

## **BILTMORE HILLS PARK - TENNIS CENTER EXPANSION PUBLIC MEETING – REVIEW OF CONCEPT PLAN**

**Date:** November 16, 2017

**Time:** 6:30pm - 8:00pm

### **Attendance:**

- City of Raleigh Parks, Recreation & Cultural Resources staff:
  - Luke Wallenbeck      Ken Hisler
  - Gary Claiborne      Dean Perry
  - Ivan Dickey      Karla Bonilla
  - Kenny Lyons
- Consultant staff:
  - Jimmy Thiem, HagerSmith Design
- Public attendees:
  - See sign-in sheets. (Attachment at end of this document)

### **Purpose of meeting:**

- Presentation of concept plan for Tennis Center in the north section of the park in the vicinity of the existing tennis courts and parking lot.
- Record comments from attendees on Concept Plan.
- Receive attendees' responses to preferences for phasing of Concept Plan. Four possible phases identified: (1) existing courts (improvements), (2) proposed new courts, (3) proposed new tennis center, (4) redesign/expansion of existing parking lot.

### **Meeting format:**

- Three "contact" stations were established:
  - Two stations: Existing Conditions plan of study area, proposed Concept Plan, scribe tablet for attendee comments.
  - One station; Phasing Preferences Plan. Attendees indicated their preferences by placing numbered/colored dots on Preference Plan.
- Parks staff and consultant staffed each location to assist attendees in understanding the proposed plan, existing site conditions and to record their comments as offered. Attendees circulated freely throughout meeting area to review plans and converse with others.

### **Comments from attendees:**

- Scribe Tablets (on easels):
  - Address existing court issues only if funding to complete the project in total is available
  - If not a Tennis Center, then restrooms and water @ lower level
  - Focus on the current courts as a priority isn't "improvement"; it's "maintenance"

- Relocate Tennis Center near Court #1
  - Expand parking
  - New courts need to meet USTA standards
  - Current courts are not a priority although they do not meet USTA standards that can be addressed at a later date
  - Move tennis center to west of court 1
  - North side: lighting on surrounding property; screening needed; erosion on hillsides; glare from light fixtures
  - Relocate Tennis Center near Court #1
  - Expand parking toward Tennis Center (where shown on plan)
  - Seating at courts important & shade a plus – shade for spectators
  - 2 covered courts ☺ (\* see Bethesda in Durham for research)
  - Make areas around existing courts conducive to sitting, walking – possible pavilion
  - Recreation for kids near courts while adults play
- Gary Claiborne notes:
    - Carol – will the Tennis Center have restrooms? If tennis center not built, there should at least be restrooms in that area of the park.
    - Bill and Jonetta – prefer central building locations and easy access locations
    - John – concerned about impact to adjacent lots (even though he does not live there) – not just light spillage, but also noise. The people living there “are real people” (said with strong passion). Believes the tree buffer will not be adequate.
    - Small group discussion - There needs to be a compromise between the “baseball people” and the “tennis people”
    - The quality of the courts needs to be “tournament quality”
    - Small group discussion – belief that the design shown on paper is a promise to the people that will not actually become reality (if the budget is limited, the plans shown should not show such a grand vision)
    - Bill – the tennis center is a huge plus, but the new courts should come first and be the priority
    - Bill – is tree buffer width adequate?
    - Jonetta plus several others – design to USTA standards.
    - Jonetta is a USTA Official and Referee and has been to courts through the city and feels this park has been neglected.
    - Bill? - There should be paths between the existing courts (path between 5/6 and 7/8) that connects to proposed path shown on south side of new courts – plus there should be a path south of courts 5-8 (this area is a “gully”). As it exists now, to walk between courts, one must walk through other courts now.
    - To adequately fix the existing courts, must deal with drainage and sand/sediment washing into courts
    - If Tennis Center built, there should be a new picnic shelter nearby.
    - No name tag – indicated that lights at the courts may be a good thing for neighbors as it provides “security lighting”

- New courts will activate this “dead space” in park and help prevent “bad things” from happening
- Angle and shield lights; research best method for dealing with light spillover
- Several residents commented on playability of existing courts:
- Dean Perry notes:
  - Concerns about clearing on the north side of the proposed courts:
  - Vegetation will be too thin; too much light on adjacent property
  - Excessive grading/clearing will cause erosion issue
  - Lights will cause glare on adjacent courts, causing visual distractions during play
  - New adjacent park property should be used for baseball; tennis could then be placed on the more ideal, flat site where existing baseball field is now. Baseball parents and tennis parents have to compete for priority in the park – this isn’t an issue at parks like Millbrook Exchange.
  - Erosion around existing courts needs to be fixed.
  - Existing courts have dead zones where the court was resurfaced level over dips in the surface; fix those and make new courts later.
  - Format of the event was not advertised – the event should have been described as an open house, not “meeting,” which connotes a presentation, public comments, and responses.
  - Tennis center is shown too far away from the parking lot – also needs to include locker rooms.
- Luke Wallenbeck notes:
  - Group discussion: Jonetta/Doug/Others
    - Concern about baseballs hit from ballfield onto courts 1 – 4 during play.
    - Concern over stormwater infiltration around existing and future courts destabilizing the courts leading to cracking, erosion, etc.
    - Appreciation for some of the recent grading/drainage improvements done by staff around existing tennis courts. Seems to be working well.
    - As an avid player and tennis official she wants easier access between existing courts. Current concept plan doesn’t show enough pathways.
    - Make sure that the new courts meet USTA design standards.
  - Bill:
    - Prefers a tennis center building between the bank of 2 new courts and 6 courts. Feels that would be better view of all courts.
    - Disagrees with the idea of having a bank of 2 courts and a bank of 6 courts.
    - Wanted additional clarification about 65’ Tree Conservation Area buffer shown on plans.
    - Felt that the priority exercise should have shown more than 4 options. Concern that attendees expect that if they voted to prioritize “new courts” for example, then we should be guaranteeing that all 8 courts are built in phase one development.

- Wanted to know the cost estimate for each element in the concept. He felt that staff should have done costing exercise and further design before presenting to the public.
  - Did not think it was fair that the tennis community had to sacrifice in order to save a baseball field that is rarely used.
- No Name tag:
  - Unhappy with the Open-House meeting format. Preferred seated presentation.
    - Luke responded by saying that the meeting minutes and drawings would be posted on the project website for public review.
  - Expressed frustration with the lack of investment in Biltmore Hills Park. She has been a neighbor for approx. 40 years. Said that investment is now being made due to gentrification in the neighborhood.
  - She claimed credit for the 4 new courts built in the 1970's and felt like the City should build the entire Concept Plan in phase one.
  - Generally happy with the Concept Plan, although feels that entire thing should be built now.
- Group Discussion: Different people than above.
  - Make sure new courts meet USTA standards. Existing courts have incorrect spacing between them, and the light poles also incorrectly located.
  - Correct playing surface profile as crucial to long term success.
  - Really happy that the City is committing to building new courts. RTA very excited.
  - Concern over lighting being appropriate for play but not spilling over to neighbors.
  - Also discussed limited how late tournaments are played to minimize noise for neighbors.
- Joseph Ellerbee:
  - New tennis courts should be the clear priority.
  - No interest in spending this Capital money on renovating existing courts, or improving the parking lot.
  - Wants the design process to move quickly forward. No more delays!

**Attendees' Phasing Preferences:**

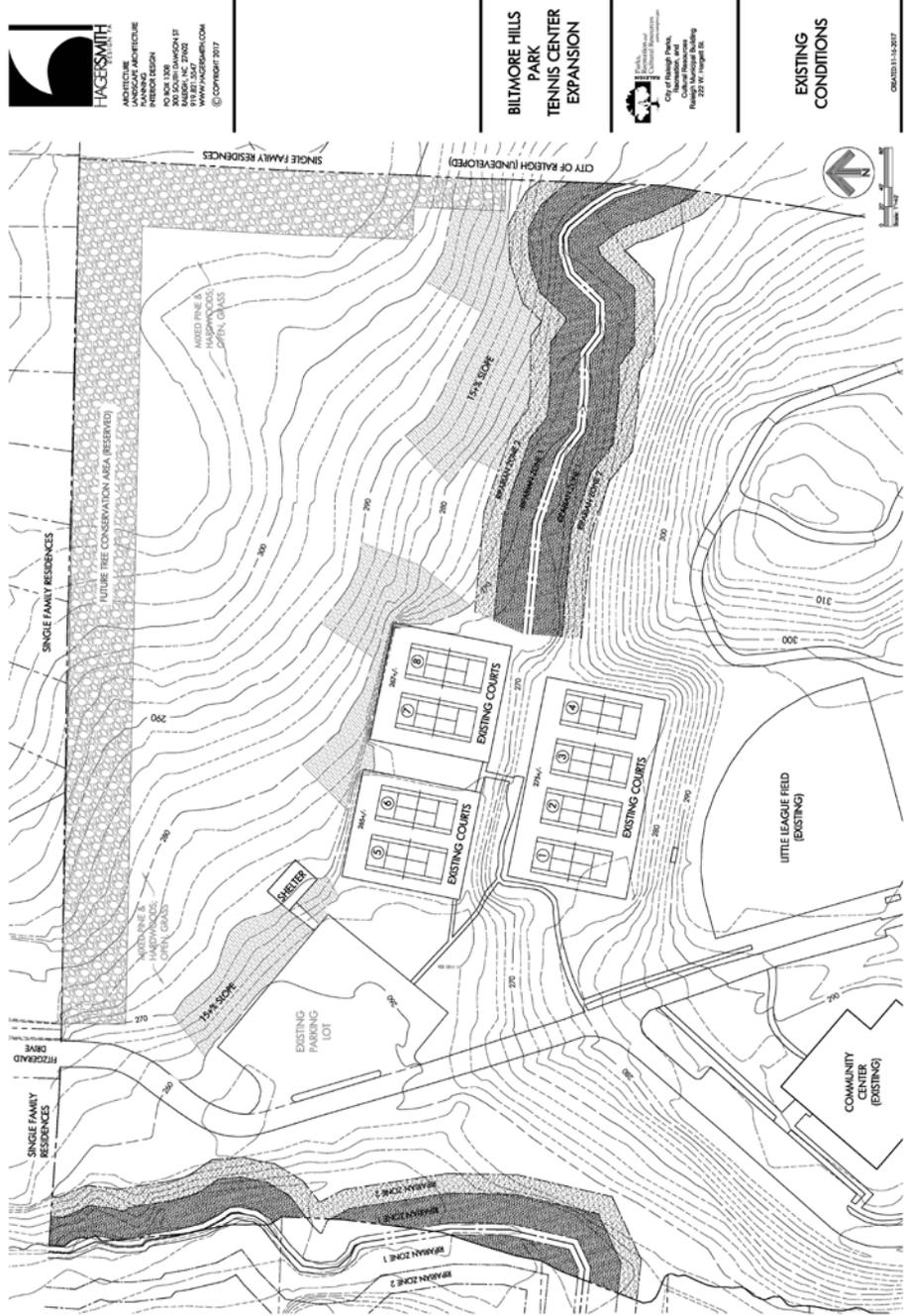
- Table below summarizes final count of "preference" dots placed on two Phasing boards displayed at public meeting.

BILTMORE HILLS PARK		TENNIS CENTER EXPANSION			
PUBLIC MEETING		16-Nov-17			
<b>SUMMARY OF ATTENDEES' PHASING PREFERENCES</b>					
		Phase Preferences			
PHASES	Final Ranking	1st	2nd	3rd	4th
Existing Courts	4	2	4	11	<u>14</u>
New Courts	1	<u>26</u>	2	1	1
Tennis Center	2	0	<u>21</u>	5	4
New Parking Lot	3	3	1	<u>13</u>	11

**ATTACHMENTS** (following)

- Existing Conditions Plan
- Conceptual Plan
- Attendees' Phasing Preferences (2 plans)
- Attendee sign-in sheets (4)

# EXISTING CONDITIONS



**FACE SMITH**  
 ARCHITECTS  
 LANDSCAPE ARCHITECTURE  
 INTERIOR DESIGN  
 PO BOX 1308  
 200 SOUTH DAVENPORT ST  
 WILSON, NC 27157  
 WWW.FACE-SMITH.COM  
 @CONCEPT 2017

**BITMORE HILLS  
 PARK  
 TENNIS CENTER  
 EXPANSION**

**City of Raleigh Parks,  
 Cultural & Recreation  
 Department**  
 227 W. Hargett St.

**EXISTING  
 CONDITIONS**

08/15/2017 11:26:17

# CONCEPTUAL PLAN



**HACER SMITH**  
 ARCHITECTS  
 14500 W. 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 303.755.1500  
 www.hacersmith.com  
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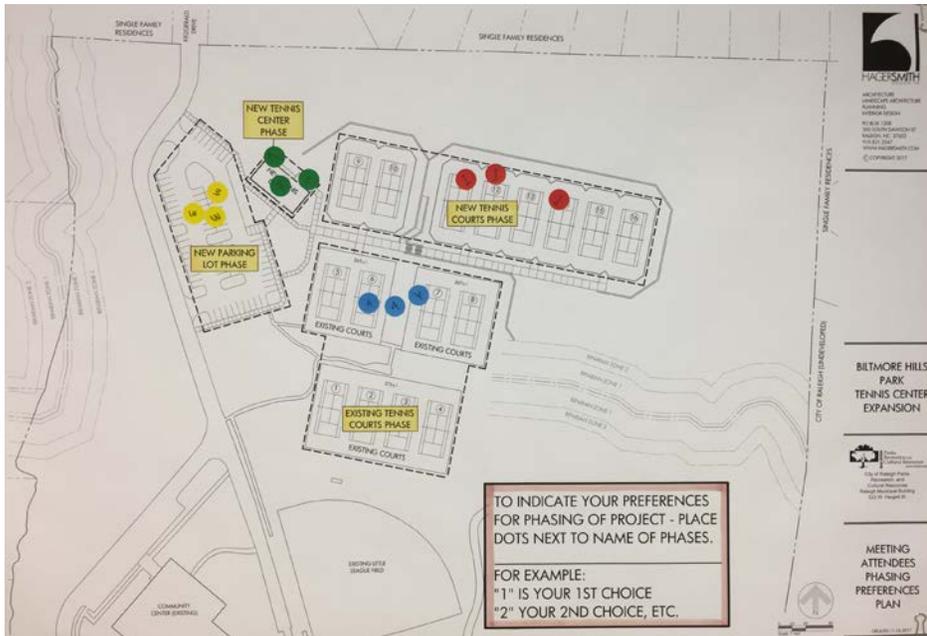
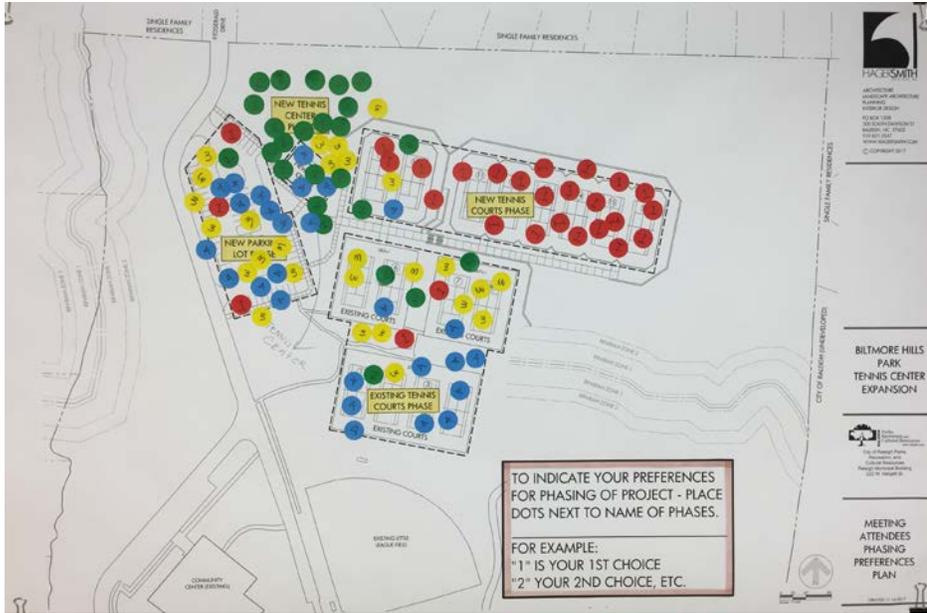
**BILTMORE HILLS PARK  
 TENNIS CENTER  
 EXPANSION**

City of Raleigh Parks,  
 Recreation & Cultural Services  
 2221 W. Hargett St.  
 Raleigh, NC 27601

**CONCEPTUAL  
 PLAN**

CREATED: 11/16/17

# MEETING ATTENDEES PHASING PREFERENCES PLANS



MEETING SIGN-IN SHEETS (4 sheets total)

**Southeast Raleigh Tennis Center at Biltmore Hills Park**

Concept Study Open House Sign-in Sheet  
 Biltmore Hills Community Center  
 11.16.2017

NAME	AFFILIATION	PREFERRED CONTACT (email/phone)
Luke Wallenbeck	City of Raleigh Staff	Luke.wallenbeck@raleighnc.gov
Billy BATTLE	Biltmore Area	battle40ncrr.com
Bill CARTER	Tennis Player	
David Donnelly	Ral Baseball	MAIDAB1952@yahoo.com
Carol Louc	P&R Admin/Bld	cslouc@ncsu.edu
Eugene Weeks	Former City Council	
Jean E Hargrove	913 Beverly Dr.	jfhargat@yahoo.com
Anthony Pope	913 Beverly Dr.	
Kesha Price	5500 Brynwood Pk	transcriptionw@yahoo.com
NITA PERE	11 11	
Kale Price	11 Tanglewood Pk	11
Michael Boykin	913 Beverly Dr.	
Kandra Gardner		
Joseph ELLERBEE	Ebony Racquet Club	jellerbee50@live.com

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 Biltmore Hills Community Center  
 11.16.2017

NAME	AFFILIATION	PREFERRED CONTACT (email/phone)
Luke Wallenbeck	City of Raleigh Staff	Luke.wallenbeck@raleighnc.gov
Anthony Pope	Citizen	popea@vacc.edu
SUNDAY ENITAN	Citizen	senitan@stnu.edu
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Aaron Smith	Citizen & Ebony R. Club	aaronparalld@gmail.com
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Deno John	Ebony RC	triniincigal@yahoo.com
Jimmy Patton	Ebony RC	markandjuliamom@gmail.com
BRIAN CLIFTON	WORD OF GOD CHRISTIAN MENTOR	BRIANCLIFTON@GMAIL.COM
Eugene Patton	Ebony RC	markandjuliamom@gmail.com
Matthew Deal	Ebony RC	klamis495@aol.com

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 Biltmore Hills Community Center  
 11.16.2017

NAME	AFFILIATION	PREFERRED CONTACT (email/phone)
Luke Wallenbeck	City of Raleigh Staff	Luke.wallenbeck@raleighnc.gov
Dani Basso		
YOUTH Bonds	<del>City of Raleigh</del> Tennis Player	
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John E. Smith	Friend of Biltmore	
Moses IGBIRACK	111	
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Brethel Brock		lptww18@yahoo.com
Pamela Hankins	Ebony Racquet Club	pamela.hankinson@yahoo.com
Treyvond Merritt	Ebony Racquet Club	TreyvondMerritt@yahoo.com
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 11.16.2017

NAME	AFFILIATION	PREFERRED CONTACT (email/phone)
Luke Wallenbeck	City of Raleigh Staff	Luke.wallenbeck@raleighnc.gov
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Wilke Sinclair	Ebony Racquet Club	Sinclair4810@NC.MI.COM
Mischelle Corbin	Citizen	corbinmj@gmail.com
Dan Colman	Every thing	dacolman1@Hotmail.com
Ashley Mosley	Citizen	ashleymosley87@gmail.com
Deborah Derr-Williams	Citizen	derrbailey@gmail.com
Fern Perry	Citizen/Exec	evolveus@yahoo.com

End of meeting summary.