

ROWAN COUNTY WOODLEAF COMMUNITY PARK

RFQ # 2022-031

April 20, 2022



WHO WE ARE

850+ EMPLOYEES | 44 LOCATIONS | 20 STATES | **1 TEAM**

Since 1946, Alfred Benesch & Company has successfully completed thousands of planning, design and engineering projects throughout the United States. We enhance infrastructure and communities across the country, creating spaces and providing connections in impactful ways.

At Benesch, park planning is much more than a service we provide—it's our passion. Helping communities develop a common vision and organizational framework for their recreation goals is enjoyable, especially when you excel at it. We have designed hundreds of regional, community and neighborhood parks and successfully transformed several spaces for similar communities.

For decades, Benesch has built an impeccable reputation in site development and park planning. You'll be hard pressed to find another consultant with more experience. Our talented, full-service team is prepared to deliver you a budget-conscious project without sacrificing quality.

Prepared for:

Anna Bumgarner
Rowan County Parks and Recreation

Prepared by:

Alfred Benesch & Company
NC License #F-1320
Jeff Ashbaugh, PLA
2359 Perimeter Pointe Parkway, Suite 350
Charlotte, NC 28208
P: 704-521-9880
E: jashbaugh@benesch.com

Benesch in North Carolina



Charlotte | Raleigh | Wilmington

Benesch offers three NC office locations. With our Charlotte office in close proximity to Rowan County, our team is able to be on location within 30 minutes.

Qualifications & Experience in Park Design



PARTF Grant Experience: Our proposed project manager, Jeff Ashbaugh, PLA, has assisted communities throughout North Carolina with over 25 PARTF Development Grant projects, from grant writing through final construction.



Relevant Experience in the Rowan County Area: Our Charlotte office has successfully completed several projects in Rowan County and its surrounding areas, including China Grove, Landis, Spencer, Lexington, Cabarrus and Kannapolis, as well as Davidson County. We are familiar with this area and committed to building its future.







Full-Service, Budget-Conscious Team: We understand that communities want to make improvements without straining revenue resources. Our team is prepared to deliver the project within time and budget constraints without sacrificing quality.

FIRM INFORMATION



WHAT WE DO

-  Landscape Architecture
-  Site Development
-  Municipal
-  Roadway/Bridges



SUBCONSULTANTS



WHN ARCHITECTS, PA

WHN Architects has been in architectural practice for more than 30 years. Their professional staff consists of seven registered Architects, BIM technicians, designers, and support staff.

WHN believes in a service-oriented approach that includes continuous collaboration with clients. They're not afraid to embrace the limitations of any project and still find interesting solutions. They understand that environmental impact is serious business these days, and they are ready to listen and respond to your needs and your budget. Success is a finished product that blends with its occupants, systems, materials, the surrounding community and most of all satisfies the owner's expectations.

WHN offers fully coordinated architecture, interior design, engineering, and project management services with planners, architects, designers, engineers and expert consultants to meet your needs. They have strong experience leading teams through successful projects. They have a dedicated team of professionals to manage the entire design and construction process, with the flexibility to shape their teams to fit each project's needs.

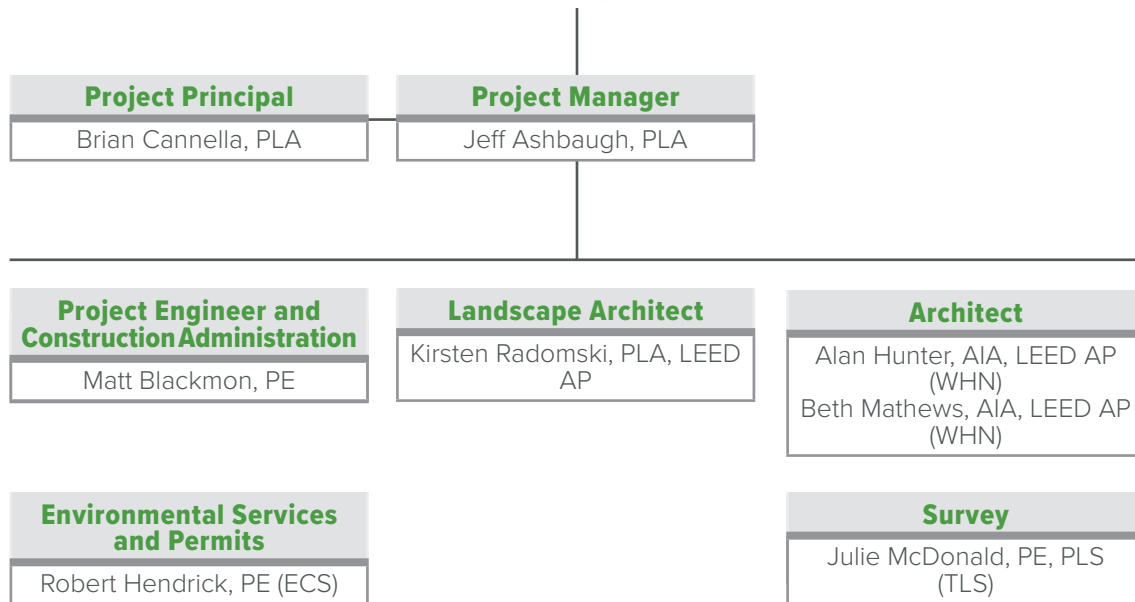


Engineering Consulting Services (ECS), HUB, SPSF

Engineering Consulting Services (ECS) is one of the largest and most rapidly growing engineering and consulting companies in the US. Founded in 1988, ECS is a leader in geotechnical, environmental, construction materials and facilities engineering. They are currently ranked 68 in Engineering News-Record's Top 500 Design Firms (April 2021) and 49 in Zweig Group's 2021 Hot Firms (June 2021)

Whether your project requires local project management, specialty expertise or both, ECS has you covered. ECS provides the best of both worlds - the attention your projects deserve from our local team, coupled with abundant staffing and technical resources.

Why ECS? They have grit. What does that mean for you? That one descriptive word defines their company culture. It sets the tone for what clients can expect their team to deliver each and every day. At ECS, GRIT is made up of four characteristics: guts, resilience, initiative and tenacity. Their boots are made for working. As a culture of doers, they roll up their sleeves and use their skills to help solve problems.



Subconsultant Legend

| | |
|------------|-----------------------------------|
| ECS | ECS Limited |
| TLS | Tidemark Land Services, HUB, SPSF |
| WHN | WHN Architecture, PA |



PARKS AND RECREATION GRANT PROS

Benesch is well-versed in the Parks and Recreation Trust Fund (PARTF) processes and maintains frequent contact with all of the Recreational Resource Services (RRS) consultants.

Benesch staff have been involved with obtaining/ administering over 70 PARTF grants over the last 20+ years, resulting in over \$40 Million in park and greenway development. Our experience helps clients maximize their budgets by developing creative funding strategies.

Jeff A. Ashbaugh, PLA

Senior Project Manager, Landscape Architect

Mr. Ashbaugh has over 31 years of experience in landscape architecture in both the public and private sector. His experience ranges from master planning, site analysis, site design, and construction documents of park and recreational facilities, athletic complexes, NCAA sport facilities and trails. As a senior project manager, his expertise is on recreational design for all types of state, county, and local government park and trail projects. **Mr. Ashbaugh lives in northwest Kannapolis, 30 minutes from Woodleaf Park.**

Yadkin River Park, Wil-Cox Bridge Recreation Area - Davidson County, NC

Project Manager/Landscape Architect: Mr. Ashbaugh served as project manager and landscape architect for the development of the first phase of Yadkin River Park on the Davidson County side of Wilcox Bridge. The constructed features of this PARTF Grant project included decorative landscape plaza, picnic shelter, green infrastructure, stepped viewing deck down to the riverfront and other features. Mr. Ashbaugh's responsibilities included managing the design team, design, cost estimates, bidding and construction administration.

Kiwanis Family Park - City of Sanford, NC

Project Manager/Landscape Architect: Benesch worked closely with the City of Sanford to re-develop a 34.5-acre downtown park into a vibrant passive park. The PARTF Grant-funded improvements included a new splash pad, playground, art display areas, walking trail, playfield, landscaping, picnic shelters, restroom, parking, and infrastructure. Mr. Ashbaugh's responsibilities included directing production staff regarding the detailed design aspects for each all site and recreation improvements and performing quality control reviews for completed work.

Fred Stanback Educational Forest and Preserve - Spencer, NC

Project Manager/Landscape Architect: As a nature preserve, the primary focus of development for this 43-acre site was minimal impact to the natural features. As part of this PARTF Grant project, parking areas, trails, and shelters were carefully located to minimize grading and tree removal. Mr. Ashbaugh's responsibilities included managing the in-house design team, detailed design, bidding, cost estimates and construction administration.

Lake Corriher Wilderness Area - Landis, NC

Project Manager/Landscape Architect: Mr. Ashbaugh worked with the Town of Landis to master plan the transformation of this 98.9 acre park featuring two lakes, Lake Corriher and Landis Lake. Landis Lake was formerly used as a water supply reservoir for the Town. The lakes, surrounding shoreline, upland forest, and rugged terrain give the park a back country feel. The PARTF-funded master plan featured a trail system, a pedestrian bridge, picnic shelter, kiosks, 12-hole disc golf course, cabins, fishing docks, boardwalk, restrooms, campsites, kayak/boat dock, and park infrastructure. Mr. Ashbaugh oversaw park master planning and design, permitting, bidding and park construction.

Fairview Park - Union County, NC

Project Manager/Landscape Architect: Mr. Ashbaugh assisted the Town with a PARTF grant application from start to finish for this 17 acre community park in Union County. This project was successful in securing a PARTF grant. His other responsibilities included day-to-day project management, master planning, grant assistance, budget estimates, and detailed design documents for phase one development.

Green Needles Park & Erlanger Park - Lexington, NC

Project Manager/Landscape Architect: These CDBG Grant projects included the master plan and design process for two neighborhood park projects. Green Needles Park included the development of a new playground, basketball court, multi-purpose field and other recreational activities. Erlanger Park included the development of a walking trail, playground and gazebo in the historic Erlanger Mill Village. Mr. Ashbaugh's responsibilities included facilitating public workshops, site analysis, master planning, budget estimates, detail design and bidding services.

INDIVIDUAL QUALIFICATIONS

Education

Bachelor of Landscape Architecture, University of Georgia

Years of Experience

31

Registrations and Certifications

Professional Landscape Architect:

North Carolina - No. 943

Georgia - No. LA001849

South Carolina - LSA #1486

Jeff A. Ashbaugh, PLA

Project Manager, Landscape Architect

INDIVIDUAL QUALIFICATIONS

(cont.)

Yadkin River Trailhead Master Plan -Town of Spencer, NC

Project Manager/Landscape Architect: Mr. Ashbaugh served as the project manager and landscape architect for the Trailhead masterplan on the Rowan County side of Wilcox Bridge. Proposed features include a landscape plaza with decorative paving, seat wall, gateway elements, small parking area, and trail. Mr. Ashbaugh's responsibilities included managing the design team, trail design, budget estimates, grant support and meetings.

Washington Park - Lexington, NC

Project Manager/Landscape Architect: Benesch assisted the City of Lexington with the design of a master plan and site/civil documents for phase one improvements for the re-development of this ±3.5 acre neighborhood park. Phase one improvements included replacement of an old leaky swimming pool with a new splash pad. Other new facilities included two basketball courts, playground, picnic shelter, accessible walkways, trails, parking, and infrastructure. These improvements were funded by PARTF Grants. Mr. Ashbaugh's responsibilities included site design, QA/QC, bidding, and client contract.

Yadkin County Park - Yadkin County, NC

Project Manager/Landscape Architect: Mr. Ashbaugh served as project manager and landscape architect for the development of Yadkin County Park, a PARTF-funded project. The first phase of the park included a boat launch, park buildings, picnic shelters, trails, playground and fishing piers. Mr. Ashbaugh also assisted with the second phase of the park, which featured restrooms, trails, campsites, a dog park and a picnic shelter. His responsibilities included managing the design team including architectural sub-consultants, site design, budget estimates, bidding and construction administration.

Community Park Master Plan - China Grove, NC

Project Manager and Landscape Architect: Benesch was tasked with preparing a site specific master plan for renovating an existing community park in Downtown China Grove. Mr. Ashbaugh led the development of the master plan including a site inventory and analysis, design of improvements, public workshops, cost estimate, and written report.

Thomasville - Memorial Park Pool - Thomasville, NC

Project Manager/Landscape Architect: Benesch is currently assisting the City and CPL Architects with the site design and engineering of a new community center, pool and splash pad that also includes the addition of pickleball courts and multi-use paths. Mr. Ashbaugh assisted with the master plan and site design and directed the site and civil design team. The project is currently under construction.

Eastside Park - Kannapolis, NC

Project Manager/Landscape Architect: Benesch worked closely with The City of Kannapolis to prepare a master plan for this 33-acre community park bordering Lake Fisher. Proposed activities for this new, passive park include a two-acre dog park, splash pad, playground with hill slides, paddle boat dock, and trail with fitness stations. Mr. Ashbaugh was responsible for client contact, design, leading the public input process and making presentations to boards and council.

Village Park Improvements - Kannapolis, NC

Project Manager/Landscape Architect: Mr. Ashbaugh has led several PARTF Grant-funded improvement projects at Village Park, including a new multi-purpose events center, custom band shell, concert lawn, miniature railroad, splash pad, pedestrian tunnel, walkways, parking, park entrance, landscaping and infrastructure. Responsibilities included assisting with the design of the park master plan, managing subconsultants, detailed design, permitting, bidding and construction administration.

Professional Organizations

National Recreation and Park Association

North Carolina Recreation and Park Association

Kannapolis Parks and Recreation Commission

Fields of Specialization

Master Planning

Site Planning

Commercial Planning and Design

Grading/Drainage Design

Landscape Design

Athletic Facility Design

Recreation Planning and Design

Construction Detailing

Construction Specifications

Construction Administration

Brian J. Cannella, PLA

Project Principal

Mr. Cannella has 25 years of landscape architecture experience working for both the public and private sectors with an emphasis on school planning and park and recreation planning and design. His skills include conceptual design, graphic presentation, land use and development studies, cost estimating, construction document preparation, and construction administration.

Mecklenburg County - Reedy Creek Greenway - Charlotte, NC

Project Principal: Reedy Creek Greenway is a +/- 2.74 mile multi-use path around a portion of the Reedy Creek Park perimeter, a 927-acre Nature Preserve in Northeastern Mecklenburg County. The proposed greenway will connect to the Preserve's 10-mile trail network and other destinations including the Historic Rockhouse Ruins, the Dr. James F. Matthews Center for Biodiversity Studies and a variety of recreation facilities. Mr. Cannella is serving as project principal on this project.

City of Rock Hill - Catawba River Trail - Rock Hill, SC

Project Principal: Mr. Cannella served as Project Principal for this two-mile segment of multi-use trail adjacent to the Catawba River and Manchester Creek. The 10' wide paved trail extension connects to the four-mile Riverwalk mixed-use development trail system. Combined, the six-mile Riverwalk and Catawba River Trail system is part of a network that will connect Fort Mill to Rock Hill. Improvements included multi-use trail, 135' trail canopy in a Norfolk Southern Railroad right of way (Nations Ford railroad trestle), multiple creek crossings, two road crossings, signage and site furnishings.

Rocky Mount Sports Complex - Rocky Mount, NC

Project Principal: Mr. Cannella served as Project Principal for the detailed design process for the Rocky Mount Sports Complex, a 150 acre tournament sports complex. Benesch responsibilities included the management of the design team through the detailed design process, design review meetings with the client, submittals to regulatory agencies, and securing bids for the project.

West Charlotte High School Track & Football Field - Charlotte, NC

Project Manager: Benesch worked with CMS to replace the existing non-conforming track and grass football field with a new North Carolina High School regulated rubber track and synthetic turf field at the West Charlotte High School campus. The project worked within the existing stadium footprint and included various pedestrian access and storm water upgrades. As project manager, Mr. Cannella was responsible for the project. The project was completed in the summer of 2016.

Phillip O Berry Academy Track & Football Field - Charlotte, NC

Project Manager: Benesch is currently working with CMS to replace the existing non-conforming track and grass football field with a new North Carolina HS regulated rubber track and synthetic turf field at the Phillip O Berry High School campus. The project is one of several football and track replacements Benesch has performed for CMS. As project manager, Mr. Cannella is responsible for the entire project.

Cox Mill High School - Concord, NC

Landscape Architect/Construction Administration: Benesch worked with Cabarrus County Schools and the project architect to develop a complete site/civil design package for this multi-story, 238,000 sq. ft. high school in Concord, North Carolina. The 65 acre site plan includes fields for football, track, baseball, softball and six athletic buildings. In addition to the athletic facilities, a 500 student parking lot, 120 staff lot and visitor and bus parking were provided. The site storm water is contained and treated by two water quality ponds that function as wetland habitats to treat the water. The project is adjacent to the Rocky River which is protected by 120' buffers.

INDIVIDUAL QUALIFICATIONS

Education

Bachelor of Landscape Architecture, Clemson University

Years of Experience: 25

Registrations and Certifications

Landscape Architect: NC - No. 1120

Fields of Specialization

Project Management

Park and Recreation Design

Site Development

School and Campus Planning

Cost Estimating

Construction Administration

Athletic Facility Design

Kirsten Radomski, PLA, LEED AP

Landscape Architect

Ms. Radomski has experience working on a diverse range of landscape architecture design, graphic production and planning projects. Her experience includes several years working in Oxfordshire, UK, assisting in the production of Parkland Conservation Plans for historic landscapes. Her specialties include project renderings, master planning and construction documents.

City of Sanford - Kiwanis Family Park - Sanford, NC

Designer: Benesch worked closely with the City of Sanford to re-develop a 34.5-acre downtown park into a vibrant passive park. The PARTF Grant-funded improvements included a new splash pad, playground, art display areas, walking trail, playfield, landscaping, picnic shelters, restroom, parking, and infrastructure. Ms. Radomski was responsible for landscape design and construction document production.

Rob Wallace Park - Cabarrus County, NC

Landscape Architect: Benesch was commissioned in 2017 by Cabarrus County to design the construction documents for phases one, two and three of this +/- 190 community park in Midland. Facilities included a 24,000 square foot senior center, playground, sprayground, amphitheater, campground, trails, 18-hole disc golf course and picnic shelters. Ms. Radomski is responsible for preparing the landscape plan and assisting with drawing production.

Kannapolis Eastside Park Master Plan - City of Kannapolis, NC

Designer: Benesch assisted the City of Kannapolis to design a master plan for this +/- 33-acre community park in east Kannapolis. The master plan will be used to secure a PARTF grant. Ms. Radomski assisted with producing the written master plan report and illustrative drawings.

Fort York Master Plan - Davidson County, NC

Designer: The Fort York Master Historical Site is located on a bluff that rises approximately 120' above the Yadkin River in Davidson County, NC. The historic site was formerly associated with a civil war fort. Benesch assisted Davidson County with a park master plan for the site. Ms. Radomski assisted with project research, conceptual plans, and illustrative drawings.

Davidson County - Wil-Cox Bridge Recreation Area Master Plan

Landscape Architect: The Wil-Cox Bridge was re-purposed to make this historical bridge the centerpiece of a regional trail system. Benesch prepared the master plan and detailed design to make this vision a reality. Ms. Radomski developed plan renderings to illustrate the design of the project, including a picnic shelter overlook, pedestrian plaza and connection to the bridge, seating and reflection areas overlooking the Yadkin River.

Sandy Pines Park - Hickory, NC

Landscape Architect: Hickory Parks and Recreation chose Benesch to help them create a master plan for a new passive neighborhood park in northeast Hickory. Ms. Radomski's responsibilities included master planning, cost estimation and assisting with the production of written reports for this 13 acre passive park that includes natural play areas, half court basketball, loop trails, fitness stations and picnic shelters.

Dallas Park Phase Two Improvements - Gaston County, NC

Designer: Benesch assisted Gaston County with a master plan, detailed design drawings, and PARTF grant assistance to re-develop this 100 acre park. The PARTF Grant-funded park improvement program included a ballfield complex, splash pad, dog park, fitness trail, picnic shelters, and other recreation facilities. Ms. Radomski's responsibilities included grading studies, site planning, and other production support activities.

INDIVIDUAL QUALIFICATIONS

Education

Bachelor of Landscape Architecture, University of Georgia

Masters of City and Regional Planning, Georgia Institute of Technology

Years of Experience: 8

Registrations and Certifications

Registered Landscape Architect:
NC - #1988
CT - #1440
TN - #1127

Matt Blackmon, PE

Civil Engineer

Mr. Blackmon has over 14 years of experience in civil engineering and has been involved in the development of plans for parks, schools, commercial and residential sites, and other infrastructure improvements. His design expertise includes sanitary sewer systems, water, roadway, erosion control, stormwater management and construction administration.

Bruce Meisner Park - Hickory, NC

Project Engineer: Mr. Blackmon recently provided engineering design and permitting assistance for the first phase of this passive facility on Lake Hickory. Elements include trails, picnicking, volleyball, outdoor fitness cluster, playground, and mountain biking. His responsibilities included utility design and permitting coordination with the City of Hickory, NCDOT and NCDEQ.

Rob Wallace Park - Cabarrus County, NC

Project Engineer: Benesch was commissioned in 2017 by Cabarrus County to design the master plan for this +/- 190 community park in Midland. Using the master plan, Benesch designed infrastructure improvements for the park. Facilities included a 24,000 square foot senior center, playground, sprayground, amphitheater, campground, trails, 18-hole disc golf course and picnic shelters.

River Park Recreation Area - City of Rock Hill, SC

Project Engineer: Mr. Blackmon served as a Project Engineer for this two-mile segment of multi-use trail adjacent to the Catawba River and Manchester Creek. Improvements included multi-use trail, 135' trail canopy in a Norfolk Southern Railroad right of way, multiple creek crossings, two road crossings, signage, and site furnishings. As the Construction Administrator, Mr. Blackmon reviewed all shop drawing and data submittals, responded to all construction based RFI's, served as the administrator for all change orders and reviewed pay applications.

City of Monroe - Belk Tonawanda Park - Monroe, NC

Project Engineer: Mr. Blackmon assisted with engineering design for phase 1A for an expansion of Belk Tonawanda Park in Downtown Monroe. The purchase of additional acreage allows for the development of a splash pad with picnic facilities and parking expansion with connectivity to Downtown. The plan also calls for improvements to the loop trail, amphitheater, more picnic shelters and a fitness station cluster.

Thomasville Memorial Park Pool - Thomasville, NC

Project Engineer: Benesch is working with the City of Thomasville and CPL Architects to develop the Memorial Park pool. Mr. Blackmon was instrumental in preparing grading, erosion control, stormwater and utility plans for the project site. He is assisting with construction administration for the project.

City of Monroe - Bearskin Creek Greenway Phase III - Monroe, NC

Project Engineer: Mr. Blackmon recently provided engineering services for the next phase of Bearskin Creek Greenway, which will connect Don Griffin Park to Creft Park. Three corridor alignments were studied to best sight a greenway around wetlands, utilities and at-grade crossing visibility concerns.

City of Monroe - MAFC-PWAC Greenway - Monroe, NC

Project Engineer: Mr. Blackmon assisted in the planning and detailed design for this .5 mile greenway connector that links the Monroe Aquatics Fitness Center to Parks Williams Athletic Complex. The 10' paved greenway features two on-road crossings and takes advantage of existing road ROW along with easements. Mr. Blackmon was responsible for the construction administration for this greenway, which was completed in January 2021.

INDIVIDUAL QUALIFICATIONS

Education

Bachelor of Science, Civil Engineering, University of North Carolina

Years of Experience: 14

Registrations and Certifications

Professional Engineer:
North Carolina #048826



Alan Hunter, AIA, LEED AP

Architect

Alan Hunter is actively engaged in all aspects of the design process to maintain the overarching vision for each project. As Partner at WHN, Alan is responsible for the oversight and implementation of architectural projects while coordinating all phases of design and construction activities. He works in concert with our Project Architects to oversee the management of the entire Design Team.

- **Hornet's Nest Park Shelter - Charlotte, NC**
- **UNC Wilmington Tennis Complex - Wilmington, NC**
- **Cleveland Community College Athletic Park - Shelby, NC**

Education

Master of Architecture,
Texas A&M University

Bachelor of Architecture,
Georgia Tech

Registrations and Certifications

Professional Engineer:
NC #9522



INDIVIDUAL QUALIFICATIONS

Robert Hendrick, PE

Environmental and Permitting

Mr. Hendrick is an Engineering Group Manager and Senior Project Manager for ECS. He has provided consultation, peer review and management on hundreds of projects involving construction testing services. He has extensive experience working with owners, construction managers, architects, engineers and contractors to facilitate resolution of questions and problems encountered before and during construction. His relevant experience includes construction testing on commercial, industrial/manufacturing, institutional, military, healthcare, utility and municipal projects.

- **McDowell Creek Greenway - Huntersville, NC**
- **McAlpine Creek Phase III - Charlotte, NC**
- **Glenwood Gardens - Gastonia, NC**

Education

MBA, Queens University
of Charlotte, NC

BS Civil Engineering,
University of Alabama at
Huntsville, AL

Registrations and Certifications

Professional Engineer:
NC, SC



Beth Mathews, AIA, LEED AP

Architect

Beth is responsible for the development, coordination and production of architecture projects ranging from private sector to civic and educational clients. She effectively supervises staff, coordinates consultant work, and progresses design concepts through the various design phases.

- **Smithfield Park - Southport, NC**
- **Village Park - Kannapolis, NC**
- **Pineville Park - Pineville, NC**
- **West Mecklenburg Athletic Stadium - Charlotte, NC**
- **ECU North Recreational Complex - Greenville, NC**
- **UNC Wilmington Tennis Complex - Wilmington, NC**

Education

Bachelor of
Environmental Design,
NC State University

Bachelor of Architecture,
UNC Charlotte

Registrations and Certifications

Professional Engineer:
NC #8497



Julie McDonald, PE, PLS

Survey

Ms. McDonald has built an extensive background with various surveying and engineering firms in the Charlotte area in addition to managing her own business. She has worked on a multitude of projects including subdivision design, commercial site design, roadway plan/profiles, storm drainage design, erosion control design and monitoring, water and sewer systems, land development site plans, boundary, topographic, ALTA/NSPS, as-built and location surveys as well as easement mapping for various utility providers.

- **Caldwell Park - City of Concord, NC**
- **Druid Hills Neighborhood Park - Mecklenburg County, NC**
- **Fountain Park - City of Rock Hill, NC**

Education

BS Civil Engineering,
Clemson University

Registrations and Certifications

Professional Engineer:
NC, GA, TX

PLS: NC, KY

Village Park

City of Kannapolis Parks and Recreation Department



Background: Benesch has worked with the City of Kannapolis Parks and Recreation Department since 1998 to present in the development of Village Park. The park was built in multiple phases (12+) to accommodate the different program elements. Benesch worked as the prime designer for the band shell, splash pad, and special events center, miniature railroad, and other improvements in the park. In Summer 2017, Benesch assisted the City with a new double-decker carousel and decorative water feature for the park.

Scope: Benesch was responsible for civil engineering, landscape architecture, and managing architectural subconsultants.

Unique Features: The Village Park Special Events Center is a 5,000 sq. ft. multi-purpose indoor park facility that features park offices and meeting space for special events. It has restrooms and concession facilities to accommodate crowds from park events hosted throughout the year. There is an attractively landscaped outdoor plaza that is used as VIP seating during the concerts.

The Village Park Band Shell and concert lawn was developed to accommodate the Kannapolis Summer Concert Series and other special events. This is a heavily programmed gathering space for Kannapolis and the neighboring communities.

The Village Park splash pad is a 10,000 sq. ft. interactive aquatic playground. It features over twenty unique aquatic play components designed around a railroad theme. Over 40,000 guests visited the splash pad during the summer of 2007 when it opened. Since 2007, attendance has grown to over 100,000 guests per year.

This local park has activities for people of all ages including a miniature railroad. Park guests can enjoy a winding train ride around the park.

SIMILAR PROJECTS EXPERIENCE

Key Issues

- Development of initial park master plan
- Development and implementation of the master plan
- Phasing strategy
- Facilitating public input
- Transformation of a under utilized green space into a thriving civic space
- PARTF Funded

Project Status: Complete
Design: 1996 - 2017
Construction: 2000 - 2017

Construction Cost

Estimate: \$6 million
Change Order: N/A
Final: \$5.5 million

Key Team Members

Jeff Ashbaugh, PLA - Project Manager

Client Reference

Mr. Gary Mills
Director
246 Oak Avenue
Kannapolis, NC 28082
(704) 920-4340
gmills1@kannapolisnc.gov



Kiwanis Family Park

City of Sanford, NC

SIMILAR PROJECTS EXPERIENCE



Background: In 2017, the City developed a Comprehensive Park and Recreation Master Plan that identified the need to make improvements to existing parks. Kiwanis Family Park, a Lee County park, was identified as one of the existing parks that needs improvements. Proposed improvements include: splash pad, restrooms, picnic shelters, new playground, expanded parking areas, improved circulation and walking paths as well as new connections to the Endor Furnace Greenway.

Benesch assisted the City with a site specific master plan for the park. Upon completion of the master plan, Benesch guided the city through the PARTF grant process and Kiwanis Family Park was awarded a \$350,000 grant from the State of North Carolina for the first phase of park renovations.

Scope: Benesch services included the development of the master plan, construction documents, permitting, bidding and construction administration. The master planning process included working with city/county-wide stakeholders and conducting several public workshops.

Unique Features: The renovation of the park creates a new destination node with the splash pad feature and updated play equipment providing a new economic impact and attracting visitors from across the County. In addition, the playground area features a poured in place rubberized play surface and an in-ground merry-go-around, allowing for an ADA-Compliant, seamless transition from surrounding walkways, therefore increasing general accessibility.

Key Issues

- PARTF and municipal bond-funded improvements
- Adjustments of property lines within the existing park
- Existing trail system extended to accommodate new park facilities
- Addition of a new restroom facility and bringing existing restrooms up to code

Project Status:

Complete
Design: 2017 - 2018
Construction: 2018 - 2019

Construction Cost

Estimate & Final: \$2.8 Million
Change Order: N/A

Key Team Members

Jeff Ashbaugh, PLA - Project Principal
Jon Wood, PLA, CLARB - PM
Greg Stewart, PE - CA
Kevin Westra, PE - Civil Engineer
Lester Barnes, PE - Project Engineer
Kirsten Radomski, PLA, LEED AP - LA

Client Reference

Mr. Vic Czar, Public Works Director
225 E. Weatherspoon St.
Sanford NC 27331
P: 919-777-1117
E: victor.czar@sanfordnc.net



Fred Stanback Educational Forest

Town of Spencer, NC



Background: The creation of the Fred Stanback Educational Forest and Preserve was made possible by a collaborative effort between the Land Trust of Central North Carolina, the Town of Spencer, and many private donors. The project materialized when the recession of 2007 slowed home development and created an opportunity to preserve a 43 acre wooded site that was planned for residential development. Through the efforts of the Land Trust, private donations were raised to purchase the property and preserve it in the name of the Fred Stanback family; a family that has been instrumental in preserving thousands of acres of open space throughout the region. The facility opened to the public in June 2017.

Scope: Benesch worked with the Land Trust and the Town in the development of a master plan for the property and assisted in a successful Parks and Recreation Trust Fund grant that helped fund construction. With funding secured, Benesch worked with the Town to provide final design and construction administration services.

Unique Features: As a nature preserve, the primary focus of site improvements was to provide public access to the site with minimal impact to the natural features of the site. Parking areas, trails, and shelters were carefully located to minimize grading and tree removal. The site's mature trees and unique drainage patterns were maintained while allowing visitors to enjoy the beauty of the property.

SIMILAR PROJECTS EXPERIENCE

Key Issues

- Minimize tree removal and land disturbance
- Sensitive handling of stormwater runoff from parking while designing facilities
- Administration of PARTF funding and negotiating changes to plan layout based on site conditions
- Partnering with adjacent property owners to allow use of neighboring properties

Project Status: Complete
Design: July 2015 - January 2017
Construction: July 2017

Project Cost

Estimate & Final: \$462,752
Changer Order: N/A

Key Team Members

Jeff Ashbaugh, PLA - PM/
Landscape Architect
Lester Barnes, PE - Project
Engineer

Client Reference

Mr. Peter L. Franzese
Town Manager
(704) 633-2231



Fairview Park Master Plan

Town of Fairview

SIMILAR PROJECTS EXPERIENCE



Background: Fairview is a small rural community located in one of North Carolina's fastest growing counties. Recognizing the need to preserve open space for future generations, Benesch helped the Town identify a 17 acre tract to serve as their first park.

Scope: Alfred Benesch & Company worked with the Town to evaluate different sites for acquisition and developed a Master Plan once property was acquired. The Master Plan proposed a park with a playground, dog park, picnic shelter, amphitheater, paved walking trails and park infrastructure.

Additional professional services included public workshops, plan development, cost estimates, and phasing strategy. Benesch also assisted the Town with a PARTF grant application.

Unique Features: The Town of Fairview is extremely small (3,324 population at the 2010 census) and has limited staff. This was the first park planning effort in the Town's history. Benesch assisted the Town in developing the Master Plan and setting a vision for future park needs.

The park site has a small farm pond that will serve as a recreational amenity. An important aspect of this plan was the development of recreational amenities (walking trails, fishing dock, picnic facilities, etc.) without negatively impacting the natural condition of the existing pond.

Key Issues

- Preservation of the natural features of the property; especially the existing pond
- Providing valuable guidance to a small town as it identifies its first park
- Educating the public in a rural area of the future value of this open space
- Park improvements funded by PARTF grant

Project Status:

Complete

Design: 2016

Construction: 2017

Project Cost

Estimate & Final: \$1,241,970

Change Order: N/A

Key Team Members

Jeff Ashbaugh, PLA - Senior Project Manager

Client Reference

Mr. Ed Humphries
Land Use Administrator
7400 Concord Highway
Monroe, NC 28110
(704) 564-3412
ehumphries@fairviewnc.gov



Druid Hills Neighborhood Park

Mecklenburg County Asset and Facility Management - Charlotte, NC - Detailed Design

SIMILAR PROJECTS EXPERIENCE



Background: In 2015, Mecklenburg County approved a conceptual master plan for the renovation of an existing 8 AC park in a transitioning neighborhood in north Charlotte, but the plan was never advanced. In 2019, Benesch was employed to update the master plan and transition the planning into schematic design and on into construction documents. Since 2015, the County has been able to gain approval through CDOT of a street abandonment that bi-sects the existing park. The existing park is bounded on all four sides by public streets.

Scope: Benesch services have included to date the preliminary master plan update, conducting stakeholder meetings and a community workshop, culminating in a schematic design and budget estimate. Benesch began construction in Fall 2021.

Unique Features: This renovation creates a new focal point with the abandoned street being converted to public gathering space, a new iconic multi-use shelter and several new pathways and educational gardens located throughout the park.

The abandoned street will provide expanded area for community events and food truck rallies for the neighborhood. The new park design will also serve as the canvas for an artist who will tell the history of the neighborhood through mosaic artwork to be located throughout the park.

Key Issues

- Artist collaboration, funded and contracted separately, providing artwork throughout the park
- Diseased hardwood tree removal allowing for new plant species, rain gardens, fruit orchards and new greenspace reclamation
- New pathways flowing through the park
- Addition of a multi-use pavilion with restrooms
- New expanded opportunities including outdoor classroom

Project Status: Ongoing

Design: Complete 2021

Construction: Ongoing

Construction Cost

Estimate: \$1,000,000

Change Order: N/A

Final: N/A

Key Team Members

Jon Wood, PLA, CLARB - PM

Jeff Ashbaugh, PLA - Project Principal

Kevin Westra, PE - Civil Engineer

Lester Barnes, PE - Project Engineer

Kirsten Radomski, PLA, LEED AP - LA

Project Owner

David Booth, PLA ASLA

Project Manager

Mecklenburg County Asset and Facility Management

3205 Freedom Drive, Ste. 6000
Charlotte, NC 28208

980-314-2501

david.booth@

mecklenburgcountync.gov

