



**MASTER PLAN BOOKLET**  
for  
**Anderson Creek Park Master Plan**



**Harnett County, North Carolina**



**September, 2008**

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## INTRODUCTION

A park master planning process is a synergism of design concepts and ideas from the designer, the owner, and the user. This process is also tempered by the budget. WK Dickson employs a team planning process in developing park master plans. Our mantra has always been **PARKS ARE FOR PEOPLE!** Public involvement is an important factor in the process. WK Dickson's park planners have master planned over 200 park projects within the southeast utilizing this method. We pride ourselves in providing our clients with park plans that are buildable and sensitive to local needs. Our attention to detail has allowed WK Dickson to follow through on the design and construction oversight of more than 200 parks after completing the Master Plan process.

Harnett County's selection of WK Dickson for master planning 1,000 acres for a new park allowed us to utilize this planning strategy: getting people involved to help develop stakeholders for their parks. Our planning team was led by Peg Bors, ASLA, a Senior Landscape Architect with over 20 years of experience in the planning, design, and construction of public spaces. WK Dickson's master planning approach is based on a clear understanding of the site, the budget, and public interest.

**Further, our philosophy responds to and meets the seven (7) interactive systems that must be meaningfully discussed during the planning process. These systems are:**

- ▶ **Natural Systems:** Vegetation, wetlands, soils, topography, wind/sun, hydrology, and wildlife;
- ▶ **Social / Cultural:** Schools, churches, neighborhoods, archeological areas of interest, contextual architecture, and transportation;
- ▶ **Recreational Elements:** Recreational wants and needs of the park system, present and future;
- ▶ **Public Involvement:** Participation of the Steering committee and public during the planning and design process;
- ▶ **Budget:** Keeping within the financial guidelines, exploring phasing and value engineering options;
- ▶ **Safety & Security:** Making use of Crime Prevention through Environmental Design Principles (CPTED);
- ▶ **Management Practices:** Regular, frequent communications between the consultant and Parks Department regarding operation and maintenance, scheduling, and permitting.

Of these seven interactive systems, the most important is public involvement. **Both the Harnett County Steering Committee and public input were critical components in the development of this park master plan.** WK Dickson utilized input from the Steering Committee and Parks and Recreation Department beginning at the kick off meeting and continuing through milestones of deliverable planning park products. Additionally, public input was incorporated prior to development of the Final Master Plan.

## PROJECT APPROACH

### MASTER PLANNING PHILOSOPHY

Through the public involvement process, the WK Dickson team gained input from the stakeholders. This input enabled us to plan and design a facility of which the public will ultimately take ownership. WK Dickson successfully embodied this strategic planning process.

#### The project goals in addition to general master planning included:

- ▶ Development of park ownership by the local residents
- ▶ Linkage of the park to nearby neighborhoods and other community facilities
- ▶ Development of multiple uses and functions
- ▶ Development of the park in multiple phases

We believe that we have successfully incorporated the principles listed above in the development of the Anderson Creek Park Master Plan.

As someone wise once reasoned, “a problem well stated is a problem half solved.” We believe it is critical to base future planning decisions on a solid foundation of informed and logical community support. In fact, the WK Dickson team has been facilitating these types of initiatives for years and has helped shape public policy. At the root of our success has been emphasis on three factors: **process consistency, consultant credibility, and personal interest in the community and the people we serve.**

In the past it had been thought that effective public involvement meant “getting the public to speak with open minds.” We have found that this process can be greatly enhanced by getting an informed public to participate by tapping into stakeholders such as local schools, neighborhoods, leagues, clubs, etc. including organizations such as the Boy Scouts, environmentalists, and other relevant special interest groups. We successfully incorporated stakeholder input throughout the planning process for Anderson Creek Park.

During our planning process, WK Dickson utilized artist rendered color graphics and “story boards” to illustrate the plan’s design concept. We have found that when these techniques are used, overall feedback is generally more community based and, therefore, more constructive. The concepts are better understood by the participants, and the decision process is streamlined.

## SITE OPPORTUNITIES AND CONSTRAINTS

WK Dickson was pleased to have had the opportunity to present our proposed improvements for Harnett County's new 1,000 acre park located off Powell Farm Road. WK Dickson recently completed several similar park projects with trails, water activities, passive recreation activities, public involvement and steering committee participation. All parks and projects are different, but WK Dickson brought to the table our past experiences in project development and applied them to this project in every phase. The master planning process is detailed task by task in the following pages.

### PHASE I – CONCEPT DEVELOPMENT

#### Task 1 – Kick-off Meeting

WK Dickson conducted a Project Kick-off Meeting after receiving notice to proceed on the project. At this meeting, the following items were discussed:

- ▶ List potential stakeholders / partners
- ▶ Steering committee role
- ▶ Project roles and responsibilities
- ▶ Lines of communication and reporting
- ▶ Review and exchange of information
- ▶ Establish limits and scope of Anderson Creek Park
- ▶ Schedule critical tasks and dates
- ▶ Special considerations and design criteria
- ▶ Collect data from County offices
- ▶ Program development of recreational elements



#### WORK PRODUCTS:

- ▶ Meeting minutes
- ▶ Schedule
- ▶ Contacts

## SITE OPPORTUNITIES AND CONSTRAINTS

### Task 2 – Base Plan Development and Project Boundary

A base map of the 1,000 acre Anderson Creek Park was created that encompasses the project area as described by Harnett County. Base information included but was not limited to: environmental features, approximate locations of wetlands using aerial maps and soils maps, topography, roads, utilities, etc; all significant features impacting the design of the Master Plan were clearly identified and incorporated into the mapping system as overlays. Information for the base plan was provided by the County using existing data supplemented by information gathered by WK Dickson during on-site visits.

#### WORK PRODUCT:

- ▶ **Base map (24" X 36")**

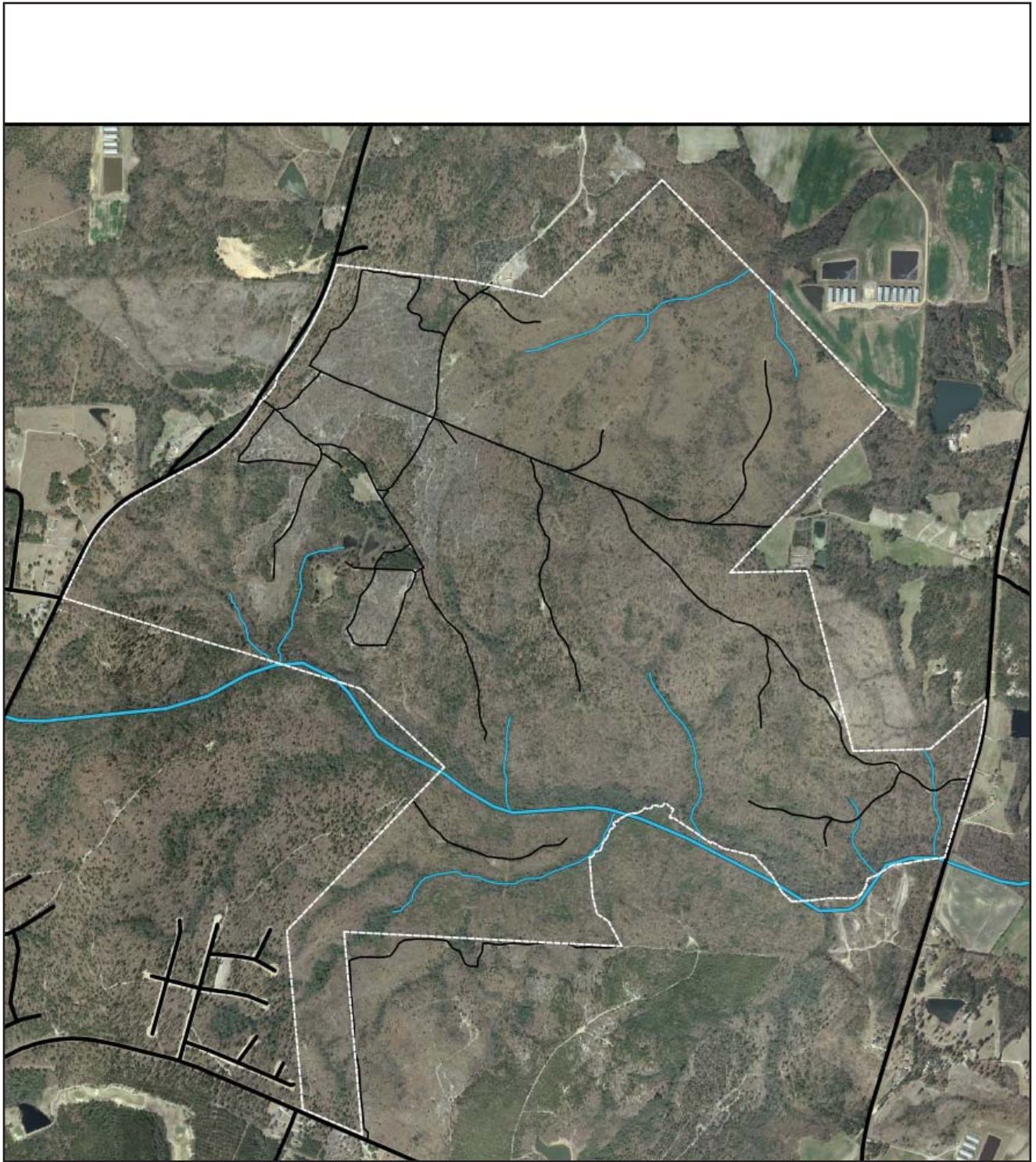
### Task 3 – Site Analysis / Feasibility / Opportunities and Constraints / Concept Alternatives

WK Dickson provided information which included:

- ▶ Site visits to catalog and map physical attributes including but not limited to existing trails, vegetative massing, drainage characteristics, environmental characteristics, soils, slopes and analysis, access points for vehicles and potential parking, above ground utility systems and potential passive recreational activities;
- ▶ Locating key project points on the site with a GPS backpack;
- ▶ Preparing data for a View Shed Analysis;
- ▶ Utility / Infrastructure Analysis;
- ▶ Narrative describing observations made during the Site Analysis;
- ▶ Opportunities and Constraints Plan – Concept Plan Alternatives;
- ▶ Determination of permitting requirements / potential threatened and or endangered species habitat.

The Site Analysis maps that were developed are included on the following pages and illustrate all of the characteristics of the property that were studied in detail for this project.

## AERIAL PHOTOGRAPH



# SOILS ANALYSIS

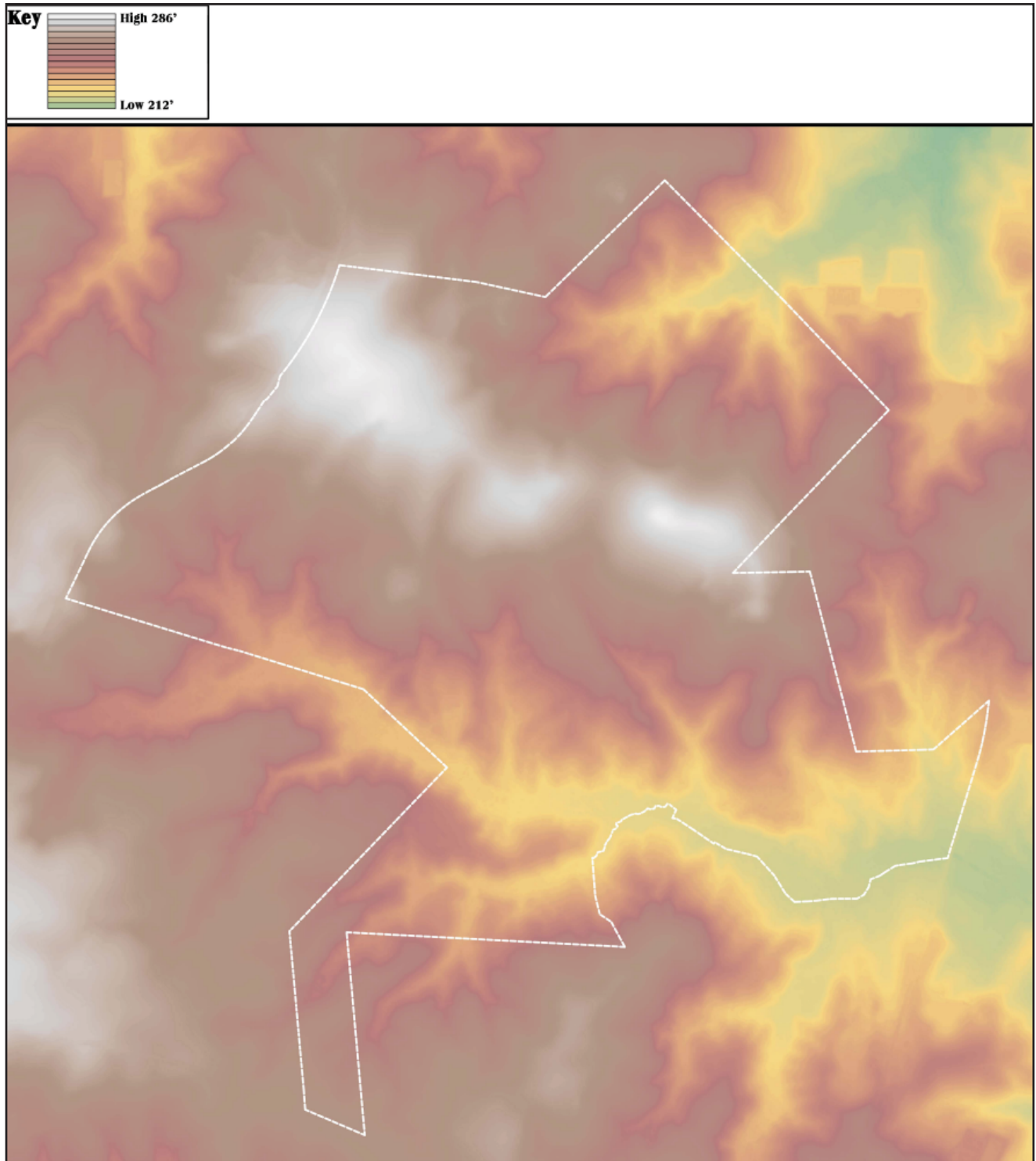
## Key

<b>Bb</b> Bibb Soils, Frequently Flooded	<b>GaB</b> Gilead Loamy Sand, 2-8% Slopes	<b>Ro</b> Roanoke Loam, Occas. Flooded	<b>W</b> Water
<b>BnB</b> Blaney Loamy Sand, 2-8% Slopes	<b>GaD</b> Gilead Loamy Sand, 8-15% Slopes	<b>VaB</b> Vaucluse Loamy Sand, 2-8% Slopes	<b>WaB</b> Wagram Loamy Sand, 0-6% Slopes
<b>BnD</b> Blaney Loamy Sand, 8-15% Slopes	<b>LaB</b> Lakeland Sand, 0-8% Slopes	<b>VaD</b> Vaucluse Loamy Sand, 8-15% Slopes	<b>WaC</b> Wagram Loamy Sand, 6-10% Slopes
<b>CaB</b> Candor Sand, 0-8% Slopes	<b>LlB</b> Lillington, Gravel Sandy Loam, 2-8% Slopes		





### ELEVATIONS ANALYSIS









## WETLANDS AND HABITATS

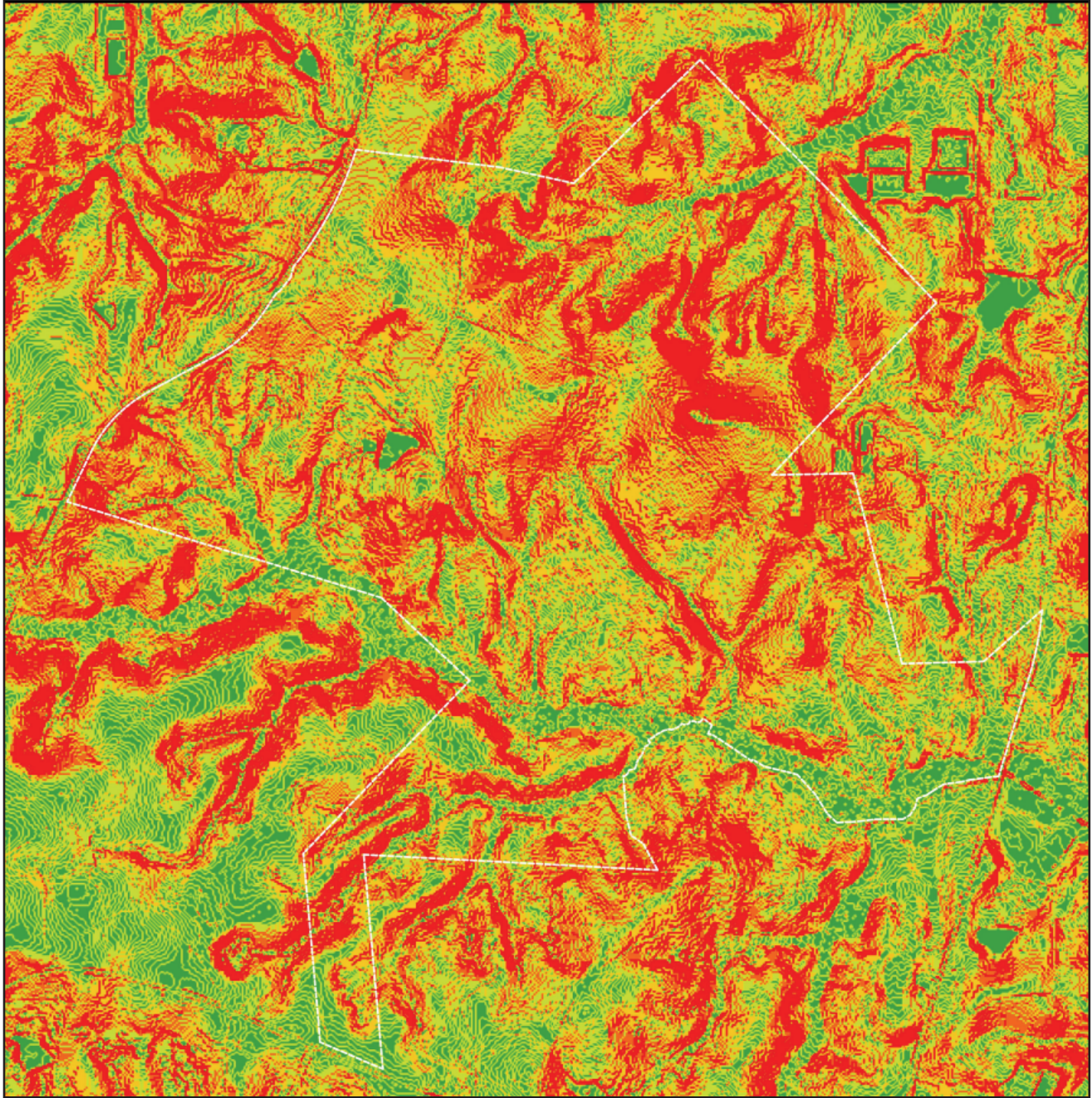


## VIEWSHED ANALYSIS

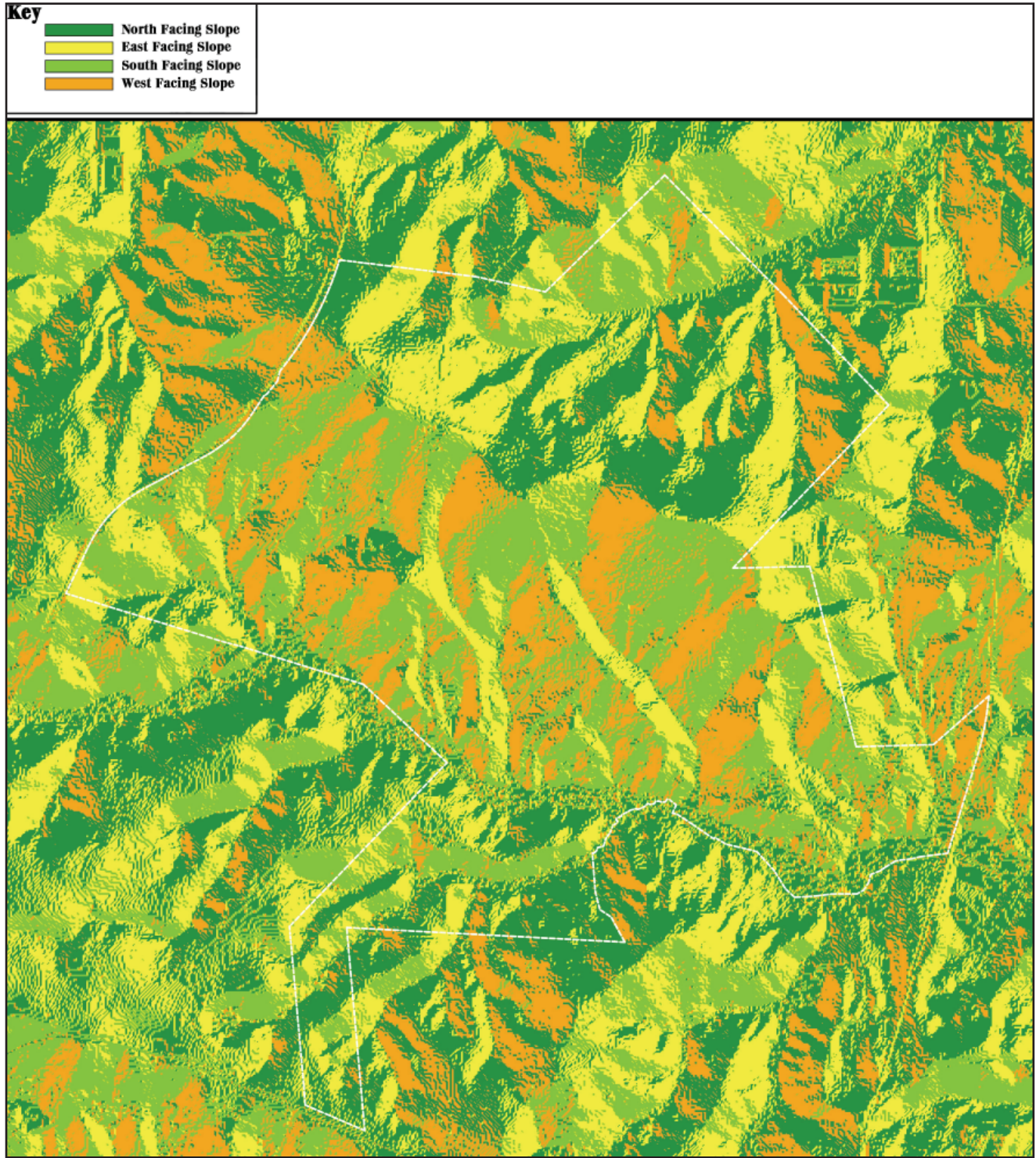


## SLOPE PERCENTAGE ANALYSIS

Key	
	0%-2% Slope
	2%-4% Slope
	4%-6% Slope
	6%-8% Slope
	8%-10% Slope
	10%+ Slope



## SLOPE ASPECT ANALYSIS

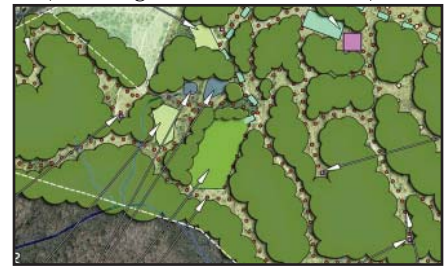


## CONCEPT PLANS

After the completion of the Site Analysis, the WK Dickson Team developed three Concept Plan Alternatives for the future park. The concepts were based on preliminary ideas, goals, and objectives that had been developed by Harnett County Staff. These ideas were evaluated with the environmental consideration discovered during the Site Analysis. The Site Analysis information was used to determine appropriate locations of certain types of uses on the site, and where any use would be precluded due to steep terrain, wet soils, etc. Other potential uses were also explored and shown on the three Concept Plans. The three plans are described and illustrated below and on the following pages.

### Concept 1 (See page 13)

- ▶ Utilize existing roadbeds and entrances;
- ▶ 3 Entrances into the park: 1 along Nursery Road, 1 along Powell Farm Road, 1 along Lemeul Black Road;
- ▶ 50 acre outparcel site for the school system;
- ▶ 5.2 miles of equestrian trails;
- ▶ 9.4 miles of walking / hiking trails with overlook structures;
- ▶ Interpretive Education Center;
- ▶ 9 acre disc golf play area;
- ▶ Separate equestrian entrance into park with parking facility;
- ▶ Utilize existing fire breaks.



*Disc Golf Course Play Area*

### Concept 2 (See page 14)

- ▶ Utilize existing roadbeds;
- ▶ 3 Entrances into the park: 1 along Nursery Road, 1 along Powell Farm Road, 1 along Lemeul Black Road;
- ▶ 50 acre outparcel site for the school system;
- ▶ 5.3 miles of equestrian trails;
- ▶ 11.1 miles of walking / hiking trails with overlook structures;
- ▶ Centralized Interpretive Education Center;
- ▶ 9 acre disc golf play area;
- ▶ Separate equestrian entrance into park with parking facility;
- ▶ Special events camping / picnic area.



*Centralized Interpretive Education Center*

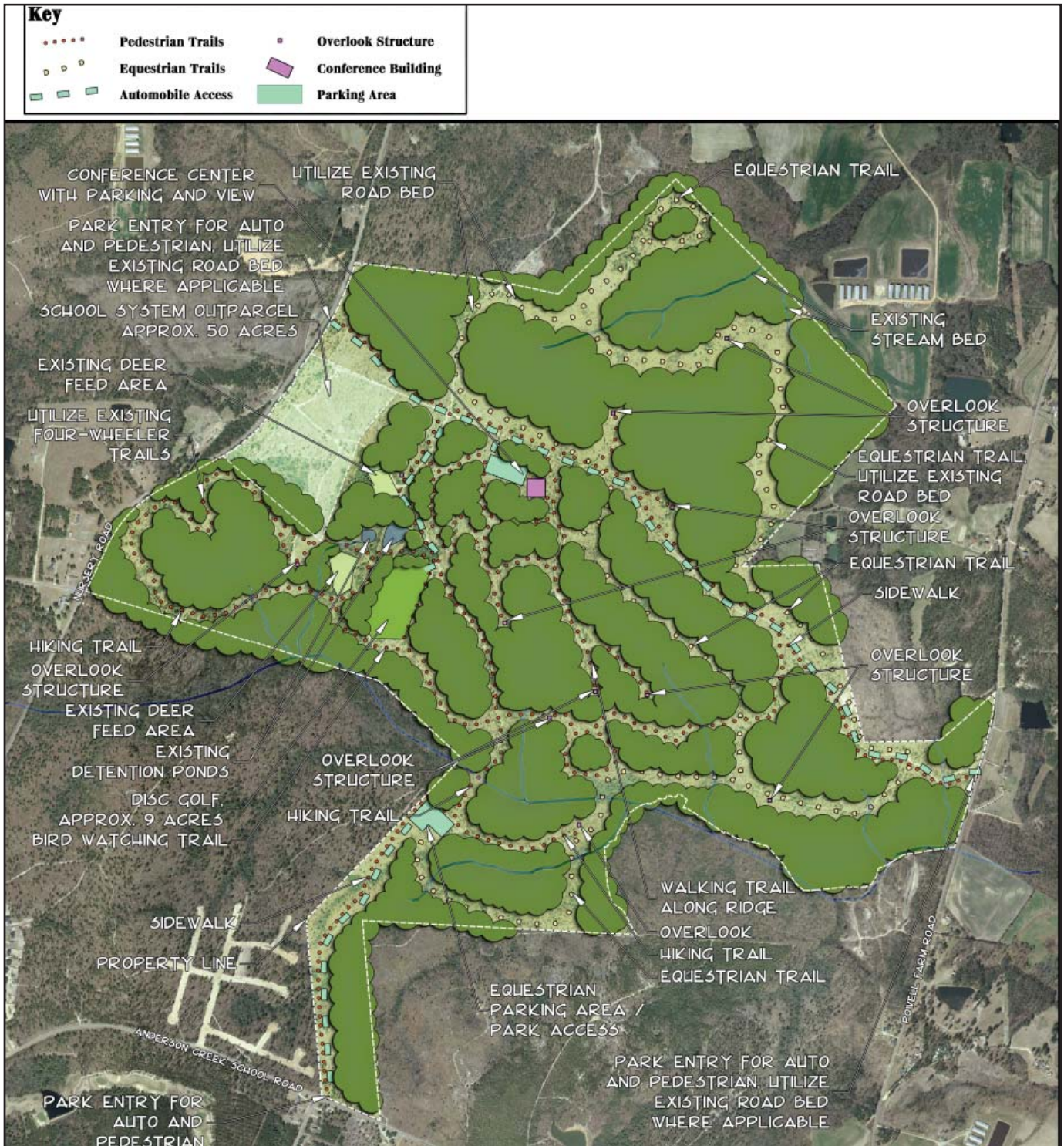
### Concept 3 (See page 15)

- ▶ Utilize existing roadbeds;
- ▶ 3 Entrances into the park: 1 along Nursery Road, 1 along Powell Farm Road, 1 along Lemeul Black Road;
- ▶ 50 acre outparcel site for the school system;
- ▶ 4.9 miles of equestrian trails;
- ▶ 9.75 miles of walking / hiking trails with overlook structures;
- ▶ 2 miles of adventure bicycle trails;
- ▶ Interpretive Education Center;
- ▶ 9 acre disc golf play area;
- ▶ Separate equestrian entrance into park with parking facility;
- ▶ Utilize existing fire breaks;
- ▶ Special events camping / picnic area.

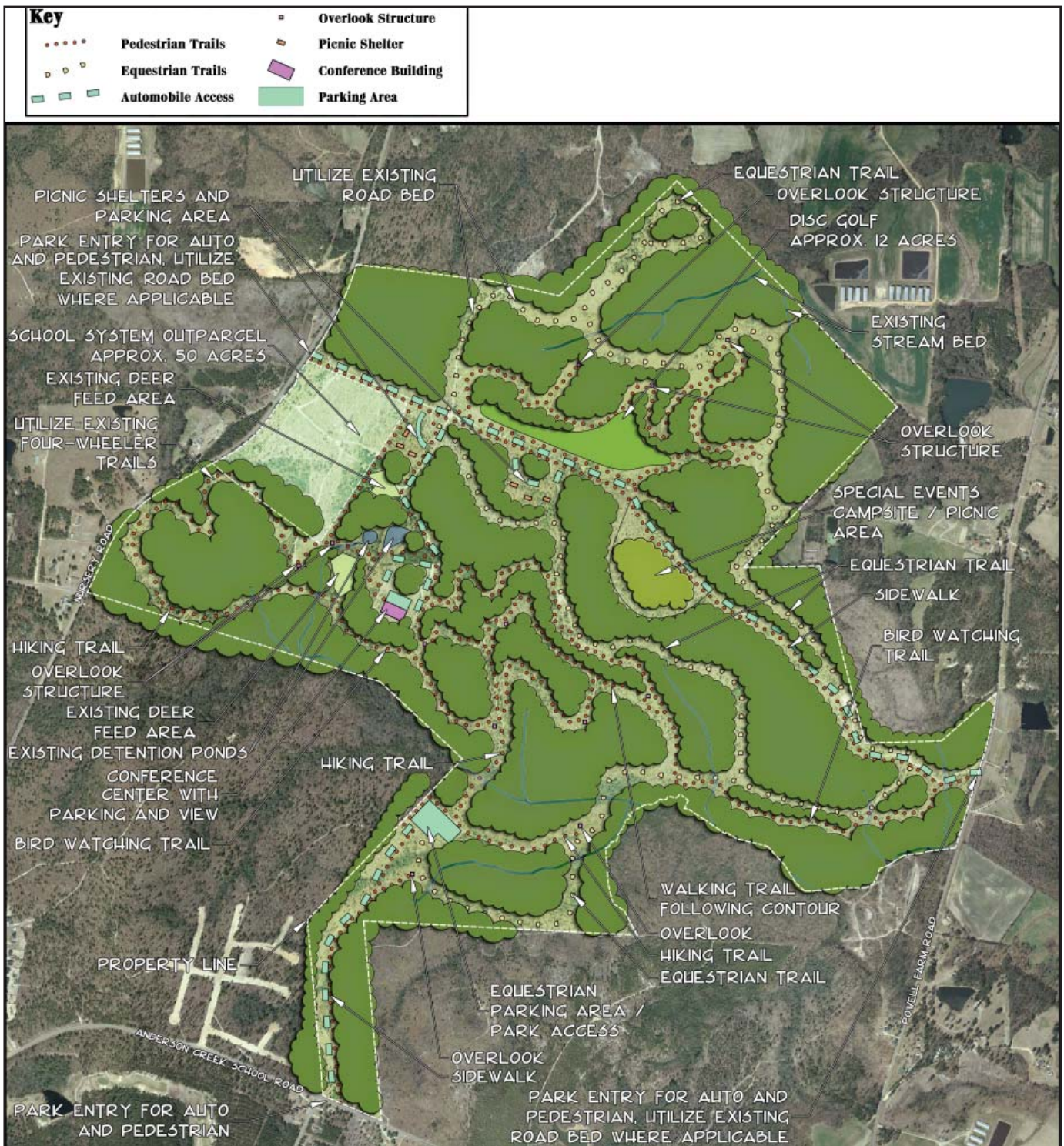


*Special Events Camping / Picnic Area*

# CONCEPT 1



## CONCEPT 2





### CONCEPT 3



## PRELIMINARY MASTER PLAN PROCESS

### Task 4 –Steering Committee Meeting

WK Dickson worked with a community-based stakeholder steering committee in addition to the Harnett County Parks and Recreation Department to review the master planning process, site analysis data, the opportunities and constraints, and Concept Alternatives developed for the site. WK Dickson collected the comments from the discussions at the project meetings and utilized the comments for the next work phase.

#### WORK PRODUCTS:

- ▶ Graphics from Task 2, 3, and 4
- ▶ Meeting minutes



## PHASE II - PRELIMINARY MASTER PLAN

### Task 5 – Preliminary Master Plan Alternatives

From the input gathered, WK Dickson developed two alternative Preliminary Master Plans. WK Dickson developed character sketches and color graphic storyboards to portray elements of each alternative. Major elements shown in the Preliminary Master Plans include:

- ▶ Bike Trails
- ▶ Walking Paths
- ▶ Equestrian Trails
- ▶ Adventure Bike Trails
- ▶ Special Use Camp Sites
- ▶ Interpretive Education Center and Gathering Area
- ▶ Picnic Pavilions
- ▶ Interpretive and Directional Signage
- ▶ Observation Areas
- ▶ Passive/Nature Oriented Activities
- ▶ Out Parcel for Potential School Site
- ▶ Disc Golf Course
- ▶ Playground Areas



## PRELIMINARY MASTER PLAN PROCESS

WK Dickson also developed an estimate of probable construction costs for the alternatives, which included future maintenance and operations costs.

### WORK PRODUCTS:

- ▶ Two alternate preliminary Master Plans in color (24" x 36", 11" x 17" and jpg)
- ▶ A storyboard color graphic for each alternative (24" x 36", 11" x 17" and jpg)
- ▶ Several color perspective character sketches for the alternative preliminary plans (24" x 36", 11" x 17" and jpg)
- ▶ Estimate of Probable Construction Costs for each alternative and future maintenance activities
- ▶ Narrative of the alternatives

WK Dickson presented the Preliminary Master Plans and estimates of probable construction costs to the Steering Committee and the County Parks Department in a presentation format.

### Task 6 –Public Meeting

After reviewing the Preliminary Master Plans with the stakeholders and County staff, WK Dickson conducted a public meeting to review the planning process, our Site Analysis findings, and the Preliminary Master Plans developed for the project.

After a thorough review of the process and plans developed to date, WK Dickson held a Question and Answer period. Comments were gathered and utilized for development of the Final Master Plan.



### WORK PRODUCTS:

- ▶ PowerPoint Presentation
- ▶ Presentation boards of the analysis data and the Preliminary Master Plans
- ▶ Presentation boards of the graphic character sketches and story boards, illustrating the proposed amenities



## PRELIMINARY MASTER PLAN PROCESS

### Preliminary Master Plan Option 1 (See page 19)

- ▶ Utilize existing roadbeds and entrances;
- ▶ 3 Entrances into the park: 1 along Nursery Road, 1 along Powell Farm Road, 1 along Lemeul Black Road;
- ▶ 50 acre outparcel site for the school system;
- ▶ 5.2 miles of equestrian trails;
- ▶ 9.4 miles of walking / hiking trails with overlook structures;
- ▶ Interpretive Education Center;
- ▶ 9 acre disc golf play area;
- ▶ Separate equestrian entrance into park with parking facility;
- ▶ Utilize existing fire breaks.



*Adventure Bike Trails*

### Preliminary Master Plan Option 2 (See page 20)

- ▶ Utilize existing roadbeds;
- ▶ 3 Entrances into the park: 1 along Nursery Road, 1 along Powell Farm Road, 1 along Lemeul Black Road;
- ▶ 50 acre outparcel site for the school system;
- ▶ 5.3 miles of equestrian trails;
- ▶ 11.1 miles of walking / hiking trails with overlook structures;
- ▶ Centralized Interpretive Education Center;
- ▶ 9 acre disc golf play area;
- ▶ Separate equestrian entrance into park with parking facility;
- ▶ Special events camping / picnic area.












*Special Events Camping / Picnic Area*

The Preliminary Master Plans that were developed are shown on the following pages, and further illustrate the amenities described above.

# PRELIMINARY MASTER PLAN OPTION 1

**Key**

	<b>Secondary Pedestrian Trails - 4.5 Miles</b>		<b>Primary Pedestrian Trails - 5.7 Miles</b>		<b>Picnic Shelter</b>
	<b>Secondary Equestrian Trails - 1.9 Miles</b>		<b>Primary Equestrian Trails - 5.2 Miles</b>		<b>Conference Building</b>
	<b>Adventure Bike Trail - 2 Miles</b>		<b>Automobile Access</b>		<b>Overlook Structure</b>



## PRELIMINARY MASTER PLAN OPTION 2

**Key**

- |   |  |   |   |   |                            |
|---|--|---|---|---|----------------------------|
|  | <b>Secondary Pedestrian Trails - 4.5 Miles</b> |  | <b>Primary Pedestrian Trails - 5.7 Miles</b>  |  | <b>Picnic Shelter</b>      |
|  | <b>Secondary Equestrian Trails - 2.9 Miles</b> |  | <b>Primary Equestrian Trails - 3.24 Miles</b> |  | <b>Conference Building</b> |
|  | <b>Adventure Bike Trail - 2 Miles</b>          |  | <b>Automobile Access</b>                      |  | <b>Overlook Structure</b>  |



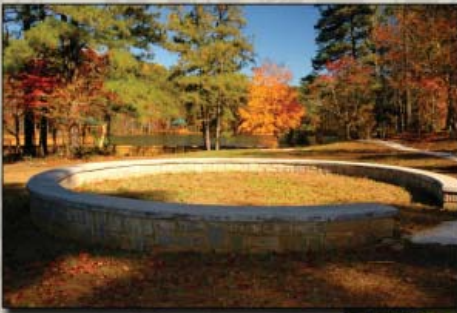
## SITE STRUCTURES, DETAILS, AND VIEWS



*Council Ring*



*Footbridge*



*Creek Overlook and Interpretive Area*



## SITE STRUCTURES, DETAILS, AND SIGNAGE

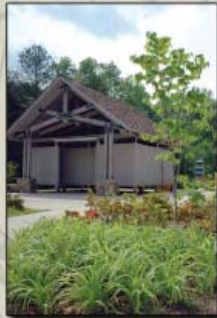
*Directional Signage*



*Interpretive Signage*



*Restrooms*



*Picnic Pavilions*



*Picnic Pavilions*



*Interpretive Building*



*Kiosks*





## TRAIL SECTIONS AND SURFACING MATERIALS



**Limited-use Trails**  
Limited-use Trail Racks: a trail rack designed, constructed and managed for more than one, but not all types of users.

Native material or fiber rock

24" minimum vegetation clearance on each side of trail. From all trees and 12" in height to 100' in diameter that abut the trail.

Optimum grade slope

Optimum 24' Clear zone for drainage

3' 12' MIN 3'



**Shared-use Trails**  
Natural Tread -Double Track Trail Walkers, Hikers & Bicycles

Shared-use Trail Racks: a trail rack designed, constructed, and managed for all types of users. Use would be accommodated either on one Shared-use Trail, or a combination of parallel limited-use and/or single purpose trails.

Native material or fiber rock

24" minimum vegetation clearance on each side of trail. From all trees and 12" in height to 100' in diameter that abut the trail.

Optimum grade slope

Optimum 24' Clear zone for drainage

Typical Equestrian Trail Typical Multi-Use Trail

Trail Surfacing Materials:



Earth / Natural Trail



Granite Shavings Trail



Rubber Trail

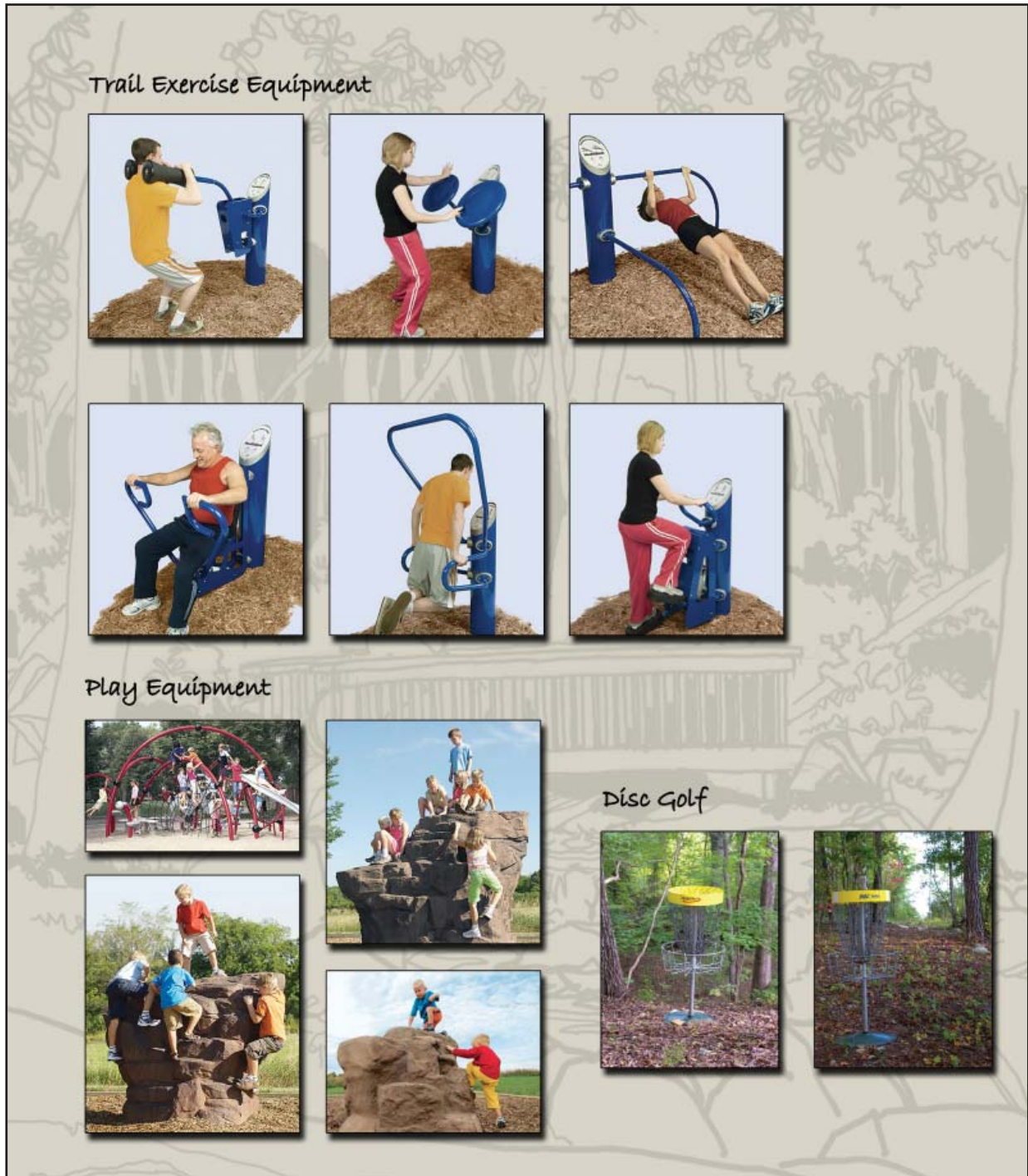


Asphalt Trail



Concrete Trail

## ACTIVE RECREATIONAL PARK ELEMENTS



## FINAL MASTER PLAN PROCESS

Once the plans went through preliminary review with the stakeholder group, a public meeting was set to present our findings, the Preliminary Master Plans, and to get public comment.

### Summary of Comments Received from Public Meeting

- ▶ Need a multiple use park for the community which includes both passive and active recreation elements;
- ▶ Include space for active recreation such as swimming, football, baseball, basketball, tennis, and other team sports recreation activities;
- ▶ Park needs to be a common place for the community to gather, bond, and get strength;
- ▶ Park needs to include a playground area centrally located near the picnic pavillions and parking area;
- ▶ Disc golf is very important as it encourages family time, exercise, and growth of a community and also allows for multiple age groups to enjoy the recreation opportunities;
- ▶ The park could possibly cater to local youth groups such as 4-H, churches, Boy Scouts, Girl Scouts, etc for weekly activities and overnight accomodations;
- ▶ People within the local community should not have to pay sports fees and recreation fees to participate and / or to provide money for the maintenance of the park for users outside of Harnett County;
- ▶ Prefer one-way traveling direction for equestrian trails to help minimize collisions along the trail system;
- ▶ Prefer equestrian trails to be a minimum of 8' wide with maximum of 15' for younger horses and inexperienced riders;
- ▶ Equestrian parking facility should include a one-way drive-in and out with adequate room for parking all trailor sizes;
- ▶ Equestrian trails should be left as natural as possible with either earth as the paving surface or crushed granite fines, etc..

# FINAL MASTER PLAN PROCESS

## PHASE III – FINAL MASTER PLAN

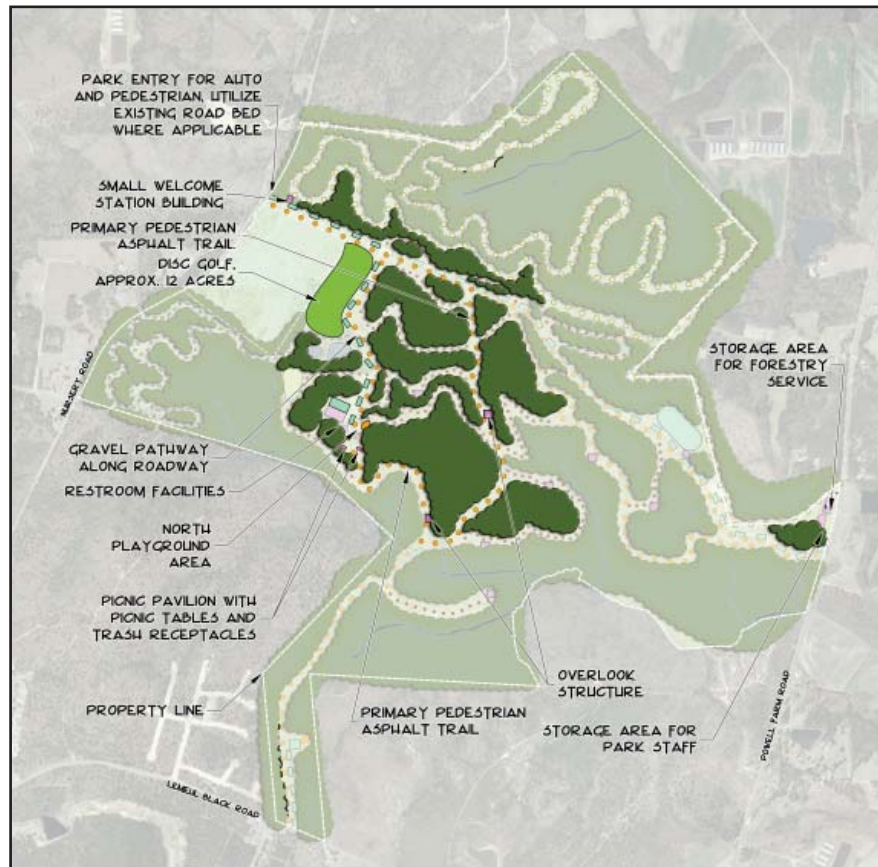
After gathering comments from previous committee and public meetings, WK Dickson developed a Final Master Plan. The Final Master Plan shown below indicates phases of construction on the following pages, based upon foreseeable state and federal funding available within any given construction period.



## FINAL MASTER PLAN PROCESS

### Phase 1:

- ▶ Gravel entrance road from west edge of property to the location of the future gathering building;
- ▶ Gravel pedestrian pathways along edge of the gravel entrance roadway;
- ▶ Primary asphalt trail from gathering building area south to the edge of the creek, then extending back north up to the edge of the future roadway, connecting to the gravel pathway along the location of the future roadway to be constructed in phase 2;
- ▶ Two overlook structures along the primary trail, trail signage, stone retaining walls (as needed) along the trail system;
- ▶ Water and sewer service, electrical connections;
- ▶ Security gates at entrances into park, bollards along trail ends;
- ▶ Two picnic pavilions and associated picnic tables and trash receptacles;
- ▶ One restroom building in central gathering area;
- ▶ Disc golf course and playground located near the picnic pavilions;
- ▶ Clearing and grubbing, demolition, grading, and erosion control for the above elements;
- ▶ Staff building at the west entrance to the park as a sign-in building;
- ▶ Metal storage facility located near east edge of park.



## FINAL MASTER PLAN PROCESS

### Phase 2:

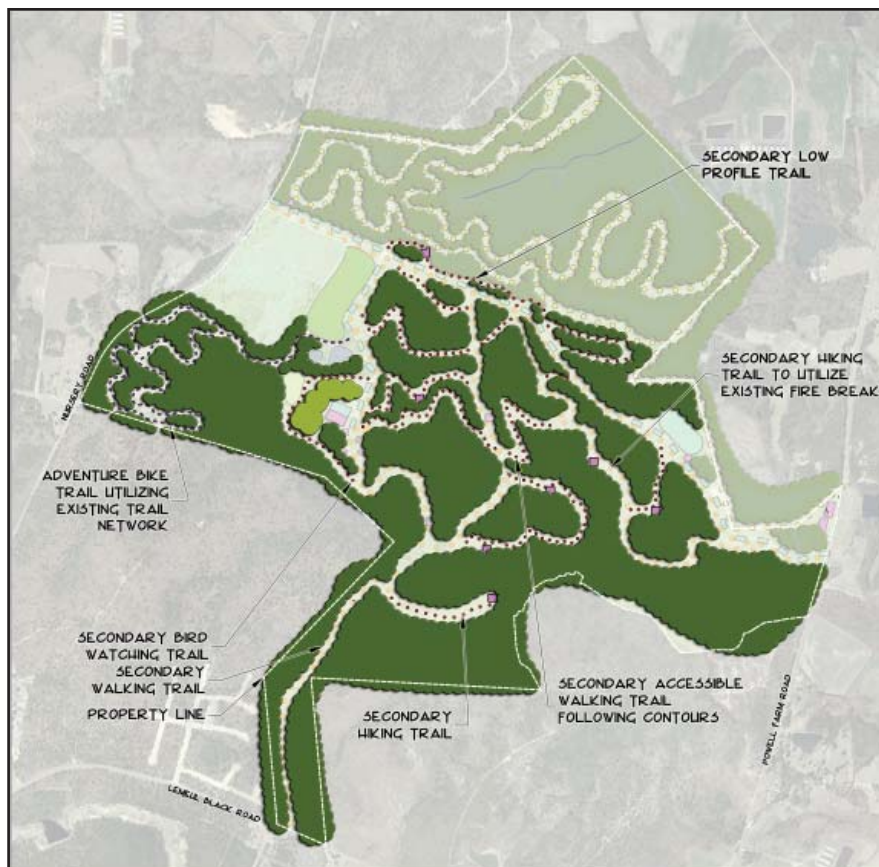
- ▶ Gravel entrance road from east edge of property to the location of the gravel drive installed in phase 1, along with the equestrian parking area;
- ▶ Restroom building near the equestrian parking area;
- ▶ Gravel pedestrian pathways along the edge of the gravel entrance roadway;
- ▶ Remaining primary pedestrian asphalt trails throughout park;
- ▶ Footbridges, stone retaining walls, and signage as necessary along the trails;
- ▶ Four picnic pavilions and associated picnic tables and trash receptacles;
- ▶ One restroom building near equestrian parking area;
- ▶ Security gates, bollards along trail ends;
- ▶ Clearing and grubbing, demolition, grading, and erosion control for the above elements.



## FINAL MASTER PLAN PROCESS

### Phase 3:

- ▶ Mountain Bike Trail;
- ▶ Secondary asphalt trails throughout park;
- ▶ Seven overlook structures, footbridges, trail signage, interpretive signage, stone retaining walls (as needed) along the trail system;
- ▶ Council Ring;
- ▶ Informational kiosk;
- ▶ Clearing and grubbing, demolition, grading, and erosion control for the above elements.



## FINAL MASTER PLAN PROCESS

### Phase 4:

- ▶ Equestrian trails with stone retaining walls (as needed);
- ▶ South playground area with gravel roadway and parking area;
- ▶ Gathering Building;
- ▶ Clearing and grubbing, demolition, grading, and erosion control for the above elements.





## FINAL MASTER PLAN PROCESS

### Phase 5:

- ▶ Pave all sidewalks along roadways with concrete sidewalk;
- ▶ Pave all roadway / gravel areas (except equestrian parking area) with asphalt.



## CONCLUSIONS AND ACKNOWLEDGEMENTS

Harnett County hired WK Dickson to assist them in developing a Master Plan for a 1,000 acre former hunting ground, now known as Anderson Creek Park. The site is located in the southwestern hills of Harnett County, near Lillington, North Carolina. The goal for the project was to develop a plan for a primarily passive park, with trails for pedestrians, bikes, and horses, picnic areas, overlooks, disc golf course, a nature interpretive center, a central gathering space that could occasionally be used as a campground, and small play areas for children. The site has been heavily planted with Longleaf Pine and wiregrass and is managed by strategic burns on a scheduled basis by the North Carolina State Forestry Department. The site has varried terrain, which severly limits its use for playing fields, but affords vast views from a number of locations to the surrounding area.

The Final Master Plan is a culmination of a number of meetings and discussions with the Steering committee, County staff, and public. The Site Analysis, Concept Plans, and Preliminary Master Plans were presented to the various groups for their comment and input. In creation of the Final Master Plan, WK Dickson has taken all of the comments received, analyzed them with the site constraints, and responded in the most meaningful manner possible to achieve the goals put forth by the citizenry. The final plan is truly a result of the democratic process.

WK Dickson would like to thank the Harnett County staff for all their time and effort in hosting the meetings, giving careful thought to the issues, and garnering public participation and input. We would also like to thank the stakeholder committee for the generous donation of their time and consideration for all of the issues weighed and discussed at meetings and in various conversations throughout the planning process. Finally, we extend our appreciation to the citizens of Harnett County for participating in the process, and taking their time to share their thoughts and wishes with us for consideration in the development of their future park. It is our hope that the park will truly become a community gem treasured by young and old alike.

### Stakeholder Committee Members:

Alice Powell  
Dewayne Lee  
Carl Davis

Johnson Tilghman  
John Bartlett  
Joseph Jeffries

Neil Emory  
Ronny Holmes  
David McRae

Buren Fulmer  
Parks V. Blake