

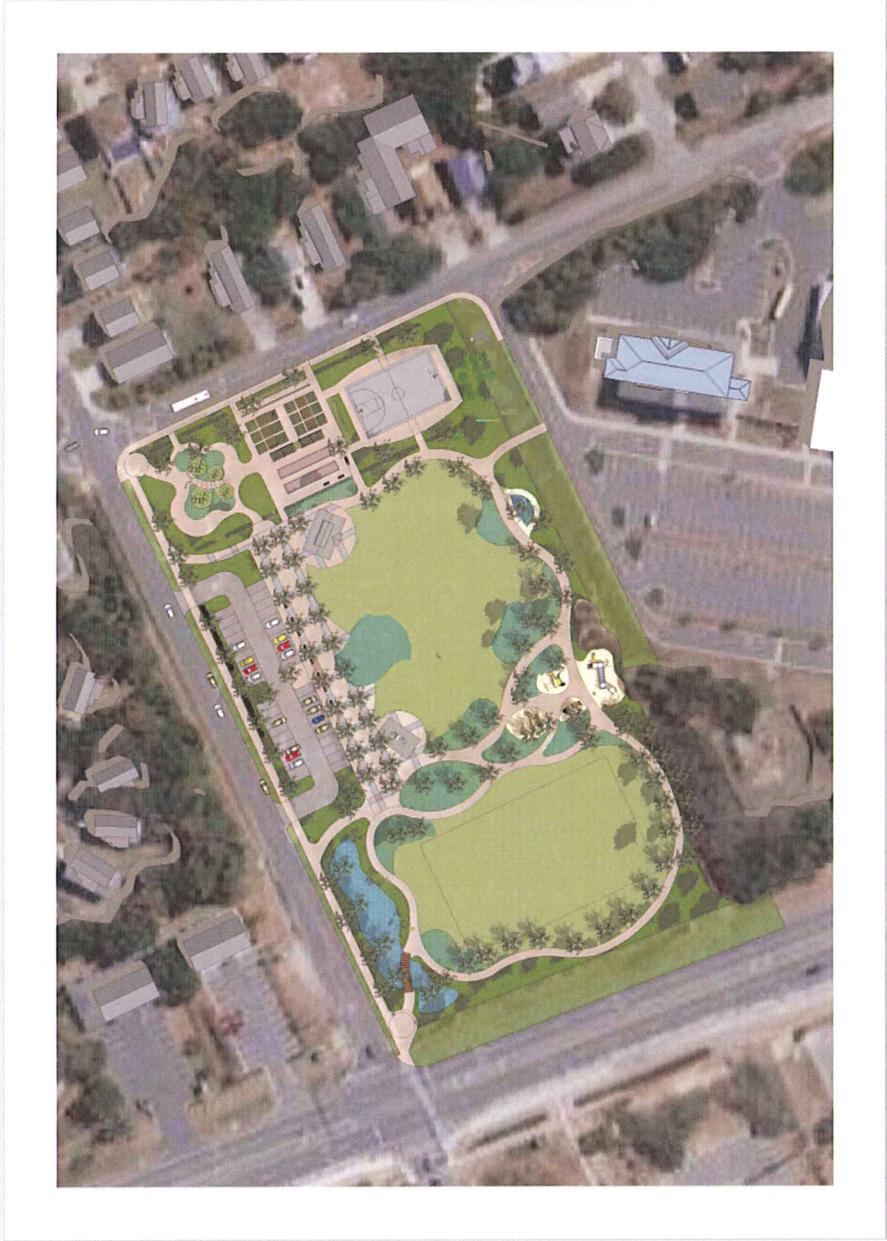


Dowdy Park Master Plan

TOWN OF NAGS HEAD, NORTH CAROLINA

Prepared By Albemarle & Associates, LTD & VHB Engineering NC, P.C. September 2015





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Executive Summary

In 2013, the Town of Nags Head, Board of Commissioners purchased a five acre parcel of land located at 3005 South Croatan Highway, formerly known as Dowdy's Amusement Park. The intent of this public land acquisition was to develop a recreational park for use by citizens and visitors alike. The Town formed a Dowdy Park Steering Committee; hired professional consultants; and began the solicitation of public input. The Steering Committee met multiple times throughout the planning process. The Town solicited public input at several community events and meetings. The information gathering process that the Committee pursued included written and electronic surveys; public input meetings; a design charrette; and solicitation of comments on preliminary park concepts. The Committee then took the public input and recommended refinements to the plan in order to establish a final Master Plan for Dowdy Park.

The Dowdy Park Master Plan envisions a village green type park that will support a number of active and passive recreational uses for all age groups. It is configured to support individual and group activities with multiple uses occurring concurrently. The Park is intended to provide for public gatherings such as art shows, farmers markets, public performances, and group fitness activities. It also will provide for individual fitness and exercise opportunities. The Park will have a half-court basketball goal, a tennis practice wall, bocce courts, and areas for other yard sports. Two large lawn areas are envisioned as is a pavilion and restrooms. The Park lay-out has playground equipment suitable for children ages 2-5 and 5-12 with seating, picnic tables, and benches located throughout the Park. Parking for approximately 40 vehicles is currently planned.

The site will be shaped to provide separation of uses, visual interest, lawn seating, and to create an aesthetically pleasing park experience for the users. The site's proximity to the Elementary School, YMCA, Bonnett Street Beach access and other points of interest will unify this area of Town. The location relative to adjacent residential areas will be beneficial and the planned inner pathways systems can provide a safe route to school for area children.

The site is envisioned to be well landscaped with native and indigenous plants and to provide areas for community gardens. Utilities will include public water for restrooms and a water fountain, electric power, site lighting, WIFI service, and an on-site septic system. Demolition of the existing improvements including the building, parking lot, fencing and remnant concrete was completed during the summer of 2015.

The Town intends to fund and construct these Park facilities over a number of years and in phases. The estimated cost for the Park improvements is \$2,099,385.00. Initial construction is slated to begin in 2016.

Acknowledgements

The Town would like to thank the following individuals for their guidance, assistance and knowledge in the creation of this project and document.

TOWN OF NAGS HEAD

Cliff Ogburn, Town Manager

Andy Garman, Deputy Town Manager

Holly B. White, AICP, CFM, Principal Planner

David M. Ryan, PE, Town Engineer / Project Coordinator

Dowdy Park Steering Committee:

Commissioner Susie Walters, Kelly Wyatt, Ralph Barile, Isabel Cooper, Tyler Dunsmore,

Teresa Kerber, David Elder, Kerry Sanders, Chad Stewart, Ben Cahoon, Lisa Strydom

The Nags Head Board of Commissioners would also like to thank all the citizens for their input and guidance throughout the Planning Process as well as all the town residents and property owners who attended Public meetings and completed Surveys and Questionnaires.

PROJECT CONSULTING TEAM

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Introduction

In May 2013, the Town of Nags Head purchased the former Dowdy's Amusement Park at 3005 South Croatan Highway. The five acre property is located between the Nags Head Elementary School to the south, Bonnett Street to the north, South Croatan Highway to the west and Wrightsville Avenue to the east. The property had previously been an amusement park and was a popular summer tourist attraction for citizens and visitors alike.

The Nags Head Board of Commissioners purchased the property with the goal of developing a public park for all ages. Community input was gathered to determine which activities and amenities to include in the park. Conceptual design alternatives were developed based on input from the public and the project steering committee. On October 29, 2014 a formal Kick-off meeting was held between the Town staff, Dowdy Park Steering Committee, and the Consultants.

This Master Plan is the culmination of events, observations, public input, and geospatial data acquisition necessary to make recommendations, and provide cost estimates for the future phased development of Dowdy Park. This document also identifies regulatory issues and permitting requirements, as well as funding sources necessary to develop the proposed Master plan. Many citizens, staff, and Steering Committee members participated in the gathering of survey data and by providing personal participation in this process by participating in meeting and providing feedback.

This Master Plan is intended to be used for preliminary planning, budgetary funding and phased implementation of the improvements. The recommendations have been developed to a level of design necessary to provide preliminary designs and construction cost estimates. The purpose of this document is to provide a sound and sensible basis for the design and construction of Dowdy Park.

Community Involvement

NAGS HEAD ELEMENTARY SCHOOL PUMPKIN FAIR

The Town conducted its first public involvement activity for the planning process in conjunction with the Nags Head Elementary School Pumpkin Fair on October 4, 2014. For the first time, Pumpkin Fair activities took place not only at the school, but also at Dowdy Park property. Approximately 500 people attended. Students were asked to participate in a visioning exercise. Third through fifth graders painted their vision for the park on cedar shingles. The shingles were hung on a mural wall, painted by local artists Marcia Cline and Kerry Saunders, on the side of the old Dowdy park building. The Town used this opportunity to survey parents and students about what they desired to see included in the new park. The Town surveyed the public over the course of six weeks, October 4 – November 20, 2014 on proposed uses of the property. The survey was also placed on the Town website; available at Town Hall; and was available at the first formal Community Involvement meeting held on November 20, 2014.

PUBLIC MEETINGS

At the November 20, 2014 Public Input meeting, the survey results were presented to the audience. After the presentation of the survey results, the floor was opened for general public input and comments. There were approximately 25 to 30 citizens in attendance and 10 to 12 people spoke during this period. Many comments paralleled those that were suggested during the survey to include open space, performing areas, art themed facilities, farmers markets, trails, quiet areas, shady areas and the park's interrelationships with the adjoining facilities, neighborhood, school and YMCA. Several speakers requested facilities such as a skate park, dog park, basketball court, rock wall / bouldering area, tennis practice wall and even relocation of the Veterans Memorial. Many felt that the park should contain bathrooms, picnic areas, benches, tables, a multi-use shelter as well as parking and bicycle racks. The Public asked that consideration be made to install lights in the park for extending the hours of usage. It was also stated that the 11-16 year olds needed a safe area to recreate. The discussion included configuring the park for all ages with a playground, benches/tables, open lawns, and landscaped areas with shade trees. Discussions of shaping the site with some topographic relief was deemed desirable as was creating a safe route to the school through the site.

Overall the conversations and discussions were very constructive. The desire to identify this park in relationship to the Bonnett Street beach access, YMCA, Nags Head Woods and the Satterfield Landing soccer fields was discussed, as was the interrelationship of the new US 158 sidewalks. Some suggestion of wayshowing signage was mentioned as was the development of an overall Town recreational opportunities document.

DESIGN CHARRETTE

On November 21, 2014, the Steering Committee, Town Staff, and the Consultants met to discuss the results of the survey and the Public input session. Prior to the design charrette, the Steering Committee was tasked with a homework assignment. The tasks included researching and considering the following:

- *“What are the components of a great park or public space?”*
- *“... find at least five images of inviting, unique, or interesting parks, public spaces, or places.”*
- *“... think about the elements from these images that could be incorporated into the park design. This can be small design components such as a landscaping feature, specific amenities such as a theater stage, or overall conceptual layouts.*
- *Provide a brief narrative on why you chose these images and be prepared to discuss how these might relate to the park design.”*

Each committee member's responses were incorporated into a power point presentation. At the meeting committee members were given the opportunity to present their ideas.

After all Committee member presentations were completed, the group discussed a prioritization of features, programming, interconnectivities, and overall park elements. The discussion resulted in a consensus that the park would be designed to provide both active and passive recreational uses for all ages. The Committee and Consultants then proceeded to explore “bubble diagrams” of potential park elements, features, locations and programming areas.



SURVEY RESULTS

The survey asked participants to select 5 amenities they would like to find at the park. Respondents mostly desired a picnic/shelter area followed by playgrounds, walking paths, performance venues, and fitness trails. Gardens / fountains and greenspace followed very closely as desirable amenities. The following graphs illustrate the results of the surveys and a copy of the survey documents and full survey results can be found in Appendix D.

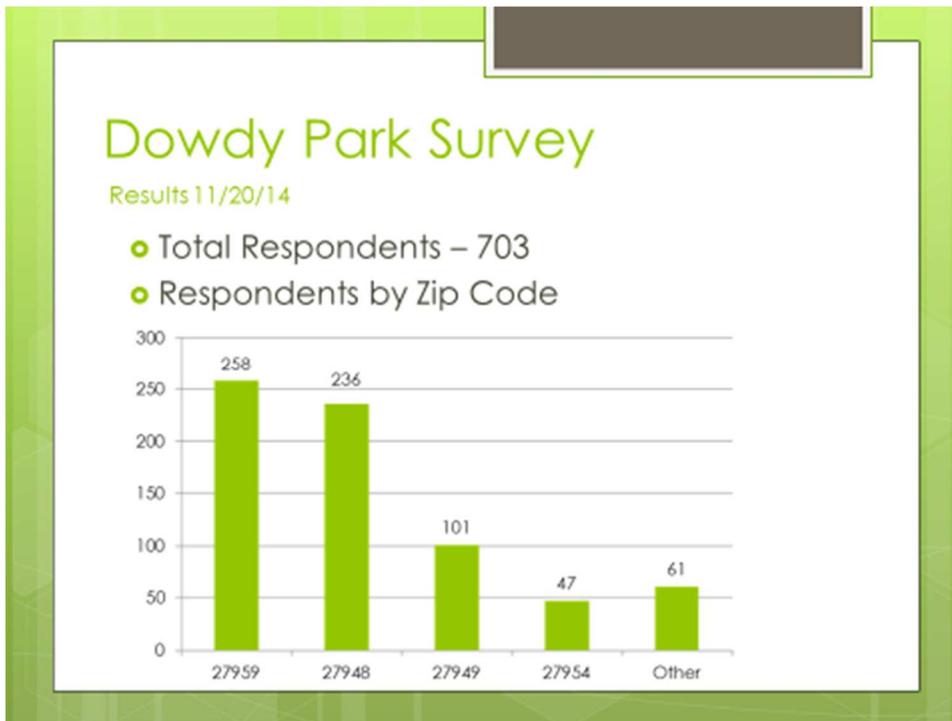


Figure 1 Survey Responses

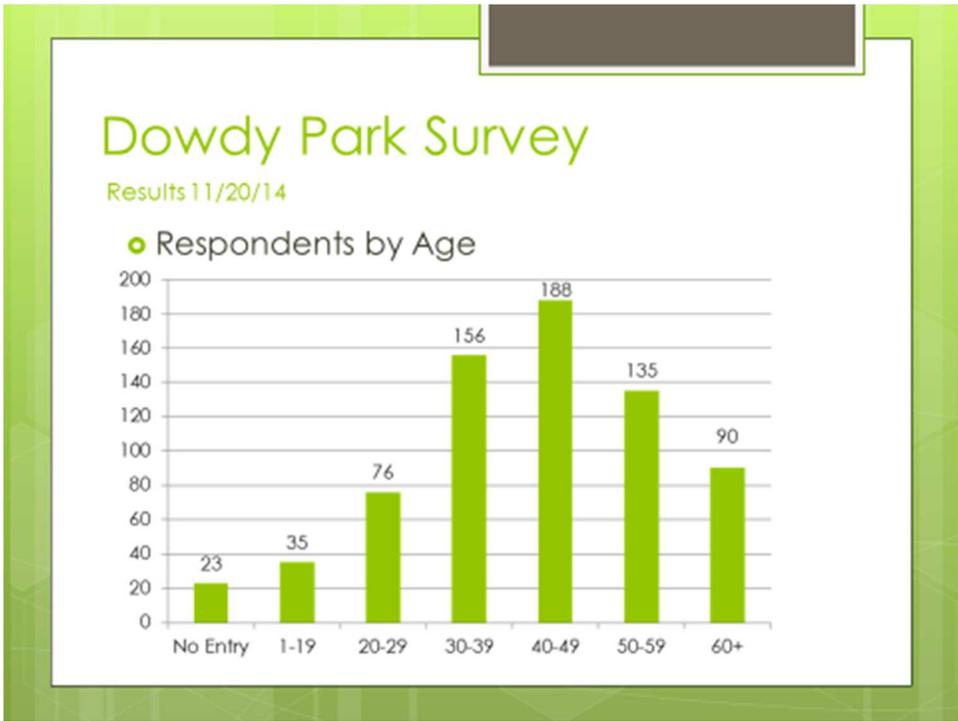


Figure 2 Respondents by Age

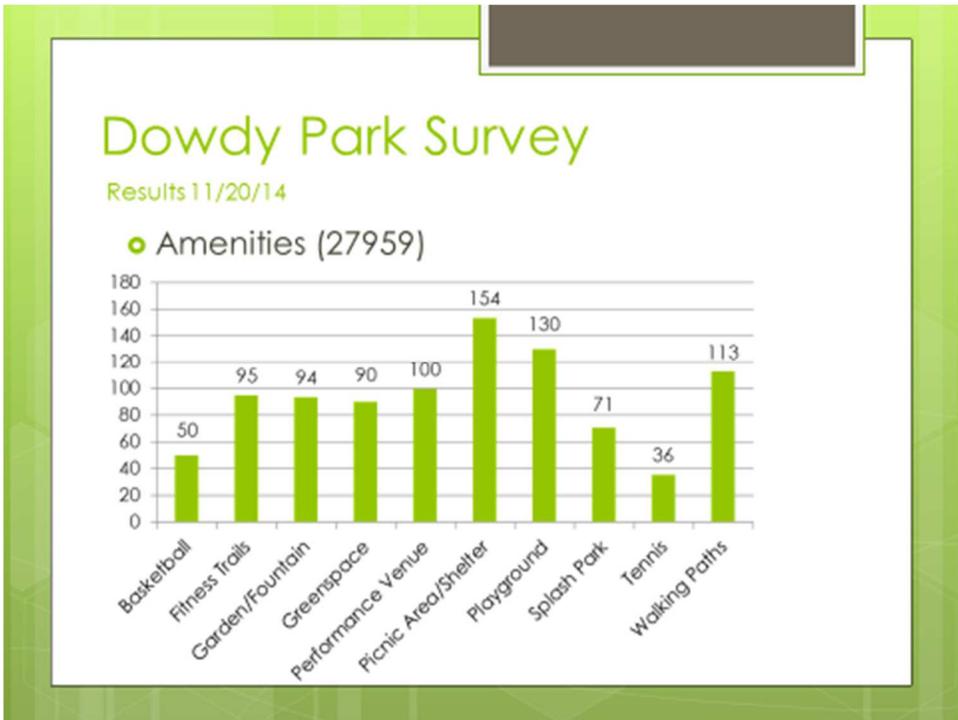


Figure 3 Amenities from Nags Head Zip Code Responses

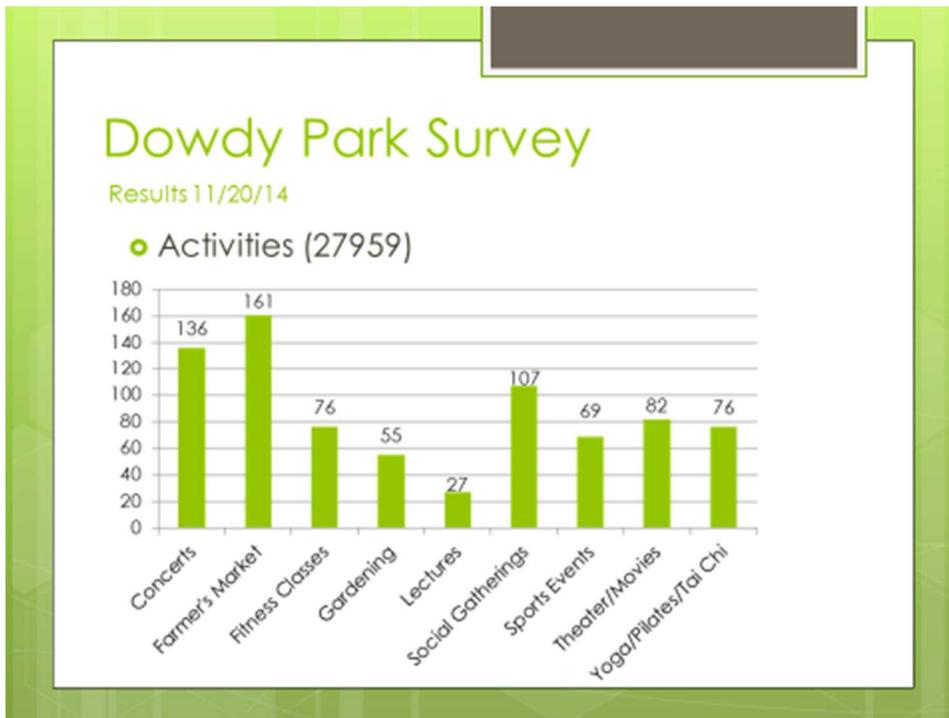


Figure 4 Activities from Nags Head Zip Code Responses

As illustrated in these figures, the Public input from the surveys showed the desire to create a park space that had multiple uses for a variety of age groups. The surveys indicate the desire for a “Village Green” type park that could be utilized by residents and visitors on a year round basis.

Conceptual Planning

The consulting team took the feedback from the public meetings and design charrette and formalized three conceptual plans. Each plan has common elements such as parking, lawn areas, playgrounds and walking trails, and each provides a different approach and arrangement of both common and unique features.

Conceptual planning began with the consolidation of comments and opinions from the on-line survey, Community Open House and Committee Charrette. The consultants then analyzed the existing conditions and developed a site analysis to frame the planning.

From this, three themes for park alternatives were developed. The themes reflected program comments in order to provide ideas on programming, relationships, park landscape structures, parking / circulations, and neighborhood context. The three preliminary themes were:

- Alternative Concept 1 – Nags Head Dune theme
- Alternative Concept 2 – Central Park theme

- Alternative Concept 3 – Multi-use Park developed around two large green spaces and program scattered in the interstitial spaces.

Town staff was provided with the three alternative plans and they provided their initial comments. Adjustments were made to the plans. The three final alternative concepts were reviewed with Staff and Committee members. Illustrated below are the three final alternative concepts that were reviewed by the Dowdy Park Committee. Full size drawing can be found in Appendix E.

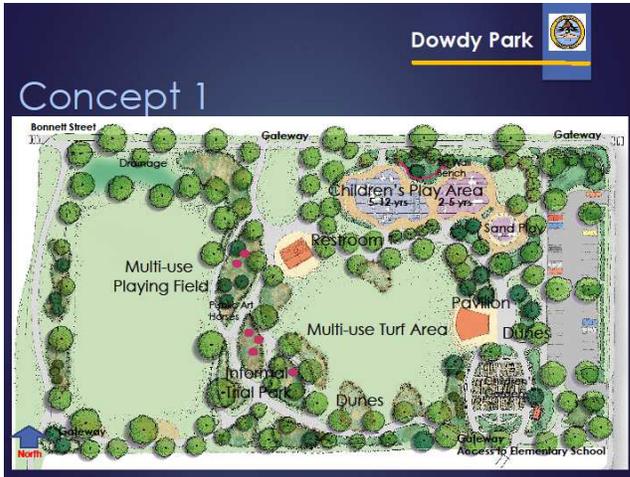


Figure 5 Alternative Concept 1



Figure 6 Alternative Concept 2



Figure 7 Alternative Concept 3

Public Open House

On January 27, 2015 a Public Open House was held with all Board of Commissioners in attendance. Approximately twenty-five people were present. After introducing the Dowdy Park Steering Committee, staff and the consultants, a brief presentation was made. The presentation began by outlining the survey results, Public input, and the Design Charrette discussions. The consultants presented the three alternative conceptual plans and justification for each. Each plan illustrated various themes, features and configurations as show in Figures 5-7. After the presentation an open house was held. Additional written comments were received. A brief meeting was held with the Staff, Consultants and Committee on February 10, 2015, at which time the Committee recommended pursuing Alternative Concept 3 with some enhancements and refinements to the plan.



Master Plan Considerations

The Master Plan for Dowdy Park considers a variety of goals, users, uses, programs, features and objectives. The Town Parks and Recreation Goal states:

"The Town of Nags Head must be a good place to live and to visit. We will provide amenities and attractions that appeal to a broad spectrum of age groups, abilities, and interests to help our citizens and guests maintain a healthy lifestyle."

and

"Dowdy Park will be a park for all ages in perpetuity."

To achieve these objectives, the following goals for Dowdy Park were established.

PARK GOALS

- ▶ Create Park and Recreation opportunity for all ages both resident and visitor
- ▶ Recognize natural resources and unique environment of the OBX
- ▶ Enhance Wellness and Fitness opportunities
- ▶ Provide clean, unique and accessible recreation resources
- ▶ Balance preservation of resources with a creative vibrant plan
- ▶ Maximize resources
- ▶ Integrate coordination between government, residents, business and industry partners

These goals were used to steer the final park planning and design.

PARK USES & PROGRAMMING

The following uses and programming were reoccurring elements from the surveys, meetings, charrette and other public forums. The Steering Committee was cognizant of the desires of the general public and were instrumental in directing staff and the consultants to incorporate the following uses and programming into the final Park plans.

- | | |
|---------------------------------|-----------------------------------|
| ▶ Youth and Senior Users | ▶ Public Safety / Visibility |
| ▶ Extend the day with Lights | ▶ Public Art |
| ▶ Farmers Market Space | ▶ Pedestrian and Bike Connections |
| ▶ Walking Trails and Fitness | ▶ Concerts & Events |
| ▶ Children's Play 2-5 and 5-12 | ▶ Signage and Identity |
| ▶ Open turf grass fields | ▶ Shade |
| ▶ 3 dimensional space (grading) | ▶ Landscape seasonal plantings |
| ▶ Maintenance critical | ▶ Gathering spaces |

- ▶ Gateway to community
- ▶ Nags Head Architectural Theme
- ▶ Multi use fields not dedicated sports complex
- ▶ Inviting place to go
- ▶ Town Green

Some publicly desired uses were not deemed desirable or appropriate for Dowdy Park. While the Committee’s intention was to satisfy all desired and compatible uses in this park, other uses such as a dog park, tennis courts, and a skate park were felt to be appropriate at other Town facilities. To this end the staff is investigating incorporating these other desired uses into other Town owned public areas.

PARK ELEMENTS

A number of elements and features were identified early in the planning process as being necessary components in the Dowdy Park plan. They are listed below:

- ▶ Turfed Lawn Areas
- ▶ Pavilion / Bandstand
- ▶ Basketball Half Court
- ▶ Fitness Stations
- ▶ Playgrounds – 2-5 and 5-12
- ▶ Sculpture
- ▶ Tennis Wall
- ▶ Restrooms w/ Storage
- ▶ A Large Plaza Area
- ▶ Gardens
- ▶ Gateway Connections
- ▶ Walking Paths and Trails
- ▶ Multi use lawn space
- ▶ Topographic Shaping
- ▶ Public Art Display Areas
- ▶ Bicycle Racks
- ▶ Benches and Picnic Tables
- ▶ Wayshowing Signage
- ▶ Trees, Shrubs and Landscaping
- ▶ Irrigation System
- ▶ Bocce Court
- ▶ Game Tables
- ▶ Fencing
- ▶ Gazebo / Trellis
- ▶ Market / Festival Areas

Figure 8 Final Master Plan Concept



ARCHITECTURAL STYLES, PARK EQUIPMENT & MATERIALS RECOMMENDATIONS

Architectural Style:

The architectural theme that was chosen by the Committee is the Old Nags Head style building with wood frame, gabled roof, wood shingles and covered porches. This style is promoted by the Town for both residential and commercial structures. It was felt that the Dowdy Park architectural style should be consistent with that theme. The pavilion and restroom structures should be designed by a registered architect and are assumed to be custom designed and site constructed buildings. There should be careful consideration of material types and finishes for ease of maintenance and cleaning. There should be a source of hot water at the restroom building and both this structure and the pavilion should have provisions for storage needs. Storage needs may range from janitorial products to pop up tents but need not support large lawn and garden maintenance equipment.

Equipment:

Critical elements that need to be integrated into the park and playground design include: universal access that meets ADA requirements, improved playground equipment that meets current ASTM playground safety guidelines, improved full cut-off lighting and security, access control, improved walking surfaces, and clear perimeter control. It is desired that the Park be lighted for early evening uses and for security measures. Low level bollard type lighting was suggested for the pathways and lawn areas; higher level flood lights for the sports and bocce courts; and overhead cut-off type fixtures for the parking lot were desired. The Committee did discuss limiting the lighting intensity and duration in areas near the residential areas.

Active and popular public parks are subject to heavy use and potential deterioration of their equipment, furnishings and materials. The design of this public park must take into consideration equipment and materials that can stand up to the proposed use, minimizes maintenance requirements, and be consistent with the Town's maintenance capabilities. With the harsh seaside weather conditions, the park structures must be able to resist salt spray, blowing sands, harsh ultraviolet rays and normal wear and tear by park users.

Materials:

Park walks and paths must maintain ADA compliant grades and be constructed of materials that will support wheelchairs, baby strollers, bicycles and other wheeled devices. The desired pathway materials include concrete, asphalt, permeable pavers, compacted crushed granite or similar firm materials.

Parking surfaces should be in accordance with the Town standards and be constructed of asphalt, concrete or preferably, a permeable pavement system.

PARK LANDSCAPING AND SHAPING

The desire is to create a Park with native, salt hardy landscaping and some topographic relief. The committee desired that the park have shade trees, bushes and shrubs, grasses, and perennials. The proximity of the site in relation to the Atlantic Ocean and the northeast exposure will create some challenges for the establishment of permanent vegetation on the site. The desire for large oaks and

shade trees will likely take considerable time and effort. Planning for shorter term, quicker growing, coniferous type buffering planting should be considered in addition to canopy trees.

The Park is planned to incorporate some dune like filling and shaping to create visual interest, buffering, grade transitions, and separation of uses. All walkways, plaza areas and grade transitions must conform to appropriate slopes to accommodate all Park uses and users. Grade transitions must comply with the American with Disabilities Act and provide safe and efficient routes throughout the Park.

UTILITY NEEDS

The Park will need appropriate utilities and an irrigation system for its operation. Electrical, water and an on-site septic system are all necessary elements. Additional fire suppression measures may also be needed. Stormwater management will need to be provided in accordance with the Town and State requirements.

Water:

Water service should be provided to the restroom, sports court, and pavilion structures. Additional hose bibs may be beneficial in providing water service to various garden areas of the Park and at least one water fountain should be planned.

Sanitary System:

An onsite septic system will be needed for the restrooms. The preferred drainfield location and suitable soils are along the south western portions of the property. The septic system should be designed as a timed dosed system with the effluent being pumped to a subsurface gravity drainfield. A low pressure pipe system should not be considered due to the above ground appurtenances and clean-outs necessary for this type of system.

Irrigation:

Irrigation is necessary to maintain the turf lawn areas and the landscaping. The irrigation system can either be supplied by a well or by the public water supply. Utilizing well water in this location may result in high level of iron in the water which will cause staining of hard surfaces. Using public water will result in higher water usage / cost and will require a separate meter and backflow prevention protection.

Other:

The Town may want to consider providing internet WIFI connectivity at this location.

It was the Committee's desire to utilize passive solar, cisterns and other Low Impact Development (LID) techniques throughout the park. Stormwater management for the parking, plaza and hardscape area will utilize a variety of best management practices and techniques. The development of bioretention areas, rain gardens, permeable pavement systems, cisterns and other LID methods is desired and provisions for some stormwater routing and infiltration will be necessary.

PARK MAINTENANCE

Maintenance of Dowdy Park will involve regular seasonal and annual tasks and likely will require daily contact during high use periods. General maintenance will include, restroom cleaning, trash collection, weekly grass mowing in the warmer times of the year, and a variety of landscaping, irrigation and cleaning actions. The Town should plan for 12 to 18 man hours a week for cleaning, mowing, and landscape maintenance. There should be an annual budget for repairs to structures, playground equipment, damaged items and graffiti removal. The playground areas will require annual surface redressing and lawns will have turf maintenance requirements. Other maintenance may include art wall restorations, parking lot vacuuming, gravel pathway repairs, garden plot soil amendments, irrigation management, and sport court(s) care.

POTENTIAL PARK FUNDING SOURCES

A number of funding sources for construction of the park are available. The Town has established a capital improvement fund for recreational needs in the annual town budget. The town has also initiated a NC Parks and Receptions Trust Fund (PARTF) grant and intends to apply for a Tourism Board grant in the future. Additionally, a number of public and private grants may be pursued. Listed below are some known grant funding sources. Not all may offer grants at this time but most have cyclic funding periods and should be occasionally checked.

- FHWA Safe Routes to Schools Grant
- NC Healthy Carolinian Grant
- Lowe's Charitable and Educational Foundation
- Miracle's Grants for America's Children
- Shade Structure Grant Program
- Lego Children's Fund
- USDA Community Facilities Grant Program
- NPS Outdoor Recreational Grant Program

Private donations from businesses or benefactors may also be a source of funding for the park and its programs. Donor recognition with inscribed pavers or panels could also be a source of revenue generation. There may also be an opportunity to establish a "Friends of Dowdy Park" non-profit with the ability to fundraise and promote financial support of the park and programming. Lastly the establishment of user fees for privately sponsored events could be considered.

REGULATORY CONSIDERATIONS

The development of Dowdy Park will require a number of local, county and state permits. The final plans will be required to gain approval under the Town Zoning Ordinance provisions and will include compliance with all Town codes and regulations. The land disturbance for demolition and construction of the improvements will be greater than one acre and will require a State Sedimentation & Erosion Control plan approval. The proposed impermeable coverage will likely

require a State Stormwater permit and the site will be subject to the Town's stormwater management requirements.

The Dare County Environmental Health Department will be the reviewing and permitting agency for the septic system. If waterline or fire suppression expansions are deemed necessary, a State Public Water Supply permit for waterline extensions may also be needed.

The site should not be subject to the Coastal Area Management Act regulations and there are no jurisdictional wetlands on site. As currently designed, no NCDOT permits will be required.

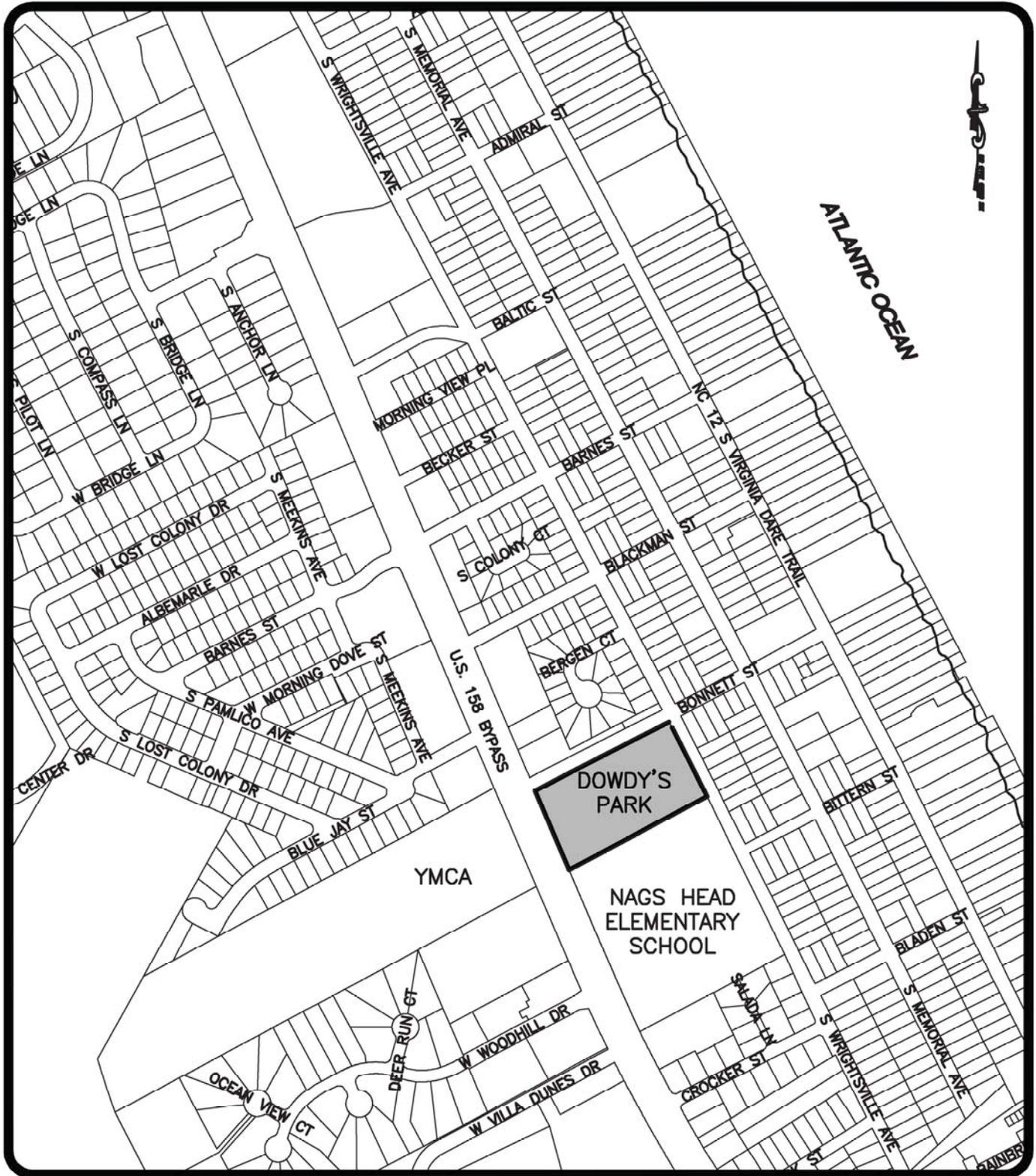
ESTIMATED PARK COSTS

Listed below are the estimated and budgeted amounts for the construction of Dowdy Park. This estimate is based upon site features and allowances as shown on the final Master Plan. These estimates are also based upon similar costs for recreational facilities designed by the consultants. It represents suggested budget costs for some elements and should be refined as the actual design of park commences.

ITEM	Unit	Unit Cost	# of Units	Estimated Cost
Park Improvements:				
General Sitework				
Clearing & Grubbing	AC	\$3,500.00	4	\$14,000
Fill	CY	\$22.00	10000	\$220,000
Grading	AC	\$8,000.00	5	\$40,000
Asphalt Pavement (Parking Lot)	SY	\$35.00	1550	\$54,250
Curb Stops	EA	\$70.00	40	\$2,800
Pavement Markings	LS	\$1,200.00	1	\$1,200
Plaza Area	SY	\$55.00	2200	\$121,000
Walking Trails (4" Concrete)	SY	\$35.00	2540	\$88,900
Walking Trails (Granite)	SY	\$45.00	600	\$27,000
Wooden Walks/deck	SF	\$35.00	650	\$22,750
Subtotal				\$591,900
Landscape & Fencing				
Seeding & Mulching	AC	\$3,000.00	2.5	\$7,500
Trees	EA	\$800.00	135	\$108,000
Shrubs	EA	\$25.00	325	\$8,125
Groundcovers	SF	\$2.30	40500	\$93,150
Lawns	SF	\$1.10	104000	\$114,400
Tree Grates in Plaza	EA	\$1,500.00	26	\$39,000
Irrigation Well & Pump	EA	\$12,000.00	1	\$12,000
Irrigation System	AC	\$15,000.00	4	\$60,000
Split Rail Fencing	LF	\$13.00	1900	\$24,700
Gateway	EA	\$2,400.00	3	\$7,200
Wetland Garden	SY	\$22.00	800	\$17,600
Subtotal				\$491,675
Drainage & Utilities				
Drainage	LS	\$35,000.00	1	\$35,000
Lighting - Area Lights	EA	\$2,500.00	15	\$37,500
Lighting - Bollard Lights	EA	\$600.00	75	\$45,000

Water Service	EA	\$8,000.00	1	\$8,000
Septic System	EA	\$20,000.00	1	\$20,000
Electrical Service	EA	\$150,000.00	1	\$150,000
			Subtotal	\$295,500
Amenities				
Pavilion	LS	\$125,000.00	1	\$125,000
Restrooms	LS	\$145,000.00	1	\$145,000
2-5 Playground Equipt.	EA	\$55,000.00	1	\$55,000
5-12 Playground Equipt	EA	\$90,000.00	1	\$90,000
Multiuse Court	SY	\$54.00	965	\$52,110
Basketball Goal	EA	\$1,000.00	1	\$1,000
Bounce Wall	LS	\$18,000.00	1	\$18,000
Bocce Court	EA	\$5,000.00	2	\$10,000
Community Gardens	LS	\$16,000.00	1	\$16,000
Butterfly Gardens	LS	\$15,000.00	1	\$15,000
Trellis	EA	\$10,000.00	2	\$20,000
Benches / Picnic Tables	EA	\$1,200.00	20	\$24,000
Signage	LS	\$8,000.00	1	\$8,000
Fitness Stations (8-10)	LS	\$18,000.00	1	\$18,000
Art Panels	EA	\$3,500.00	8	\$28,000
Bike Racks	EA	\$1,100.00	2	\$2,200
Retaining Walls	LF	\$225.00	400	\$90,000
Water Fountains	EA	\$3,000.00	1	\$3,000
			Subtotal:	\$720,310
			Total	\$2,099,385
Prof. Services & Contingency				
Surveying / Design / Permit Fees	LS	\$314,907.75	1	\$314,908
Construction Administration	LS	\$104,969.25	1	\$104,969
10 % Contingency	LS	\$209,938.50	1	\$209,939
			Subtotal:	\$629,816
			Total:	\$2,729,201

Appendix A Community Involvement



VICINITY MAP

Nags Head's shopping list includes old Dowdy's

By Michelle
Wagner

Town officials are looking at acquiring open space and have their eyes on a handful of properties, including the now-closed Fin N' Feather Waterside Inn on the Nags Head-Manteo causeway and the Dowdy's amusement park land.

Town commissioners are negotiating with Fin N' Feather to buy the site, Mayor Bob Oakes said. The location is attractive because of its potential as a public boating access.

Motel owners were expected to respond to the town's offer by Wednesday night.

Built in 1968, the Fin N' Feather went out of business last September after it was damaged during Hurricane Irene. The gross market value of the 10-room motel on Pond Island is \$860,100, according to Dare County tax records.

The motel is still standing at the site. If the town does purchase the property, it would raze the building and construct a parking lot and boat ramp, Oakes said.

Money for land acquisition would likely come from the town's fund balance and anticipated increases in sales and occupancy tax revenues that officials expect this year, according to the mayor.

The town, he said, has a significant fund balance of between 60 and 70 percent. State law requires an 8 percent fund balance.

"We are looking for the best bang for the buck for the town," he said.

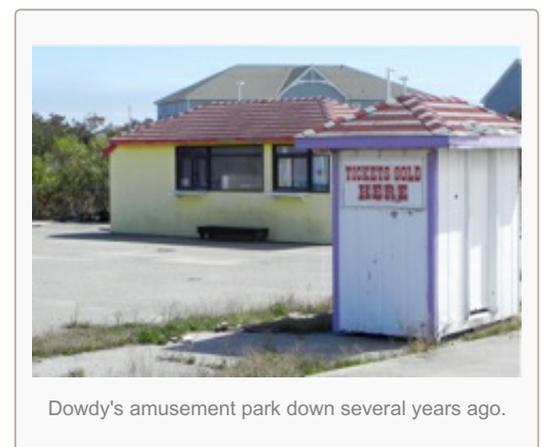
Other properties on the town's list include the Dune Burger at Whalebone Junction, the old Dowdy amusement park site on the bypass at milepost 11 and the Dowdy go cart site on South Virginia Dare Trail near Tortugas' Lie.

The board is also looking at five acres of vacant land between the highways at milepost 13, just south of Jockey's Ridge known as the old post office lots.

"We are looking for the best deal for the town to acquire more open space," Oakes said. "There are not many large tracts left. In 20 years, the land won't be there and there will be a huge value in having open space."

Owners of the Dune Burger, also damaged during the September storm, say they plan on re-opening the drive-in restaurant at Whalebone Junction in several weeks for the tourist season but plan to put the property on the market soon.

Doug Graham said he and his wife Dorothy purchased the Dune Burger back in 1978. Now 81, Graham said he is



ready to sell the property.

“We’ve had it long enough,” Graham said last week.

The town is currently developing Whalebone Park to the north of the Dune Burger site. Roberta Thuman, the town’s public information officer, says the one and a half acre park is now in the first phase of construction. When completed, it will include a playground, walking trails and possibly a bocce ball court.

Thuman said the town is waiting to hear whether it will receive a \$75,000 grant from the N.C. Department of Environment and Natural Resources before it moves into phase two.

The Dune Burger property has a gross market value of \$537,500, according to Dare County tax records.

The old Dowdy carnival site at milepost 11 across from the Outer Banks Family YMCA is listed by Harrell & Associates for \$2.45 million and is on 4.9 acres. It is located just north of Nags Head Elementary School. The county tax office lists the gross market value of the property as \$2.8 million.

The old post office site at milepost 13 is listed by Southern Shores Realty for \$1.25 million.

The go-cart site on the beach road has a gross market value of \$1.4 million.



Dune Burger is next to Whalebone Park. (Rob Morris)

Kids know what they want at Dowdy's Park. Do you?

By Rob
Morris



Children from 3rd to 5th grade drew their ideas on cedar shakes, which were placed on the north wall of the old arcade. (Rob Morris)

Back when you could still hear shouts of delight from the Dowdy's amusement park rides, it was not unheard of to drop \$25 to \$30 on games of chance inside its cinder-block arcade.

Today, the old building is all that remains. But along its north wall are signs of things to come.

Local artists Marcia Cline and Kerry Sanders have emblazoned the wall with the words "Future Home of Dowdy's Park," and Nags Head Elementary School children have adorned dozens of cedar shake slabs with their visions of what that future should look like.

Naturally, swings and slides figure into their thinking.

On Saturday from 10 a.m. to 3 p.m., the property across from the Outer Banks Family YMCA in Nags Head hosted its first public event under the town's ownership in conjunction with the school's Pumpkin Fair.

Town officials asked residents to offer their visions of what should be included in the park. Representatives putting together a plan and the town's Dowdy's Park Committee were on hand to discuss ideas.

Nags Head bought the property for \$1.5 million. The town has hired Albemarle and Associates and VHB to work on designing the park.



Some ideas have been outlined, although not all would necessarily be pursued. Complicating plans is demolition of the old building, which contains asbestos.

Possibilities include walking paths, a shelter or pavilion, basketball and tennis courts, areas for bocci ball, shuffle board and croquet, a small stage or entertainment area, a picnic area and a centralized shelter with restroom facilities.

Related stories:

- [One-stop shopping for pumpkins and more at school fair »](#)

Nags Head will unveil Dowdy's Park plans next week

By Submitted
Story

Nags Head's newest public space, Dowdy Park, will move one step closer to construction when design alternatives are presented to the Town's elected officials and the public at a meeting next week.

On Tuesday, Jan. 27, from 5:30 to 7:30 p.m., in the Town of Nags Head's Board of Commissioners Room, planners will present the design options for the new park, followed by an open house during which the public can view the alternatives and ask questions.

The conceptual alternatives being presented at the Jan. 27 meeting are a result of significant input on park activities and amenities received from a project steering committee and during several previous public meetings.

Bought by the Town in May 2013, the 5-acre park, the site of the former Dowdy's Amusement Park, sits at the corner of S. Croatan Highway and Bonnett Street. Nags Head's Board of Commissioners purchased the land with the plan to develop a park suitable for all ages.

More information on the meeting or the design process can be found at www.nagsheadnc.gov or by contacting Nags Head Mayor Pro Tem Susie Walters (susie.walters@nagsheadnc.gov) or Deputy Town Manager Andy Garman (andy.garman@nagsheadnc.gov).





ATTENTION

The Town of Nags Head will sponsor a
Joint Community and Board of Commissioner Meeting
On Tuesday, January 27th, 2015 ~ 5:30 pm-7:30 pm

The community is invited to attend a joint meeting to view 3 draft alternative design concepts for the Dowdy Park site. Staff and the Consultant will make a brief presentation followed by an open house where the community can view the design alternatives and ask questions.

More information on the process can be found at the Town's website or by contacting Nags Head Mayor Pro Tem Susie Walters (susie.walters@nagsheadnc.gov) or Deputy Town Manager, Andy Garman (andy.garman@nagsheadnc.gov).

Dowdy Park Design Alternatives: Joint Community & BOC Meeting

5:30 p.m. ~ 7:30 pm

Tuesday, January 27th, 2015

Board of Commissioners Room - Nags Head Municipal Complex

Please use Nags Head Logo and bold border.

For publication in *The Coastland Times*, Thursday September 27 and Thursday October 4, 2012



Dowdy Park Public Meeting

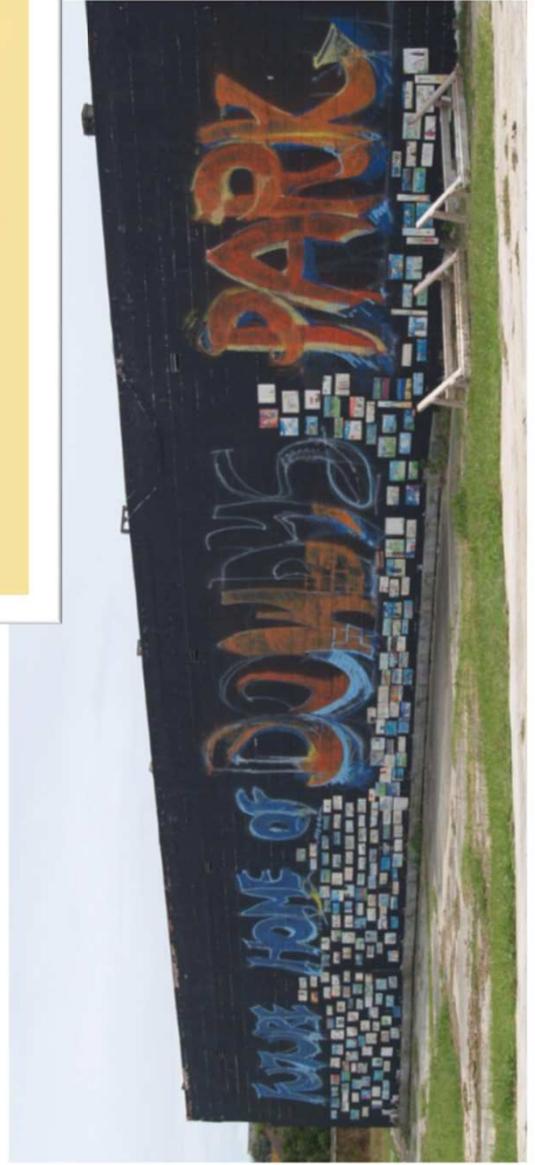
January 27, 2015



Have a Vision for Dowdy's Park?
Tell Us About It at Nags Head Elementary's

Pumpkin Fair

Saturday, October 4, 2014
10 am - 3 pm



NAGS HEAD ELEMENTARY SCHOOL PUMPKIN FAIR SATURDAY OCTOBER 4TH, 2014

10am - 3pm Don't Miss It!

Kicking off the event this year is
THE GREAT PUMPKIN RUN
2k Family Friendly Run/Walk
Starts at 10am at the new Dowdy Park, next to WRES.
Be sure to advance at least a day.
(\$10 advance / \$15 day of event)

AUCTION!
Piles of
Gift Certificates
from local businesses
HWES Dogs
Theme Baskets

BAKE SALE!

**CUPCAKE
WALK!**

**PULL
PULL!**

**BOUNCE
HOUSES**

OBSTACLE COURSE!

**PONY
RIDES**
12-3 PM

**DUNK
TANK!**

**STAMPING FOR A APPLE
PUMPKIN PAINTING**

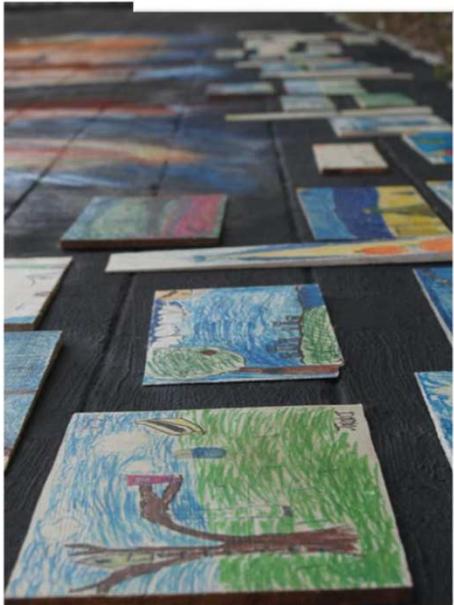
FOOD!
Mulligan's
Tubb's hot dogs
Island Snow cone
Bake Sale

**ZOO TO YOU
PETTING ZOO**
12-3 PM

**FALL
HARVEST
SALE**

PUMPKINS
Corn Stalks
Hay Bales
Indian corn
Go birds

Flyer Design & Printing Donated
by Bold Print Design Studio
www.boldprint.com



Dowdy Park Process

- Steering Committee
- Design Project
- Two Public Meetings
 - November (Design Input Prior to Concept Development)
 - January/February (Review of Concepts)
- Board of Commissioners Presentation (February)
- Refinement of Selected Concept
- Board of Commissioners Input (March)
- Final Report (April/May)

Dowdy Park Process

Phased Approach

- First Year (FY 2015)
 - Possible Demolition and Site Prep
 - Development of Final Site Plan from Concept
- Grant Applications/Budgeting of Improvements
- Build-Out of Selected Alternative (Several Years)

Dowdy Park Survey

DOWDY PARK COMMUNITY SURVEY

What is your zip code?

27959 27948 27949 Other _____

What is your age?

1-19 20-29 30-39 40-49 50-59 60+

Check five amenities you would like to see in the new park.

Walking Paths Fitness Trails Greenspace
 Tennis Picnic Area/Shelter Performance Venue
 Basketball Garden/Fountain Playground
 Splash Park Bocce/Croquet Other _____
 Multi-purpose field

What activities would you like to see in the new park?

Concerts Yoga/Pilates Theater/Movies
 Fitness Classes Farmer's Market Gardening
 Social Gatherings Lectures Sports Events

Town of Nags Head, NC

5401 S. Croatan Hwy
P.O. Box 99
Nags Head, NC 27959
www.nagsheadnc.gov



The Town of Nags Head has recently purchased the former Dowdy's Amusement Park to develop as a town park facility for all ages. We would like your input on the design, amenities and activities that should be incorporated into the park. Please take a moment to fill out this brief survey. More information on this project, including additional methods to provide input, can be found at www.nagsheadnc.gov or at the town's Facebook page. Questions can be directed to Susie Walters, Town Commissioner, (susie.walters@nagsheadnc.gov) or to Andy Garman, Director of Planning and Development, (andy.garman@nagsheadnc.gov.) This survey can also be completed at the following website <https://townofnagshead.wufoo.com/forms/dowdy-park-community-survey/>.

Please provide us with any additional thoughts, comments, or ideas:

Dowdy Park Survey

lead.wufoo.com/forms/dowdy-park-community-survey/



Dowdy Park Community Survey

The Town of Nags Head has recently purchased the former Dowdy's Amusement Park to develop as a town park facility for all ages. We would like your input on the design, amenities and activities that should be incorporated into the park. Please take a moment to fill out this brief survey. More information on this project, including additional methods to provide input, can be found at www.nagsheadnc.gov or at the town's Facebook page.

Questions can be directed to Susie Walters, Town Commissioner, (susie.walters@nagsheadnc.gov) or to Andy Garman, Director of Planning and Development, (andy.garman@nagsheadnc.gov).

Town of Nags Head
5401 S. Croatan Hwy
P.O. Box 99
Nags Head, NC 27959
www.nagsheadnc.gov
252-441-5508

What is your zip code?

27959 27948 27949 Other

What is your age?

1-19 20-29 30-39 40-49 50-59 60+

Check five amenities you would like to see in the new park.

- | | | |
|--|--|--|
| <input type="checkbox"/> Walking Paths | <input type="checkbox"/> Fitness Trails | <input type="checkbox"/> Greenspace |
| <input type="checkbox"/> Tennis | <input type="checkbox"/> Picnic Area/Shelter | <input type="checkbox"/> Performance Venue |
| <input type="checkbox"/> Basketball | <input type="checkbox"/> Garden/Fountain | <input type="checkbox"/> Playground |
| <input type="checkbox"/> Splash Park | <input type="checkbox"/> Multi-Purpose Field | |

What activities would you like to see in the new park?

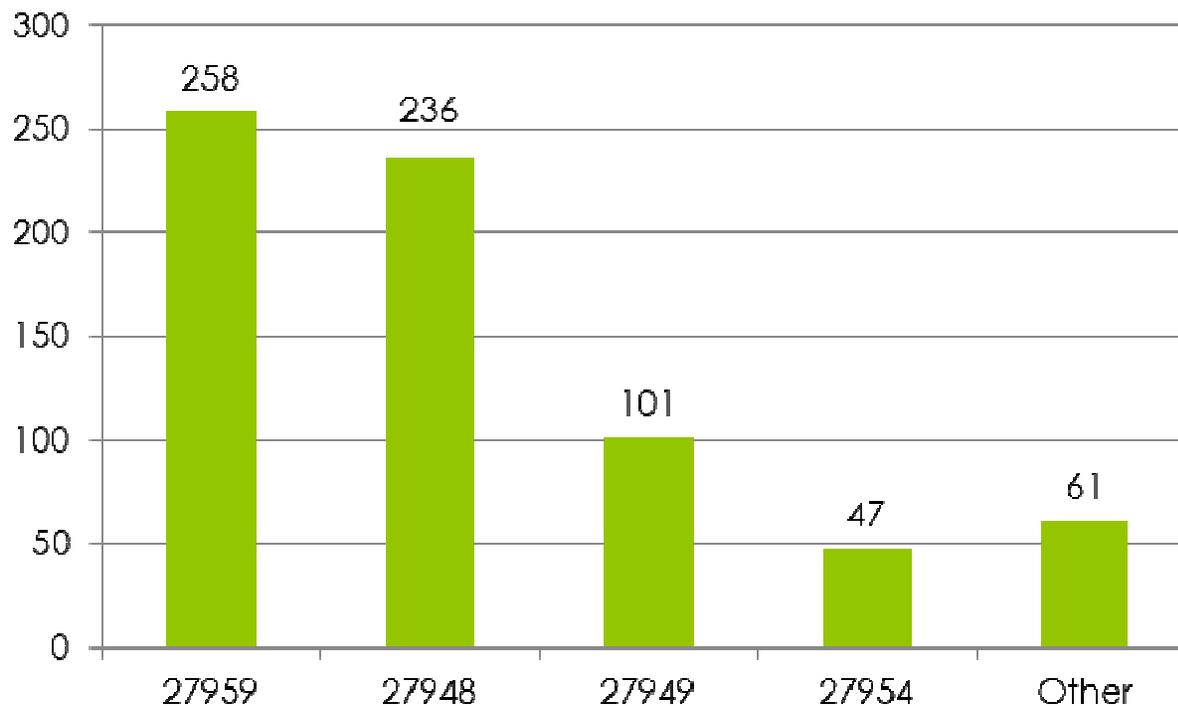
- | | | |
|--|---|---|
| <input type="checkbox"/> Concerts | <input type="checkbox"/> Yoga/Pilates/Tai Chi | <input type="checkbox"/> Theater/Movies |
| <input type="checkbox"/> Fitness Classes | <input type="checkbox"/> Farmer's Market | <input type="checkbox"/> Gardening |
| <input type="checkbox"/> Social Gatherings | <input type="checkbox"/> Lectures | <input type="checkbox"/> Sports Events |

Please provide us with any additional thoughts, comments, or ideas:

Dowdy Park Survey

Results 11/20/14

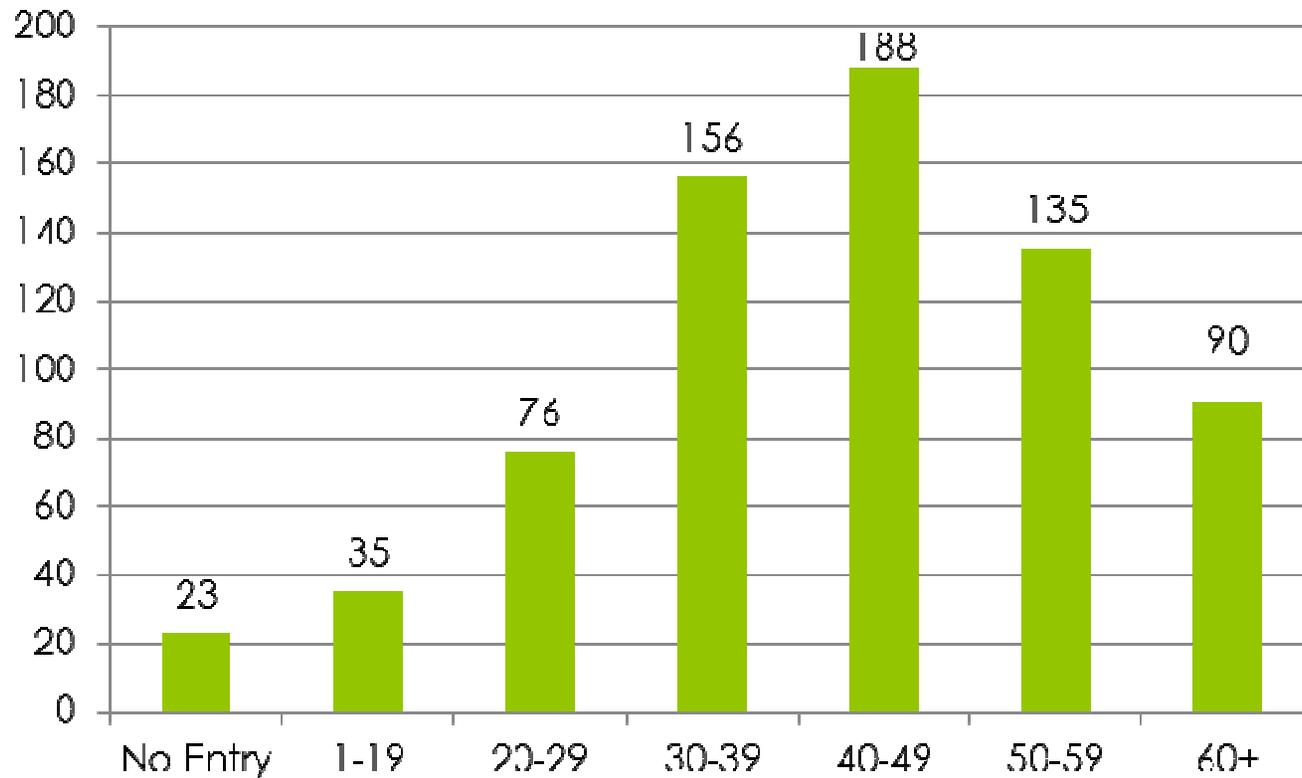
- Total Respondents – 703
- Respondents by Zip Code



Dowdy Park Survey

Results 11/20/14

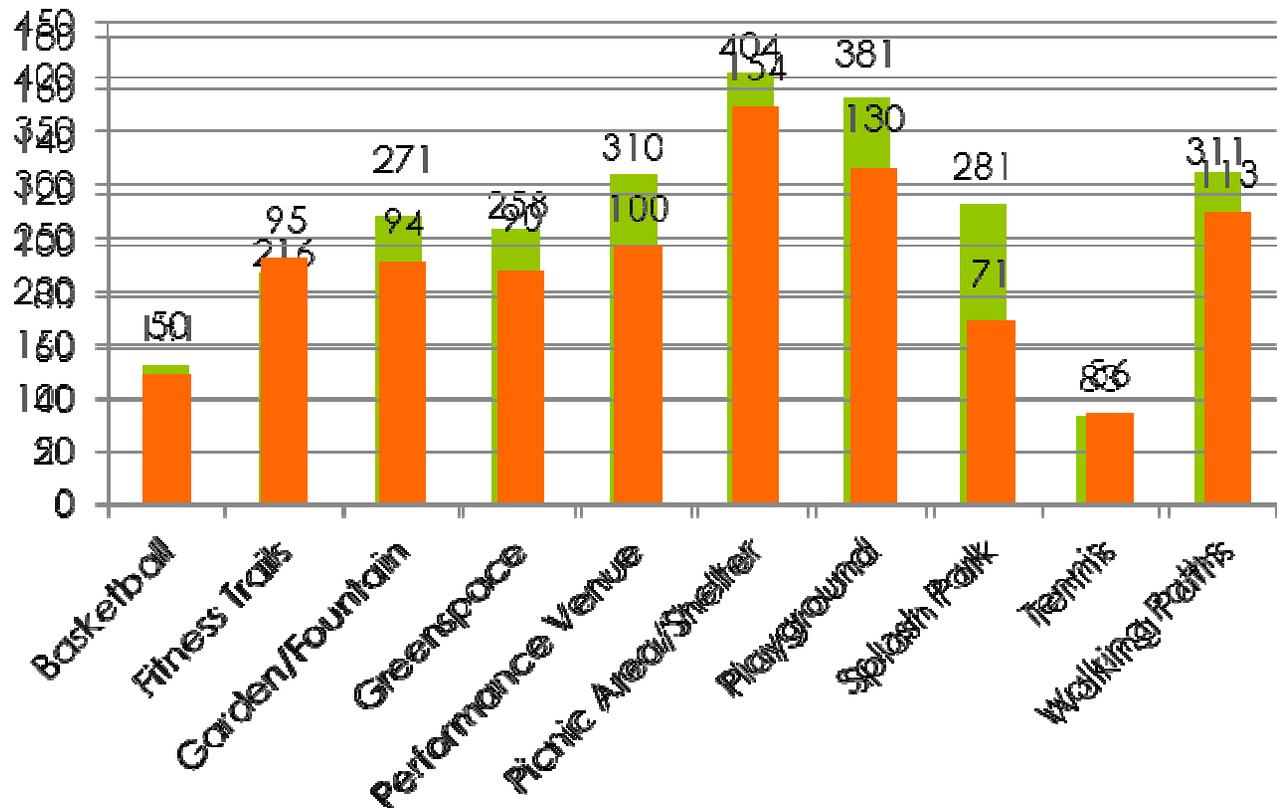
● Respondents by Age



Dowdy Park Survey

Results 11/20/14

● Amenities (27959)

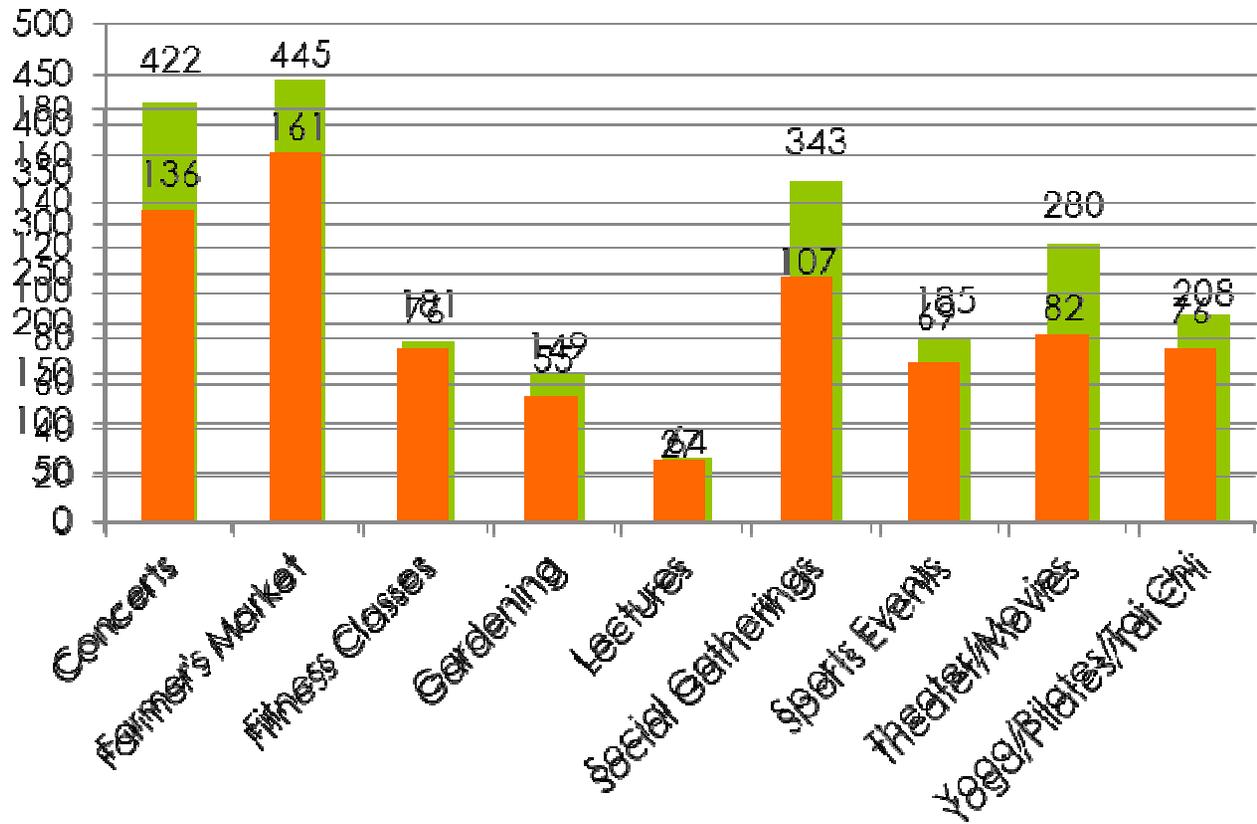


Dowdy Park Survey

Results 11/20/14

● Activities

(27959)



Dowdy Park Survey

Results 11/20/14

Other Themes/Comments

- Green Space
- Dog Park (57 responses)
- Skate Park (59 responses)
- Pool
- Community Art (25 responses)
- Amusement Park (9 responses)
- Sports Fields (12 responses for soccer)
- Learning Center/Museum
- Free Expression Wall Art
- Gathering Spot for Teens
- Bocce (9 responses)

Appendix B Meeting Minutes



Meeting Agenda

Dowdy's Park Design Kick-Off Meeting
October 29, 2014, 3:00 pm
Nags Head Board Room, Nags Head, NC

- Welcome & Introductions
 - Park Committee, Albemarle & Associates, & VHB
- Scope & Schedule
 - Project Scope & Expectations
 - Outline Schedule
- Survey Results / Revisions
 - Survey Questionnaire Review
 - Pumpkin Festival Report
 - Questionnaire Revisions
 - Preliminary Survey Results
- Public Meeting / Design Charrette
 - Establish Meeting Dates
 - Outline Format of Meetings
 - Discuss Goals & Objectives
- Discussion on Deliverables
 - Master Plan Drawings
 - Recommendation of Products
 - Master Plan Report
 - Public Input
 - Survey Results
 - Park Design Narrative
 - Estimated Costs & Development Schedule
- Questions & Comments
- Adjourn



Meeting Minutes

Dowdy's Park Design Kick-Off Meeting
October 29, 2014, 3:00 pm
Nags Head Board Room, Nags Head, NC

Attendees:

Commissioner Susie Walters
Kelly Wyatt
Teresa Kerber
Kerry Sanders
Chris Dewitt

Andy Garman
Ralph Barile
David Elder
Ben Cahoon
John DeLucia

The meeting began with welcomes and introductions. Andy Garman initiated the meeting and John DeLucia and Chris Dewitt explained the project scope and desired schedule. Master planning of Dowdy's park is intended to take several months and culminate with a final master plan and planning documents. These documents will include documentation of the planning process, public input, programming, estimated costs and potential phasing plans. The intent is to complete this plan so that the information generated can be utilized for budgeting, grant applications and as the blueprint for the future construction of this recreational facility.

We next briefly discussed the Pumpkin Festival event and the citizen surveys that were taken at that event and are currently being gathered on-line. Andy presented a slide show that illustrated the preliminary results so far. This survey and comments were to remain active until the Public Input meeting. We then celebrated several birthdays with a wonderful cake baked by Commissioner Walters.

After the break we discussed the Public Input Meeting dates which were finalized as November 20 at 5:30 PM for the Public Input Meeting with the Design Charrette scheduled for 9:00 AM on November 21, 2014. We also discussed holding another Public Input meeting once the three preliminary plans were developed.

A brief discussion regarding the final plans and planning documents was held and John indicated that the report would be formatted so that it could be used for Grant Applications and other funding source requests. These documents will include a summary of the planning process, programming, design decisions, estimated construction and maintenance costs, material recommendations and other information that is relevant to the project.

The meeting adjourned at approximately 4:45 pm.

By: John M. DeLucia, PE 10/30/14



Meeting Minutes

Dowdy Park Design - Public Input Meeting

November 19, 2014, 5:30 pm

Nags Head Board Room, Nags Head, NC

Design Team & Committee Members Present

Commissioner Susie Walters
Kelly Wyatt
Teresa Kerber
Kerry Sanders
Chris Dewitt

Andy Garman
Ralph Barile
David Elder
John Jennings
John Delucia

An advertised Public Input meeting was conducted by the Design Team members on November 20, 2014. The meeting began with welcomes and introductions by John DeLucia followed by brief comments by Chris Dewitt. Andy Garman then presented the Survey results and comments that were received via written and web based surveys. Over 700 responses were received by the meeting date and the results indicated that most felt that the park should have the ability for active and passive recreation, social events, cultural events and open spaces. The survey results were presented in an overall response and also sorted to show only responses from the Nags Head zip code. Both sets of results seemed to be similar in their preferences.

After the presentation by Andy Garman, the floor was opened for general public input and comments. There were approximately 25 to 30 citizens in attendance and 10 to 12 people spoke during this period. Many comments paralleled those that were suggested during the survey to include open space, performing areas, art themed facilities, farmers markets, trails, quiet areas, shady areas and the park's interrelationships with the adjoining facilities, neighborhood, school and YMCA. Several speakers requested facilities such as a skate park, dog park, basketball court, rock wall / bouldering area, tennis practice wall and even relocation of the Veterans Memorial. Many felt that the park should contain bathrooms, picnic areas, benches, tables, a multi-use shelter as well as parking and bicycle racks. The Public asked that consideration be made to lighting the park for extending the hours of usage. It was also stated that the 11-16 year olds needed a safe area to recreate. The discussion included configuring the park for all ages with a playground, benches/tables, open lawns, and landscaped areas with shade trees. Discussions of shaping the site with some topographic relief was deemed desirable as was creating a safe route to the school through the site.

Overall the conversations and discussions were very positive. The desire to identify this park in relationship to the Bonnett Street beach access, YMCA, Nags Head Woods and the Satterfield Landing soccer fields was discussed, as was the interrelationship of the new US 158 sidewalks. Some suggestion of wayshowing signage was mentioned as was the development of an overall

Town recreational opportunities document. Overall there was much positive feedback. The attendees were informed that there would be another opportunity to review the three conceptual plans that will now be developed by the consultant. The anticipated conceptual plans were to be provided to the Town before the Christmas holidays and the Committee anticipated a presentation to the Board of Commissioners of the conceptual plans at a workshop meeting in mid-January, 2015.

The meeting lasted until approximately 7:00 pm and then adjourned.

By: John M. DeLucia, PE 11/24/14



To: Dowdy Park Planning Committee

Date: November 24, 2014

Memorandum

Project #: 33932.00

From: John Jennings

Re: Design Charrette / Committee Workshop

Attendees: Kelly Wyatt, Susie Walters, Theresa Kerber, Dave Elder, Holly White, Ben Cahoon, Kerry Sanders, Ralph Barile, Andy Garman, Chris Dewitt, John Delucia, John Jennings.

Agenda: Recap of Public workshop evening before
 Homework review
 Programing Discussion
 Theme / Design Discussion

Following are notes for the workshop with the Dowdy Park Planning Committee held Friday October 21, 2014:

In 2013 the Town voted 1cent tax for "Parks and Paths" which equals about \$200K /year.
Public Works maintains parks now. If more development and sophisticated then likely need to contract privately.
The park is located in the "Bonnet Street District" - a family focused theme and land use strategy.
It would be good to link the Dowdy Park to other open space through connectors at the YMCA property.
Town is looking for more park open space and recreation places.
Current Board is wanting to promote Wellness, connections, and reduce travel through improved mobility options.
This project should look at the large array of program elements and identify what is 'right' for this site and where other programs can go on other Town land holdings.
Highlights of Public meeting Thursday evening – [see separate meeting notes.]
Lighting needs to be included to extend the day use and for safety
Need to balance youth and senior user needs
Public safety is important and the design should encourage community policing.

Committee Homework Slide presentations:

Kerry Sanders-

Art should be a major theme and reflected in the design in all the elements – layout, walls, play equipment, architecture. Stretch the users' imagination and create multiple points of social interaction.
Like to see play areas that are works of art throughout the park – not just a playground.
Festival space can be used for art events, farmers markets, etc. Paving should be interesting and can be a palette for art like chalk drawing.
An art wall should be something that could tie the park elements together. It could change on a regular basis and be done by student in schools and professional artist as well.
Create gateways at the corners of the park to celebrate the entrance and entice users into the park.
Use sculpture as a wayfinding tool and integrate into the landscape to create interest, tell stories or provoke thought.



Art works should be developed to be interactive and bring the town together (a mosaic wall mural for instance, or make site furniture elements of art – Benches, Trash Receptacles, bike racks, shelters, etc)
The landscape should be 3 dimensional and could be very strong forms to highlight program and space.
Use of color is important. Work with creating points of perspective with placement of program elements.
Consider the relocation of the Veterans War Memorial to the park.
Can we make the stormwater system tell a story and be creative in its solution (rain gardens).

Susie Walters –

Expand wellness ideas with use of "Fit Trail" (0 station minimum)
Program should include passive recreation and group activities (Bocce / Horseshoes)
Connect Dowdy to the other Town Parks and open space systems (Y- Woods)
Tell the story of the connections with maps and wayfinding graphics.
Shade is important – use trees and shelters (native OBX character).
Introduction of 'greens' and gardens should be considered to counter the typical more rural and rustic landscape of the Outer Banks. Need quiet and contemplative spaces as well as active program areas.
Should look at the theme of "traditional Town Green" as an option. Need to understand balance of green space verse natural landscape upon water management and maintenance practices.
Need to evaluate capital improvement cost with maintenance costs in review of design concepts.
Commission needs to fully understand the operations impacts of program elements and make plans for approach to phasing and long term management.

Ben Cahoon –

Art in the park is important and can help set the park apart as a unique place.
Space needs to be flexible – market one day, event site another and open plaza for park users to sit or kids to play.
Create active seating options – walls , steps, lawn
Architectural elements need to be integrated into the landscape and can perhaps be multi-use (walls/ canopies)
Develop a 3 dimensional landscape reflective of the native dunes – use depressions as nodes for people gathering
Look at investing in a significant piece of art / architecture (see Millennium park in Chicago). It becomes an attraction and differentiator.
Have open lawn areas for visual relief to our typical OBX sandy / shrub landscape
Need places to picnic – different scales and scattered throughout the park.
Like the idea of a central space that is defined by rolling lawn. Does not have to be excessively large – but the relief is important.

Theresa Kerber –

Need a variety of program elements – include some no traditional activities like Bocce or Horseshoes which is showing a comeback.
Design program spaces to correct dimensions and grading



Push the envelope and look at activities that may not be thought to play safe – like: Zip line, Climbing walls, skate park, slides integrated into sloped mounds.

It is important to create opportunity for completion and engagement of others (double slide – side by side)

Keep kids in motion and playing together is important

Shade is critical

Look at topography as opportunity to create variation and act as play object – kids love running up and down the dunes – play sand or hidden treasure / digging

Encourage use of the space – not preclude use

Kelly Wyatt –

Outdoor site furnishings should focus on being green and flexible in use

Create public art with site furnishings to make the park unique.

Shade should be a priority and use of architecture / wind screens could be a key part of the park identity

Dave Elder –

Park should be 'green'. Find ways to use trees for scale and identity / focal points

Plantings can help with traffic control and separation of uses

Use native plants

Integrate children and adult activities – encourage engagement and observation

Integrate program activities (seating a skateboard area) (large rock for sitting and climbing) etc.

Create strong spatial forms and use 3 dimensional framework for the topography.

Use sculpture as way to 'brand the space'

Place objects as way to draw park users into the park and create identity.

Use tree and planting placement to make a statement that counters the normal OBX character – ie: bosque of trees, heavily planted shrub beds and groundcovers.

Andy Garman –

Should look at big central lawn to tie program elements together.

Introduce art where you can – site furnishings, space definition, gardens, wayfinding / identity program

Structures should reflect a 'Nags Head' theme and locale – storm resistant, materials in common, balance.

Perhaps shade structures can be used for other functions such as market stalls so you get multi use out of the investments being made.

Dog park and Skate parks were a recurrent theme from the survey. The group discussed with a 5 acre site can we afford to cater to a narrow user group. The committee talked about the vision of this park as more of a Town Green and gathering / focal place for the community. There are other places for some of the larger land consumptive uses – dog park at Barnes Street park, Skate park improved with upgrades and changes to the YMCA facility. It was consensus that no ball fields were desired in the park but if open lawns could accommodate some element of turf



Memorandum

field use that would be a plus. (multi-use youth soccer for instance). Should look at possible introduction of a multi-use court for tennis backboard, basketball court, volleyball

Definitely need a restroom. Minimum for men (1 and 2) and women (3)

Emphasis on showing open space system connectivity to "ocean to sound" is really important. Tie into bike and pedestrian pathway improvements that the Town will be making in the future.

The committee then met to develop some bubble diagrams reflecting some of the thoughts above and to give guidance to the design team. The meeting adjourned slightly after 12:00 noon.



Meeting Minutes

Dowdy Park Design – Committee Meeting January 14, 2015, 3:30 pm Nags Head Board Room, Nags Head, NC

Design Team & Committee Members Present

Commissioner Susie Walters
Kelly Wyatt
Teresa Kerber
Kerry Sanders
Chris Dewitt
Ben Cahoon

Andy Garman
Ralph Barile
David Elder
Holly White
John Delucia

A meeting with the Committee members, Planning Department staff and the Design Consultants began at 3:30 pm on January 14, 2015. The meeting was held to discuss the progress that has been made since the Design Charrette that occurred November 21, 2014. The meeting began with a brief summary of the discussions and desired site features that arose from the Public meeting and subsequent Committee Design Charrette. At the conclusion of the Charrette, Albemarle Associates and VHB began to develop programming elements in order to develop three conceptual site lay-out configurations with varying uses, features and activity areas. The objective was to provide graphic depictions of the desired park features with various site lay-out configurations. It was also to help depict space requirements for various uses and to solicit additional input from the Committee.

Chris Dewitt then made a presentation to the Committee that recapitulated the feedback from the Community and Committee and discussed interconnectivity between this site and adjacent facilities such as the Bonnett Street Beach Access, existing sidewalks, the Elementary School, YMCA, and the Nags Head Woods Preserve. The presentation culminated with three conceptual Park designs depicting various Park configurations and activity features.

Upon Completion of the presentation, the Committee began sharing their opinions regarding the various options, site configurations, features and other elements shown on the conceptual plans. Discussions regarding the parking area resulted in a preferred location to be parallel to Bonnett Street as opposed to Wrightsville Ave. It was thought that the Bonnett Street location was further from any residential uses and avoided potential conflicts with School traffic and busses. It also would provide a more centrally located parking area for Park users.

Two concepts illustrated dual grass event/lawn areas and one illustrated a larger central lawn. The discussions regarding dual lawn areas or a single large lawn resulted in the desire by the Committee to keep the dual lawns so that when events are occurring in one area, open park space is still available in others. The desire to create topographical features around and between

these lawn areas and other site elements was discussed and the desire to create landscaped berms and some site topography was again reiterated.

Discussion of the pavilion locations and restrooms resulted in the desire to have these elements separated and not placed within the same building. The Committee desired the "Nags Head" style architecture for the restroom building and Pavilion structure. Tensile structures were deemed not desirable for the Park. Orientation of the Pavilion was discussed. The desire was to orient this pavilion and lawn area to be in a NE-SW direction so that sound was directed toward the southwest. It was felt that this orientation provided better protection from the sun and wind and would complement the other site features.

There was considerable discussion regarding formal playground areas as opposed to play structures distributed throughout the site. The direction that the Committee wanted to pursue was a formal, contained playground for the small children (2-5) with other play structures for older children positioned such that they were less formal but still viewable from the small children playground. Incorporating these play structures for the older children was to include utilizing the created topography, berms, and created spaces for locations of these elements. The location of play areas positioned away from roadways and unfenced, but still contained was expressed.

A brief discussion regarding pursuing a splash pool resulted in the Committee's desire not to include this element into this park. Reasons included initial costs, maintenance costs, operational requirements, water treatment vs. public water use, how it would be managed, and liability to the Town.

The Committee discussed half-court basketball vs. full-court basketball and decided to include only a half court basketball area that could also include a vertical wall element to serve as an art panel and as a practice wall for tennis. It was also discussed that there needed to be some activities for older adults such a Bocce court, gaming tables, or a horse shoe pit. Uses for seniors could also be part of programming (yoga classes, etc.) and not necessarily constructed elements.

Other items that were discussed included:

- Use of LID stormwater techniques throughout the Park
- Use of solar power and rain gardens
- Construction of berms and topography
- Landscaping considerations for berms regarding uses and maintenance
- Utilizing wider walkways
- Utilization of pervious pathways in garden areas (crushed granite, etc.)
- The Butterfly and children's gardens were desired
- The creation of embedded and scattered picnic tables and benches
- The use of grade transitional elements (low walls, bench seating, etc.) to support artistic endeavors
- Freestanding art and sculpture areas scattered throughout the Park
- The incorporation of fitness stations along pathways
- The development of orientation and wayshowing elements to illustrate internal Park element and surrounding Town facilities / attractions
- Use of landscaping at various gateways into the Park
- Desire to have Event Plaza configured to support fairs, farmers markets, art shows, etc.

The Town staff gave an update of the upcoming submittal for a Parks and Recreation Trust Fund (PARTF) grant for the Park. Staff reviewed with the Committee the grant application process and timeline. The Committee reviewed a concept prepared by Staff for Grant submission and agreed to move forward with the PARTF application.

For the upcoming open house (January 27, 2015), the Consultants will present a revised power point presentation and then break into an informal Committee open house with one-on-one discussions. Graphic boards of the concepts and perspectives will be available for review by the Public. Comment sheets with each of the concepts will be provided for people to provide feedback. Following the open house, the study team will develop a final plan concept for presentation to the Committee and Board of Commissioners in February. Based on input from the Committee and Board, refinements to the final plan will be made and the final report (which will include cost estimates) will be completed.

The meeting lasted until approximately 5:50 pm and then adjourned.

By: John M. DeLucia, PE 0/15/15



Meeting Agenda

**Public Meeting / Open House
Dowdy's Park Conceptual Design Options
January 27, 2015, 5:30 pm
Nags Head Board Room, Nags Head, NC**

- Welcome & Introductions (Comm. S. Walters)
- Public Survey Responses (A. Garmin)
- Summary of Design Process (J. DeLucia)
- Conceptual Plan Presentation (C. Dewitt)
- Open House Until 7:30 pm
- Adjourn



Meeting Minutes

Dowdy Park Design – Commissioners & Public Workshop

January 27, 2015, 5:30 – 7:30 pm

Nags Head Board Room, Nags Head, NC

Design Team, Commissioners & Committee Members Present

Commissioner Susie Walters
Kelly Wyatt
Teresa Kerber
Chris Dewitt
Holly White
Andy Garman
John Delucia

Mayor Bob Edwards
Commissioner Renée Cahoon
Commissioner Marvin Demers
Commissioner John Ratzenberger.

A Public meeting was held on January 27, 2015 at the Nags Head Boardroom beginning at 5:30 pm. The intent of this meeting was to present to the public an update on the Dowdy Park Design process and for the Board of Commissioners to have the opportunity to review and discuss the ongoing planning process with the attendees and Committee. There were approximately 25 people that attended this meeting.

The meeting was initiated by Commissioner Susie Walters who welcomed the attendees and introduced the Steering Committee and the Consultants. She reiterated the mission statement of the Town in regards to recreation and especially the Town's intention to create Dowdy Park as a facility for all ages. Commissioner Walters proceeded by recounting the number of Steering Committee meetings that have occurred since the Town purchased the property. She thanked all the Committee members and citizens for their interest and participation in this planning process. Upon the conclusion of her welcoming remarks and summary of progress to date, Andy Garman continued with the presentation portion of the meeting.

Andy Garman, Deputy Town Manager, then briefly summarized the citizen survey results and information gathering that occurred. He presented several graphs with the tabulated survey information that illustrated the desires of the citizens for a variety of park elements and uses. He went on show the overall results and also the responses from only respondents in the Nags Head area code. This information was presented to show the desires of the Citizens and how the survey results guided the Steering Committee and Consultants. He briefly discussed several features that had been requested such as a dog park and skate park, and indicated that the Town was cognizant of the desire for these activities and was considering other facilities and areas to accomplish them. He also told the audience that the Town was currently in the process of applying for a Parks and Recreation Trust Fund Grant (PARTF) and that the Park would likely have a phased construction sequence as Grant and other funding sources became available.

John DeLucia, of Albemarle & Associates then addressed the group by thanking the Board, Staff, Committee, and citizen participants for their time and efforts. He stated that the most difficult task of any designer was to comprehend the needs and expectations of the end users. With the outpouring of public input and the dedication of the Committee and staff, he indicated that the development the initial conceptual plans was much easier. He went on to summarize the events that occurred since the last Public meeting that was held on November 20, 2014. He discussed the Design Charrette that was held on November 21, 2014 and subsequent Committee meeting on January 14, 2015. It was at the January 14th meeting when the Committee had the first opportunity to review and discuss the three conceptual plans that were being presented at this meeting. He then introduced Chris Dewitt of VHB who presented the Park Concepts

Chris Dewitt, of VHB then addressed the audience. This final portion of the presentation included a summary of the park goals and objective and also the desires of the Committee. The presentation included photographs and graphic elements intended to give the attendees a vision of the various design elements and how they might be incorporated into the Park plans. He then presented three different park concepts. He described each concept and showed plan and perspective view of each concept. He reiterated that the various elements, features and lay-outs were developed to show alternatives, programed space needs, and other options. He stated that these were not intended as a “pick one” approach but that these were developed to assist with the refinement of a final master plan for the park.

At the conclusion of the presentations, the open house portion of the meeting began. The open house was intended to allow the audience to interact with the Commissioners, staff and consultants to ask questions and provide feedback. Large scale illustrations of each concept were located in two areas of the boardroom and comment card were available. The Town provided light refreshments for the attendees and for the next hour there were a variety of discussions, comments and suggestions that were heard. The Town received 12 written comment cards from attendees. These will be provided to the Board and Committee for further consideration as the Park plans are refined.

The meeting lasted until approximately 7:10 pm when all audience members had departed.

By: John M. DeLucia, PE 01/28/15



Meeting Minutes

Dowdy Park Design – Committee Meeting
February 10, 2015, 3:00 pm
Nags Head Board Room, Nags Head, NC

Design Team & Committee Members Present

Commissioner Susie Walters
Kelly Wyatt
Teresa Kerber
Kerry Sanders
Chris Dewitt
Ben Cahoon

Andy Garman
Ralph Barile
David Elder
Holly White
Lisa Strydom
John Delucia

A meeting with the Committee members, Planning Department staff and the Design Consultants began at 3:00 pm on February 10, 2015. The meeting was held to discuss the elements that would be included in the final Dowdy Park Master Plan. The Committee was presented with a hand out summarizing the comments that were received from participants at the Open House meeting held with the Board of Commissioners on January 27, 2015. The meeting began with a brief summary of the January 27 meeting. John Delucia then summarized the feedback received from both the January 14 and 27 meetings. He discussed the general desire for two green lawn areas, the pavilion, parking access from and parallel to Bonnett Street and several other items that were discussed at the meetings. Chris DeWitt concurred and clarified several design features before a general Committee discussion ensued.

The meeting proceeded with discussions of pavilion placement, relocation of the garden elements and basketball half court. It was decided that the northeast entrance from Bonnet and Wrightsville should have some landscaping and art wall elements and that the basketball court should be shifted to the south. This would still allow a garden area near the school that could perhaps have a small gazebo. The areas at the northeast and southeast corners of the site would be softened with landscaping and act as gateways to the park and could still provide for butterfly gardens, children gardens or generally quiet areas with permanent landscaping.

The Committee decided to eliminate the sidewalk connection to US 158 at the southwest corner of the site as there are no current plans to install sidewalks along US 158 in this area. The internal walkways would still be maintained. The desire to berm, landscape, and fence (split rail) along the western boundary was expressed as a way to contain and protect people from the highway traffic. The berm would also tend to contain balls and Frisbees within the area and could also be used for seating and observation of play on the western lawn.

For stormwater management a functional garden feature area was discussed to be located in the northwest area of the site. This may be a created wetland, rain garden or bioretention area and could be used for both stormwater management and as another feature at the NW gateway entrance to the park. This feature may also include a boardwalk crossing and observation deck/shelter.

The desire to relocate the pavilion slightly to orient it in a NE/SW alignment resulted in discussions regarding placement of the restroom and older adult activities. There is a desire to separate the older adult activities from the more active areas like the basketball court but to still keep it near the restrooms, pavilion and parking lot. The restroom and pavilion will need some storage capabilities and planning for water service and electrical service throughout the park was discussed as well as irrigation needs for the landscaping.

There is still a desire to incorporate some berms and walkways between the two lawn areas and to include fitness stations, wayshowing and art panels along these areas. The use of walls and benches for grade transitions and for art was still desired.

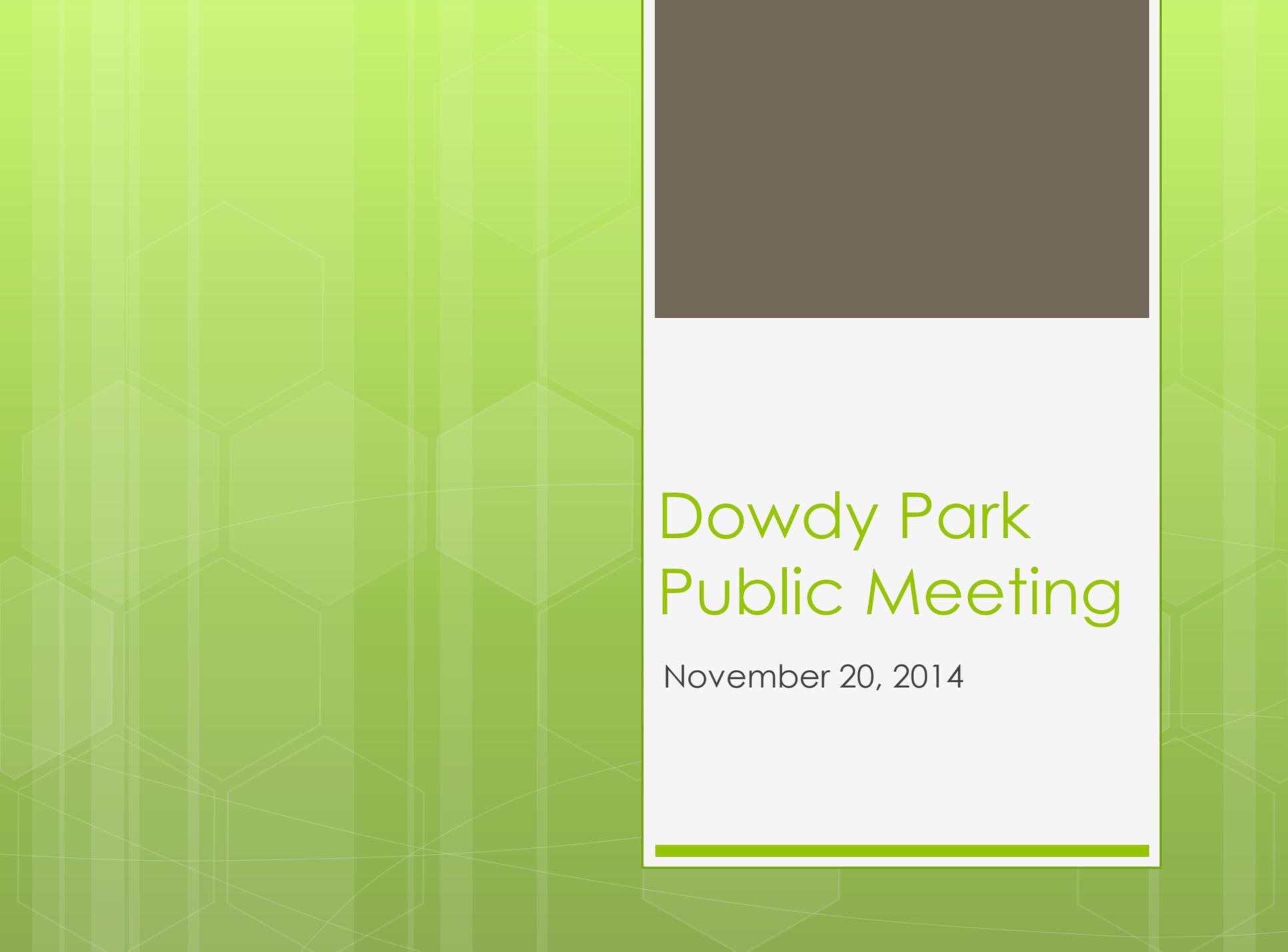
The Committee then discussed the need for lighting. It is the committee's desire to provide adequate lighting for the basketball court and sports wall area as well as the pavilion and parking areas. The use of bollards around the walkways and non-activity areas was desired. There was no desire to light the lawn areas for night time uses but the ability to have occasional floodlights for events that end after dark was expressed. Lighting levels and periods were discussed and it was determined that the desire would be to limit lighting times and intensities to the early evening hours but to still provide lighting for security purposes throughout the park. Controlling light levels and utilizing cut off fixture types to limit light spillage into residential areas is desired.

The next step in the process will be for Albemarle and VHB to refine the conceptual plan and the continued preparation of the planning document narratives and costs. The intention is to have the revised conceptual master plan presented to the Board of Commissioners in their March meeting. Upon the concurrence of the plan elements, Albemarle & Associates will complete the planning document for final approval by the Committee and Board of commissioners in April

The meeting lasted until approximately 5:00 pm and then adjourned.

By: John M. DeLucia, PE 02/13/15

Appendix C Survey Results



Dowdy Park Public Meeting

November 20, 2014



NAGS HEAD ELEMENTARY SCHOOL
PUMPKIN FAIR
SATURDAY OCTOBER 4TH, 2014
10am - 3pm Don't Miss It!

Kicking off the event this year is
THE GREAT PUMPKIN RUN
2k Family Friendly Run/Walk
Starts at 10 am at the new Dowdy Park, next to NHES.
Register in advance at ohgotax.org
(\$10 advance / \$15 day of event.)

BAKE SALE!
PUFF PUTTI!
CUPCAKE WARR!
ZOO TO YOU PETTING ZOO
12-3 PM
AUCTION!
Prizes
Gift Certificates
from local businesses
NHES Class
Theme Baskets

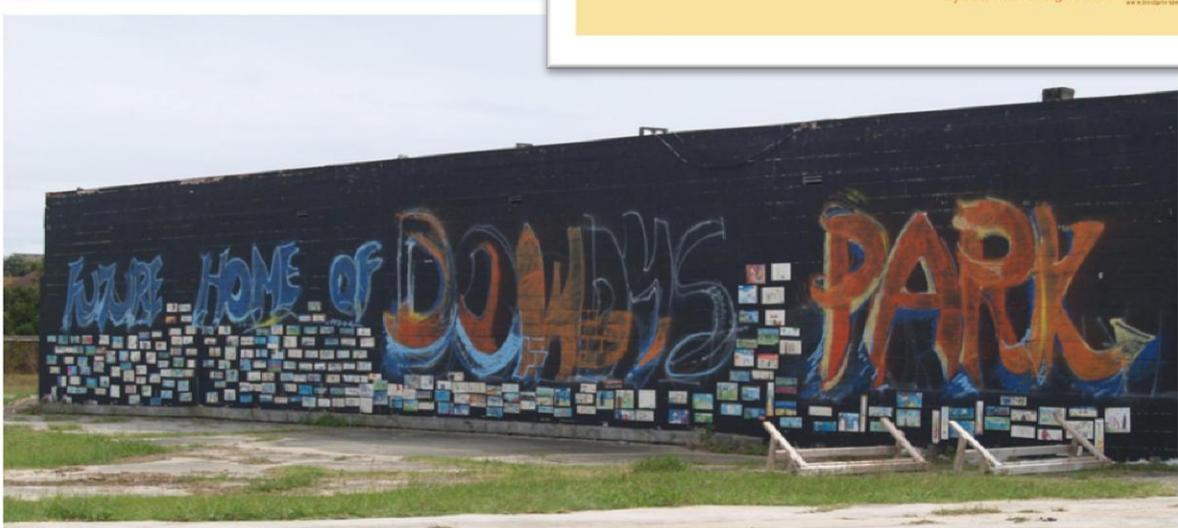
BOUNCE HOUSES
PONY RIDES
12-3 PM
OBSTACLE COURSE!
STRUNG FOR APPLES!
PUMPKIN PRINTING!

FOOD
Mulligan's
Tubb's Hotdogs
Island Snow cone
Bake Sale
DUNK TANK!

FALL HARVEST SALE
includes
PUMPKINS
Corn Stalks
Hay Bales
Indian Corn
Horns
Gourds

SUPER SLIDE!

Flyer Design & Printing Donated by **Bold Print**
Bold Print Design Studio
www.boldprintdesign.com





Dowdy Park Process

- Steering Committee
- Design Project
- Two Public Meetings
 - November (Design Input Prior to Concept Development)
 - January/February (Review of Concepts)
- Board of Commissioners Presentation (February)
- Refinement of Selected Concept
- Board of Commissioners Input
- Final Report (April/May)

Dowdy Park Process

Phased Approach

- First Year (FY 2015)
 - Possible Demolition and Site Prep
 - Development of Final Site Plan from Concept
- Grant Applications/Budgeting of Improvements
- Build-Out of Selected Alternative (Several Years)

Dowdy Park Survey

DOWDY PARK COMMUNITY SURVEY

What is your zip code?

27959 27948 27949 Other _____

What is your age?

1-19 20-29 30-39 40-49 50-59 60+

Check five amenities you would like to see in the new park.

- | | | |
|--|--|--|
| <input type="checkbox"/> Walking Paths | <input type="checkbox"/> Fitness Trails | <input type="checkbox"/> Greenspace |
| <input type="checkbox"/> Tennis | <input type="checkbox"/> Picnic Area/Shelter | <input type="checkbox"/> Performance Venue |
| <input type="checkbox"/> Basketball | <input type="checkbox"/> Garden/Fountain | <input type="checkbox"/> Playground |
| <input type="checkbox"/> Splash Park | <input type="checkbox"/> Bocce/Croquet | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Multi-purpose field | | |

What activities would you like to see in the new park?

- | | | |
|--|--|---|
| <input type="checkbox"/> Concerts | <input type="checkbox"/> Yoga/Pilates | <input type="checkbox"/> Theater/Movies |
| <input type="checkbox"/> Fitness Classes | <input type="checkbox"/> Farmer's Market | <input type="checkbox"/> Gardening |
| <input type="checkbox"/> Social Gatherings | <input type="checkbox"/> Lectures | <input type="checkbox"/> Sports Events |

Town of Nags Head, NC

5401 S. Croatan Hwy
P.O. Box 99
Nags Head, NC 27959
www.nagsheadnc.gov



The Town of Nags Head has recently purchased the former Dowdy's Amusement Park to develop as a town park facility for all ages. We would like your input on the design, amenities and activities that should be incorporated into the park. Please take a moment to fill out this brief survey. More information on this project, including additional methods to provide input, can be found at www.nagsheadnc.gov or at the town's Facebook page. Questions can be directed to Susie Walters, Town Commissioner, (susie.walters@nagsheadnc.gov) or to Andy Garman, Director of Planning and Development, (andy.garman@nagsheadnc.gov.) This survey can also be completed at the following website <https://townofnagshead.wufoo.com/forms/dowdy-park-community-survey/>.

Please provide us with any additional thoughts, comments, or ideas:

Dowdy Park Survey

lead.wufoo.com/forms/dowdy-park-community-survey/



Dowdy Park Community Survey

The Town of Nags Head has recently purchased the former Dowdy's Amusement Park to develop as a town park facility for all ages. We would like your input on the design, amenities and activities that should be incorporated into the park. Please take a moment to fill out this brief survey. More information on this project, including additional methods to provide input, can be found at www.nagsheadnc.gov or at the town's Facebook page.

Questions can be directed to Susie Walters, Town Commissioner, (susie.walters@nagsheadnc.gov) or to Andy Garman, Director of Planning and Development, (andy.garman@nagsheadnc.gov.)

Town of Nags Head
5401 S. Croatan Hwy
P.O. Box 99
Nags Head, NC 27959
www.nagsheadnc.gov
252-441-5508

What is your zip code?

27959 27948 27949 Other

What is your age?

1-19 20-29 30-39 40-49 50-59 60+

Check five amenities you would like to see in the new park.

- | | | |
|--|--|--|
| <input type="checkbox"/> Walking Paths | <input type="checkbox"/> Fitness Trails | <input type="checkbox"/> Greenspace |
| <input type="checkbox"/> Tennis | <input type="checkbox"/> Picnic Area/Shelter | <input type="checkbox"/> Performance Venue |
| <input type="checkbox"/> Basketball | <input type="checkbox"/> Garden/Fountain | <input type="checkbox"/> Playground |
| <input type="checkbox"/> Splash Park | <input type="checkbox"/> Multi-Purpose Field | |

What activities would you like to see in the new park?

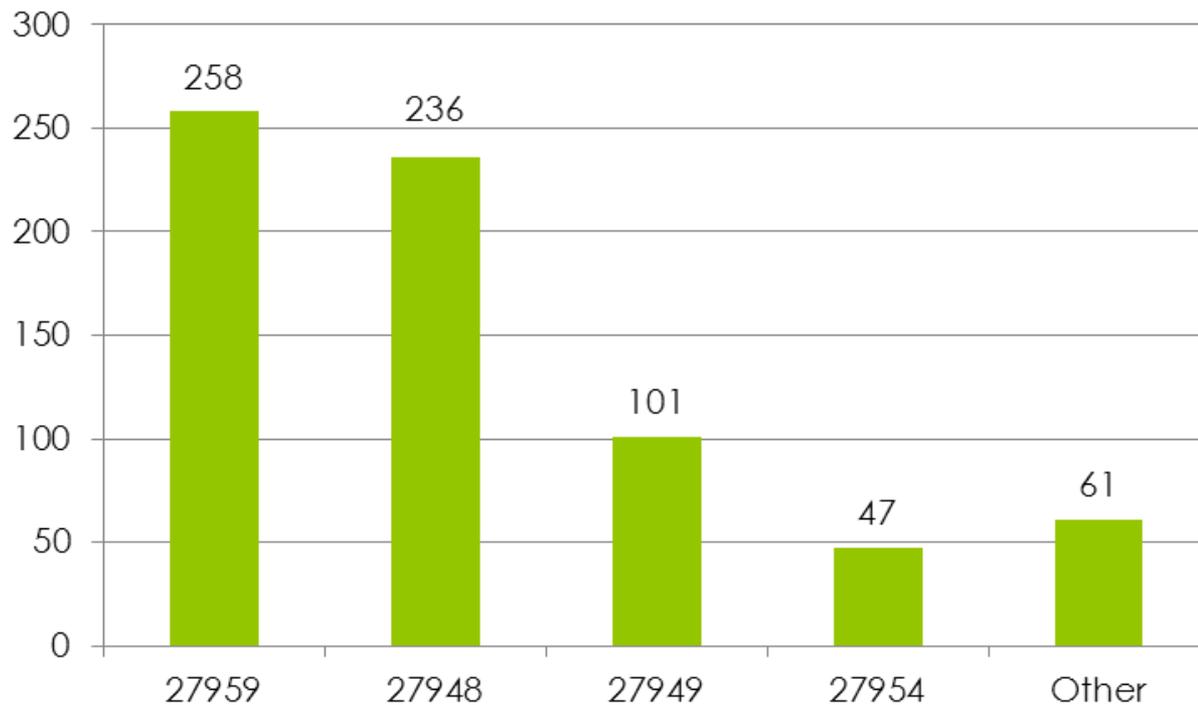
- | | | |
|--|---|---|
| <input type="checkbox"/> Concerts | <input type="checkbox"/> Yoga/Pilates/Tai Chi | <input type="checkbox"/> Theater/Movies |
| <input type="checkbox"/> Fitness Classes | <input type="checkbox"/> Farmer's Market | <input type="checkbox"/> Gardening |
| <input type="checkbox"/> Social Gatherings | <input type="checkbox"/> Lectures | <input type="checkbox"/> Sports Events |

Please provide us with any additional thoughts, comments, or ideas:

Dowdy Park Survey

Results 11/20/14

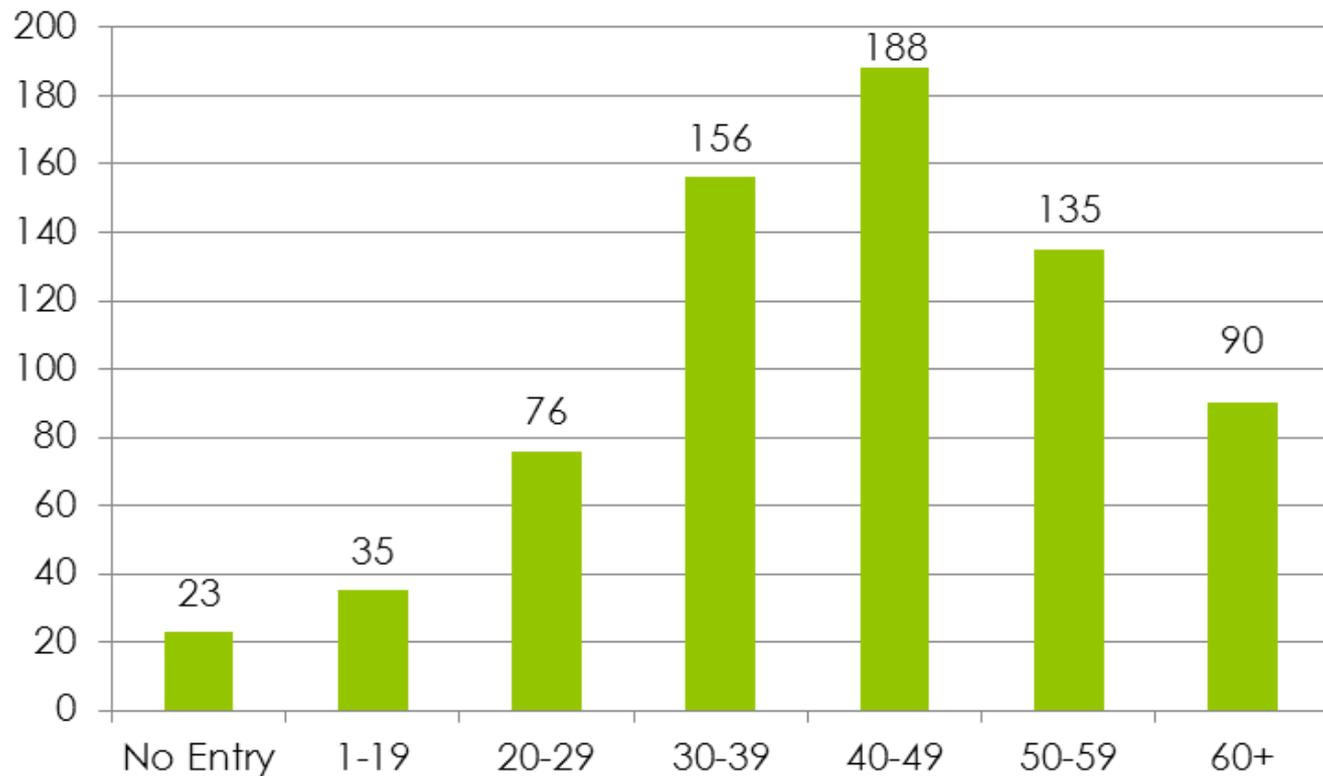
- Total Respondents – 703
- Respondents by Zip Code



Dowdy Park Survey

Results 11/20/14

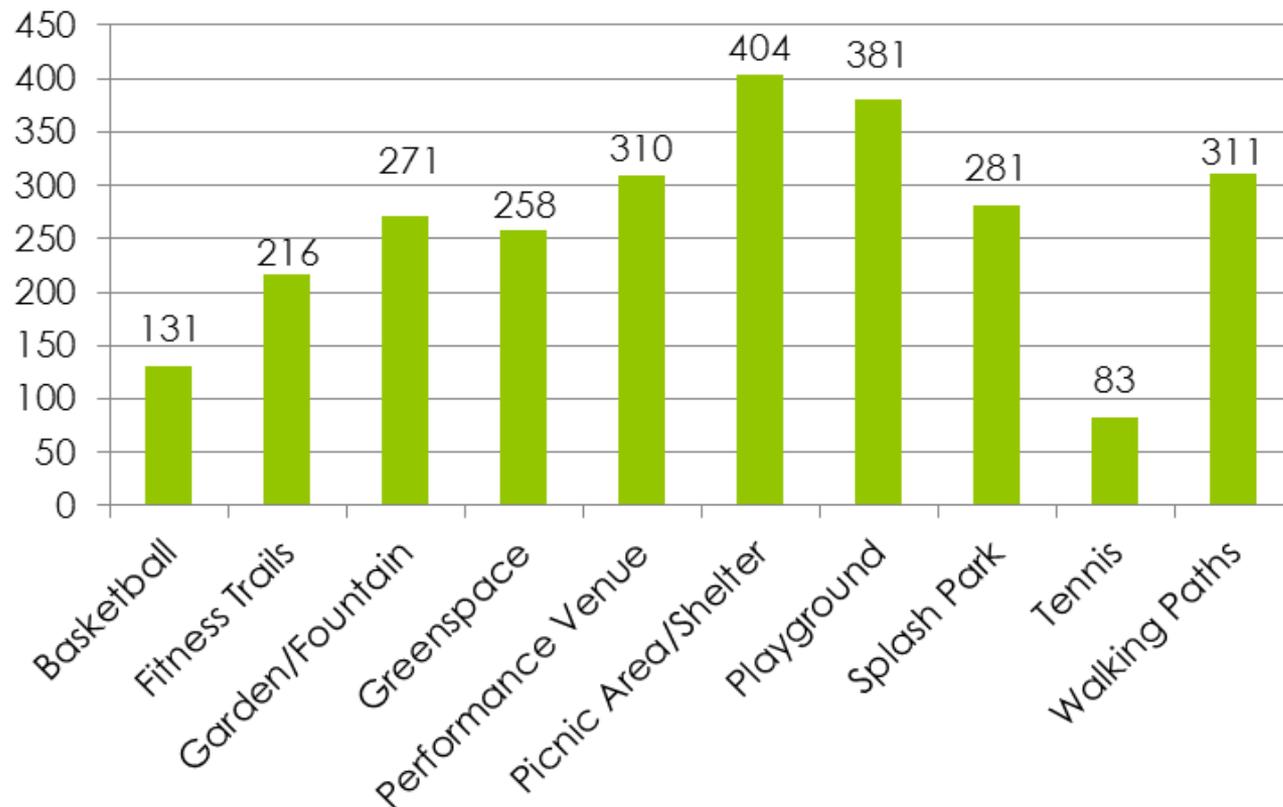
● Respondents by Age



Dowdy Park Survey

Results 11/20/14

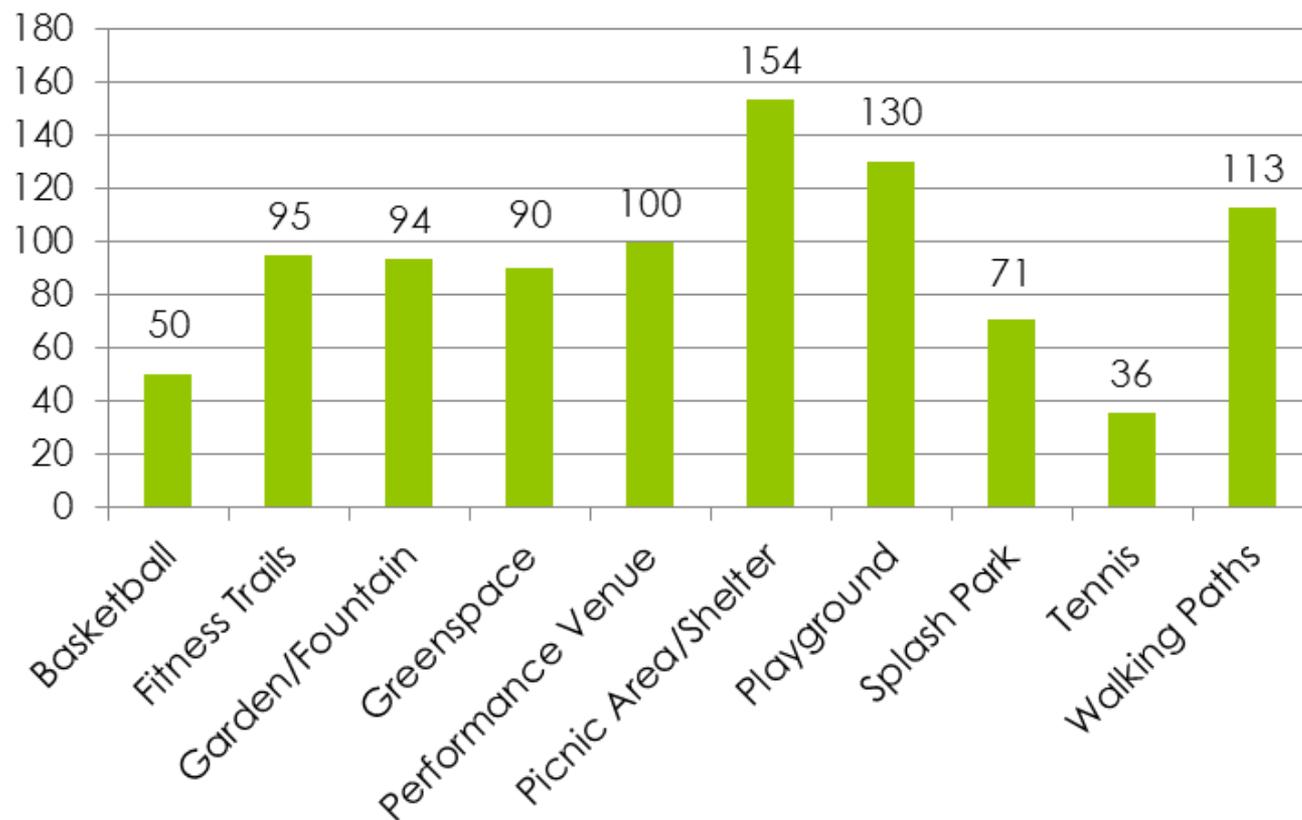
● Amenities



Dowdy Park Survey

Results 11/20/14

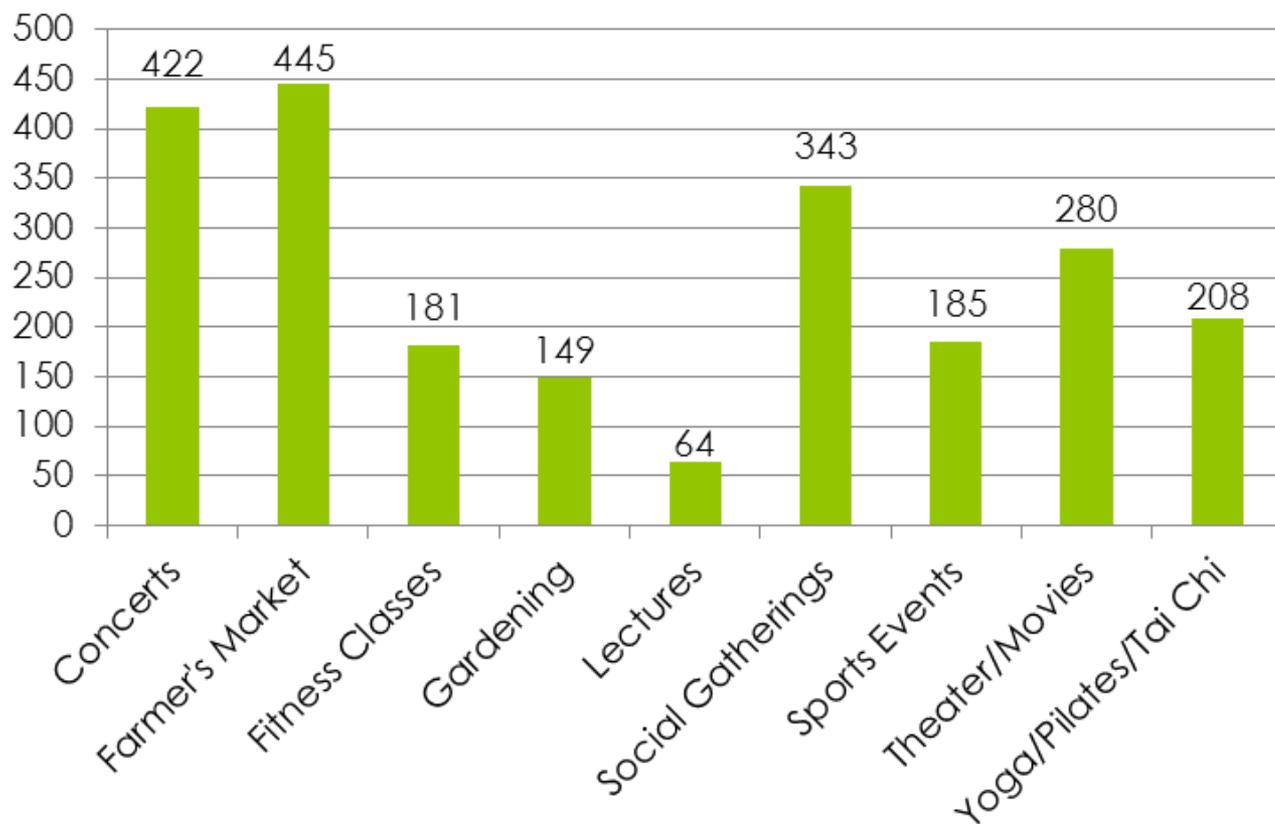
● Amenities (27959)



Dowdy Park Survey

Results 11/20/14

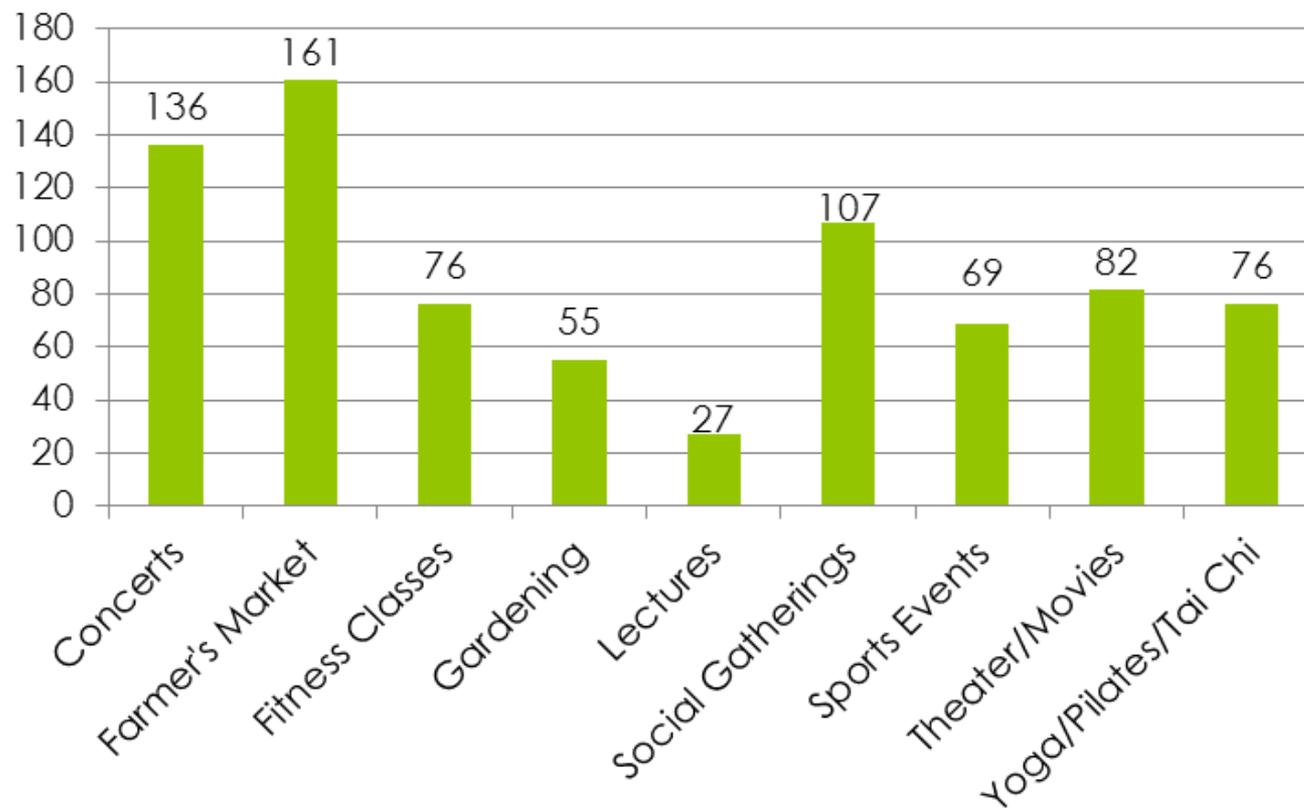
● Activities



Dowdy Park Survey

Results 11/20/14

● Activities (27959)



Dowdy Park Survey

Results 11/20/14

● Amenities By Age

	1-19	20-29	30-39	40-49	50-59	60+
Basketball	21	13	28	37	16	11
Fitness Trails	11	30	43	49	43	32
Garden/Fountain	17	26	55	69	55	42
Greenspace	3	31	55	73	58	32
Performance Venue	5	39	77	86	59	33
Picnic Area/Shelter	21	35	87	105	83	55
Playground	26	34	97	94	63	55
Splash Park	22	35	71	77	45	21
Tennis	8	7	13	27	13	10
Walking Paths	13	30	57	77	70	54

Dowdy Park Survey

Results 11/20/14

● Activities By Age

	1-19	20-29	30-39	40-49	50-59	60+
Concerts	17	49	97	101	86	58
Farmer's Market	10	47	97	115	96	68
Fitness Classes	8	29	40	46	30	24
Gardening	8	10	27	41	30	28
Lectures	5	5	11	17	12	12
Social Gatherings	11	36	73	101	66	45
Sports Events	11	21	48	57	23	15
Theater/Movies	23	36	71	72	49	18
Yoga/Pilates/Tai Chi	7	30	42	67	37	18

Dowdy Park Survey

Results 11/20/14

Other Themes/Comments

- Green Space
- Dog Park (57 responses)
- Skate Park (59 responses)
- Pool
- Community Art (25 responses)
- Amusement Park (9 responses)
- Sports Fields (12 responses for soccer)
- Learning Center/Museum
- Free Expression Wall Art
- Gathering Spot for Teens
- Bocce (9 responses)

Dowdy Park Project

Comments/Input

Appendix D Park Concepts & Perspectives

Dowdy Park



Aerial View looking Southwest



Concept 1



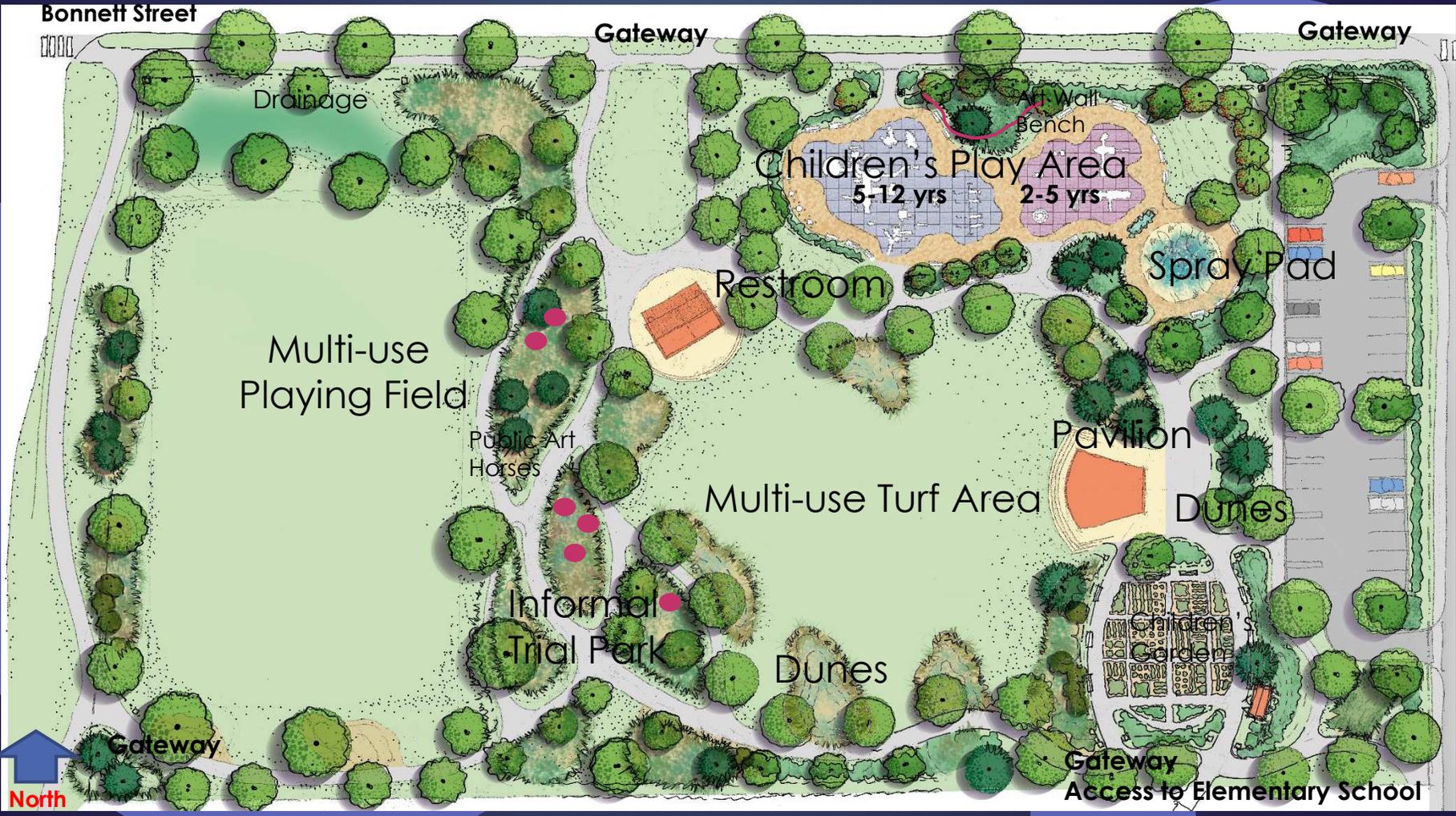
Concept 2



Concept 3



Concept 1



Dowdy Park



Concept 1

Aerial Perspective View



Dowdy Park



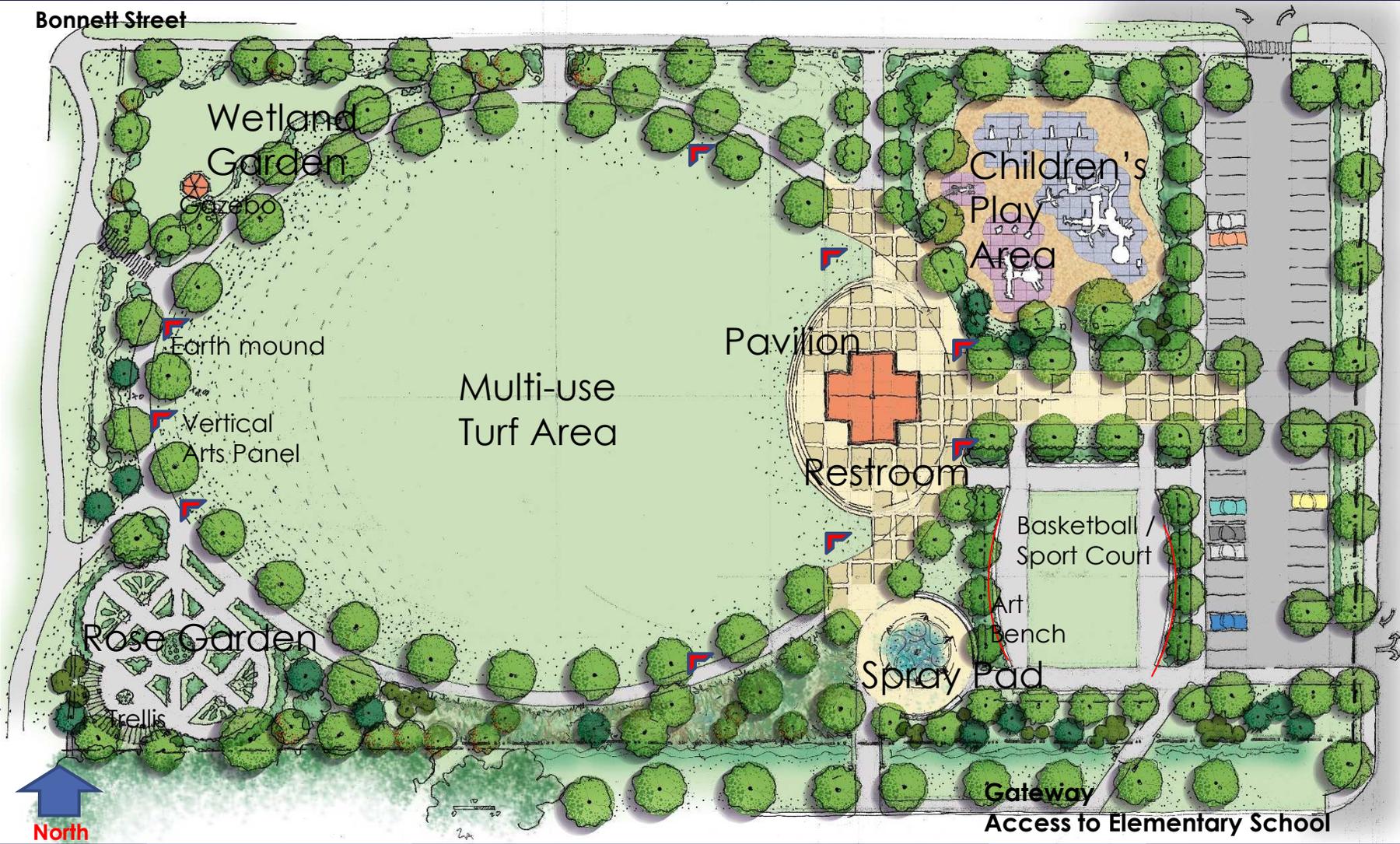
Concept 1

Perspective Sketches





Concept 2



Dowdy Park



Concept 2

Aerial Perspective View

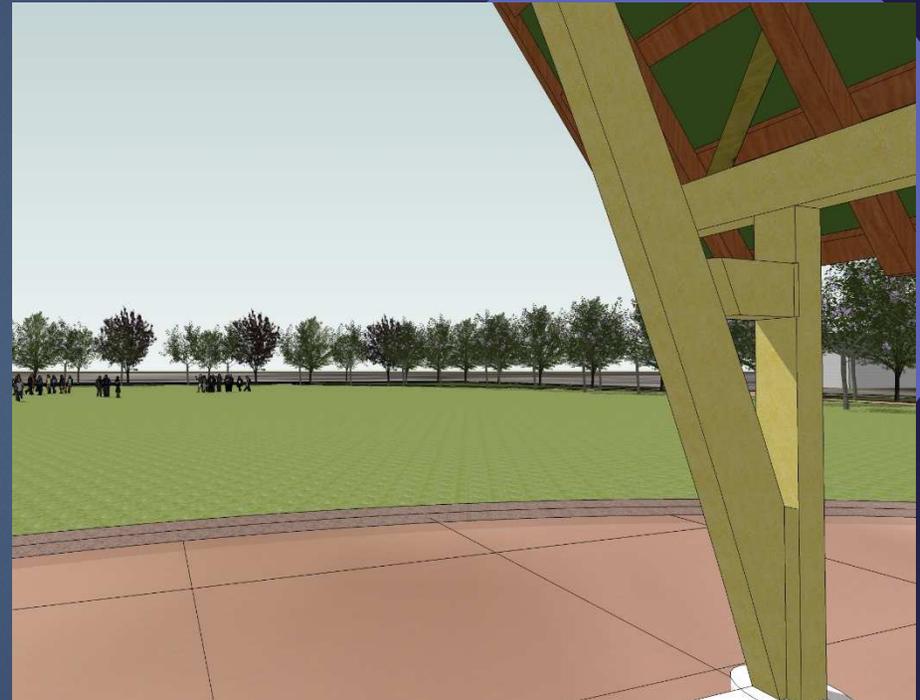


Dowdy Park



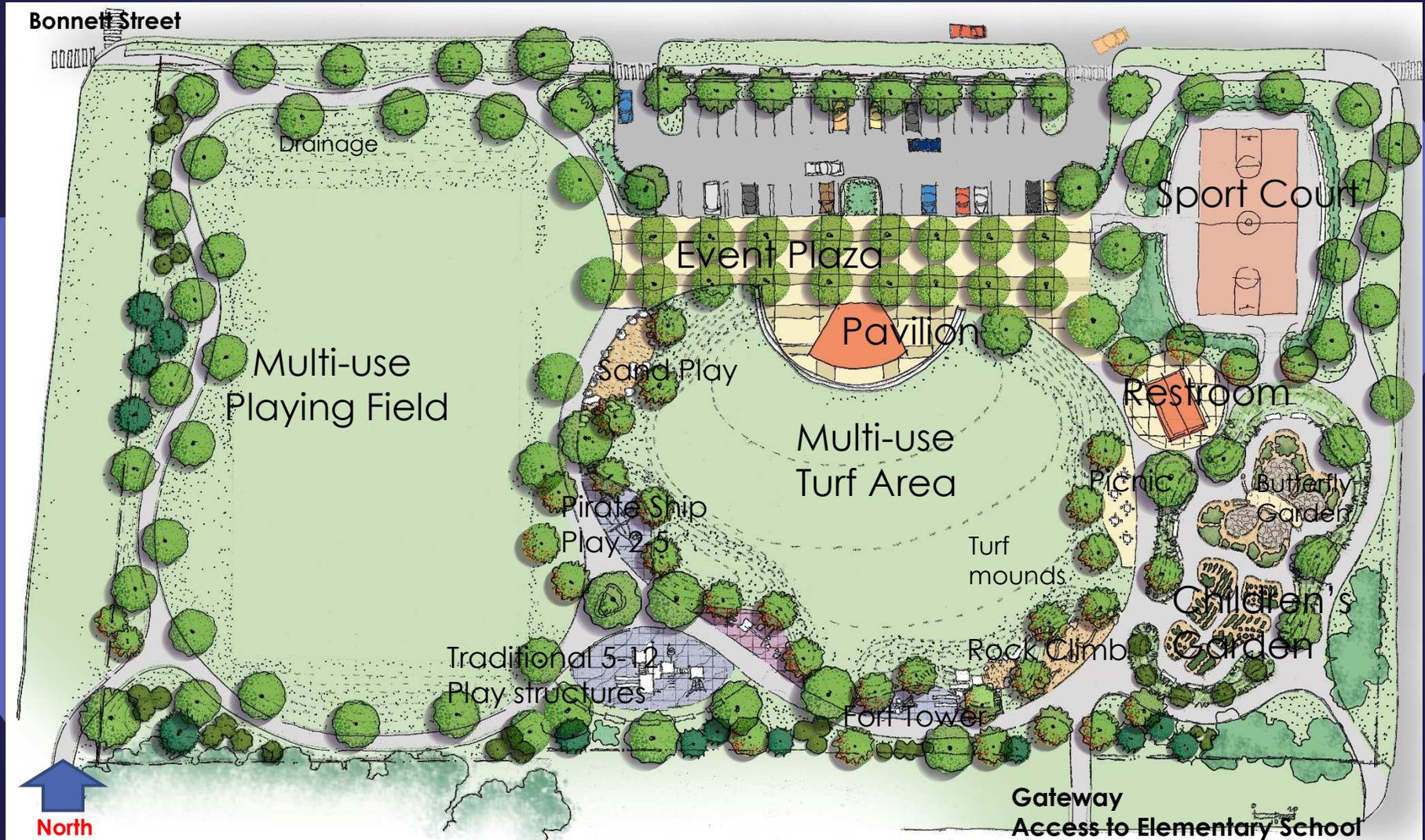
Concept 2

Perspective Sketches





Concept 3



Dowdy Park



Concept 3 Aerial Perspective View



Dowdy Park



Concept 3

Perspective Sketches



Appendix E Final Master Plan and Perspectives



Dowdy Park Final Concept Recommendation

Presentation from the
Dowdy Park Design Committee to the
Nags Head Board of Commissioners

March 4, 2015



Parks and Recreation Goal:

"The Town of Nags Head must be a good place to live and to visit. We will provide amenities and attractions that appeal to a broad spectrum of age groups, abilities, and interests to help our citizens and guests maintain a healthy lifestyle."

"Dowdy Park will be a park for all ages in perpetuity."

Dowdy Park Process

Publicly Driven Process

- Community Project w/ NHES and Colony Ridge
- Pumpkin Fair
- Survey (700+ responses)
- Steering Committee Meetings
- Design Charrette
- Two Public Meetings
- Local Media Outreach



DOWDY PARK COMMUNITY SURVEY		Town of Nags Head, NC
What is your zip code? <input type="checkbox"/> 27959 <input type="checkbox"/> 27948 <input type="checkbox"/> 27949 <input type="checkbox"/> Other _____		5401 S. Croatan Hwy P.O. Box 99 Nags Head, NC 27959 www.nagsheadnc.gov
What is your age? <input type="checkbox"/> 1-19 <input type="checkbox"/> 20-29 <input type="checkbox"/> 30-39 <input type="checkbox"/> 40-49 <input type="checkbox"/> 50-59 <input type="checkbox"/> 60+		
Check five amenities you would like to see in the new park.		The Town of Nags Head has recently purchased the former Dowdy's Amusement Park, to develop as a town park facility for all ages. We would like your input on the design, amenities and activities that should be incorporated into the park. Please take a moment to fill out this brief survey. More information on this project, including additional methods to provide input, can be found at www.nagsheadnc.gov or at the town's Facebook page. Questions can be directed to Susie Walters, Town Commissioner, (Susie.walters@nagsheadnc.gov) or to Andy Garman, Director of Planning and Development, (andy.garman@nagsheadnc.gov). This survey can also be completed at the following website: https://townofnagshead.wufoo.com/forms/dowdy-park-community-survey/
<input type="checkbox"/> Walking Paths <input type="checkbox"/> Fitness Trails <input type="checkbox"/> Greenspace <input type="checkbox"/> Tennis <input type="checkbox"/> Picnic Area/Shelter <input type="checkbox"/> Performance Venue <input type="checkbox"/> Basketball <input type="checkbox"/> Garden/Fountain <input type="checkbox"/> Playground <input type="checkbox"/> Splash Park <input type="checkbox"/> Bocce/Croquet <input type="checkbox"/> Other _____ <input type="checkbox"/> Multi-purpose field		
What activities would you like to see in the new park?		Please provide us with any additional thoughts, comments, or ideas: _____ _____ _____
<input type="checkbox"/> Concerts <input type="checkbox"/> Yoga/Pilates <input type="checkbox"/> Theater/Movies <input type="checkbox"/> Fitness Classes <input type="checkbox"/> Farmer's Market <input type="checkbox"/> Gardening <input type="checkbox"/> Social Gatherings <input type="checkbox"/> Lectures <input type="checkbox"/> Sports Events		

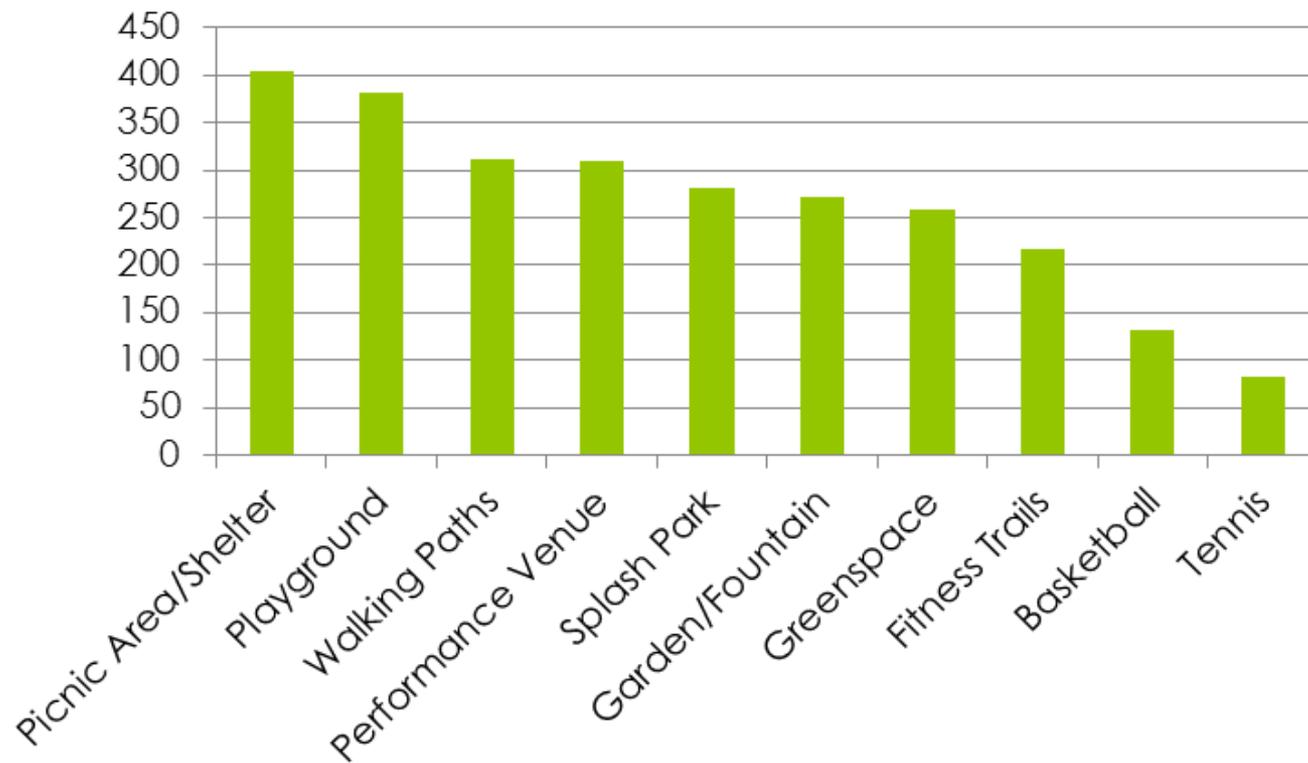
Dowdy Park Process

- **Board of Commissioners Presentation (March)**
- Refinement of Selected Concept
- Final Report (April/May)
- CIP
- Grant Applications
- Phase I Construction

Dowdy Park Survey

Results 11/20/14

● Amenities

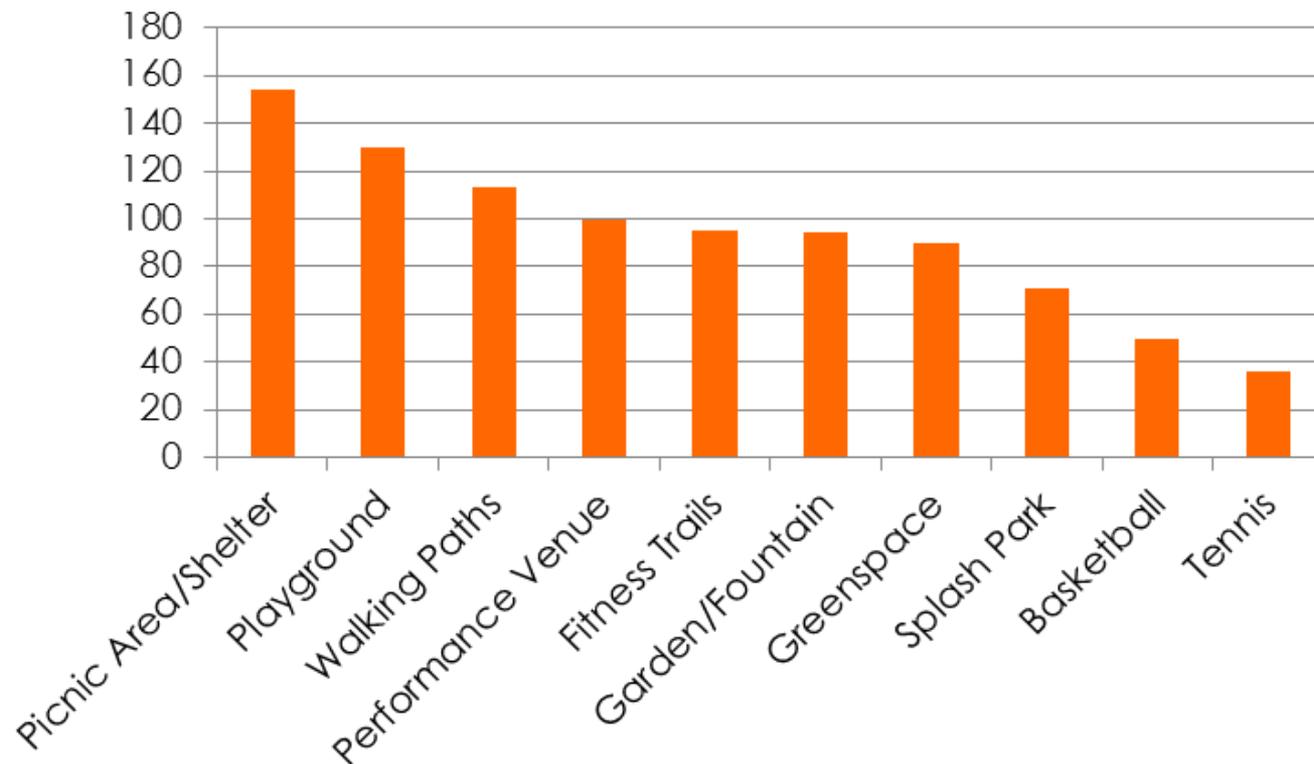


Dowdy Park Survey

Results 11/20/14

● Amenities

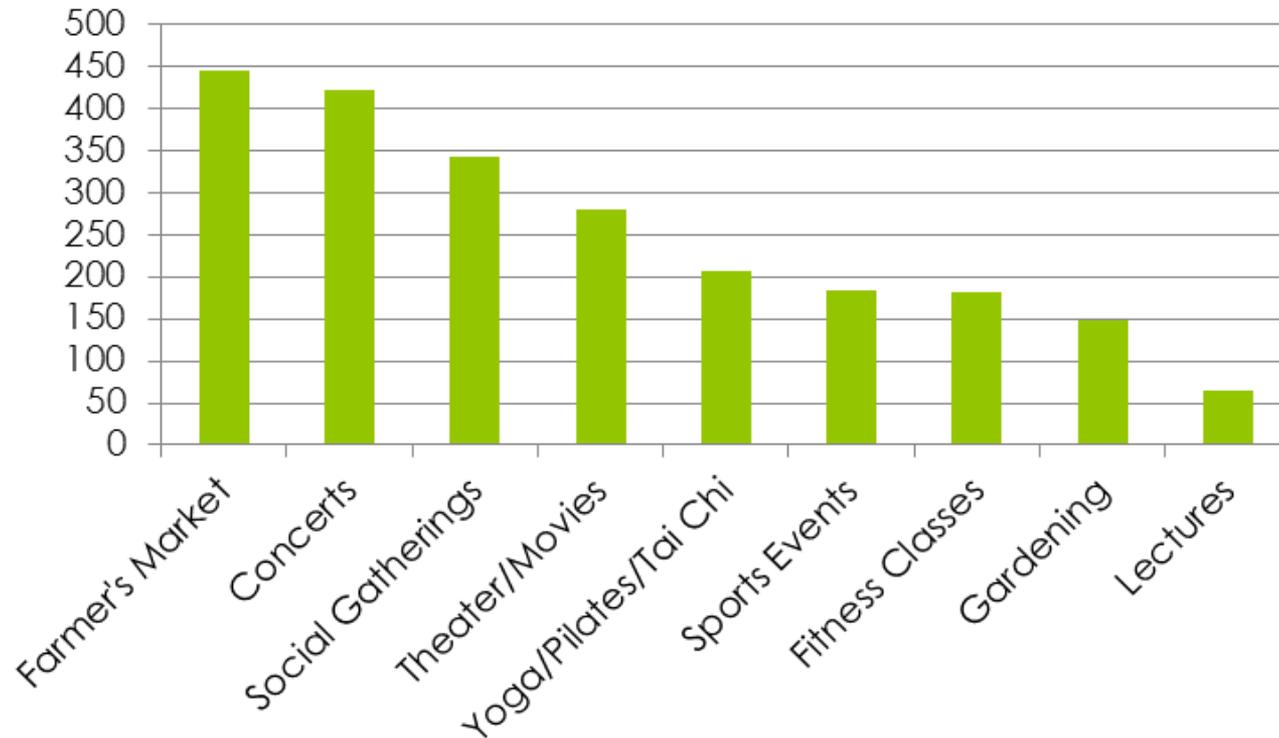
(27959)



Dowdy Park Survey

Results 11/20/14

● Activities

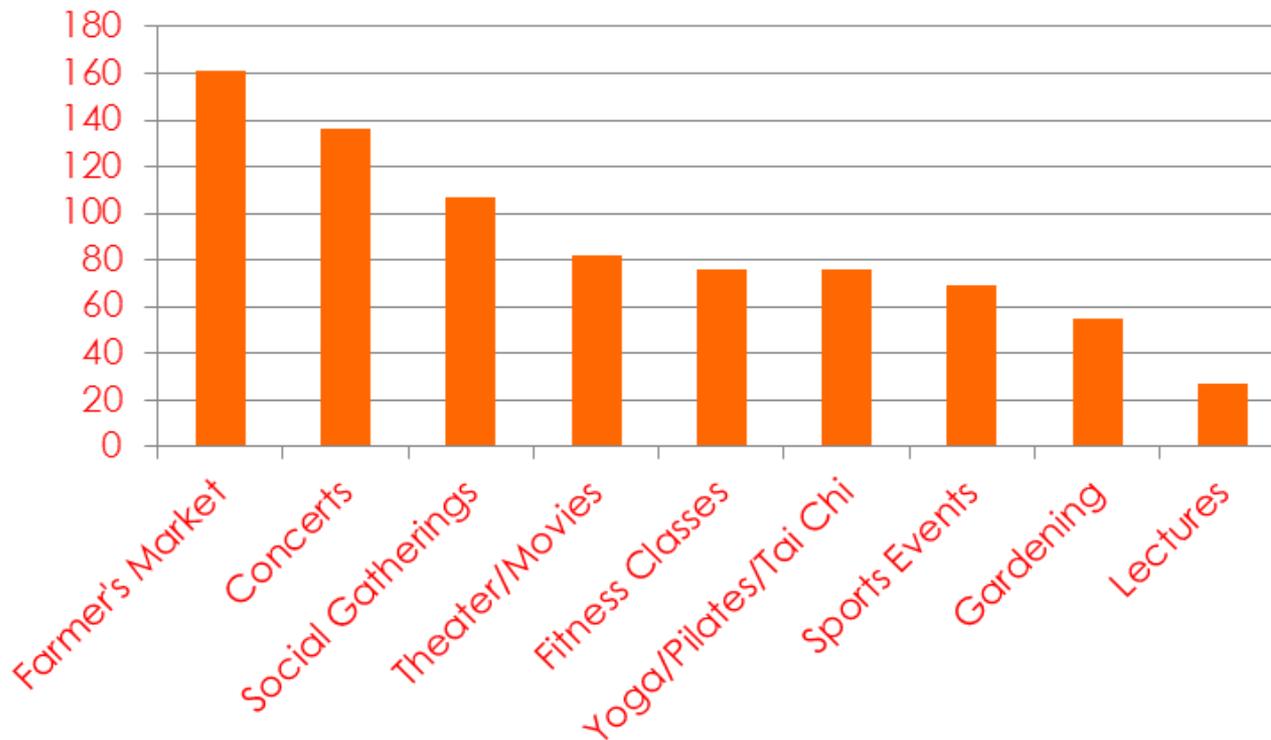


Dowdy Park Survey

Results 11/20/14

● Activities

(27959)



Public Input

Comments paralleled the survey...

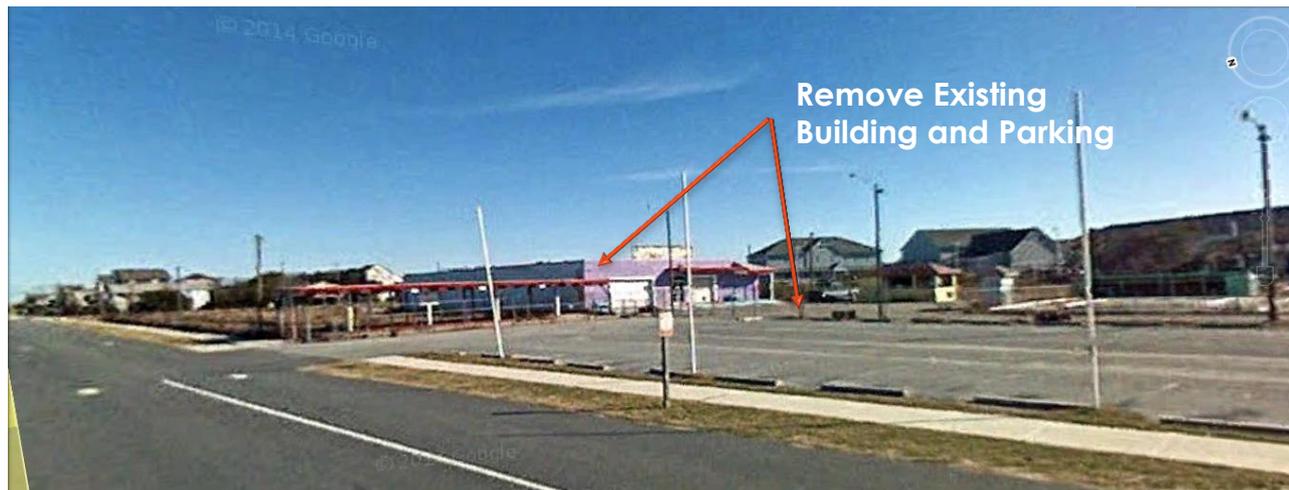
- Active and passive recreation
- Social and cultural events
- Un-programmed open space
- Performance areas
- Art themed facilities
- Community events (farmer's market, art/craft fairs)
- Trails, quiet areas, shady areas
- Informal children's play (climbing boulder, interactive structures, "not a children's playground")
- Sport court (basketball, tennis, handball, pickle ball, evening lighting)
- Senior activities (game tables, lawn sports (bocce), walking and exercise, gardening)
- Landscaped areas with opportunities for shade

Public Input

Other Themes/Comments

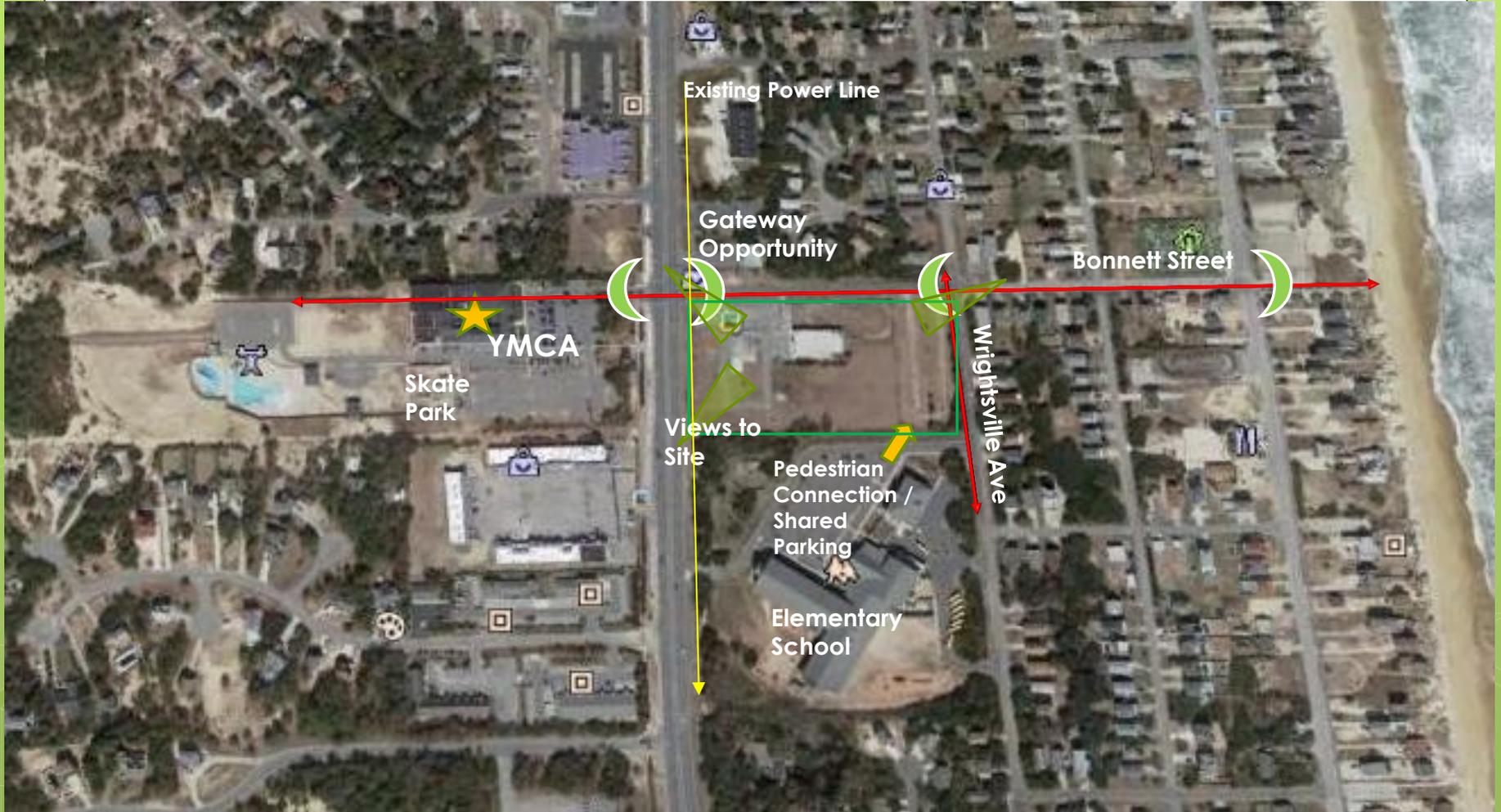
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- Sports Fields (12 responses for soccer)
- Learning Center/Museum
- Free Expression Wall Art
- Gathering Spot for Teens
- Bocce (9 responses)

Existing Conditions



Site Looking Southeast

Existing Conditions



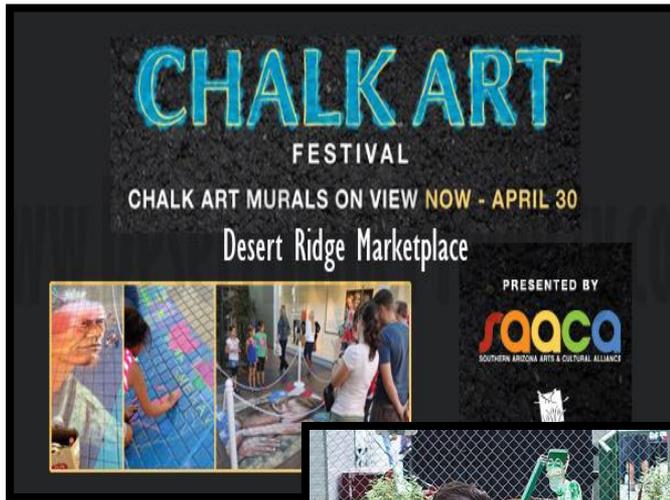
Committee Design Charrette

Homework Assignment

- What are the components of a great park or public space?
- Find at least five images of inviting, unique, or interesting parks, public spaces, or places.

Committee Design Charrette

Functional and Interactive Art



Committee Design Charrette

Informal play



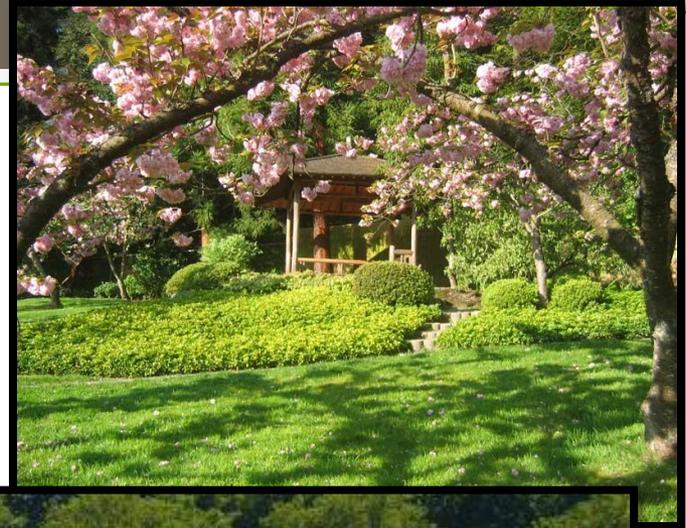
Committee Design Charrette

Fitness and group activities



Committee Design Charrette

Un-Programmed green space



Committee Design Charrette

Active plaza space



Committee Design Charrette

Landscape and garden areas



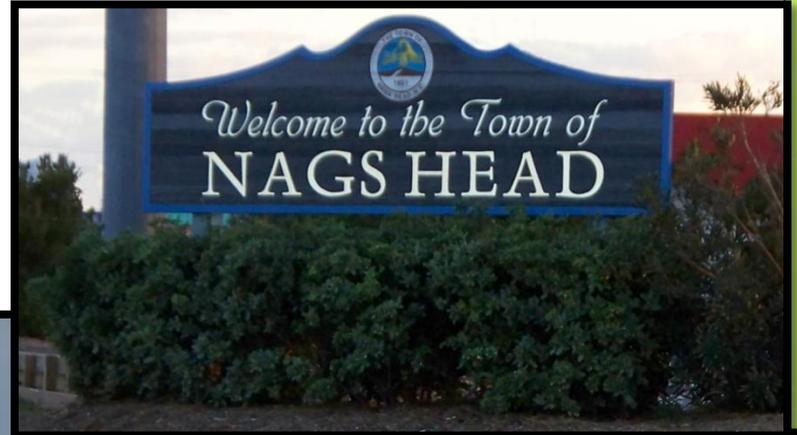
Committee Design Charrette

Bocce/lawn sports



Committee Design Charrette

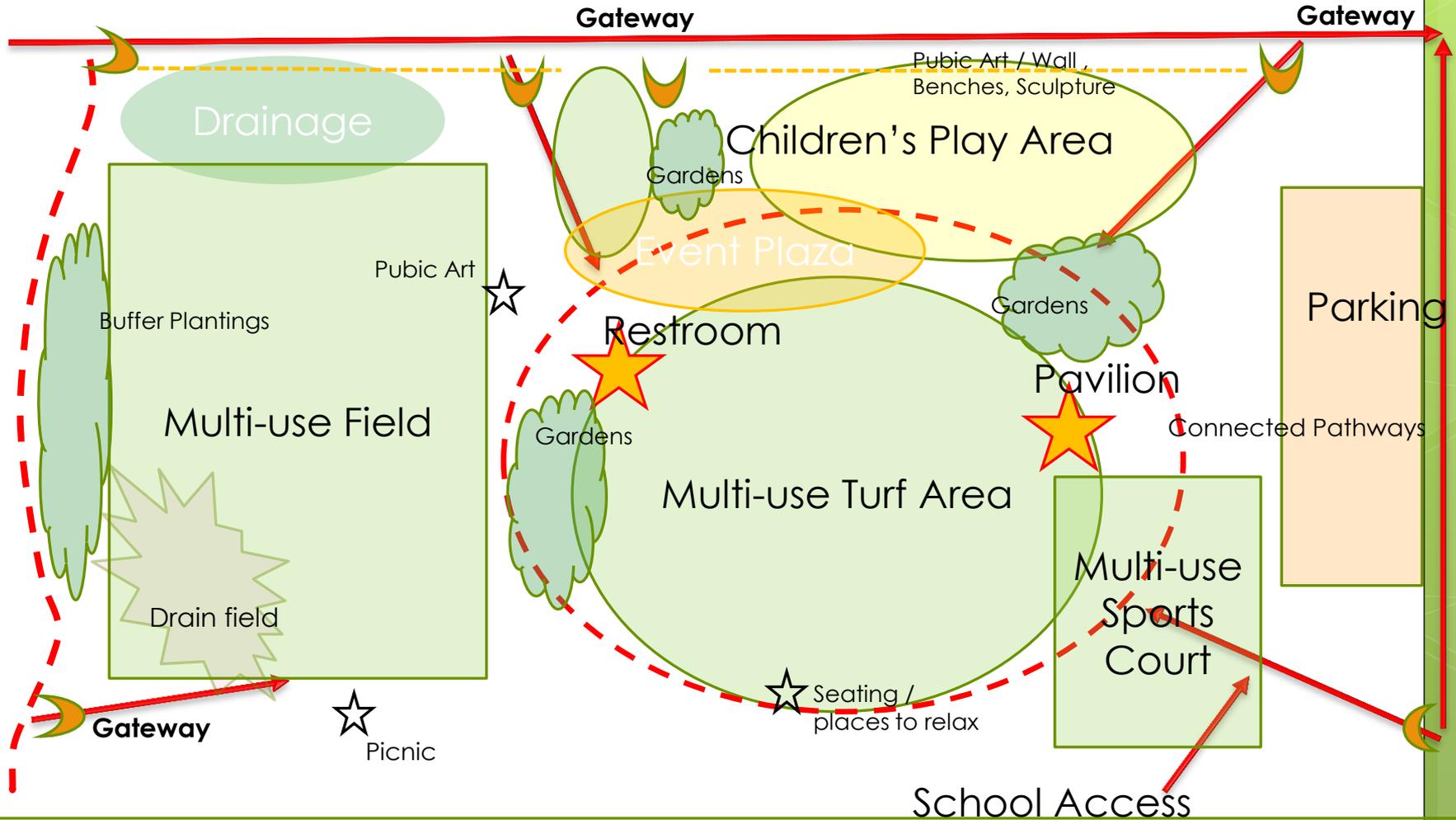
Nags Head style



Selected Design Elements

- Multi-purpose field
- Gazebo and green area for performances
- Event “hardscape” plaza
- Multi-purpose sport court
- Garden area (community garden, butterfly garden)
- Trail system with fitness stations
- Informal children’s play features
- Landscaping and art
- Seating, game tables, quiet spaces
- Shade structure(s)
- Wetland garden/stormwater retention
- Pedestrian connections
- Security and court lighting
- Restrooms
- Parking

Design Framework



Design Elements

Three conceptual layouts were presented to the public based on design framework using similar design elements

Three Concepts:

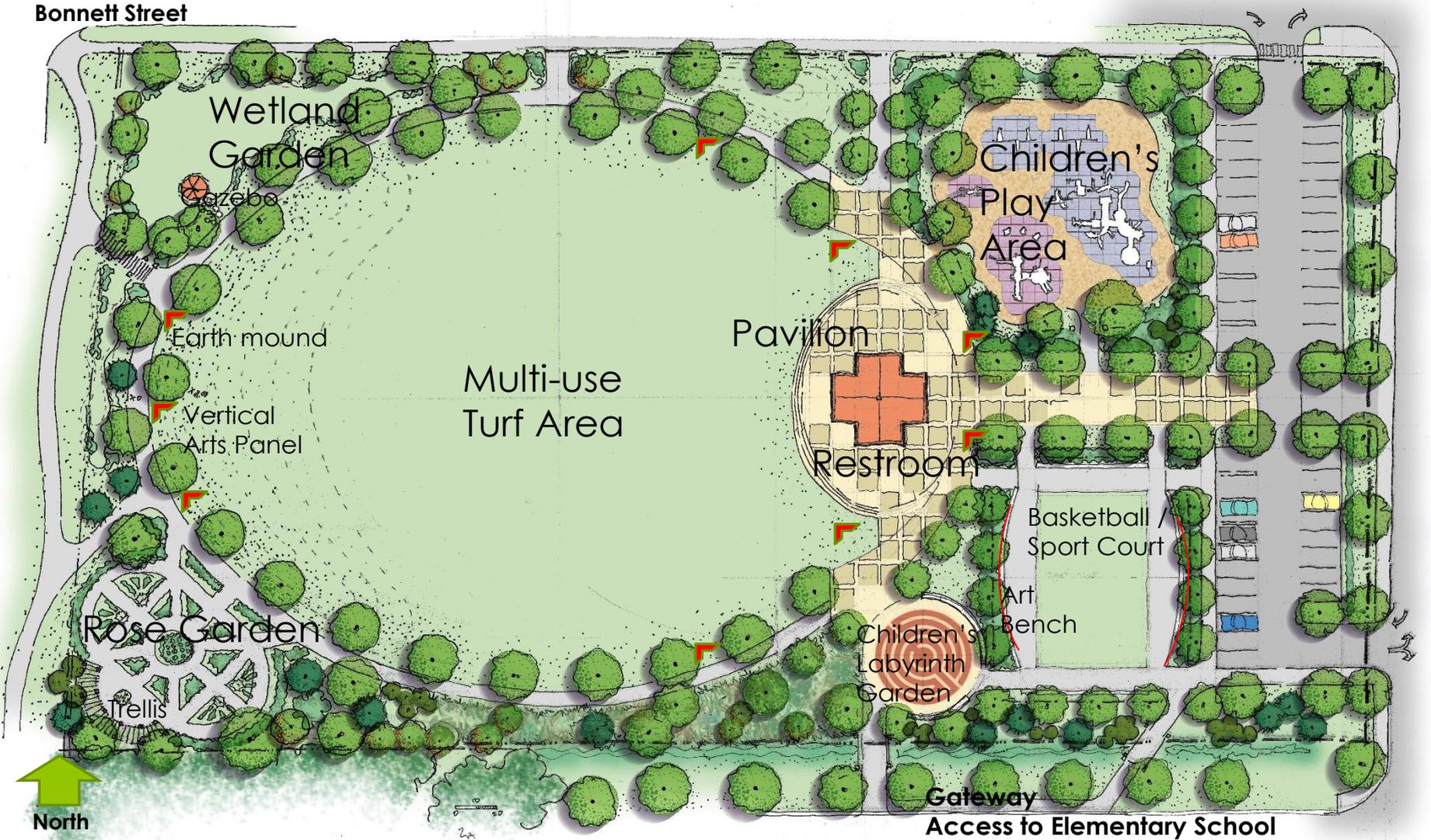
Concept 1



Three Concepts:

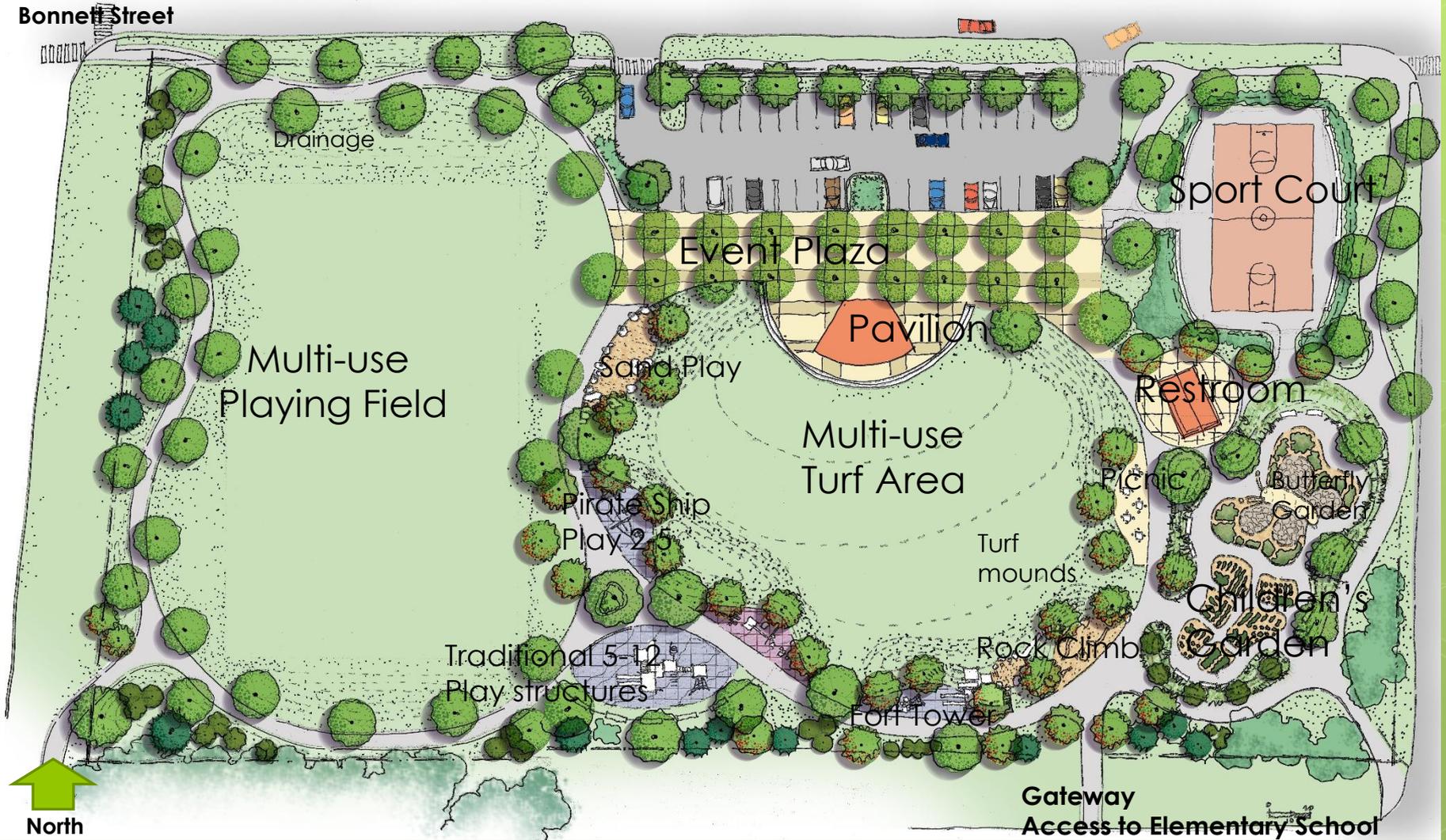
Concept 2

Bonnett Street



Three Concepts:

Concept 3



Committee Recommendation

Concept 3 with modifications



Committee Recommendation

Concept 3 with modifications

- Re-orient pavilion and multi-use turf area to NE/SW direction



Committee Recommendation

Concept 3 with modifications

- Incorporate Dunes and Trail Park from Concept 1



Committee Recommendation

Concept 3 with modifications

- Move multi-use court away from street corner



Committee Recommendation

Concept 3 with modifications

- Addition of bocce/lawn sports area



Committee Recommendation

Concept 3 with modifications

- Addition of more bench seating and game tables



Committee Recommendation

Concept 3 with modifications

- Shade structures in garden area



Dowdy Park Process

- **Board of Commissioners Presentation (March)**
- Refinement of Selected Concept
- Final Report (April/May)
- CIP
- Grant Applications
- Phase I Construction

Comments/Input



Master Plan Concept



Dowdy Park

