

PROPOSED NEW HOPE PARK at BLACKWOOD FARM

Master Plan Process

Adopted – March 21, 2006

To begin the planning for the proposed New Hope Park at Blackwood Farm (working title), the following is offered as a draft process for the Board's consideration. This draft is based on discussions by staff and comments from the Board at the time of acquisition in late 2001.

This draft process for a Master Plan Work Group is designed to comprehensively integrate the many and varied components of this 152-acre site, located near the intersection of NC 86 and New Hope Church Road.

I. Tentative Schedule of Activities*

Action	Date
Master Plan process and charge approved	March, 2006
Master Plan Work Group appointed / Preliminary Concept Plan approval	May 16, 2006
Work Group begins work	June
Surveys authorized and conducted	June-August
Interim report to Board of Commissioners	October
Work Group completes Master Plan	January 31, 2007
Board of Commissioners reviews, modifies and approves Master Plan	February-March, 2007
Site plan approval, engineering, construction drawings and bid documents completed	TBA
Finalize and solicit bids, Board awards contract	TBA
Construction of park - completed	TBA
Park Opens	TBA

* subject to change

II. Proposed Master Plan Committee

A. Charge

1. DEVELOP A MASTER PLAN FOR THE NEW HOPE PARK AT BLACKWOOD FARM SITE, WITHIN THE FRAMEWORK OF THE PRE-CONCEPT PLAN, GUIDING PRINCIPLES (PLEASE SEE ATTACHMENT 1) AND OTHER DIRECTION PROVIDED FROM THE BOARD OF COMMISSIONERS.
2. THE MASTER PLAN SHOULD INCLUDE THE FOLLOWING COMPONENTS:
 - a. A master plan map for the park. The plan map should include all proposed buildings, playing fields, other fields, roads, parking, facilities, and amenities, as well as vegetative cover, hydrology and other components that are commonly included in park master plans.
 - b. A written report in support of the master plan map, outlining the proposed uses, the design rationale, description of work group process, natural and cultural features, existing and proposed land uses, means of soliciting community input, potential future phases, and construction cost estimates.
3. THE MASTER PLAN WILL ADDRESS CO-LOCATION OF PROPOSED FACILITIES WITH THE GOAL OF PROVIDING FOR SYNERGIES OF USE AND APPROPRIATE TRANSITIONS BETWEEN DIFFERENT COMPONENTS OF THE PARK.
4. THE BOARD OF COMMISSIONERS WILL SUBSEQUENTLY ADDRESS PHASING, OPERATION AND MAINTENANCE RESPONSIBILITIES OF THE PARK.

B. Product and Timeframe

A Master Plan report and map, as described above, by January 31, 2007**

Timeframe: *May 2006 – January 2007***

** - subject to change based on actual start date of the master plan design



C. Proposed Makeup of the New Hope Park Master Plan Committee

- 2 County Commissioners (also serve as Committee conveners)
- 2 Recreation and Parks Advisory Council members
- 1 Agricultural Preservation Board member
- 1 Commission for the Environment member
- 1 Historic Preservation Commission member
- 1 Economic Development Commission member
- 1 Orange County Planning Board member
- 4 citizens (at-large), including one farmer

Staff

County Manager or designee, Environment and Resource Conservation Director (project coordinator), Recreation and Parks Management Director, Economic Development Director, Planning Director, Open Space Design Specialist, Land Conservation Manager, Preservation Planner, Parks Supervisor

(Assistance also to be solicited from County Engineer, Purchasing Director, District Conservationist and Cooperative Extension Director).

III. Steps After Completion of the Master Plan

Once completed, the Master Plan will be submitted to the Board of County Commissioners for approval.

The Board may approve the Plan, remand it back for further work, modify the Plan, or decide not to pursue the Plan.

Guiding Principles

In addition to the charge, the Committee shall use the following Guiding Principles in developing a Master Plan for the site:

- The park design should conform to the Pre-Concept Plan approved by the Board of Commissioners on May 16, 2006
- The site should promote a pedestrian-friendly environment and work to discourage automobile traffic within the site
- The protection of important stream corridors and natural areas should be a foremost consideration, and recreation and other facilities should be designed in concert with the natural surroundings wherever possible. Grading and alteration of the natural landscape should be minimized.
- The master plan should address the site primarily as a low-impact recreation park that reflects and features the agricultural and environmental heritage, historic structures and scenic and natural resources present
- Generally, all portions of the site not used for recreation or other facilities should adhere to “Olmsteadian” park and open space design principles, promoting open spaces, meadows, and fields that may flexibly be used for a variety of purposes
- Efficiency opportunities in grouping of fields, facilities and infrastructure should be explored
- The master plan should promote xeriscaping (native vegetation and minimal water use) within the entire site
- The master plan should address incorporating the farmstead structures into the overall park design
- The master plan should include the protection of scenic vistas within and adjacent to the site
- The master plan should be designed with sensitivity to adjoining landowners
- The master plan should ensure that facilities location are based on access and commonality of use

Additional basic operating principles may be developed by the Board of Commissioners

**Adopted by Orange County Board of Commissioners,
3/21/06**