report and a phasing diagram illustrating the location of each phase of the project.

Chapter 3: Recommendations

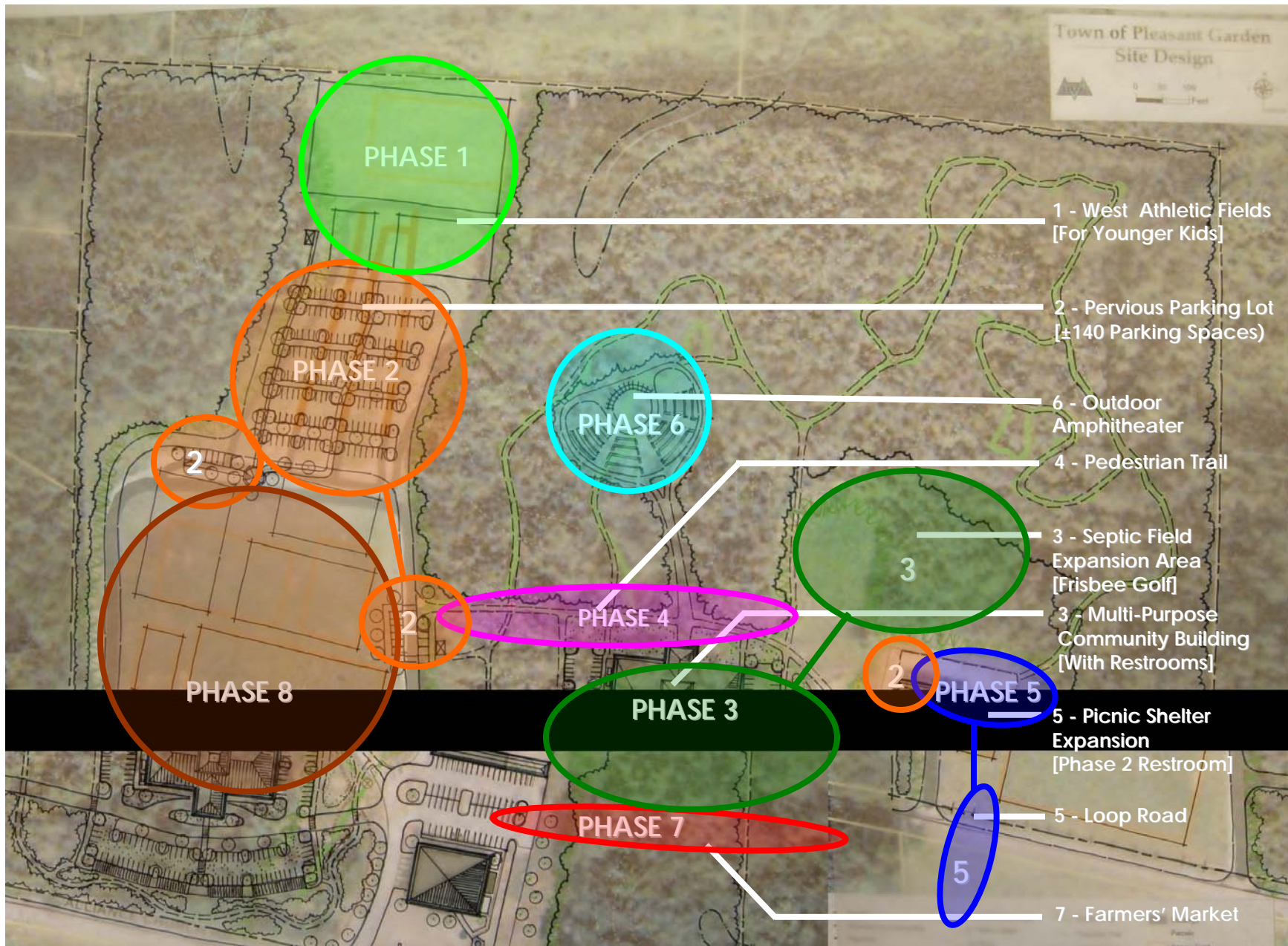
Site Plan and Phasing Recommendations – PTCOG drew and rendered the following preferred “hybrid” concept based on the Board’s favorite design features of the three alternative design layout concepts (A, B and C). This plan also incorporates recommendations for the Multi-Purpose Athletic Fields Layout, the Potential Picnic Shelter Expansion Layout; and the Probable Expansion of the Existing Septic Drainage Area. The composite “Town Hall Site Plan” shows the location and layout of key design elements when all potential phases of the plan are implemented. Based on input from members of the Long-Range Planning Board in their third Design Workshop, PTCOG also produced the following Phasing Diagram illustrating the priority of implementing various proposed design elements.



Existing Brick Heritage Walk and Veterans Memorial – Photo Courtesy of PTCOG



Preferred "Hybrid" Concept – Recommended Town Hall Site Master Plan



Phasing Diagram for Recommended Town Hall Site Master Plan



Town of Pleasant Garden Town Hall Master Plan

