

**Recreation Modernization Report
W K Scott, Wilmington District
South Atlantic Division**

January 2006

1. **Original Development Plan:** The original development plan is attached as Appendix A.

2. **Deviations From Original Plan:**

a. **Berry Mountain Park:** Because funds were not received until February 2005, basically all of the proposed improvements in this area, which required extensive engineering and design, had to be abandoned, since funds could not be expended within the FY. As a result, the estimated increase in revenues of \$20,000 per year will not be realized.

b. **Ft. Hamby Campground:** The proposed restroom facilities and dump station at this area also required extensive E&D. Again, because funds were not received until midway through the FY these elements of the plan could not be accomplished. Instead an existing restroom flush toilet building within the park was renovated and showers added.

c. **Ft. Hamby Day Use Area:** The swim beach renovation originally proposed for this area did not occur because of the extreme cost of moving earth.

3. **Summary of Activities Accomplished in FY 2005:**

a. **Ft. Hamby Campground:**

(Phase 1)

- Installed new water line and electric line infrastructure into camping loop, upgraded electric service cages Camp Loop 1
- Constructed campground road improvements, to include adding turn lanes, road widening, two lane traffic, parking
- Installed 10 new impact campsites with water and 50/30/20 amp electric utilities/fire ring/grill/lantern holders/tables
- Installed 1 new handicapped site to include paving and concrete pad with amenities as described above
- Constructed new unisex vault toilet in group camp
- Renovated two group camp shelters
- Installed 17 group camp tent site pads w/ tables/grills
- Installed new group camp amphitheater/seating/fire ring
- Renovated multi-purpose court to include seating and lighting
- Installed several new campground signs
- \$60,000 campground road paving
- Began initial design work on restrooms and sewer system

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Ft. Hamby Campground

(Phase 2)

- Installed new water line and electric line infrastructure into camping loop 2 & 3, upgraded electric service cages
- Installed 13 new impact campsites with water and 50/30/20 amp electric utilities/fire ring/grill/lantern holders/tables
- Installed 8 new tent site pads w/ grills/tables

b. Ft. Hamby Day Use Area:

- Renovated existing washhouse to include new tile floor, fixtures, privacy stalls, roof, and shower addition.
- Removed old & installed new playground unit in day-use area
- Installed new park electronic security gate
- Installed new spilt rail landscape fencing
- Removed old dock and installed new courtesy dock, bulletin board and ADA compliant walkway to dock
- Updated signage

c. Partnership Initiatives: Since partnerships and leveraged resources were emphasized, we focused on modernization work with the highest potential for fostering partnerships.

- **Community Amphitheater:** Major partnership efforts developed in the construction of a community amphitheater at Ft. Hamby Park. A partnership developed with a local theater group, resulted in the contribution of all the engineering and design work associated with the proposed amphitheater. Another partnership with Gold Leaf Association has resulted in the contribution of \$50,000 for seating in the amphitheater. Currently the Cooperating Association at the lake is in discussions with Lowe's, who would like to provide funds for completing the amphitheater project through a community development grant.
- **Over-mountain Victory Trail:** Trail partnerships allowed for the completion of ten miles of new trail that has been approved by the National Park Service as part of the official Over-mountain Victory Trail System.

4. Funds Status: The \$750,000 received for modernization work was 100% expended in FY 2005.

5. Additional Information:

Ft. Hamby's 23 new modernized campsites with water & electric utilities and 25 tent sites are now ready for public use. Eleven of these sites also include Internet access.

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The addition of these sites and a modern group camp, provide the only camping opportunities and facilities on the north side of the reservoir.

Perhaps the largest impact will occur when the Community Amphitheater in Ft. Hamby Day Use Area opens in June 2006. This project has nurtured several new partnerships and generated significant contributions and local interest. Once operational, we anticipate significant increases in visitation and revenues.

6. Information for After Action Report

a. **What went well?** The ability to mobilize an existing O&M contract allowed us to begin work quickly, even though funds were not received until mid-way through the fiscal year. The modernization effort created opportunities to enter into new partnerships that will be beneficial far beyond the boundaries of the project.

b. **What did not go well?** Because of late funding, we were not able to accomplish much of the proposed work where complex E&D work was required. For future modernization initiatives it would be helpful to have multi-year funding capability.

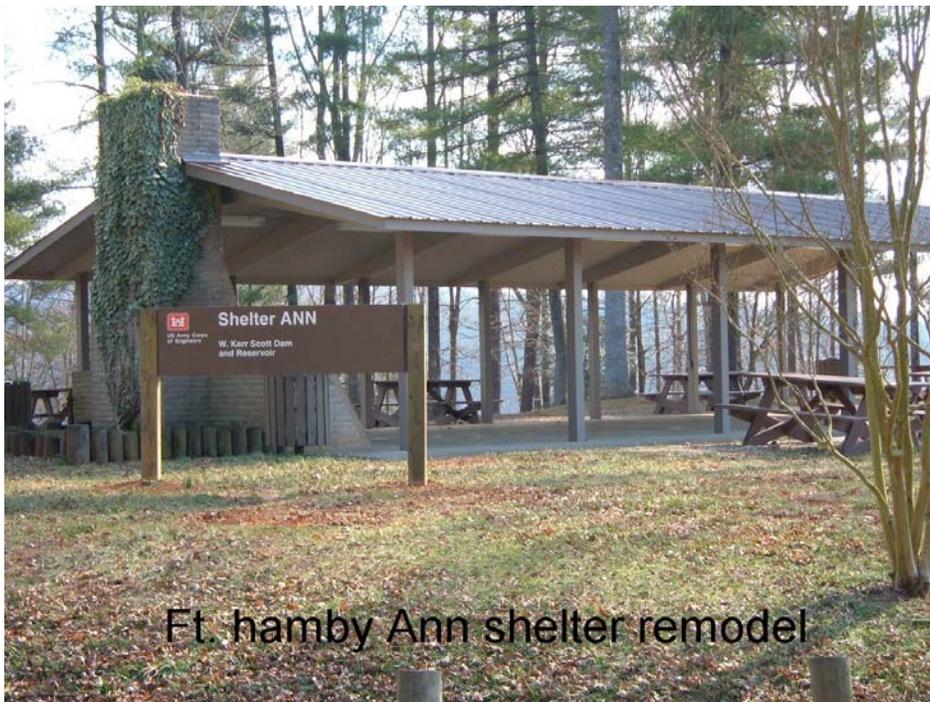
c. **Lessons Learned:** Communication from HQ, outside of the Recreation Community of Practice, may have allowed for some in-house work, i.e. E&D do be accomplished in advance of funding. Without funding reassurances from higher authority, elements outside of the Operations Community of Practice are reluctant to make commitments.

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BEFORE



Ft. hamby Ann shelter remodel

AFTER

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BEFORE



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BEFORE



AFTER

Appendix A Original Plan

W. Kerr Scott Dam & Reservoir

FY 2005 Recreation & Partnership Demonstration Project

W. Kerr Scott Dam & Reservoir is one the six lakes the Corps has designated as a Recreation Demonstration Lake Project. The agency will demonstrate innovative planning, management and financing partnership arrangements with non-Federal partners. These will be accomplished within existing authorities and will demonstrate the most effective means of encouraging and achieving mutually beneficial arrangements to assure the needs of the recreating public are met. Funds for this initiative are included in the FY 2005 Presidents Budget in the amount of \$750,000. Funding will be provided as part of the O&M appropriation for W. Kerr Scott Dam & Lake.

Elements of the Plan

Berry Mountain Park

Berry Mountain Park is a day use area that offers picnic sites, group shelters and a swimming beach. The area is open 125 days each year and receives nearly 18,000 visits. The recreation facilities were constructed in the 1960's and in need of replacement and renovation. The facility condition index for buildings in this area is 1. Current annual revenue is about \$8,000. (see attached photos)

The plan calls for:

- Extending municipal water and sewer lines into the area.
- Replacing the beach change house/restroom.
- Estimated cost = \$200,000

Outcome:

- Increased customer satisfaction
- Reduced maintenance costs (modernized facility and elimination of potable water testing)
- Provide accessible facilities
- Increased revenues (estimate = \$20,000 per year)
- Improved facility condition index

Ft. Hamby Campground

Ft. Hamby Campground is a primitive campground with minimal facilities. The area is in a strategic location along a major tourist route, however lacks the necessary amenities to accommodate modern RV's and campers. There are 23 primitive campsites, a boat ramp, and vault toilets. This is the only campground on the north side of the lake. The overall facility

Appendix A Original Plan

condition index for the area is 1.5. Current annual revenues are approximately \$5,000. (see attached photos)

The Plan calls for:

- Upgrade & modernize 32 campsites to include water/electric hookups.
- Add two shower house/restroom facilities
- Add dump station
- Extend municipal water/sewer lines into area.
- Add Playground
- Add courtesy docks
- Add two group campsites
- Pave Roads
- Update signage
- Estimated cost = \$500,000

Outcome:

- Increased customer satisfaction
- Improved facility condition index
- Increased use and availability (RUDA will go from 2140 to 6848)
- Maintenance savings with updated facilities.
- Provide accessible facilities
- Increased revenues (estimate = \$50,000 per year)

Ft. Hamby Day Use Area

Ft. Hamby Day Use Area is currently a part of the Ft. Hamby Campground. The areas are combined, which creates user conflicts. The area contains picnic sites, vault toilets, swim beach and boat ramp. The facilities are old and in poor condition. The facility condition index for the area is 1.5. Current annual revenue is \$8,000. (see attached photos)

The plan calls for:

- Redesign/renovate swimming beach
- Renovate playground
- Renovate group shelter
- Improved parking
- Re-pave roads
- Separate Day use and camping area
- Renovate courtesy dock and boat ramp.
- Extend municipal water/sewer lines into area.
- Update signage
- Enter into partnerships to construct community amphitheater.
- Estimated cost = \$50,000

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Outcome:

- Municipal water supply will resolve unsafe drinking water problem and eliminate the need for potable water testing.
- Improved facility condition index.
- Improved visitor safety
- Improved customer satisfaction
- Provide accessible facilities
- Increased use of the area.
- Create partnerships with local community elements to restore the old amphitheater. Partnering agreements will allow for design and construction of the facility. Once constructed, the agreement will allow for the collection of a \$1.00 day use fee per visitor, to be reimbursed to the Corps, that will be included as part of the ticket price for persons attending theater events.
- Through area improvements and the amphitheater partnerships, day use revenues are expected to be \$85,000 annually.

Proposed Partnership Initiatives

1. Community Amphitheater – Ft. Hamby Day Use Area: Plans are to restore the old amphitheater to promote local heritage tourism and provide the community with a facility for outdoor theater events. The partnership will be with the Wilkes County Playmakers, Wilkes County Chamber of Commerce and the Wilkes County Board of Tourism. Through the Contributions Program we anticipate receiving drafting and design services for the facility. A grant through the Wilkes County Tourism Board is expected to provide construction funding. Once completed and in use, each theater ticket sold will include a \$1.00 day use fee which will be returned to the Corps for use of the facilities within the area. The estimated cost for construction of the facility is \$50,000. Annual estimated revenue is \$60,000.
2. Over-mountain Victory Trail and Exhibit: Plans are to partner with the National Park Service for continuing the development of the National Over-mountain Victory Trail (OVT) that is located on Corps property. A MOA has been developed between the Corps and the NPS to construct, improve and mutually support the trails maintenance on Corps property. Ten miles of new trail, approved for OVT designation by the NPS will connect existing trails to the Corps Bandit's Roost Campground. The trail will have a major interpretive stop located within the W. Kerr Scott Visitor Center. The estimated cost is \$25,000 (\$10,000 Corps and \$15,000 NPS)
3. Recreation Trails Partnership: Plans are to partner with the Yadkin River Greenway Council to extend the Yadkin River Greenway to the Corps Tailrace Day Use Area. The park will serve as a trail hub connecting the Yadkin Greenway and the OVT to the Corps Bandits Roost Campground and the Dark Mountain Trails (mountain biking). Pedestrian/biking bridges, hiking pathways and signs are included in the plan. There is potential that a grant through the North Carolina Department of Transportation and the North Carolina Recreation Trails Initiative can be obtained for funding this effort. The estimated cost is \$25,000.

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4. Dark Mountain Trails Initiative: An MOU was recently entered into between the Corps and the Brushy Mountain Cyclist Club (BMCC) to promote mountain biking. This joint effort will result in the construction of a trailhead for the Dark Mountain Trail system. Estimated cost is \$5,000. The Corps portion will be \$2,500.

Summary

The investment of \$750,000 in recreation facility improvements will result in an estimated increase in revenues of \$155,000 per year. Over the 20 year life expectancy of these improvements an additional \$3,100,000 in new revenue will be created.

These facility improvements will not create a significant impact on current annual O&M expenses. Therefore, the \$750,000 investment in facility improvements will be amortized in less than 5 years.



Appendix A
Original Plan



Appendix A
Original Plan

