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York County Council
Christi Cox, Chairwoman
Robert Winkler, Vice-Chair
Tom Audette
Allison Love
William “Bump” Roddey
Brandon Guffey
Joel Hamilton

Riverbend Park Steering Committee
Christi Cox, Chairwoman
Tom Audette, Ex Officio
Allison Love, Ex Officio
Jan Angel
Craig Craze
Manning Kimmel
Jack Leitner
David Oxendine
Ryan Sanderson
David Hudspeth, York County Manager
Kevin Madden, Assistant York County Manager, Committee Treasurer
Mike Moore, Assistant York County Manager
Michael Kendree, York County Attorney
Karen Brogdon, Clerk to Council, Committee Secretary
Jason Ratterree, York County Field Day Park Superintendent
Tom Disston, York County Riverbend Park Manager

Project Consultant Team
Chuck Flink, FASLA, Greenways Incorporated
Dan Dodd, PLA, The Dodd Studio
Anna Simpson, The Dodd Studio
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Executive Summary
York County is proposing to transform a 1,900-acre parcel of land situated along the Catawba River, in the northeastern area of the County, into a public recreation area that over time will become a nature-based park. The project is currently referred to as Riverbend Park, which is a working title. The official park name will be determined at a later time.

The mission of Riverbend Park is to provide a nature-based, outdoor recreation preserve connecting visitors to activities and programs that celebrate the native landscapes and ecosystems of York County. Nearly 1,700 acres of the project site has been placed under a conservation easement, protecting the land’s natural resources, and limiting development.

This master plan offers a vision for what is possible. The plan was developed using public input, contributions from a specially constituted park steering committee, a detailed evaluation of the property, and recommendations of the County’s master plan consultants. This is a long-term project that will take more than a decade to fully complete. It is best to think of this master plan as a guide, rather than a set of absolute recommendations.

The Riverbend Park property was owned for many years by the Bowater Company and was home to their experimental Loblolly farm. For a brief time, the land was owned by Newland Communities, which proposed the development of an extensive residential community. York County purchased the land in December 2018 with the intent of establishing a public park that will be enjoyed by residents for many years to come.

Riverbend Park is a beautiful landscape that supports habitat for plants, migratory birds, and other wildlife. The master plan for the park, defined in this report, provides a blueprint for the preservation of natural open space, solves questions of access and programming, and contains guidelines and strategies for integrating this rural riverside property into the County’s emerging parks and recreation program. When fully developed and opened for public use, Riverbend Park will become one of the largest public green spaces in York County.

The master plan proposes eleven different activity areas throughout the proposed Park. Riverbend Park will offers a wide variety of recreation opportunities, including hiking, mountain biking, primitive tent camping, picnicking, boating, and fishing. The Park will offer new points of access to the Catawba River. Future development could include a multi-purpose events center, an environmental education center, children’s playground, dog park, and a luxury motorcoach park.

“Riverbend Park is an ambitious and yet achievable vision for York County. The early phase development proposals in this master plan will meet the outdoor recreation needs of current county residents and visitors. The long-term vision for the Park will enable York County to meet the recreation needs of future generations.”

Christi Cox, York County Chairwoman
The Riverbend Park Master Plan:

- Identifies a diverse program of Park uses that is compatible with the property, sensitive to the site’s natural and cultural resources, and capitalizes on the unique characteristics of the Catawba River.

- Results in strategies and solutions for accessing the property, including pedestrian, vehicular, and river access, as well as compliance with Americans with Disability Act guidelines;

- Develops design solutions that effectively integrate aesthetics and recommended park facilities while at the same time preserving the rural character of the area;

- Defines the buffering and other design development solutions to address adjacent property owners concerns;

- Serves to educate the community about the significance of green space in a rapidly growing urban area.

The Riverbend Park Master Plan recommends improvements and investments totaling $51 million over the next fifteen years. The County will leverage local dollars as matching funds for state, federal, and private sector funding, and build out the park through three phases of development.

Phase One supports the first five years of park development and primarily entails establishing an entrance to the park, the main park loop road, the five-mile Catawba River Greenway, and the first phase of hiking and river access amenities.

Phase Two takes place 6 to 10 years down the road and entails building some of the more complex park components, such as The Lodge, Salamander, and Copperhead.

Phase Three is 11 to 15 years out and includes final phases of park facility development, including The Falcon and additional phases of The Lodge, Salamander, and Copperhead.

The phased development approach will enable York County Council to secure the needed funding. The County should review the recommendations of this master plan five years from the date of adoption to ensure that the vision for the park remains consistent with County goals and objectives.
1. Introduction
History of the Park

Used as farmland throughout much of the 1900’s, the land’s historical agrarian character is apparent in the pasture meadows and farm ponds across the property.

In its more recent history, the Riverbend Park project site was owned by Bowater Corporation and the location of a managed experimental tree farm, where hybrid pines were tested to grow larger and faster. The property was then owned by the Hoke family, who built the unique Buckhill castle on the bluff above the Catawba River. In 2006, Newland Communities purchased the property to develop a large-scale, mixed-use development. As it became apparent that a large infrastructure project would not come to fruition, the property became available for purchase. Viewed as a key spot to set the destiny of York County, the project was coined as “Project Destiny.”

In 2018, York County Council approved the purchase of the 1,900-acre property for recreation along the Catawba River. In 2020, York County Council voted to place a conservation easement on 1,700 acres of the project site, a key step towards allowing public access and protecting the land forever. Located directly in a sharp bend of the Catawba River, the working name of the project became Riverbend Park. In 2021, York County assigned a committee dedicated to assisting the planning process, the Riverbend Park Committee, and kicked off the park master planning process with a professional consulting team.

About the Master Plan

With an expansive undeveloped and ecologically rich property, York County determined a park master plan was needed to provide short- and long-term guidance on environmental and recreation features, public input, and park design best practices and priorities. Greenways Incorporated of Durham, N.C. and The Dodd Studio of Fort Mill, S.C. were selected as the design consultant team to develop the park master plan.

The consultant team completed a comprehensive site analysis of existing conditions to better understand opportunities and constraints of the land, including a review of soils, topography, hydrology, floodplains, vegetation, significant natural features, neighboring context, and existing infrastructure.

Outdoor recreation trends at the national (Outdoor Industry Association), state (South Carolina Statewide Comprehensive Outdoor Recreation Plan) and regional (Mecklenburg County Parks and Recreation) level were also examined.

During the master planning process, elements reviewed and evaluated include:

- Access
- Parking
- Trails (hiking and biking)
- Trailheads
- Signage
- Green space
- Gathering areas
- Stormwater management
- Wetland
- Parking
- Structures - Shelters, Pavilions, Restrooms, Centers
- Event space
- Water access (river and lake)
- Play areas
- Entrance management
- River overlooks
- Operation and maintenance facilities
- Overnight lodging (tent camping, RV camping, luxury motorcoach pads)
The public was invited to participate in a parks and recreation survey March 1, 2021 through March 31, 2021. The survey was primarily distributed online and printed copies were available at York County’s main office in York, SC. Feedback and comments received during the first public survey were incorporated into the development of a draft park master plan.

The draft park master plan was made available to the public from x, 2021 to x, 2021 on the York County website. A video provided an overview of the park components and a survey was available to comment on the draft park master plan. All comments received during the second survey were used to guide the development of the final park master plan. Throughout the planning process, the Riverbend Park Committee met monthly to provide input and guidance as the plan developed.

The final park master plan was presented to the Riverbend Park Committee on August 31, 2021 and reflects the detailed planning process. The final park master plan was also presented to York County Council on x, 2021. This report walks through each of the key building blocks to achieving specific park program recommendations and implementation next steps.
2. Park Site
Overview
Riverbend Park is a beautiful, biologically unique, and scenic landscape located at a bend in the Catawba River. The 1,900-acre property is characterized by gently rolling hills, dense bottomland hardwood forests, a silviculture-based loblolly upland forest, open meadows, agricultural fields, lakes, and streams.

The landscape is a traditional southeastern American landscape that retains its historical agrarian character. As it was once a managed experimental tree farm and silviculture landscape for the Bowater Company, there are several different orchards of loblolly pine that are found across the entire property.

Farm ponds are dotted across the property and were used to generate a local surface water supply for agriculture and silviculture purposes. Access into the property is from a network of rural roads, including boundary roads Neely Store Road and Greenwood Road and two separate legs of Clearwater Road extend into the property. The following offers a more detailed assessment of the property.

Land Ownership
York County purchased several parcels of land that together comprise Riverbend Park. Much of this land was originally owned by the Bowater Company, then owned by the Hoke family, and was purchased by the County from Newland Communities, a real estate developer who assembled the land for residential development. The parcels that when combined constitute the Riverbend Park site are shown on Figure 2: Land Ownership Map.
Figure 3: Land Ownership Map
Conservation Easement

Of the 1,900-acre Riverbend Park property, approximately 1,700 acres have been preserved in a conservation easement through a partnership between the Nation Ford Land Trust and York County. Most of the conservation easement land borders the Catawba River for approximately five miles and features primary forests, seasonal wetlands, ponds, enormous pines, and expansive meadows.
Land Morphology

The landform of Riverbend Park has not been significantly altered by human use. The natural features of the site made it an ideal location for agriculture and silviculture operations. The major landform feature is the Catawba River, which wraps around a noticeable granite dome of rock that alters the flow of the river from west-to-east flow to a north-to-south flow. The property is on the north-south fall line that divides the Carolina Coastal Plain region from the Piedmont region. The rocky shoals found in the river, along with the protrusion of small rock domes, are landscape identifiers and define not only the course and flow of the river, but also other property features.

Figure 5: Elevation LIDAR Map
There is approximately 200 feet of elevation change across the 1,900-acre parcel of land, with elevations of 470 feet above sea level found along the river’s edge to elevations of 680 feet above sea level found in the southwestern corner of the property along Neely Store Road. The perimeter road network was developed along fingers of high elevation ridgelines that fan out into the property, oriented from the southwest corner to the northeast corner of the site. The elevation changes formed a series of hills and valleys that dictated historic agricultural use of the property. The soils consist of mostly deep, well drained silty loams that dominate much of the landscape. This soil supports healthy stands of land cover, from open meadow grassland to the planted orchards of loblolly pine.

Figure 6: Soils Map
One of the most interesting landform features is an interior valley where a string of farm ponds that were built on the tributary of Morrison Branch. This appears to be the old flood channel of the Catawba River, which no longer floods as a result of the construction of Lake Wylie. A dome of rock supporting an elevated stretch of land between the river and this overflow valley is where the Bowater Company located the operations center of their experimental farm.

Goat Island is a small parcel of land that is separated from the property by a fork in Catawba River. It is not technically part of Riverbend Park.

**Hydrology**

The Catawba River wraps for 5 miles along the northern and eastern boundary of the property, in a descending elbow manner (Figure 6: Photo of Catawba River). The property contains a network of streams that flow from the fan shaped finger ridges in the southwestern corner, in all directions, toward the river. Morrison Branch is the most prominent stream along the northeastern portion of the property. Haggins Branch forms a boundary along the southeastern portion of the property. Burgis Creek is located on the northwestern corner and flows from the property of the Catawba Nation.

*Figure 7: Photo of Catawba River*
Additionally, a series of small shallow farm ponds dot the property. Three ponds are located along Morrison Branch and appear to have been created primarily to supply irrigation water for the Bowater Company operations. These ponds are very shallow, defined in depth by the height of the earthen dams. Because they are shallow, the waters are easily warmed in the summer months to temperatures that don’t support healthy fish populations. Some of the other farm ponds appear to have been dug and are deep enough to support a variety of aquatic life.

Wetlands are also found in many of the stream valleys. The soils and constant presence of water creates a rich habitat, food source, nesting grounds, and nursery for a wide variety of wildlife.
Climate

The property is located in the temperate zone of North America, which supports four seasons and a mild climate. The average high temperature in the winter is in mid 50’s Fahrenheit, with average low temperatures in the 30’s. Spring temperatures range from 55 to 75 degrees Fahrenheit. Summer brings warm and humid weather, with average highs in the 90’s and average lows in the 70’s. Autumn temperatures range from upper 60’s to high 70’s. Rainfall is evenly distributed throughout the year, with peak storms in March, May, and periodically in the summer months, and generally lower amounts of rain in the Fall of each year.
Land Cover

The majority of the Riverbend Park site, almost 50% of the property, is covered by the Bowater orchards that were planted in the 1970’s as an experimental farm for growing loblolly pines.

Figure 10: Bowater Orchards Map
The site supports a variety of plant habitats from the upland loblolly forests to riparian and floodplain mixed hardwood deciduous forests in the stream valleys. Open meadows, pastureland and fallow agricultural fields are also found throughout the site, mostly in the higher elevations and along the edge of the Catawba River. Most of the site is covered in vegetation and very little of the 1,900 acres contains roads, parking areas or paved surfaces.
Wildlife
Several types of animals inhabit the site.

Birds

Mammals
Deer, Coyote, Beaver, Bobcat, Feral Cats, Raccoon, Voles, Wild Boar, Fox Squirrel, Gray Squirrel, Bats, Skunk, and Fox

Reptiles and Amphibians
Black snake, Copperhead snake, Rat snake, land and water snails, frogs

Fish
Minnows, blue gill, crappy, large-mouth and small-mouth bass

Figure 12: Photo of Bald Eagle in Trees
Buildings + Constructed Features
There are a number of buildings on the Riverbend Park property. Most of the buildings are no longer in use. These include the following:

Bowater Greenhouse + Outbuildings
The Bowater Company buildings remain including a large and small greenhouse, an administration building, and a maintenance building. York County is currently using both the administration building and the maintenance building. The York County Master Gardeners are making use of the small greenhouse.

Figure 13: Photos of Bowater Buildings
Buckhill Castle

Former owners of the Riverbend Park property, Stanley Livingston Hoke and his wife, built a home that they called Buckhill Castle. The home is large and sprawling, containing a number of unique rooms as well as outdoor decks and patios. A separate garage sits adjacent to the home. It would be extremely challenging to make use of this building as much of it may not meet modern day building codes and most of the building would have to undergo extensive renovation to transform it into a serviceable building for future use.

Miscellaneous Homes + Buildings

There are a number of other buildings on the property that are remnants of former residential dwellings and associated agricultural maintenance and storage buildings. Most of these are not in useful shape and should be demolished.

Archaeological Sites

In 2006 and 2007, S&ME Inc. of Charlotte and Coastal Carolina Research, Inc. of Tarboro, North Carolina, conducted an extensive archaeological survey of the Bowater community (Newland Communities) property. The survey work generated five separate reports that examined approximately 1,800 acres. The study was paid for by Newland Communities. The study located the ruins of several homesteads, including the Massey home (circa 1842) Kaylor home (circa 1910), and an old bridge that spanned the Catawba River, the Roddy Bridge (circa 1912). Other extensive survey work across multiple properties yielded no
additional archaeological evidence, other than what had been previously surveyed and recorded by other firms and other studies. Those other studies revealed evidence of Native American use in the form of arrow heads, pottery shards, and other human activity.

**Infrastructure**

There is very little gray infrastructure (roads, water, sewer, telecommunications, etc.) within the Riverbend Park site. The property contains a few wells for drinking water and septic fields for sewerage, however these existing utilities are not large enough to support future park use.

**Roads**

Very few roads exist within the site. There are two separate legs of Clearwater Road (east and west) that do not intersect and are surfaced with a combination of dirt and gravel. These roads are in rough shape and not easily navigated by passenger automobile.
Utilities
In addition to wells and septic fields, 3-phase electric service is found throughout the site. Telecommunications is provided by cellular service. The site does not contain any other utilities such as natural gas, fiber optic or telecommunication cables.

Trails
The trails network within the property is undeveloped and consists mostly of animal migratory paths and old farm roads. The Carolina Thread Trail network extends proposed routes along the Catawba River. The eastern terminus of the Riverwalk Trail system that extends from Rock Hill, is more than 1 mile upriver from the project site.

Figure 16: Carolina Thread Trail Network Map
3. Master Plan Vision
Overview

The land that comprises Riverbend Park is both beautiful and a unique part of the geography of York County. Future park development will respect these qualities of the landscape and will also serve to enhance these through future park development. This chapter of the master plan describes that philosophy that has been used to layout park facilities and provide a framework for future park development. This framework will be used to guide decision making and shape the day-to-day access and management programs of the park.

Park + Plan Purpose

Riverbend Park (aka “The Bend”) is a 1,900-acre nature-based outdoor recreation preserve located in eastern York County, South Carolina along five miles of the Catawba River. The goal of the park is to connect visitors to a wide range of passive recreation activities and programs that celebrate the native landscapes and ecosystems of York County.

York County purchased the Riverbend Park property in December 2018. This master plan offers the county guidance and a strategic plan for how the landscape will be transformed into a public park that serves the interests of local and regional interests and needs.

Mission Statement

Riverbend Park is a nature-based, outdoor recreation preserve connecting visitors to activities and programs that celebrate the native landscapes and ecosystems of York County.

Tag Line

Riverbend Park is a nature-based park for everyone.

Short Name

“The Bend”
Design with Nature

One of the most important principals of Riverbend Park design and development will be to respect the inherent beauty and functional characteristics of the native landscape. The concept of Design with Nature was first introduced by the pioneering environmental planner and landscape architect Ian McHarg. Design with Nature amplifies the need to first understand the natural landscape setting and ecosystems, and work in harmony with these elements to maximize sustainability as well as human use and enjoyment.

A principal feature of Riverbend Park is its location on the Catawba River. The geomorphology of the Catawba River has been the most influential force on the land for thousands of years. Native Americans understood the bounty of the river and used its fertile floodplain for agriculture and community life. Today, Riverbend Park continues to be defined by the river.

The present day landscape is the product of more than 200 years of agricultural activity. And silviculture by the Bowater company. Without this activity, the landscape would return to its native habitat, which would most likely consist of forest and meadow landscapes. The design program for Riverbend Park will respect this river influenced landscape and seek to orient visitors to the wealth of natural resources that exist and emerge over time.

Figure 18: Photo of Catawba River
A Park for Families
Riverbend Park has been designed as a park for everyone with a special focus on family activities. The activity zones within Riverbend Park will be developed to suit the needs of families with children, as well as persons who might be experiencing outdoor recreation for the very first time.

Figure 19: Photos of Family Park Activities

Something for Everyone
Riverbend Park will host a variety of passive and environmentally oriented recreation activities including hiking, primitive tent camping, canoeing and boating, lake and river fishing, nature studies, picnicking, mountain bicycling, and birding.

A Day of Activities
Most activities within Riverbend Park will offer introductory level opportunity for visitors. Trail hikes and rides will be long enough to occupy visitors for a half day. Canoeing and boating facilities will offer introductory level training for novice water craft use. Primitive tent camping will provide an introduction to overnight outdoor use. Environmental education and interpretation will focus on a range of programs that celebrate local history. The park will provide diverse program and opportunity for families to visit for a day and leave with a better understanding and appreciation for the native environment and cultural heritage of the region.
Riverbend Park Conservation Easement
A conservation easement has been overlaid on 1,700 acres of the Riverbend Park landscape. This easement places restrictions on intensity of land disturbance and development, such as any form of land subdivision, activities not consistent with passive outdoor recreation uses, development of athletic tournament fields, impervious surfaces other than those associated with a permitted use, commercial livestock, and major public utility installations. Approximately 200 acres of Riverbend Park is not subject to these restrictions.

Education + Stewardship
One of the best features of Riverbend Park will be its ability to provide a diverse education program. Environmental education is the most apparent opportunity, both through programming and interpretation. For some residents, a visit to the park may provide their first opportunity to camp overnight, to fish or to canoe on a lake or river. Additionally, stewardship of resources can also be an emphasis of park use and enjoyment. Park visitors can participate in stewardship activities, and can learn about stewardship just by participating in normal programming and park activities. Instilling an environmental ethic of land and water stewardship will be one of the goals of the park and can be achieved through park design, development, and programming.
Determining the Park Development Plan

The Park Development Plan was defined over the course of several months and based on public input, feedback and guidance from a specially constituted park steering committee, an assessment of landscape capacity, market analysis and the planning consultant’s recommendations.

A public survey was conducted to determine the park and recreation needs of York County residents. The public was also invited to comment on the preferred park development plan. The park steering committee provided critical feedback and input throughout the process. A market analysis helped determine the future development program. The conservation easement and assessment of landscape capacity defined the layout and placement of proposed park activity zones.
4. Implementation Program
Overview
The master plan divides Riverbend Park into ten (10) distinct activity zones. Each zone or landscape has been assigned a unique identity that matches the activity offering. A unique placemaking name for each of these landscapes will make it easy to identify and remember the different activity areas. That nomenclature is as follows:

### Park Activity Areas

<table>
<thead>
<tr>
<th>Park Activity Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loblolly</td>
<td>Network of passive hiking trails</td>
</tr>
<tr>
<td>Heron Point</td>
<td>Catawba River observation area</td>
</tr>
<tr>
<td>Crayfish</td>
<td>Catawba River canoe and kayak access points</td>
</tr>
<tr>
<td>Red Oak</td>
<td>Event landscapes for celebration, play, and picnicking</td>
</tr>
<tr>
<td>Barred Owl</td>
<td>Tent camping</td>
</tr>
<tr>
<td>Bluegill</td>
<td>Lake access and fishing</td>
</tr>
<tr>
<td>Salamander</td>
<td>Environmental education</td>
</tr>
<tr>
<td>The Lodge</td>
<td>Multi-purpose events building</td>
</tr>
<tr>
<td>Copperhead</td>
<td>Mountain bike park</td>
</tr>
<tr>
<td>Falcon</td>
<td>Luxury motorcoach park</td>
</tr>
</tbody>
</table>

*Figure 21: Park Activity Area Table*

### Park Development Activity Zones
The following offers a detailed description of each park development activity zone within Riverbend Park.

### Riverbend Park Arrival
York County will need to work with the South Carolina Department of Transportation to upgrade the current rural roadway network to improve travel conditions and wayfinding from the eastern edge of Rock Hill to Riverbend Park. This work will include expanding certain rural roadways to a fully developed and surfaced 24-foot pavement cross section, improving roadway drainage, and adding road lighting and park wayfinding signage systems.

As visitors approach Riverbend Park from the west, they will travel along Neely Store Road. The master plan recommends transforming the entry park landscape, which consists of roughly 200 acres on either side of Neely Store Road, by opening the dense pine tree forest, installing zig-zag wood fencing, planting an alley of oak trees and a meadow of wildflowers (on the north side of Neely Store Road) and using a combination of field stone walls and wood signage to signify your arrival into the Park. Wayfinding signage and outdoor lighting is also needed to support visitation.
Riverbend Park Gatehouses and Entry

The master plan proposes the installation of two gatehouses and one formal park entrance. The two gatehouses will be installed to collect user fees and manage public access. A main gatehouse will provide access to the western entrance of the park loop road, and service the proposed Lodge, Salamander environmental education center, Loblolly network of recreational trails, Red Oak outdoor events area and Copperhead mountain bike park.

The east gatehouse will provide access to the eastern entrance of the park loop road and service the proposed Bluegill lake fishing and boating area, Barred Owl primitive tent camping, Heron Point river observation area, and Loblolly hiking trail system. A formal western entrance will provide access to The Falcon luxury motorcoach park and Barred Owl West primitive tent camping area.
Riverbend Park Loop Road

A Park Loop Road will be constructed and serve as the primary conduit of travel within the park, taking park visitors to most of the ten activity zones within the park. The loop road is divided into a north and south section for the purpose of phasing and construction. The north loop road is likely to be more expensive to construct due to the presence of streams and wetlands. The loop road is envisioned as a 24-foot minimum asphalt paved road that matches the gently flowing and rolling terrain of the park.
Catawba River Greenway
Riverbend Park will contain a 5-mile paved pathway that will be developed in close proximity to the river’s edge, known as the Catawba River Greenway. The western section of the greenway will eventually link to the Waterford Trail and the Piedmont Medical Trail in Riverwalk, and the southeastern section of the greenway will connect directly to the Catawba Indian Nation Greenway. The greenway trail will be 10 to 12 foot in width, and the trail tread will be surfaced in asphalt, concrete, boardwalk or as a bridge, depending on environmental conditions.

Loblolly: Hiking Trail System
Loblolly is a series of nested loop trails for hiking and nature study. The varied hiking trails of the Loblolly system will take users throughout the park and introduces them to the variety of different ecosystems in the park: meadows and uplands, the old Loblolly orchards, bottomland hardwood forests, wetlands, streams, lakes, and the Catawba River. The Loblolly trails will contain a variety of surfaced trails, including native earth trail tread, gravel trails, stone dust surfaced trails, boardwalks, and bridges. The trails include an extensive wayfinding signage system, interpretive signage, bench seating, and restroom buildings.
Heron Point: River Overlook

Heron Point is a strategic river overlook, or observation area, located at the top of the ridge on the Catawba River. At this location, the County will develop an observation platform, and potentially an observation tower, to provide park users with an opportunity to view the river. Heron Point will be connected to a network of trails to link park users to the observation platform. The site will also contain interpretive signage to provide park users with information about the river, its ecosystems, as well as descriptions of river plant life and wildlife.
Crayfish: Catawba River Access
Crayfish are points of public access to the Catawba River. Within Riverbend Park two separate river access sites will be developed - one in the central part of the Park as part of The Lodge activity zone and the other in the southeast corner. These access points will support canoeing, kayaking and river fishing trips. Access points will include a paved access road, small parking lot, and riverbank improvements to provide for walk in access with canoes and kayaks.

![Figure 28: Photos of River Access Points](image)

Red Oak: Events Landscape
Red Oak is a portion of Riverbend Park that is dedicated to hosting outdoor events from small concerts to family picnics. Red Oak will consist of a series of flexible open fields that can be used to host a range of activities and events such as corporate outings or Earth Day. Red Oak also will host a collection of picnic pavilions constructed in various sizes to match the event. A dog park, disc golf, nature playground, and other passive recreation activities will be developed within Red Oak.

![Figure 29: Photos of Event Spaces](image)
Barred Owl: Primitive Tent Camping
Barred Owl is the primitive camping venue within Riverbend Park. Barred Owl East will include campsites located along the edge of each of the three lakes (which are part of Bluegill). These primitive tent camping sites can offer a range of outdoor overnight experiences. Size and number of tent sites will be determined during detailed design development work. Barred Owl East will also include a bathhouse, food concessions and trash collection area. Barred Owl West will be primitive tent campsites located north of The Falcon luxury motorcoach park, and also include a bathhouse facility. Entrance to Barred Owl West will be through the formal western park entrance.

Figure 30: Photos of Tent and RV Camping

Bluegill: Lakes and Water Sports Center
Bluegill is the lakes and water sports center portion of Riverbend Park. Bluegill will consist of fishing docks, canoe and kayak rentals, and other water sport activities hosted at a series of three lakes in the eastern portion of the park. The inland lakes offer a contrasting water sport experience to the river.
Salamander: Environmental Education Center
Salamander is a proposed Environmental Education Center that will make use of the old Bowater Greenhouse complex. The purpose of Salamander is to showcase the natural and cultural history of Riverbend Park landscape. Salamander will provide parking for cars and buses, links to the Loblolly hiking trail system and will support outdoor events at Red Oak. Salamander will also feature native plant and animal exhibits the showcasing indigenous species from York County. Programs will be offered for children, teenagers and adults.
The Lodge: Multi-Purpose Events Center
The Lodge will be constructed on the site of the existing Buckhill Castle (which will be demolished). The Lodge will be designed to incorporate remnants of Castle in its development. The Lodge architecture will feature a rustic National Park influenced design, with large picture windows, and will be LEED certified, SITES certified, and energy efficient. The Lodge will also feature parking, exterior gardens for outdoor events, a small amphitheater, food service, restaurant and a beer garden.

Copperhead: Mountain Bike Park
Copperhead will feature an IMBA designed mountain bike facility with trails tailored to satisfy different skill levels. Copperhead will include a parking area, bike rack and wash area, picnic pavilions, fire rings and BBQ grills, bench seating, group seating, and a small clubhouse building for maintenance and packaged food. Copperhead will also include a Skills Course and Pump Track for novice and younger riders.
Falcon: Luxury Motorcoach Park

The Falcon is a luxury motorcoach park on the western side of the Park, developed within 100 acres of non-restricted land, that will feature gated access and entry. Approximately 130 parking pads will be constructed, along with a service building, utilities, expansion of existing lakes and outdoor activity area. The Falcon will be programmed to offer a unique lodging opportunity and access to professional sporting events in the region: Carolina Panther games, Wells Fargo golf tournament, Charlotte Hornets games, NASCAR events, museums and shopping experience, outdoor adventures at Anne Springs Close, Whitewater Center, Carolina Thread Trail hikes and other regional parks.
Riverbend Park Operations Center
The Riverbend Park Operations Center will be located in the middle of the Park. It will include an operations building, maintenance shed and the equipment and staffing to satisfy the maintenance, management and operations of Riverbend Park. A ranger station will also be available for park users to access information and the area will also serve as a trailhead to the Loblolly trail network.

Riverbend Park Infrastructure + Utilities
In addition to roadway construction, Riverbend Park will need to have upgrades and new utility systems installed, specifically for potable water supply, sewerage, telecommunications, and electrical service.

Potable Water
The current potable water supply is from on-site wells. The York County Water and Sewer Department should employ an engineer who specializes in water system development to determine if the existing wells generate enough water supply to support future park development. If on-site wells can continue to generate the needed water supply, the County may be required to upgrade the current wells, or drill for new wells. If on-site water supply is insufficient, the County may need to explore extending its current service agreement with the City of Rock Hill to extend a water line to Riverbend Park.

Additionally, York County should include the construction of a loop water line in conjunction with the development of an internal Park Loop Road. Building a closed looped
water line will enable the County to service the activity zones throughout the Park and to have enough water supply to satisfy public safety requirements.

**Sewer System**
The current sewer system is largely handled by septic fields. While there is substantial acreage throughout the Park to accommodate septic fields, the long-term development of the Park suggests that York County will need to develop a sewer collection and processing plant. The County Water and Sewer Department should employ an engineer who specializes in sewer systems to advise the County on the most practical solutions for short-term and long-term Park development. Those possibilities might include installing a “package” sewer treatment plant on site to handle the Park development or working with the City of Rock Hill to extend municipal sewer service to the Park.

**Telecommunications**
Riverbend Park will need to include modern telecommunications service for park operations and park users alike. This should include broadband service to provide high speed internet, as well as voice and data transmission. York County is working in partnership with the Economic Alliance and a Task Force to install broadband throughout the County. Riverbend Park should be one of the focus areas for broadband expansion. York County should employ and work with a telecommunications engineer to lay out a network of wired and wireless transmission service throughout Riverbend Park.

**Electrical Service**
York County should work with the York Electrical Cooperative and Duke Energy to determine the ownership of electrical lines and equipment that extends across Riverbend Park. The Park activity zones will need scaled electric service to meet the unique and individual needs. Working in partnership with the Cooperative and Duke Energy, York County will be able to determine how best to deliver a diverse network of electrical services to each activity zones. It is highly recommended that York County examine ways of delivering these services through buried lines, rather than overhead lines. While this may result in higher upfront capital costs, burying lines will improve the aesthetic appearance throughout the Park.

**Natural Gas**
There are no known natural gas lines crossing the Riverbend Park project site. York County will need to work with the York County Natural Gas Authority to investigate the possibility of bringing natural gas service to the Park. Natural gas service would be useful for a few of the activity zones, however the cost of installing natural gas lines may prove more costly than providing natural gas service from refillable on-site tanks. This is a determination that can be made in partnership with the Authority.
5. Budget, Phasing, + Funding Park Development
Riverbend Park Budget
For a detailed opinion of probable cost, please see the Appendix C.

<table>
<thead>
<tr>
<th>PARK ACTIVITY ZONE</th>
<th>BUDGET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park Arrival</td>
<td>$89,000</td>
</tr>
<tr>
<td>Gatehouses/Park Entry</td>
<td>$775,000</td>
</tr>
<tr>
<td>Park Loop Road/Connector Roads</td>
<td>$5,350,000</td>
</tr>
<tr>
<td>Catawba River Greenway</td>
<td>$4,355,000</td>
</tr>
<tr>
<td>Loblolly: Hiking Trail System</td>
<td>$833,000</td>
</tr>
<tr>
<td>Red Oak: Activity Center</td>
<td>$1,188,000</td>
</tr>
<tr>
<td>Salamander: Environmental Center</td>
<td>$3,592,000</td>
</tr>
<tr>
<td>Heron Point: Observation Area</td>
<td>$447,000</td>
</tr>
<tr>
<td>Crayfish: River Access</td>
<td>$1,070,000</td>
</tr>
<tr>
<td>The Lodge and River Access</td>
<td>$7,460,000</td>
</tr>
<tr>
<td>Barred Owl: Primitive Tent Camping</td>
<td>$870,000</td>
</tr>
<tr>
<td>Bluegill: Lake Access</td>
<td>$384,000</td>
</tr>
<tr>
<td>Copperhead: Mountain Bike Park</td>
<td>$3,042,000</td>
</tr>
<tr>
<td>The Falcon: Luxury Motorcoach Park</td>
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</tr>
<tr>
<td>Riverbend Park Operations Center</td>
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<tr>
<td>Contingency</td>
<td>$17,495,550</td>
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<tr>
<td><strong>TOTAL BUDGET</strong></td>
<td><strong>$51,800,550</strong></td>
</tr>
</tbody>
</table>

Figure 37: Riverbend Park Capital Budget
Park Development Phasing Strategy

The following text describes an implementation strategy for developing Riverbend Park. Three phases of development are recommended to take place during a 15-year period of construction. This program could be accelerated or delayed based on the availability of funds, environmental permitting, and site development factors, such as poor soils and weather suitable for construction.

Phase 1: Year One to Year Five
This first phase of work involves developing the Park arrival along Neely Store Road, entry roads and the Main Gatehouse into the Park, the Park Loop Road, and public parking areas. Additionally, the County would work to build the 5-mile-long Catawba River Greenway, phase 1 of the Loblolly hiking trails system, phase 1 of the Barred Owl tent camping, phase 1 of Bluegill lake improvements to accommodate fishing and boating, the Crayfish Catawba River access area in the southeastern corner of the park, phase 1 of the Red Oak events area, and the Park Operations and Maintenance center.

This work will take approximately five years to complete. The County can celebrate the opening of Riverbend Park in several ways. There can be a ribbon cutting ceremony at the start of construction, followed by ceremonies to mark the completion of different park elements.

The total budget for this phase of development is $15 million. The County would be expected to contribute approximately $5 million to $7.5 million in funding with the remainder of the funding coming from other public and private sources.

Phase 2: Year Six to Year Ten
The second phase of work would involve constructing The Lodge, the East Gatehouse, phase 2 of the Loblolly hiking trails system, phase 2 of the Barred Owl tent camping and RV parking, phase 2 of improvements to the Bluegill lake system, phase 2 of the Red Oak events area including a playground, disc golf and dog park, phase 1 of the Salamander Environmental Education Center building and its associated parking, and phase 1 of the Copperhead Mountain Bike Park.

This phase contains a number of complicated construction elements and will most likely take an estimated five years of construction work to complete. The County can once again maintain public excitement by staging a series of celebrations around the development of each park activity zone.

The total budget for this phase of development is $20 million. The County would be expected to contribute approximately $10 million to $12 million in funding with the remainder of the funding coming from other public and private sources.

Phase 3: Year Eleven to Year Fifteen
The final phase of construction activity would involve completing the remaining outstanding elements of the Park, including the phase 2 of the Salamander Environmental Education Center, phase 2 of the Copperhead Mountain Bike Park, Phase 3 of the Loblolly Hiking
Riverbend Park Funding Sources

Future Riverbend Park development can be funded using a strategy where York County uses local dollars to leverage money from state, federal and private sector sources. The leverage ratio will vary by the matching fund source, ranging from a 50-50 match (50% by the County) to a 20-80 match (20% by the County).

York County management will actively look at various grants sources (State, Federal, Nonprofit, etc.) to supplement the local revenue used towards the park. The local revenue is expected to primarily come from hospitality taxes supplemented by other local funds if necessary and available. Management expects the user fees generated by the park to be applied to operational expense.
6. Governance, Operations + Management
Overview
Riverbend Park is a unique resource within the York County. The operations and management program for the Park will need to be unique and different from the way in which other public lands are managed throughout the County. The following guiding principals will help assure the operation of a first class park:

1. Good maintenance begins with sound planning and design.
2. Foremost protect life, property, and the environment.
3. Promote and maintain a quality outdoors recreation experience.
4. Maintain quality control and standards and conduct regular inspections.
5. Develop a management plan that is reviewed and updated annually with tasks, operational policies, standards, and routine and remedial maintenance goals.
6. Conduct regular inspections and keep complete records.
7. Maintain an effective, responsive public feedback system and promote public participation.
8. Be a good neighbor to adjacent properties.
9. Operate a cost effective program with sustainable funding sources.

The operations and management plan for Riverbend Park provides baseline information for tasks that need to undertaken by the York County and its project partners. This plan recommends a series of work items and tasks that need to be completed in order to maintain Riverbend Park as an attractive, safe, and enjoyable community amenity. The following text defines key aspects of facility management, land management, safety, security, emergency response and risk management.

Duty of Care
According to Wikipedia, Duty of Care in tort law is a legal obligation that is imposed on an individual, organization or agency, requiring adherence to a standard of reasonable care while performing acts that could foreseeably harm others. Duty of Care is the first element that must be established before proceeding with an action in negligence.

A person who suffers injury at a park may be able to recover damages from a government agency if the injured party can prove the agency was negligent in maintaining the park property. Courts in the United States have ruled that government agencies have a duty to exercise a level of care over public property (such as parks) and must warn, remove, or repair any known dangerous conditions. If a government agency fails to maintain and provide safe public parks, that agency may be liable for injuries sustained by the general public during the normal use of the park.

The South Carolina Legislature enacted the “South Carolina Recreational Use Statute”, originally referred to as the Limitation on Liability of Landowners Act, in 1962 to promote and encourage landowners to allow public access for recreational use by the public on their property. South Carolina Code Annotated § 27-3-60(a) establishes an exception to the “no duty of care” ordinarily required under the statute. The section provides that the statute does not limit liability for grossly negligent, willful or malicious failure to guard or warn against a dangerous condition, use, structure or activity. Landowners are liable for intentional or grossly negligent actions. Grossly negligent has been defined as the “intentional, conscious failure to do something which one ought to do or the doing of something one ought not to do.”
A well thought out and managed program of operations and maintenance of parkland is the best method for reducing liability. Routine inspections of parkland and public communication regarding park conditions are best practices and effective strategies for maintaining public safety.

**Types of Maintenance + Management**

**Routine Maintenance** refers to the day-to-day regime of mowing, sweeping, trash and debris removal, sign replacement, weed control, tree and shrub trimming, and other regularly scheduled activities. Routine maintenance also includes minor repairs and replacement such as fixing cracks and potholes or repairing broken handrails.

**Remedial Maintenance** refers to correcting significant defects as well as repairing, replacing or restoring major components that have been destroyed, damaged, or significantly deteriorated during the life of a project. Some items (“minor repairs”) may occur on a five to ten year cycle such as repainting, seal coating asphalt pavement or replacing signage. Major reconstruction items will occur over a longer period or after an event, such as a flood. Examples of major reconstruction remedial maintenance include stabilization of a severely eroded hillside, repaving a significant stretch of the trail, repaving a roadway or replacing a footbridge. Remedial maintenance should be part of a long-term capital improvement plan.

**Seasonal Maintenance** is in addition to the routine and remedial categories and includes seasonal tasks that should be performed on an as needed basis. Designated maintenance crews should remove leaf debris, sediment from flood events, snow, and ice, etc. from all park facilities as soon as possible. (Leaf debris is hazardous when wet and special attention should be given to facilities with heavier usage).

During **inclement weather/temporary closure** York County may elect to officially close Riverbend Park to public use due to inclement weather. Closure affects routine, remedial and seasonal maintenance work. Due to the proximity of the Riverbend Park to the Catawba River, some lands and facilities may be flooded from time to time. Park facilities will be closed, temporarily, during these periods and may need to be cleaned of sediment and debris prior to reopening for public use.

**Public Access**

Residents and visitors shall have access to and use of the Riverbend Park during normal hours of operation as defined herein. The use of Riverbend Park is limited to hiking, bicycling, running, jogging, picnicking, canoeing, overnight camping (in tents or approved recreational vehicles), nature study, participation in events sponsored by York County or one of its official licensee, and use by those who rely on mobility aids or other approved power-driven mobility devices. The only motorized vehicles permitted are those owned or licensed for maintenance, first responders and/or security purposes by York County.

**Hours of Operation**

Riverbend Park, as a regional park, will be open every day of the year except Christmas Day. The Summer Season for the park extends from Memorial Day weekend to Labor Day, and
Accessibility, Mobility Aids and Other Power Driven Mobility Devices

The United States Department of Justice published revised final regulations governing the implementation of the Americans with Disabilities Act for Title II and Title III on March 15, 2011.

Specifically, people with mobility, circulatory, respiratory or neurological disabilities use many kinds of devices to assist with mobility and travel, such as walkers, canes, crutches and/or braces. Others depend on manual or power wheelchairs or electric scooters. Technology has resulted in new devices, including Segways, which can be used to aid in mobility and travel.

Riverbend Park has been designed to support accessibility for all people, regardless of abilities and varying mobility. Riverbend Park will accommodate a wide range of users, including those who depend on mobility aids and other power driven mobility devices to access and use the park, its amenities and related facilities.

Park users have the right to choose whatever mobility device best suits their needs in order to access and use the facilities of the park. York County will conduct annual training of operations and management staff to ensure that they are familiar with the current ADA rules and regulations that govern access and use of Riverbend Park.

Life Cycle of Facilities

The following is a guide to the anticipated life expectancy of Riverbend Park facilities, furnishings and amenities.

<table>
<thead>
<tr>
<th>GREENWAY COMPONENT</th>
<th>LIFE CYCLE</th>
<th>REPLACEMENT COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Trails</td>
<td>10-15 years</td>
<td>$1 million/mile</td>
</tr>
<tr>
<td>Concrete Trails</td>
<td>10-15 years</td>
<td>$1.5 million/mile</td>
</tr>
<tr>
<td>Gravel Trails</td>
<td>5-7 years</td>
<td>$400,000/mile</td>
</tr>
<tr>
<td>Wood Bark Trails</td>
<td>2-3 years</td>
<td>$350,000/mile</td>
</tr>
<tr>
<td>Wood Boardwalks</td>
<td>7-10 years</td>
<td>$2 million/mile</td>
</tr>
<tr>
<td>Steel Bicycle + Pedestrian Bridge</td>
<td>15-20 years</td>
<td>$40,000/foot</td>
</tr>
<tr>
<td>Asphalt Parking Lot</td>
<td>10-12 years</td>
<td>$3,000/space</td>
</tr>
</tbody>
</table>

Figure 38: Life Cycle of Facilities Table
<table>
<thead>
<tr>
<th>GREENWAY COMPONENT</th>
<th>LIFE CYCLE</th>
<th>REPLACEMENT COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wayfinding Signage</td>
<td>7-10 years</td>
<td>$2,500/sign</td>
</tr>
<tr>
<td>Park Benches</td>
<td>7-10 years</td>
<td>$3,500/bench</td>
</tr>
<tr>
<td>Trash Receptacles</td>
<td>7-10 years</td>
<td>$2,000/trash can</td>
</tr>
<tr>
<td>Wood Bollards</td>
<td>5-7 years</td>
<td>$750/bollard</td>
</tr>
<tr>
<td>Metal Bollard</td>
<td>15-20 years</td>
<td>$1,500/bollard</td>
</tr>
</tbody>
</table>

Figure 38: Life Cycle of Facilities Table Continued

Park Safety + Security

York County will engage with police, fire, EMS, and Homeland Security in this work. This program should consist of well-defined safety and security policies; the identification of trail management, law enforcement, emergency and fire protection policies; and a system that offers timely response to the residents and visitors for issues or problems related to safety and security. Important components of the safety and security program should include:

1. Establishment of a safety committee and/or coordinator,
2. Preparation of a Riverbend Park safety manual,
3. Establishment of user rules and regulations,
4. Development of Park emergency procedures,
5. Preparation of a safety checklist for the Park,
6. Preparation of a Park user response form,
7. A system for accident reporting and analysis,
8. Regular maintenance and inspection programs,
9. Site and facility development and review,
10. Public information programs,
11. Employee training programs for safety and emergency response, and
12. Ongoing research and evaluation of program objectives.

Park facilities are not considered open for public use until a formal dedication ceremony has been completed and authorized by York County as officially open for public use.

Sheriff Patrol and Emergency Response

In order to provide effective patrol and emergency response to the needs of park users and adjacent property owners, York County will develop a specific patrol and emergency response plan for Riverbend Park. This plan should define a cooperative law enforcement strategy for the capabilities of different agencies and services typically required for the park. The park will go through numerous phases of development before completion. All phases should illustrate: points of access to the park; approved design for making these access points safe, secure, and accessible to law enforcement officials; and potential locations for cellular-type emergency phones.

York County should work together to define an emergency response system in conjunction with appropriate local fire and paramedical units in order to define which agencies should respond to 911 calls, and provides easy-to-understand routing plans and access points for
emergency vehicles. Local hospitals should be notified of these routes so that they may also be familiar with the size and scope of the project.

Risk Management
The design, development, management and operation of Riverbend Park must be carefully and accurately executed in order to provide a resource that protects the health, welfare, and safety of the public. To reduce the exposure to liability, York County should have in place the following measures prior to opening the first phase of the park:

1. A complete maintenance program that provides the appropriate duty or level of care to park users,
2. A risk management plan that appropriately covers all aspects of the park
3. A comprehensive working knowledge of public use laws and recent case history applicable in South Carolina.

Public use of Riverbend Park is covered under existing municipal and State of South Carolina policies for the use of parkland and public spaces. York County is responsible for the care of Riverbend Park and should exercise reasonable care in the construction of all park facilities to reduce hazardous, public nuisance and life threatening situations. Riverbend Park is available for public use as defined by the hours of operation policy; therefore, any individual found using the Park outside the normal hours of operation would not be covered by policies for public use.

Administration + Staffing
Riverbend Park will be staffed by a park manager, along with support staff. The following offers a summary of the staff that is needed to operate the Park under its current condition. As the Park grows and expands operations during the next 5 to 10 years, the County will need to adjust staffing levels to meet programming and operational needs.

Park Manager
The Riverbend Park Manager will be responsible for managing a buildings and grounds crews, and ensuring that a daily work program of maintenance and management is carried out to properly steward all park facilities, signage systems, furniture and furnishings, landscape and vegetation and other elements of Riverbend Park. The Park manager would be expected to prepare an annual budget and to implement this budget on a monthly basis.

The Park manager will be required to prepare and file annual reports that define the maintenance, management and operations of Riverbend Park. Monthly progress and resource management reports would also need to be filed containing important information about management, operations, cooperation and coordination activities.
Projected Staffing (Current Park Condition)

<table>
<thead>
<tr>
<th>POSITION TITLE</th>
<th>NUMBER</th>
<th>SALARY/WAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park Manager</td>
<td>1</td>
<td>$100,000</td>
</tr>
<tr>
<td>Receptionist</td>
<td>1</td>
<td>$40,000</td>
</tr>
<tr>
<td>Building and Grounds Maintenance</td>
<td>2</td>
<td>$75,000</td>
</tr>
<tr>
<td>Park Programs and Interpretation</td>
<td>1</td>
<td>$60,000</td>
</tr>
<tr>
<td>Seasonal Employees (4 required)</td>
<td>allowance</td>
<td>$60,000</td>
</tr>
<tr>
<td><strong>Total Estimated Salaries</strong></td>
<td></td>
<td><strong>$335,000</strong></td>
</tr>
<tr>
<td>Labor Burden (30%)</td>
<td></td>
<td><strong>$100,500</strong></td>
</tr>
<tr>
<td><strong>Total Estimated Administration Costs</strong></td>
<td></td>
<td><strong>$435,500</strong></td>
</tr>
</tbody>
</table>

Note: 2021 dollars

Figure 39: Projected Administration Costs Table

Use of Volunteers
York County should enlist the help of volunteers in areas of stewardship and interpretation of Park resources. The County should establish a Friends of Riverbend Park. The consultant recommends that this new organization be separate from other existing organizations and that the roles and responsibilities of the Friends group include stewardship, natural systems interpretation, cultural systems interpretation and fund raising. The County will need to appoint a staff person to work with the Friends group to help monitor and manage the group activities.

Equipment + Offices
In addition to the staffing priorities and costs, the York County will also need to assume expenses associated with maintenance and operations equipment, offices and infrastructure at Riverbend Park. Some of these costs are known, others are not clearly known at this time and will take further exploration on the part of the County in order to determine both capital and operating costs.

Infrastructure
The infrastructure system throughout the Park includes the roadways, trails, telecommunications, potable water and sewer system and electrical system. Collectively, this infrastructure is old and will most likely need to be replaced by the County.

Telecommunications System
The County will need to equip all of its personnel with appropriate communications devices in accordance with standard County policy. This would include computers, cellular or digital portable phones and two-way radios. The County should also investigate the possibility of
bringing high speed, broadband communications into the Park to improve the efficiency and effectiveness of Park operations.

Water and Sewer
Riverbend Park currently draws potable water from on-site wells. The current sewage system is septic tanks and septic fields. Both the water and sewer systems are old and will need to be updated. The County should commission an engineering firm to further examine the potable water system, have the water quality tested and define improvements to be made to the system. The County should also commission an engineering firm to examine the sewage system throughout the Park and determine if this system is functioning properly.

Electrical System
The County should work in partnership with Duke Energy to conduct a thorough examination of the power grid throughout the Park to determine if the system is functioning properly.

Park Vehicles
It is assumed that York County will need to purchase brand new (or used) equipment in order to assume maintenance and operations of Riverbend Park. The chart below offers 2021 pricing for new Park maintenance vehicles. While a specific brand of equipment is defined in the chart, this is only for the purpose of defining present day values and is not intended as a recommendation by the consultant for a specific manufacturer. We anticipate that the County would use normal procurement procedures to purchase all vehicles and equipment needed for operating and managing the Park.

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>NUMBER</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ford F-150 4whl drive pick-up trucks</td>
<td>2</td>
<td>$93,000</td>
</tr>
<tr>
<td>John Deere Riding Lawn Mowers</td>
<td>2</td>
<td>$30,000</td>
</tr>
<tr>
<td>John Deere Gators</td>
<td>2</td>
<td>$20,000</td>
</tr>
<tr>
<td>John Deere 3000 Series Tractors</td>
<td>2</td>
<td>$35,000</td>
</tr>
<tr>
<td>John Deere 110 TB Backhoe</td>
<td>1</td>
<td>$42,000</td>
</tr>
<tr>
<td><strong>Total Estimated Vehicle Capital Costs</strong></td>
<td></td>
<td><strong>$220,000</strong></td>
</tr>
</tbody>
</table>

Figure 40: Projected Vehicle Capital Costs Table

Administrative Offices
The current Park administrative offices are sufficient for operating and managing the Park. Repairs and upgrades to the current Park offices will be needed including replacing carpets, electrical repairs, roof repair and HVAC renovations.
Administrative Operating Costs

The consultant estimates that the annual operating expenses for Riverbend Park will increase each year. These operating costs include staffing the Park, paying for utilities and services, purchasing fuel and equipment, servicing the needs of visitors and managing the Parks natural and cultural resources.

Park Management Policies

Environment, Geology, Soils Management

The Riverbend Park landscape is a landscape that is in need of attention and care. Riverbend Park is one of the last remaining undeveloped landscapes within this region of York County. The County should work to steward these remaining lands by limiting access and controlling access where possible to lessen impact to these native desert lands.

Cultural and Historic Resources Management

The County should continue the cultural and historic resource management programs. One area of concern is the stewardship of Buckhill Castle landscape. The structures within this landscape are in a state of decay and resources are deteriorating. The County will need to act quickly to carefully demolish the structure (saving as many iconic elements of the structure as possible) and stabilize the surrounding landscape.

Vegetation Management

The vegetation within Riverbend Park is important from several perspectives: 1) is the most dominant aesthetic feature of the Park; 2) an important habitat and food source for wildlife; 3) important for protection of Park resources against wind and water erosion; 4) provides shelter and shade from sun, wind and rain. The County should strive to manage plants and ecosystems and to keep existing and future vegetation healthy and safe for human use.

Water Resource Management

The water within Riverbend Park is a precious resource and should be very carefully managed by the County. The County should work to protect these rights and should work to better understand the current condition of the water. Once the County better understands the resource, an annual program of management should be put into place to protect water quantity and quality.

Aquatic Habitat Management

One of the real draws of Riverbend Park is the ability to fish from the Catawba River, interior streams and on-site lakes. These resources should be carefully managed by the County. To accomplish this, the County should partner with the State of South Carolina to develop and implement a program of fish habitat management.
Facilities Management
There are very few current facilities available at Riverbend Park. The County will need to invest, rehabilitate and improve the quality and function of many of the Park landscape with new picnic grounds, trails, parking areas, restrooms and customer service areas. The County will also need to assess all facilities for access and compliance with ADA regulations. The goal of facility management should be to maintain the Park in top condition so that it has an opportunity to encourage frequent use and repeat visitation.

Access Management
Unauthorized use of the Park is one of the largest threats to the resources of the Park. Riverbend Park, rural and isolated, is surrounded by some adjacent residential development. The County needs to carefully manage access to and within the Park. This can be done by first establishing a clear boundary for the Park. Then the County should establish the controlled access points recommended in this master plan to guide use along defined paths of travel throughout the Park.

Encroachment and Enforcement Management
York County should actively work to enforce the borders of Riverbend Park. Current encroachment issues include unauthorized use of Park resources, waste disposal onto Park lands, and illegal activity within the Park. The County should be prepared to have a staff person (Park Ranger) or persons on the premises of the Park 24 hours a day. The County should be prepared to patrol both the interior of the Park and the perimeter of the Park on a regular basis.

Funding Operations + Management
Maintenance Endowment Fund
York County should consider establishing an endowment to help fund the long-term operations and management costs associated with Riverbend Park. This is a fund would be dedicated exclusively for a park’s maintenance, funded by a percentage of user fees from programs, events, and rentals and dedicated to protect the asset where the activity is occurring.

Adopt-A-Park
York County should establish an Adopt-a-Park program for Riverbend Park. Local groups or businesses can be encouraged to sign up and make a volunteer commitment to maintaining a specific area of a park. Adopt-a-Park arrangements are well suited for parks like Riverbend Park that are less efficient for a parks department to maintain.

Adopt-A-Trail
York County can also establish an Adopt-a-Trail program, similar to Adopt-a-Park, but would instead involve the sponsorship of a segment of a trail (e.g., one mile) for maintenance purposes.
Community Service Workers
Community service workers can be useful in park operations and maintenance, normally assigned by the court to pay off some of their sentence by helping to maintain activities in parks, such as picking up litter, removing graffiti, and assisting in painting or fix-up activities. Most workers are assigned 30 to 60 hours of work.
7. Next Steps
Fall 2021

- Park Steering Committee approves final Master Plan and recommends to County Council that York County officially adopt the Master Plan.
- York County Council adopts Master Plan (adoption is key in applying for state and federal grants).
- York County approves budget for Phase 1 of park development.
- York County Council asks County Manager to begin work on Phase 1 of park development, as defined in Adopted Master Plan.
- York County employs landscape architecture firm to begin design and preparation of plans, specifications, and estimates (PS&E) for first phase of park development.
- York County employs or contracts with a grants writer and begins applying for state and federal grants to obtain matching funds.
- York County Council approves of grant funding requests as authored by grant writer.

Winter 2021/2022

- Landscape architecture firm completes PS&E for Phase 1 park development. York County solicits request for proposals to begin construction of Phase 1 work program.
- York County Water and Sewer Department completes an assessment of the Park potable water and sewer system and provide a strategic plan to County Council for upgrading the system to meet future park needs.
- York County works in partnership with York Cooperative Electric, Duke Energy, and York County Natural Gas Authority to assess current electrical system network and availability of natural gas to Riverbend Park. The goal is to provide County Council with a strategic plan for upgrading the systems and service to Riverbend Park.
- York County Council approves the employment of approved contract to begin construction of Phase 1 park development program.
- York County Council approves of grant funding requests as authored by grant writer.

Spring 2022

- York County Council conducts a Ground Breaking ceremony for Phase 1 of park development.
- York County Council approves of grant funding requests as authored by grant writer.
Summer, Fall + Winter 2022
- Construction of Phase 1 of park development is underway through the summer, fall and winter of 2022. Estimated time for the first portions of park development work is 180 calendar days.

- York County Council approves of grant funding requests as authored by grant writer.

- York County Council approves the employment of Park Operations and Management team as described in the Adopted Park Master Plan.

Spring 2023
- First portions of the Phase 1 of park development work is complete.

- York County Council conducts Grand Opening of Phase 1 of park development.

Summer, Fall, + Winter 2023
- Construction of Phase 1 of park development continues through the summer, fall and winter of 2022. Estimated time for the final portions of park development work is 180 calendar days.

Spring 2024
- Final portions of the Phase 1 of park development work is completed.

- York County Council conducts Grand Opening of the final portions of Phase 1 of park development.
Appendices
Appendix A - Summary of Public Input

York County
Parks and Recreation
Public Survey

Results and Report
April 2021

The Dodd Studio • Greenways Incorporated
York County
Parks and Recreation Public Survey
Results and Report

York County Council is planning for the County’s growth, and providing adequate parks is a vital part of that plan. Before making decisions about current and future countywide parks, county officials sought the public’s input through an online parks and recreation survey that was administered in March 2021. The goal of this survey was to capture park usage and amenities the public is currently enjoying; as well as determine future parks and amenities that are desired in York County.

“York County Council wants to continue to enhance the quality of life in York County, especially as it relates to parks,” said York County Council Chairwoman Christi Cox. “The online survey provides the public an opportunity to participate in the development of countywide parks and the amenities within those parks.”

The survey consisted of 13 questions. The public was encouraged to take the survey and share those questions with their family, friends and neighbors. Deadline for survey submissions was Wednesday, March 31, 2021. The survey was available online at www.yorkcountygov.com. Paper copies of the survey were made available at the York County Manager’s Office located within the York County Government Center, 6 South Congress Street in downtown York.

The following pages feature the results of the survey. Almost 2,000 people took the time to complete the survey. York County thanks them for their participation and feedback.
What is your age? (please select one) (1,943 responded to the question)

Answered: 1,943  Skipped: 2

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Responses</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 and under</td>
<td>35</td>
<td>1.80%</td>
</tr>
<tr>
<td>21 to 40</td>
<td>712</td>
<td>36.64%</td>
</tr>
<tr>
<td>41 to 60</td>
<td>913</td>
<td>46.99%</td>
</tr>
<tr>
<td>61 and over</td>
<td>283</td>
<td>14.57%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,943</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Comments: The answer to this question mirrors the demographic profile of York County and it also reflects residents who are motivated to respond to a park survey. The respondents are primarily adults who are also very interested in the benefits that parks provide to themselves and their family.
What is your gender? (please select one) (1,938 responded to this question)

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>831</td>
</tr>
<tr>
<td>Female</td>
<td>1,107</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,938</td>
</tr>
</tbody>
</table>

Comments: As this is a household survey, women tend to respond in greater numbers than men. Throughout much of American society, women typically manage the household, particularly when it comes to questions that involve children. Therefore, women tend to take responsibility for answering household survey questions like those posed by the York County park and recreation survey.
Are you currently a resident of York County?

Answered: 1,941  Skipped: 4

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>92.01%</td>
</tr>
<tr>
<td>No</td>
<td>7.99%</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
</tr>
</tbody>
</table>

Comments: There is no surprise here as this was a public survey that was targeted to solicit input and feedback from York County residents.
Please provide your 5-digit zip code.

**Comments:** The top six Zip Codes that responded to the survey were 29710, 29730, 29732, 29708, 29715 and 29745. The Zip Code that provided the most responses is located in north central York County, representing the Clover community. The second most responses came from the Zip Code that represents much of Rock Hill. The third most responses came from the Zip Code representing the Newport community. The fourth most responses came from the Zip Code representing Tega Cay and west Fort Mill. The fifth most responses came from the Zip Code of Fort Mill, and the sixth most responses came from the Zip Code that represents most of the community of York.
If any, what are the ages of children in your household? (Check all that apply) (1,197 responded to this question.)

**Comments**: The answer to this question fits the demographic profile of York County, which accurately reflects the majority of County residents -- who tend to be young parents and their young children.
Do you and your family current visit any of the parks listed below that are within York County? Please select all the parks you currently visit: (1,843 responded)

- Riverwalk
- Brattonsville Historic Site
- Windjammer Park
- Anne Springs Close Greenway
- Ebeneezer Park
- Nanny’s Mountain Historic Gardens
- Glencairn Gardens
- Cherry Park
- Worth Mountain Nature Preserve
- Field Day Park
- Other: ____________________

Answered: 1,863  Skipped: 82
Do you and your family currently visit any of the parks listed below that are within York County? Please select all the parks you currently visit: (continued)

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riverwalk</td>
<td>74.07%</td>
</tr>
<tr>
<td>Nanny’s Mountain Historic Gardens</td>
<td>13.42%</td>
</tr>
<tr>
<td>Brattonsville Historic Site</td>
<td>25.28%</td>
</tr>
<tr>
<td>Glencairn Gardens</td>
<td>35.05%</td>
</tr>
<tr>
<td>Windjammer Park</td>
<td>13.37%</td>
</tr>
<tr>
<td>Cherry Park</td>
<td>43.00%</td>
</tr>
<tr>
<td>Anne Springs Close Greenway</td>
<td>54.80%</td>
</tr>
<tr>
<td>Worth Mountain Nature Preserve</td>
<td>2.90%</td>
</tr>
<tr>
<td>Ebenezer Park</td>
<td>36.45%</td>
</tr>
<tr>
<td>Field Day Park at Lake Wylie</td>
<td>21.63%</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>Responses</td>
</tr>
</tbody>
</table>

**Total Respondents: 1,863**

**Comments:** The top five visited parks include: #1 Riverwalk, #2 Anne Springs Close Greenway, #3 Cherry Park, #4 Ebenezer Park and #5 Glencairn Gardens.
Do you and your family currently visit parks OUTSIDE of York County? Please list the parks you currently visit?

Comments: The word cloud and tallied responses indicate that respondents tend to prefer visits to state parks, nature reserves/centers, and national parks. These types of parks feature nature-based activities and venues.

York County Public Survey

Parks and Recreation
Of the Parks that you currently visit (either inside or outside York County), which activities do you participate in? (please check all that apply)

<table>
<thead>
<tr>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bicycling</td>
</tr>
<tr>
<td>Walking</td>
</tr>
<tr>
<td>Exercise</td>
</tr>
<tr>
<td>Playgrounds</td>
</tr>
<tr>
<td>Walk the dog</td>
</tr>
<tr>
<td>Picnics</td>
</tr>
<tr>
<td>Explore Nature</td>
</tr>
<tr>
<td>Horseback Riding</td>
</tr>
<tr>
<td>Swimming</td>
</tr>
<tr>
<td>Volleyball</td>
</tr>
<tr>
<td>Overnight Camping</td>
</tr>
<tr>
<td>Other: ______________________</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fishing</td>
</tr>
<tr>
<td>Active Sports (baseball, soccer, etc.)</td>
</tr>
<tr>
<td>Relax and spend time in nature</td>
</tr>
<tr>
<td>Family outings</td>
</tr>
<tr>
<td>Play Tennis</td>
</tr>
<tr>
<td>Events and programs at the park</td>
</tr>
<tr>
<td>Volunteer</td>
</tr>
<tr>
<td>Arts and Crafts</td>
</tr>
<tr>
<td>Canoe, kayak or boating</td>
</tr>
<tr>
<td>Disc Golf</td>
</tr>
</tbody>
</table>
Of the Parks that you currently visit (either inside or outside York County), which activities do you participate in? (please check all that apply)

- Bicycling
- Fishing
- Walking
- Active Sports (baseball, etc.)
- Exercise
- Relax and spend time...
- Playgrounds
- Family outings
- Walk the dog
- Play Tennis
- Picnics
- Events and programs at
- Explore Nature
- Volunteer
- Horseback Riding
- Arts and Crafts
- Swimming
- Canoe, kayak and/or boating
- Volleyball
- Disc Golf
- Outdoor Concerts/Ev...
- Overnight Camping
- Other (please specify)
Of the Parks that you currently visit (either inside or outside York County), which activities do you participate in? (continued)

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bicycling</td>
<td>38.73%</td>
</tr>
<tr>
<td>Fishing</td>
<td>24.00%</td>
</tr>
<tr>
<td>Walking</td>
<td>70.86%</td>
</tr>
<tr>
<td>Active Sports (baseball, soccer, etc.)</td>
<td>24.16%</td>
</tr>
<tr>
<td>Exercise</td>
<td>48.53%</td>
</tr>
<tr>
<td>Relax and spend time in nature</td>
<td>55.08%</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>37.53%</td>
</tr>
<tr>
<td>Family outings</td>
<td>48.95%</td>
</tr>
<tr>
<td>Walk the dog</td>
<td>40.88%</td>
</tr>
<tr>
<td>Play Tennis</td>
<td>5.56%</td>
</tr>
<tr>
<td>Picnics</td>
<td>36.48%</td>
</tr>
<tr>
<td>Events and programs at the park</td>
<td>25.52%</td>
</tr>
<tr>
<td>Explore Nature</td>
<td>56.18%</td>
</tr>
<tr>
<td>Volunteer</td>
<td>3.14%</td>
</tr>
<tr>
<td>Horseback Riding</td>
<td>4.87%</td>
</tr>
<tr>
<td>Arts and Crafts</td>
<td>6.97%</td>
</tr>
<tr>
<td>Swimming</td>
<td>12.04%</td>
</tr>
<tr>
<td>Canoe, kayak and/or boating</td>
<td>35.69%</td>
</tr>
<tr>
<td>Volleyball</td>
<td>3.09%</td>
</tr>
<tr>
<td>Disc Golf</td>
<td>15.93%</td>
</tr>
<tr>
<td>Outdoor Concerts/Live Music/Entertainment</td>
<td>27.36%</td>
</tr>
<tr>
<td>Overnight Camping</td>
<td>22.33%</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>9.43%</td>
</tr>
<tr>
<td><strong>Total Respondents</strong>: 1,908</td>
<td></td>
</tr>
</tbody>
</table>

Comments: Top ten choices: # 1 Walking (which is always the # 1 choice in these types of surveys), # 2 Explore Nature, # 3 Relax and spend time in nature, # 4 Family Outings, # 5 Exercise, # 6 Walk the Dog, # 7 Bicycling, # 8 Playgrounds, # 9 Picnics and # 10 Canoe, Kayak or Boating.
How often do you visit parks either within or outside of York County? (1,924 responses)

Comments: Most respondents who are motivated to fill out this survey tend to be active park users.
Do you believe that York County needs additional parks and greenspace to serve the needs of a growing York County population? (1,928 responses)

Answered: 1,928  Skipped: 17

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>yes</td>
<td>97.77%</td>
</tr>
<tr>
<td>no</td>
<td>2.23%</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
</tr>
</tbody>
</table>

Comments: The overwhelming majority of respondents believe that there is a need for more parks and greenspace in York County. This would be typical response from a rapidly growing community like York County.
The following questions will be used to aid in the planning and design for a 1,900 acre parcel of land that York County purchased on the Catawba River.

**Please check the activities that would you like to have the York County consider for future park development? (please check as many as you prefer) (1,927 responses)**

- Children’s playground
- Mountain biking
- Amphitheater
- Hiking trails
- Catawba River Access
- Dog Park
- Botanical Garden
- Arts and Crafts facility
- Community Garden
- River view platform
- Canoe and kayak rental
- Concert venue
- Adventure park activity (zip lines, etc.)
- Wildlife Watching
- Picnic shelters
- Disc Golf Course
- Volleyball courts
- Overnight Camping
- Education/classroom center
- Restaurant
- Food truck
- Seasonal Programs and Events
- Historical Interpretation
- Natural Interpretation
- Exercise stations
- Retail shop with outdoors focus
- Corporate outings and retreat center
- Other: ________________________
Please check the activities that you would like to have the York County consider for future park development? (continued)
Please check the activities that would you like to have the York County consider for future park development? (continued)

Comments: Top ten activities for the 1,900-acre proposed park include: # 1 Hiking trails, # 2 Catawba River Access, # 3 Seasonal Programs and Events, # 4 Picnic Shelters, # 5 Canoe and Kayak Rentals, # 6 Children’s Playground, (tied) # 7 Adventure Park Activity (tied), # 8 River View Platform, # 9 Watching Wildlife, and # 10 Mountain Biking.

Perhaps most surprising in regard to this question is the large number of responses that prioritize access to the Catawba River, along with the option to rent canoe and kayaks. The other answers reflect the overall consistency of the survey in a preference for nature-based park activities and programs.
Please check the activities that would you like to have the York County consider for future park development? (continued)

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children’s playground</td>
<td>44.67%</td>
</tr>
<tr>
<td>Picnic shelters</td>
<td>46.47%</td>
</tr>
<tr>
<td>Mountain biking</td>
<td>40.91%</td>
</tr>
<tr>
<td>Disc Golf Course</td>
<td>20.81%</td>
</tr>
<tr>
<td>Running</td>
<td>28.49%</td>
</tr>
<tr>
<td>Fishing</td>
<td>32.69%</td>
</tr>
<tr>
<td>Kayaking</td>
<td>40.11%</td>
</tr>
<tr>
<td>Amphitheater</td>
<td>34.72%</td>
</tr>
<tr>
<td>Volleyball courts</td>
<td>9.50%</td>
</tr>
<tr>
<td>Hiking trails</td>
<td>72.13%</td>
</tr>
<tr>
<td>Overnight Camping</td>
<td>30.72%</td>
</tr>
<tr>
<td>Catswba River Access</td>
<td>56.62%</td>
</tr>
<tr>
<td>Education/Classroom center</td>
<td>13.34%</td>
</tr>
<tr>
<td>Dog Park</td>
<td>35.06%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>22.83%</td>
</tr>
<tr>
<td>Botanical Garden</td>
<td>34.04%</td>
</tr>
<tr>
<td>Food Truck</td>
<td>38.30%</td>
</tr>
<tr>
<td>Arts and Crafts Facility</td>
<td>14.58%</td>
</tr>
<tr>
<td>Seasonal Programs and Events</td>
<td>46.68%</td>
</tr>
<tr>
<td>Community Garden</td>
<td>17.85%</td>
</tr>
<tr>
<td>Historical Interpretation</td>
<td>14.69%</td>
</tr>
<tr>
<td>Natural Interpretation</td>
<td>14.22%</td>
</tr>
<tr>
<td>River view platform</td>
<td>44.37%</td>
</tr>
<tr>
<td>Canoe and kayak rental</td>
<td>47.96%</td>
</tr>
<tr>
<td>Exercise stations</td>
<td>26.16%</td>
</tr>
<tr>
<td>Concert venue</td>
<td>34.61%</td>
</tr>
<tr>
<td>Retail shop with outdoors focus</td>
<td>15.83%</td>
</tr>
<tr>
<td>Adventure park activity (zip lines, etc.)</td>
<td>44.63%</td>
</tr>
<tr>
<td>Corporate outings and retreat center</td>
<td>6.15%</td>
</tr>
<tr>
<td>Wildlife Watching</td>
<td>41.36%</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>10.55%</td>
</tr>
</tbody>
</table>

Total Respondents: 1,907
For the parks that you currently visit, what are the most important attributes that you value when you and your family visit parks? From the list below, please rank your top five park attributes in descending order with one being most important or your top attribute. (1,907 responses)

- Safety and security
- Available parking
- Quality of the park facilities
- Park signage and wayfinding system
- The park is accessible for all people
- Children activities
- Available trash cans

Cleanliness of the park
Friendliness of park staff
Bathrooms
Drinking fountains
Diversity of park offerings
Nighttime lighting
Other: Please offer any additional explanation: ______________________
Comments: Respondents listed their top attributes as #1 Safety and Security, #2 Cleanliness of the Park, #3 Quality of Park Facilities, #4 Available Parking and #5 Bathrooms. This is in line with similar parks and recreation surveys conducted in other communities across the nation.
Conclusion
The York County Park and Recreation Survey is one source of public input that will be used in crafting a master plan and design development recommendations for the 1,900-acre parcel of land that that County purchased. The survey confirms that there is need for additional park programs and activities in York County and that there is a preference for nature-based programs and activities.

The respondents to the survey generally have a preference for nature-based parks, as they already prefer to visit those types of parks when traveling outside of York County. Within York County, the survey respondents prefer nature-based parks like Riverwalk and the Anne Springs Close Greenway. When using those facilities, the survey respondents orient their use toward walking, exploring nature and relaxing with family and friends in a natural landscape setting.

Survey respondents support the future development of the 1,900-acre parcel of land purchased by York County as a nature-based park, offering opportunities to hike, access the Catawba River, and participate in a variety of programs and activities with family and friends that range from mostly passive to some active recreation.
Appendix B - Market Study Report

Riverbend Park Master Plan
Market Study
April 2021

The Dodd Studio • Greenways Incorporated
Riverbend Park Master Plan
Market Study
April 2021

Executive Summary
What is a market study and why is it important to produce one for Riverbend Park? Traditionally a market study will include a qualitative and quantitative assessment of regional assets where future residential housing, retail sales or outdoor recreation is going to be developed. Market studies typically examine the size of the marketplace, both in terms of volume of potential business as well as the value or quality of that business. The study examines the customer in greater detail, in terms of wants, needs and desires, and looks at competition within a geographic area to determine whether there is capacity for a new business pursuit within that given geography. Finally, the market study will determine if there are any barriers to future business development. Preparation of a market study is a recommended first step in preparation of a business plan, which is required for Riverbend Park -- a business plan and a strategic action plan for how this 1,900-acre parcel of land can be developed and opened for public use.

This market study for Riverbend Park has reached the following conclusions:

Viability of Outdoor Recreation Industry: The outdoor recreation industry in America is the fourth largest economy in the nation. Outdoor recreation generates more than $800 billion in annual sales, it employs more than 7.6 million people across the country, and more Americans participate in outdoor recreation each year than all Americans who attend professional sporting events. The viability of outdoor recreation becomes even stronger when the interest and need is applied to the north central Piedmont region of South Carolina. York County is one of the fastest growing counties in South Carolina, and despite the quantity and choice of current outdoor recreation offerings, the capacity and need for additional parks remains very strong. Further, the South Carolina Statewide Outdoor Recreation Plan has determined that there is both need and desire for more outdoor recreation venues in this region of the state. Future development of Riverbend Park represents a good business decision by York County, as the county responds to a strong demand and increasing need for more outdoor, nature-based recreation opportunities.

Future Riverbend Park Customer: Riverbend Park will offer hundreds of acres of protected natural and cultural lands, comprised of rolling hills, conserved woodland and five miles of frontage along the Catawba River. Future park development will respond to the need for more nature-based outdoor recreation, in the form of hiking trails, water access to the Catawba River, landscapes to explore for recreation and educational purposes, and quiet, contemplative landscapes where park users can escape the hustle and bustle of daily life. Riverbend Park will quickly become a sought-after “Destination Park” that will attract visitors from a large regional geography including South Carolina, central and southern North Carolina, northeastern Georgia.
and southeastern Tennessee. This determination of need has been supported through an examination of socio demographic analysis, a review of other park-oriented market reports and studies, and the results from a York County Park and Recreation citizen survey. This work has helped shape a profile of the future Riverbend Park customer.

**Competition:** The north central Piedmont region of South Carolina, and the Charlotte-Mecklenburg metropolitan region provide a number of quality outdoor recreation offerings, including the City of Rock Hill’s extensive park and recreation system, the Anne Springs Close Greenway in Fort Mill, the U.S. National Whitewater Center near Mount Holly, Latta Nature Preserve in Charlotte, and Kings Mountain State Park, west of York, to name just a few. It is valid to ask the question: “Are there already enough park and recreation venues to satisfy the region’s needs?” The simple answer is no. There is not enough supply to satisfy current and projected demand. The primary reasons for this takes into account the tremendous rate of population growth in the region, the current capacity of existing park facilities to satisfy outdoor recreation demand, and the rapidly dwindling supply of nature-based landscapes in the region. The COVID Pandemic has amplified the demand and need for more outdoor recreation, and it has provided a glimpse into the future, where demand for outdoor recreation will continue to grow. This market study also examines similar outdoor recreation venues for the purpose of assessing current park facilities to better understand visitation and park operations.

**Challenges to future park development:** There are always going to be challenges to overcome in any type of real estate development, and Riverbend Park is no exception in that regard. First, the site, despite being in the midst of a rapidly growing region, is somewhat remote and isolated, served by an aging network of two-lane rural roads. This is both an opportunity of Riverbend Park in terms of its landscape character, but also a challenge in terms of public access and use. Location, location, location is often described as the most important consideration for real estate development. The location of Riverbend Park is actually ideal in terms of its proximity to Rock Hill, the Charlotte metro region and other smaller regional communities. It is also ideal in terms of being a parcel of land that has little existing facility development and therefore can be shaped by future park development. Riverbend Park is not the first regional destination park to be developed within a remote location. Similar projects have been successfully opened for public use in Roanoke, Virginia, Nashville, Tennessee and northwest Las Vegas, Nevada. Finally, the cost of park development is always a concern for local communities. York County will not bear the cost of future park development alone. The County’s investment, including funds already spent on acquiring the land, will be leveraged with other local, state and federal dollars to complete the build-out of the park. Park development will take many years to accomplish and executing a high quality first phase of facility development will be an important first step in meeting the challenges of park development.

The remainder of this report provides more in-depth assessment and evaluation of the summary points addressed.
Overview and Purpose
The purpose of this Market Study is to examine national, state, regional and local outdoor recreation trends, define the service area for Riverbend Park and assess the user needs based on demographics and user survey, evaluate the comparable parks and “competitors” who currently deliver park services, and to determine potential programs and activities that could be developed within Riverbend Park. This market study will also help define the future viability of Riverbend Park, matching forecasted user needs to desired park programs and activities.

Trends in Outdoor Recreation
One of the first set of issues and subjects to analyze with respect to future park development focuses on trends in outdoor recreation that can help influence the future design program for Riverbend Park. Studying these trends can help determine a program of facilities, activities, and programs that would result in a successful development strategy for Riverbend Park.

National Trends
According to the Outdoor Industry Association (2019 report), the outdoor industry is the fourth largest beneficial economy in the United States. As of 2019, the outdoor industry generated $887 billion in annual consumer spending, which places it ahead of other industries, such as the economic spending associated with education, gasoline and fuels industry, utilities, motor vehicle sales and pharmaceuticals. Additionally, the outdoor industry employs 7.6 million Americans, which is more than those employed in computer technology (6.7 million), construction (6.4 million) or finance and insurance industry (6.0 million).

The activities that Americans enjoy most in the outdoors, which form the core of the outdoor industry includes camping, fishing, hunting, motorcycling, off-road vehicle use, snow sports, trail sports, water sports, wheel sports, and wildlife viewing. Americans spend more money on trail sports gear than home entertainment, more on water sports gear than movie tickets, and more on cycling and skateboarding than video games. Perhaps most importantly, 145 million Americans participate in outdoor recreation activities, which is more than all Americans who attend NFL, NBA, MLB and NHL games combined.

Further, national trends in outdoor recreation determine that the most popular activities among participants include: running, jogging, and trail running (57.8 million Americans),
freshwater, saltwater and fly fishing (49.4 million Americans), road bicycling, mountain bicycling and BMX (47.9 million Americans), hiking on a variety of trails (47.9 million Americans) and car, backyard, backpacking and RV camping (41.7 million Americans).

Riverbend Park provides York County with a wonderful opportunity to satisfy these national trends in outdoor activity. From a national perspective, spending money on developing and offering outdoor activities, programs and events represents a sound investment and an investment that should yield a high rate of economic return for many years to come.

**South Carolina Comprehensive Outdoor Recreation Plan**
The State of South Carolina recently completed a State Comprehensive Outdoor Recreation Plan, also known by its acronym SCORP. As part of the SCORP, a public survey was completed in which the State of South Carolina asked residents about both their usage and their perceptions of outdoor recreation activities. Based on the survey results, the most popular outdoor recreation activity reported from the survey was hiking (70.5%), followed closely by walking (67.2%) and camping (58.9%). These results are very much in line with other SCORP studies completed by most states and also mirrors public attitudes when it comes to local outdoor use.
The goals of the SCORP are to a) improve access to public recreation areas, b) promote the stewardship of natural resources, c) ensure sustainable economic benefit, d) and adapt to changes in recreation demand. The SCORP concludes that the top five activities that South Carolinians participate in are hiking, camping, walking for recreation and fitness, camping, wildlife viewing, picnicking and canoeing/kayaking. The SCORP also concludes that the top five needed outdoor activities are places for hiking, camping, walking for fitness and recreation, canoeing/kayaking, and wildlife viewing.

Further, the SCORP included a detailed look at trail use, concluding that hiking is the most popular trail use, followed by blueway trails, equestrian trails, bicycling and walking trails, and mountain biking trails.

Riverbend Park is a perfectly positioned parcel of land, located along 5 miles of the Catawba River, which can be developed in a manner that meets statewide demand for outdoor activity as defined within the South Carolina SCORP.

**Regional Park and Recreation Systems**

From a regional perspective, York County’s North Carolina neighbor, Mecklenburg County, has for many decades invested in and developed a comprehensive and highly successful county park system. Mecklenburg County is host to 210 different types of park and recreation facilities that have been developed on 20,472 acres of land. Mecklenburg County boasts more than 240 miles of trails, 180 playgrounds, 240 athletic fields, 3 nature centers, 5 public golf courses, 17 community gardens and 6 dedicated dog parks.

Mecklenburg County prides itself on the economic benefit that is derived from its comprehensive park system. The County park and recreation system contributes $81 million in annual health care cost savings, generates $53 million in annual tourism spending, and contributes $4.3 million in local sales tax collections.

Of particular and noteworthy interest is Mecklenburg County’s 3 existing nature centers: Latta Plantation, Reedy Creek, and McDowell. Additional nature centers are proposed at West Branch, Stevens Creek, and Ribbonwalk. Mecklenburg County is also home to the US National Whitewater Center, a unique park venue that offers a range of outdoor activities.

The Anne Springs Close Greenway in Fort Mill, South Carolina is not a Mecklenburg County park, however, as a privately operated, fee-for-entry facility, the 2,100-acre greenway provides...
many of the same benefits of Mecklenburg County’s nature centers. Most importantly it offers these benefits to residents of southern Mecklenburg County.

**City of Rock Hill Park System**
The City of Rock Hill Parks, Recreation and Tourism department programs, operates, and manages 33 parks and four recreation centers that are situated on more than 1,250 acres of land. The city offers a wide variety of recreation programs and events for residents to enjoy. Some of the larger and more notable parks and facilities include the following:

- Cherry Park
- Giordana Velodrome
- Hargett Park
- Old Town Amphitheater
- Rock Hill BMX Supercross
- Rock Hill Tennis Center
- Northside Community Center
- Emmett Scott Community Center
- Fountain Park
- Glencairn Garden
- Manchester Meadows
- River Park
- Rock Hill Criterium Course
- Rock Hill Sports and Event Center
- Boyd Hill Community Center
- Fewell Park Community Center

Rock Hill is known internationally for its support of bicycling and BMX supercross activity. Rock Hill will host the Union Cycliste Internationale BMX World Championships in 2024. The city hosted the same event in 2017, drawing more than 3,700 riders from 48 counties. Approximately 50,000 BMX supercross fans attended the event, which had a direct economic benefit of $19.2 million on the local economy.

The city park system is supported by the Rock Hill Parks Foundation. Created in 2004 as a non-profit organization with support from the Foundation for the Carolinas, the Foundation is dedicated to “preserving, enriching and maintaining cultural, environmental and recreational facilities and programs” in the city. The mission of the Foundation is to “enhance our community’s quality of life above and beyond the Parks, Recreation and Tourism’s Departments normal operating budget.” The Foundation is an endowed fund created through the York County Community Foundation, which is administered by the Rock Hill Parks and Recreation Commission.

**York County Park and Recreation Survey**
In March 2021, York County conducted a county wide park and recreation survey as one element of the Riverbend Park Master Plan. Approximately 2,000 people completed the survey and provided information about their interests and needs that will be useful in the future development of Riverbend Park.

The York County Park and Recreation Survey is one source of public input that will be used in crafting a master plan and design development recommendations for Riverbend Park. The survey confirms that there is need for additional park programs and activities in York County and that there is a preference for nature-based programs and activities.
The respondents to the survey have a preference for nature-based parks, as they already prefer to visit those types of parks when traveling outside of York County. Within York County, the survey respondents prefer nature-based parks like Riverwalk and the Anne Springs Close Greenway. When using those facilities, the survey respondents orient their use toward walking, exploring nature, and relaxing with family and friends in a natural landscape setting.

Survey respondents support the future development of Riverbend Park as a nature-based park, offering opportunities to hike, access the Catawba River, and participate in a variety of programs and activities with family and friends that range from passive to active recreation.

**Demographic Analysis**
York County is ideally suited to undertake a park the size of Riverbend Park. The county is rapidly growing and the residents understand the importance of protected greenspace. The county also has the resources necessary to leverage partnership funds to build a highly valued destination park that will draw visitation from across the region.

The population of York County is approximately 281,000 (as of July 1, 2019). More than half of the residents are women (51.8%), more than 60% of residents are between the ages of 18 and 64, 24% of residents are under the age of 18, and nearly 15% are 65 years and older. The population of York County is predominantly Caucasian (75%). The County is one of the wealthiest in South Carolina. The median income is $65,361 (as of July 2019).

![York County Population by Age Segment](image)

* Source: Annual Estimates of the Resident Population - Vintage 2018, S.C. Department of Health and Environmental Control - Vital Records Department, Population projections are calculated by South Carolina Department of Revenue and Fiscal Affairs - Health and Demographics Section

The population is going to grow substantially in the coming years. By 2025, the population will exceed 330,000 people, by 2030 more than 375,000 will live in the County, and by 2035,
approximately 424,000 people will reside in the County. York County will continue to be one of the fastest growing counties in South Carolina.

Riverbend Park Service Area

The Riverbend Park property is located east of the City of Rock Hill, in a predominantly rural part of York County that can only be accessed by winding rural roads. The Catawba River is both an important natural feature that forms the northern and eastern boundary of the park, and it is also a limiting factor when it comes to how future park users can gain access to the property, as no bridges cross over the Catawba in close proximity to the park.

The above limitation in access to Riverbend Park impacts the ability of York County residents who live within a fifteen-minute drive to access the park. The fifteen-minute drive time would benefit those residents who live in the Friendship, Springstein, Spring
Valley, Yorkdale, Leslie Woods, Leslie, Roddey, Sunrise, and Woodvale residential neighborhoods of York County.

As the parameters of drive time are changed and we consider servicing a population within a 30-minute drive time of Riverbend Park, we include a larger population that live in southern Pineville, NC, Tega Cay, East and West Fort Mill, Van Wyck, virtually all of the City of Rock Hill and portions of eastern York. However, due to the lack of a bridge across the Catawba River, those residents who live across the River from the park would require more drive time to access the park.

When the drive time is expanded to 1 hour drive in length, the Park is able to service populations from metro Charlotte, including residents in Gastonia, Huntersville, Concord and Monroe. In South Carolina the service area includes Eastern Gaffney, York, Lockhart, Chester, Winnsboro, Great Falls, Lancaster and Pageland.
When we consider that Riverbend Park is likely to be a destination park as a result of design and programming, it is not unusual to consider that residents of South Carolina, North Carolina, eastern Tennessee, and northeastern Georgia would comprise the majority of anticipated park visitors.
Components of a Destination Park

Riverbend Park can rightfully be thought of as a “destination park.” What constitutes a destination park? There are traditionally three outcomes that when combined create the nexus of a destination park: the experience of place, the type of events and programs offered, and the variety of activities offered.

The Experience of Place examines the unique landscape features and setting that celebrates the outdoors by highlighting the natural and cultural history of a particular parcel of land. This experience of place must be enticing enough to encourage visitors to spend time in the landscape and be sufficiently influenced by their exposure to the natural and cultural elements of the land. Riverbend Park possesses both the natural and cultural history that creates an experience of place that is unique to York County and the Carolinas. The landscape setting on a bend in the Catawba River is unique. The five miles of river shoreline frontage also makes for a unique landscape setting. The natural heritage of the park is rapidly dwindling across the region, making the size and intact nature of the landscape rare. The cultural landscape significance, which dates to the presence and land use by Native Americans, is also one of the hallmark features of the park landscape.

The forecasted park programs and events contribute to Riverbend Park becoming a destination landscape. York County is considering an array of nature-based programs that will appeal to a wide cross section of residents and visitors alike. These programs will encourage frequent and sustained use of the park landscape and reinforce the core programs, events and activities that will be appealing to generations of park users.

The variety of activities will also appeal to a range of age groups from the young to the young at heart. These activities will match outdoor interests of children, teenagers, young adults, adults, and senior citizens.
Featured Comparable Parks

- An examination of competitors – for outdoor park user
- Evaluate similar “Destination Parks”
- Examine equivalent sized parks
- Look at the mix of activities, programs, events and facility offerings
- How do these parks function – operations, staffing, etc.
- Opportunity to address an underserved need
- Lessons learned

For comparison Anne Springs Close Greenway in Fort Mill, York County, South Carolina; Kings Mountain State Park in York County, South Carolina; Latta Plantation Nature Preserve in Huntersville, Mecklenburg County, North Carolina; Saluda Shoals Park in Columbia County, South Carolina; the U.S. National Whitewater Center in Mecklenburg County, North Carolina; and Chimney Rock State Park in Chimney Rock, Rutherford County, North Carolina.
Anne Springs Close Greenway

**Description:** The Anne Springs Close Greenway is a protected landscape consisting of woodland, rolling meadows and old farm fields located in Fort Mill, South Carolina. The 2,100 acres of land includes lakes, forests and pastures that feature trails for hiking, bicycling, kayaking, and horseback riding. The land was set aside for conservation in 1995 by the family of Anne Springs Close, a lifelong supporter of recreation and the environment. The greenway offers summer concerts and provides picnicking, camping and mountain biking.

**Ownership:** Private not-for-profit, Leroy Springs and Company

**Size:** 2,100 acres

**Location:** Fort Mill, York County, South Carolina

**Facility Offerings:**
- Hiking trails – 36 miles (comprised of three major trails: Lake Haigler Loop, Blue Star and Prairie Loop trails)
- Equestrian Trails – 12 miles of trails
- Mountain Bike Trails
- Lakes for Kayaking, Paddle Boards and Fishing
- Horse boarding
- Equestrian camps
- Outdoor Fitness classes
• Gateway Center and Canteen  
• Dairy Barn Event Center  
• Field Trial Barn  
• Amphitheater  
• Domtar Forest Porch  
• Graham and Coltharp Cabins  

**Hours of Operation:**  
Monday thru Saturday – 8:30 AM to 5:30 PM  
Sunday 10 AM to 5 PM  
Open on holidays  

**Annual Visitation**  
2020 – 300,000 (among top 10 destination landscapes in Charlotte-metro)  

**Staffing:**  
The Anne Springs Close Greenway employs the following:  
Full Time (permanent) staff: 27  
Part Time staff: 76  
Seasonal staff: 10  
After School on the Greenway staff: 7  
Total annual employment 113 persons.  

**Annual Operational Costs:**  
The annual operating cost of the 2,100-acre Greenway in 2019 was $4.9 million  
The annual operating cost of the 2,100 acre Greenway in 2020 was $5.2 million  

**Funding:**  
The Greenway funding comes from several sources:  
Program revenue  
Admissions  
Donations  
Grants  
Miscellaneous Revenues  

Annual Memberships  
Rental Income  
Corporate Sponsors  
Food and Beverage Sales  

The annual revenue for the 2,100-acre Greenway in 2019 was $3.7 million  
The annual revenue for the 2,100 acre Greenway in 2020 was $4.18 million  

**Fee for Use:**  
Daily Fee: $6 per person/$4 per person (5-12)/under 5 is free  
Monthly Membership: $5 per individual/$10 per family  
Annual Membership: $60 per individual/$120 per family  

Riverbend Park, York County  

Market Study Report
Latta Plantation Nature Preserve

**Description:** Historic Latta Plantation is a circa-1800 living history museum and farm located near Charlotte, in Huntersville, NC. The Preserve provides a nature center, hiking opportunities, fishing, and horseback riding. Throughout the year, Historic Latta Plantation offers educational and school programs featuring animals, workshops, camps, and reenactments. The plantation house along with a carriage barn, cabins, and outbuildings, give visitors a glimpse into 19th century life in the Carolina backcountry.

**Ownership:** Public sector, Mecklenburg County + Private Not-For-Profit (operates home)

**Size:** 1,460-acres

**Location:** Huntersville, Mecklenburg County, North Carolina

**Facility Offerings:**
- Hiking Trails only – 3 miles
- Hiking and Equestrian Trails – 13 miles
- Lakes – Garr Lake and Mountain Island Lake
- Carolina Raptor Center (Quest)
- Historic Latta Plantation House
- Latta Nature Center
• Latta Nature Preserve

**Hours of Operation:**
- Wednesday to Saturday 10 AM to 4:30 PM
- Sunday 1 PM to 4:30 PM

**Annual Visitation:**
Annual – 360,000

**Staffing:**
- Nature Center – 10
  - Full time – 6
  - Part Time - 4
- Nature Preserve – 6
  - Full time - 3
  - Part time - 2
  - Seasonal - 1

**Annual Operational Costs:**
Not available – imbedded in County Parks Budget

**Funding:**
Not available – imbedded in County Parks Budget

**Fee for Use:**
- $5 per individual/children under 5 free
- Annual Farm membership: $40 per person
- Annual membership: $40 per person
- Family Membership: $60 per family
- Patron Membership: $100
- Sustainer Membership: $500
U.S. National Whitewater Center

**Description:** Since 2001, Whitewater has been creating opportunities to bring people together outdoors at the U.S. National Whitewater Center in Charlotte, North Carolina. The Whitewater Center is designed and operated as an outdoor center offering over 30 different recreational activities. Every element and activity is focused on supporting an all-encompassing experience around the outdoor lifestyle. Additionally, the Whitewater Center hosts international competitions in a variety of sports along with numerous festivals and events on a recurring basis.

**Ownership:** Private not-for-profit, U.S. National Whitewater Center

**Size:** 1,300 acres

**Location:** Mecklenburg County, North Carolina

**Facility Offerings:**
- Whitewater rafting, canoeing, kayaking
- Flatwater canoeing and kayaking on the Catawba River
- Miles of hiking trails
- Mountain bike trails
- Zip Line Course
- Ropes Course
- Wall climbing
- Deep Water Solo course
Jumps course
Winter ice skating rink

**Hours of Operation**: varies depending on day of week and desired activity

**Staffing**:
Full time: 200
Part time: 800
Total annual employment: 1,000

**Annual Operational Costs**:
Not available

**Annual visitation**
2020 - 1.3 million

**Funding**:
Parking revenues
Day or Annual Pass
Food and beverage revenue
Event revenue
Instruction

(Annual funding figures not available)

**Fee for Use**:
Day Pass $59 adult/$49 youth
Two-Day Pass - $109/$89 youth
Annual Pass $219/$189 youth
Chimney Rock State Park

**Description**: Chimney Rock State Park is an 8,014-acre park located 25 miles southeast of Asheville, North Carolina. The park features hiking trails for all skill levels, views of Devil’s Head balancing rock, and a 404-foot waterfall, Hickory Nut Falls.

**Ownership**: Public: State of North Carolina

**Size**: 8,014 acres

**Location**: Chimney Rock, Rutherford County, North Carolina

**Facility Offerings**:
- Miles of hiking trails: six different trail types
- Animal Discovery Den – native animal education
- Rock Climbing – one of the best venues in the southeastern U.S.
- Arts, crafts and music – western North Carolina influence
- Family outings – Kids in the Park program
- Natural interpretation programs
- Restaurant and shopping
- Scenic visitas
- Elevator inside the Rock
- Monthly events and programs
**Hours of Operation:** Varies by season
- January 4 to March 13 – 10:30 AM to 4:30 PM
- March 14 to November 6 – 8:30 AM to 5:30 PM
- November 7 to December 31 – 8:30 AM to 4:30 PM

**Annual Visitation:**
2019 – 250,000 +

**Staffing:**
- Full time: 30
- Part time: 30
- Total 60

**Annual Operational Costs:**
(working to obtain this information)

**Funding:**
Annual revenue exceeds $4 million from the following sources:
- State of North Carolina
- Food and Beverage
- Program Revenue
- Event Revenue

**Fee for Use:**
- Day ticket $17 per adult/$8 per youth (5 to 15)/under 5 is free
- Annual passholder $32 per adult/$14 per youth (5 to 15)
Kings Mountain State Park, York County, SC

**Description:** The Piedmont’s Kings Mountain State Park has miles of forested trails perfect for supreme Kings Mountain hiking, two fishing lakes, and sits adjacent to Kings Mountain National Military Park, one of many national park Revolutionary War sites. Local crowds flock to the park during regularly scheduled special events, especially every November when living history demonstrations are held at the park’s replica 1800’s Piedmont farm. For those who want to stay overnight at Kings Mountain, campground accommodations—including equestrian facilities—are available at the Kings Mountain campground, with easy access to Kings Mountain hiking, fishing and more.

**Ownership:** Public, State of South Carolina

**Size:** 6,885 acres

**Location:** York County, South Carolina

**Facility Offerings:**
- Campsites for RV’s or tent camping – 115 total sites
- Tent camping only – 10 sites
- Picnic shelters – 5 for group gatherings
- Equestrian camp sites – 15 sites
- Equestrian trails – 30 miles
- Hiking trails – 20 miles
- Ridgeline Trail - connecting three parks across 2 states
- Lakes: Lake Crawford and Lake York
**Hours of Operation:**
Seasonal: 8 AM to 6 PM daily/7 AM to 9 PM during Daylight Savings Time

**Annual Visitation:**
(working to obtain this information)

**Staffing:**
(working to obtain this information)

**Annual Operational Costs:**
(working to obtain this information)

**Funding:**
State of South Carolina

**Fee for Use:**
Daily Fee $3 per adult/$1.50 for SC Seniors/$1 children 6 to 15/free children under 5
Saluda Shoals Park

**Description**: Saluda Shoals Park is a 400-acre premier, natural, environmentally sensitive riverfront park that invites visitors to experience the treasures of the Saluda River through exceptional educational, recreational, and cultural opportunities. Located along the banks of the beautiful Saluda River, this park provides a wide range of activities for all ages and abilities.

**Ownership**: Public, Irmo Chapin Recreation Commission, Lexington County, SC

**Size**: 400 acres

**Location**: Lexington County, South Carolina

**Facility Offerings**:
- 11,000-square-foot Environmental Education Center and Exhibit Hall
- 10,000 square-foot state-of-the-art conference facility, the River Center
- Administrative Offices for the Irmo Chapin Recreation Commission
- Paved/unpaved trails for hiking, biking, and jogging
- River Observation Deck
- Boat Ramp/Canoe/Kayak Launch
- Picnic Shelters
- Saluda Splash
- Playground
- Leo’s Landing Inclusive Playground
**Hours of Operation:**
- October 1-31 - 7:00 a.m.-7:00 p.m.
- November-March - 7:00 a.m.-5:30 p.m.
- The Park closes at 5:00 p.m. from December 16-31 to allow patrons to safely exit the park and staff to prepare for Holiday Lights on the River.
- Saluda Shoals Park is closed on Thanksgiving Day, and Christmas Day.

**Annual Visitation:**

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<th>Visitation</th>
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<td>2019-2020</td>
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**Staffing:**
- Full time: 21
- Part time: 60 (varies depending on the season)

**Annual Operational Costs**
Budgeted expense for FY21-22 is $1,875,258

**Funding:**
- Grants: $10,800 (depends on our foundation grants)
- Admission: $243,500 (Daily visits, annual passes and dog park passes)
- Program/event revenue: $853,060
- Rentals: $551,864

**Fee for Use:**
- Car or minivan/$5; 12+ passenger van/$7; Bus/$11
- Saluda Splash Pad
  - $3/person; $40/15-visit Splash Pass.
  - Wristbands and Splash Passes may be purchased at the park entrance. A $5 parking fee applies.
- Annual Pass: Fee: $55 per year. Additional hang tag (limit one) is $25 per household.
- Annual Barking Lot Pass Fee: $40 per year.
- Annual Fishing Pass Fee: $75 per year. Additional hang tag (limit one) is $35 per household.
- River Center Rates vary by event/activity
## APPENDIX C - DETAILED OPINION OF PROBABLE COST

### DRAFT York County Park

**Opinion of Probable Cost**

Prepared for: York County, SC  
Prepared by: The Dodd Studio, LLC  
6.9.21

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<th>UNIT</th>
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<td>Roadway Lighting</td>
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<table>
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<tr>
<th>RIVER GREENWAY</th>
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<tr>
<td>12' Asphalt Trail</td>
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<tr>
<td>River Observation Areas</td>
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<tr>
<th>HIKING TRAIL SYSTEM</th>
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<tr>
<td>Hiking Trails (Natural Earth)</td>
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<th>TOTAL</th>
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<tbody>
<tr>
<td>Restroom</td>
<td>1</td>
<td>EA</td>
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<td>$375,000</td>
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<tr>
<td>Parking Lot</td>
<td>1</td>
<td>LS</td>
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<td>$200,000</td>
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<tr>
<td>Trail Kiosk</td>
<td>1</td>
<td>EA</td>
<td>$1,500.00</td>
<td>$1,500</td>
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<tr>
<td>Landscaping</td>
<td>1</td>
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<td><strong>South Access Trailhead Subtotal</strong></td>
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Total cost: $2,719,500
DRAFT York County Park

Opinion of Probable Cost

Prepared for: York County, SC
Prepared by: The Dodd Studio, LLC

6.9.21

### SOUTH ACCESS TRAILHEAD

<table>
<thead>
<tr>
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<th>UNIT</th>
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<tr>
<td>Restroom</td>
<td>1</td>
<td>EA</td>
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<tr>
<td>Parking Lot</td>
<td>1</td>
<td>LS</td>
<td>$200,000.00</td>
</tr>
<tr>
<td>Trail Kiosk</td>
<td>1</td>
<td>EA</td>
<td>$1,500.00</td>
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<tr>
<td>Landscaping</td>
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<tr>
<td>Pay Station</td>
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**Central Access Trailhead Subtotal** $601,500

### ENVIRONMENTAL EDUCATION CENTER/GREENHOUSE HUB

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<tbody>
<tr>
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<td>SF</td>
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<tr>
<td>Walkways</td>
<td>1</td>
<td>LS</td>
<td>$35,000.00</td>
</tr>
<tr>
<td>Site Work and Drainage</td>
<td>1</td>
<td>LS</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>Utilities and Infrastructure</td>
<td>1</td>
<td>LS</td>
<td>$175,000.00</td>
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<tr>
<td>Signage</td>
<td>1</td>
<td>LS</td>
<td>$7,000.00</td>
</tr>
<tr>
<td>Landscaping</td>
<td>1</td>
<td>LS</td>
<td>$30,000.00</td>
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<tr>
<td>Picnic Grove Tables and Sites</td>
<td>20</td>
<td>EA</td>
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<tr>
<td>Outdoor Lighting</td>
<td>1</td>
<td>LS</td>
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<tr>
<td>Event Green</td>
<td>1</td>
<td>LS</td>
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<tr>
<td>Picnic Pavilion (50 people)</td>
<td>3</td>
<td>EA</td>
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<tr>
<td>Playground</td>
<td>1</td>
<td>EA</td>
<td>$400,000.00</td>
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<tr>
<td>Site Furnishings</td>
<td>1</td>
<td>LS</td>
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<tr>
<td>Building FFE</td>
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**Env. Education Center Subtotal** $3,592,000

### SHOALS OVERLOOK

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<tr>
<td>Observation Platform/Tower</td>
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<tr>
<td>Signage</td>
<td>1</td>
<td>LS</td>
<td>$7,000.00</td>
</tr>
<tr>
<td>Walkways</td>
<td>1</td>
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<td>Interpretive Signage</td>
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**Shoals Overlook Subtotal** $447,000

### SOUTH RIVER ACCESS

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<tbody>
<tr>
<td>Parking Lot</td>
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<td>LS</td>
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<tr>
<td>River Access Launch/Take Out</td>
<td>1</td>
<td>EA</td>
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<tr>
<td>Signage</td>
<td>1</td>
<td>LS</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>Restroom/Shower Building</td>
<td>1</td>
<td>EA</td>
<td>$375,000.00</td>
</tr>
<tr>
<td>Utilities and Infrastructure</td>
<td>1</td>
<td>LS</td>
<td>$175,000.00</td>
</tr>
<tr>
<td>Building FFE</td>
<td>1</td>
<td>LS</td>
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<tr>
<td>Food Truck Pad</td>
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</table>

**South River Access Subtotal** $1,070,000
### DRAFT York County Park

**Opinion of Probable Cost**

Prepared for: York County, SC  
Prepared by: The Dodd Studio, LLC  
6.9.21

#### THE LODGE + NORTH RIVER ACCESS

<table>
<thead>
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<th>UNIT</th>
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<tbody>
<tr>
<td>The Lodge</td>
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<tr>
<td>Amphitheater (1000 capacity)</td>
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<tr>
<td>Restroom and Boat Rental</td>
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<td>$375,000</td>
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<tr>
<td>Event Garden</td>
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<td>$600,000</td>
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<tr>
<td>Festival Grounds</td>
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<td>$50,000</td>
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<tr>
<td>Landscaping</td>
<td>1</td>
<td>LS $50,000.00</td>
<td>$50,000</td>
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<tr>
<td>Site Work and Drainage</td>
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<tr>
<td>Signage</td>
<td>1</td>
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<td>$10,000</td>
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<tr>
<td>River Access Launch/Take Out</td>
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<tr>
<td>Building FFE</td>
<td>1</td>
<td>LS $400,000.00</td>
<td>$400,000</td>
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<tr>
<td>Outdoor Lighting</td>
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**The Lodge Subtotal** $7,460,000

#### TENT CAMPING

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<tr>
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<td>1</td>
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**Tent Camping Subtotal** $870,000

#### LAKE ACCESS POINTS

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<td>Accessible Fishing Dock</td>
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<td>Kayak Storage/Boat Rental</td>
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**Lake Access Points Subtotal** $384,000

#### LUXURY MOTORCOACH

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<tr>
<td>Utilities and Infrastructure</td>
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<td>LS $175,000.00</td>
<td>$175,000</td>
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<tr>
<td>Picnic Pavilion (20 people)</td>
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<tr>
<td>Signage</td>
<td>1</td>
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<td>$10,000</td>
</tr>
<tr>
<td>Outdoor Lighting</td>
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<td>$30,000</td>
</tr>
<tr>
<td>Small Playground</td>
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<tr>
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**Luxury Motorcoach Subtotal** $4,052,500

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APPENDIX C: DETAILED OPINION OF PROBABLE COST
### DRAFT York County Park

**Opinion of Probable Cost**

Prepared for: York County, SC  
Prepared by: The Dodd Studio, LLC  
6.9.21

<table>
<thead>
<tr>
<th>MOUNTAIN BIKING CENTER</th>
<th>QUANTITY</th>
<th>UNIT</th>
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<td>MTB Clubhouse Building with Food/Bev and Restrooms</td>
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</tr>
<tr>
<td>Parking Lot</td>
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<td>$200,000</td>
</tr>
<tr>
<td>Walkways</td>
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<td>LS</td>
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<tr>
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<td>$250,000</td>
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<tr>
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<tr>
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<tr>
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<tr>
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<td>LS</td>
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<tr>
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**Mountain Biking Center Subtotal**  
$3,042,000

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<tr>
<th>PARK OPERATIONS</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>UNIT COST</th>
<th>TOTAL</th>
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<td>Maintenance and Operations Building</td>
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<td>Parking Lot</td>
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<td>Landscaping</td>
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**Park Operations Subtotal**  
$797,500

**Hard Cost Subtotal**  
$34,305,000

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<tr>
<th>CONTINGENCY &amp; REQUIREMENTS</th>
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<td>Design Services (Survey, Design, Engineering, Permitting, Bidding and CA)</td>
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<td>$4,116,600</td>
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<td>GC General Conditions</td>
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<td>GC Overhead and Profit</td>
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**Soft Cost + Contingency Subtotal**  
$17,495,550

**TOTAL FOR PARK**  
$51,800,550
Appendix D - Glossary of Terms

**Education Center** – Building that can contain so or all of the following: classrooms for environmental education, offices for park staff, exhibits about the park, community meeting areas, restrooms, souvenir store, snack machines, etc.

**Flood Fringe** – difference (width) between floodplain and flood way

**Floodplain** – elevation and width of water in a hundred year storm

**Floodway** – width needed to contain 100-year floodwater in flood elevation is raised one foot; used to determine how high to build roads and structures

**GIS** – Geographical information Systems – spatial database mapping system that contains natural and cultural features of a site; used to determine the appropriate place for development

**Green Building** – design and construction practices that significantly reduce or eliminate the negative impact of development on the environment

**Group Camping** – camping area reserved for civic groups, such as Girl/Boy Scouts, church youth groups, school science classes, etc.

**Habitat Restoration** – a bringing back to the former condition of an environment before it was altered

**Hiking Trail** – soil or mulch path that is used in environmentally sensitive areas

**Intermittent Stream** – channels that naturally carry water part of the year and are dry other parts of the year

**Loop Trails** – circular trails that give users the option of not traveling the same section more than once

**Meadow** – a tract of moist, usually level ecosystem that contains native wildflowers and grasses

**Mountain Bike Park** – trail system designed for mountain bikers only; natural surface trail with a tread width of 2 feet; depending on the level of difficulty, logs and rocks can be used to make jumps; minimal removal of forest material is necessary

**Multi-use Trails** – corridors that can be accessed by multiple users

**Natural Surface** – soil, gravel or mulch

**Natural Surface Hike and Interpretative Trail** – soil, gravel or mulch path that is used in environmentally sensitive areas
Off-leash Dog Area Park – landscape where dog owners can walk with their dogs off their leash; off-leash zone signs are necessary at the intersection of the off-leash trail and all other trails

Open Space – areas of publicly or privately owned natural area that is protected for natural and cultural resources

Passive Open Space – open space where activity is limited due to the sensitivity of the natural resources on the site; low impact trails are allowed; does not include typical park facilities such as sports fields; however restrooms, benches, water fountains, etc. are usually provided

Perennial Streams – channels that carry water year round

Preservation – maintaining an area or structure intact or unchanged

Rain Garden – parking lot medians used to detain storm water runoff from parking area; various wetland plants can be used in the gardens to help remove hard metals and contaminants from the runoff, while beautifying the parking lot

Reforestation – the process of restoring a disturbed area into a forest

Riparian Buffer – large strips of forested land adjacent to a water body that filters sediments and pollution from runoff

Runoff – water that is not absorbed by the soil and therefore runs over the soil surface